



Document 2017 469

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDEX LEGEND

COUNTY: Madison  
SUBDIVISION NAME:  
Corkrean & Watts Addition Plat No. 5  
BLOCK: LOT(S): 23  
SITE ADDRESS:  
CITY: Winterset  
PROPRIETOR: Corkrean Development  
REQUESTED BY: Pat Corkrean

**ABACI CONSULTING, INC.**  
**CIVIL ENGINEERING - LAND SURVEYING**  
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

\*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY\*

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

**PLAT OF SURVEY FOR CORKREAN DEVELOPMENT INC.**  
**LOCATED ON LOT 23, OF CORKREAN & WATTS ADDITION PLAT NO. 5,**  
**CITY OF WINTERSSET, MADISON COUNTY, IOWA**

LEGAL DESCRIPTION

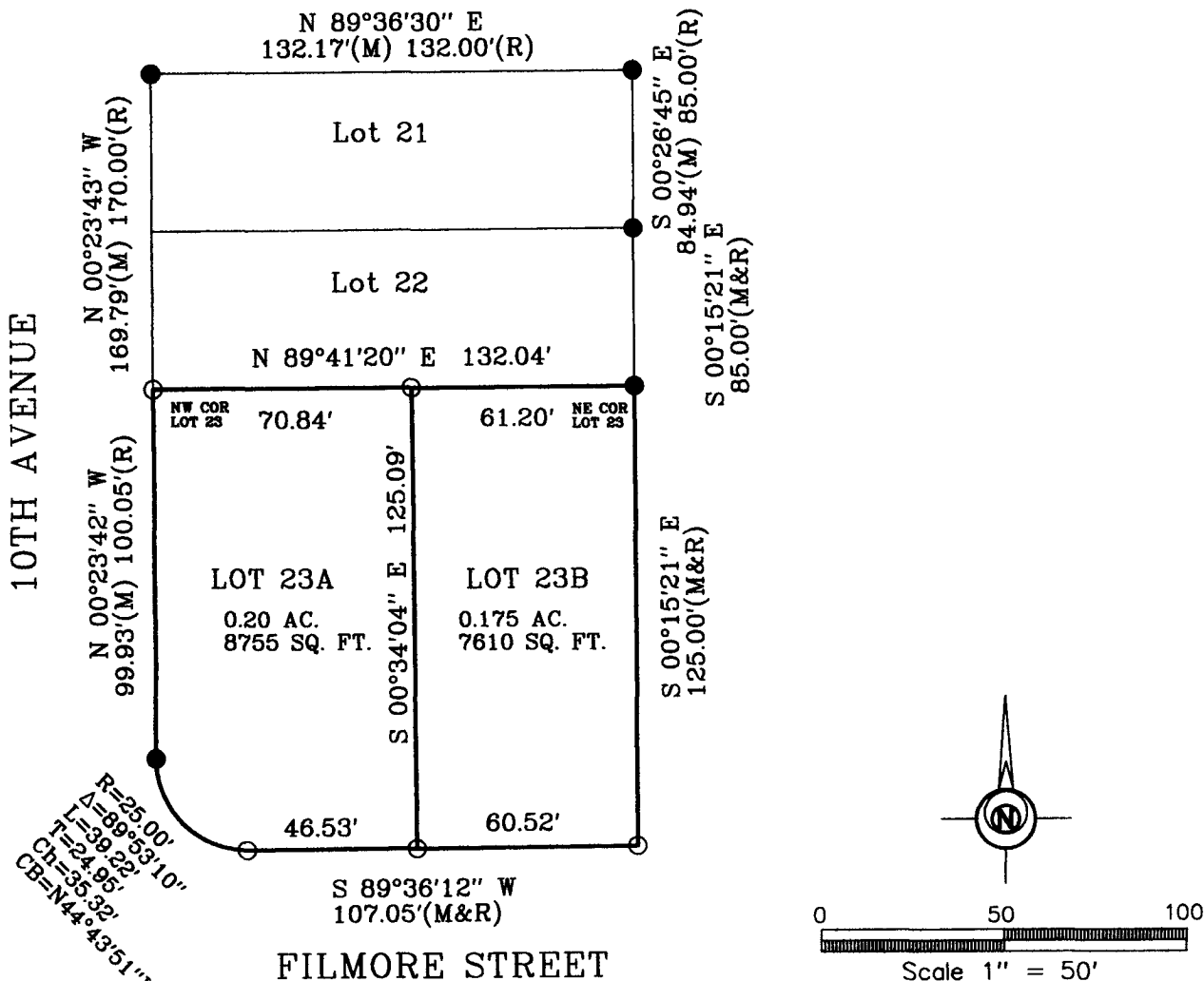
A subdivision of existing Lot 23, Corkrean & Watts Addition Plat No. 5, City of Winterset, Madison County, Iowa, more particularly described as follows:

Lot 23A:

Beginning at the Northwest Corner of Lot 23, Corkrean & Watts Addition Plat No. 5, City of Winterset, Madison County, Iowa, thence North 89°41'20" East, along the North line of said Lot 23, a distance of 70.84 feet; thence South 00°34'04" East, a distance of 125.09 feet along the projection of a common wall of a duplex building extended to the South line of said Lot 23; thence South 89°36'12" West, along the South line of said Lot 23, a distance of 46.53 feet to a point on a curve; thence along a curve to the right having a radius of 25.00 feet, a delta of 89°53'10", an arc length of 39.22 feet, and a chord which bears North 44°43'51" West having a chord distance of 35.32 feet, thence North 00°23'42" West, along the West line of said Lot 23, a distance of 99.93 feet to the Point of Beginning containing 0.201 acres (8,755 Square Feet).

Lot 23B:

Beginning at the Northeast Corner of Lot 23, Corkrean & Watts Addition Plat No. 5, City of Winterset, Madison County, Iowa, thence South 00°15'21" East, along the East line of said Lot 23, a distance of 125.00 feet, to the Southeast Corner of said Lot 23; thence South 89°36'12" West, along the South line of said Lot 23, a distance of 60.52 feet; thence North 00°34'04" West, a distance of 125.09 feet along the projection of a common wall of a duplex building extended to the North line of said Lot 23; thence North 89°41'20" East a distance of 61.20 feet to the Point of Beginning containing 0.175 acres (7,610 Square Feet).



DATE OF SURVEY FIELDWORK: 1/24/2014 DRAWING DATE: 1/25/2017 DRAFTER: VP REVISION DATE: PROJECT NO: 17013

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
*Vincent E. Piagentini* 1/22/17  
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.  
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

**SYMBOLS LEGEND:**

|    |           |     |                       |
|----|-----------|-----|-----------------------|
| IR | IRON ROD  | R   | RECORDED DISTANCE     |
| IP | IRON PIPE | M   | MEASURED DISTANCE     |
|    |           | C   | CALCULATED DISTANCE   |
|    |           | ●   | FOUND 1/2" IR YC 6808 |
|    |           | ○   | SET 1/2" IR YC 15982  |
|    |           |     | UNLESS NOTED          |
|    |           | ▲   | SECTION CORNER FOUND  |
|    |           | △   | SECTION CORNER SET    |
|    |           |     | 1/2" IR YC 15982      |
|    |           |     | UNLESS NOTED          |
|    |           | POB | POINT OF BEGINNING    |
|    |           | POC | POINT OF COMMENCEMENT |
|    |           | YC  | YELLOW CAP            |