

COUNTY: MADISON  
 LOCATION: PARCEL "E", W $\frac{1}{4}$ , SE $\frac{1}{4}$ , SECTION 10, TOWNSHIP 75 NORTH,  
 RANGE 28 WEST

INE



Document 2017 943

Book 2017 Page 943 Type 06 026 Pages 4  
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INDEX LEGEND

SURVEY FOR REQUESTOR: LORI HAMMOND

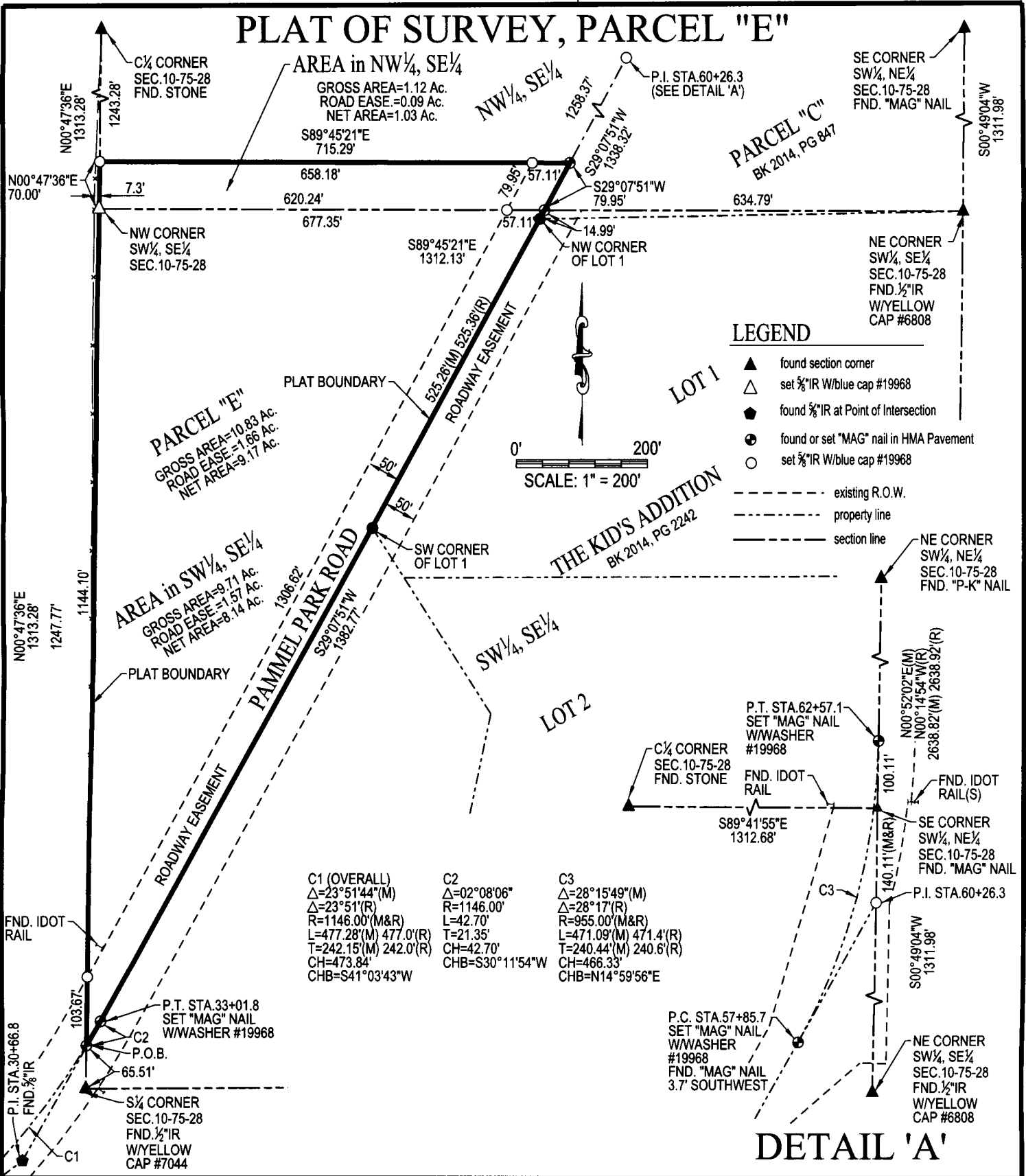
PROPRIETOR: RYAN BREEDING and KARLY BREEDING  
 509 W. GREEN STREET, WINTERSET, IOWA 50273

SURVEYOR AND SURVEY COMPANY:  
 MATT THOMAS, PLS  
 THOMAS LAND SURVEYING, LLC  
 6230 90th AVENUE, INDIANOLA, IA 50125

RETURN TO AND PREPARED BY:  
 MATT THOMAS, 6230 90th AVENUE,  
 INDIANOLA, IOWA 50125  
 (515) 494-6663

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

DATE OF SURVEY: 03-05-2017 THRU 03-13-2017



LEGEND

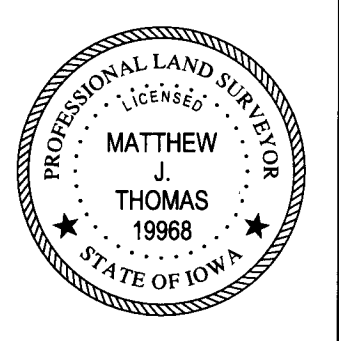
- ▲ found section corner
- △ set 5/8" IR W/blue cap #19968
- found 5/8" IR at Point of Intersection
- ⊙ found or set "MAG" nail in HMA Pavement
- set 5/8" IR W/blue cap #19968

- - - existing R.O.W.
- - - property line
- - - section line

DETAIL 'A'

**TLS**  
 THOMAS  
 LAND  
 SURVEYING, LLC

6230 90th AVENUE  
 INDIANOLA, IA 50125  
 TELE.: 515.494.6663



I hereby certify that this land surveying document was prepared and the related survey 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.

Signature: *Matthew J. Thomas* Date: 03-13-2017

Name: (Printed or typed) Matthew J. Thomas

License Number: 19968

My license renewal date is December 31, 2017.

Pages or sheets covered by this seal: 1 - 2

PROJECT NUMBER	17022	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		MADISON	03-14-2017	2017	1 OF 2

# PLAT OF SURVEY, PARCEL "E"

**LEGAL DESCRIPTION: PARCEL "E"**

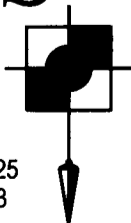
A parcel of land located in and forming a part of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the South Quarter Corner of said Section 10; thence North 00°47'36" East along the West Line of the Southwest Quarter of the Southeast Quarter of said Section 10, a distance of 65.51 feet to the Point of Beginning and a point on the Centerline of Pammel Park Road; thence continuing North 00°47'36" East, a distance of 1247.77 feet to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 10; thence North 00°47'36" East along the West Line of the Northwest Quarter of the Southeast Quarter of said Section 10, a distance of 70.00 feet; thence South 89°45'21" East, a distance of 715.29 feet to a point on the Centerline of Pammel Park Road; thence South 29°07'51" West along the Centerline of Pammel Park Road, a distance of 79.95 feet to a point on the North Line of the Southwest Quarter of the Southeast Quarter of said Section 10; thence continuing South 29°07'51" West along the Centerline of Pammel Park Road, a distance of 1382.77 feet; thence Southwesterly along a curve concave Northwesterly having a radius of 1146.00 feet, an arc length of 42.70 feet, a chord length of 42.70 feet and a chord bearing of South 30°11'54" West to the Point of Beginning, containing 10.83 Acres, which includes 1.66 Acres of Public Highway Easement, subject to all easements, restrictions and covenants of record.

# T L S

THOMAS  
LAND  
SURVEYING, LLC

6230 90th AVENUE  
INDIANOLA, IA 50125  
TELE.: 515.494.6663



<b>PROJECT NUMBER</b>	17022	<b>COUNTY</b>	<b>DATE DRAWN</b>	<b>YEAR</b>	<b>SHEET NO.</b>
		MADISON	03-14-2017	2017	2 OF 2

RESOLUTION NO. 2017-35

RESOLUTION APPROVING PLAT OF SURVEY

**WHEREAS** there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, a plat of survey of property owned by Ryan Breeding and Karly Breeding; and

**WHEREAS** the parcel of land comprising said plat of survey is described as follows:

Legal Description: Parcel "E"

A parcel of land located in and forming a part of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the South Quarter Corner of said Section 10; thence North 00°47'36" East along the West Line of the Southwest Quarter of the Southeast Quarter of said Section 10, a distance of 65.51 feet to the Point of Beginning and a point on the Centerline of Pammel Park Road; thence continuing North 00°47'36" East, a distance of 1247.77 feet to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of said Section 10; thence North 00°47'36" East along the West Line of the Northwest Quarter of the Southeast Quarter of said Section 10, a distance of 70.00 feet; thence South 89°45'21" East, a distance of 715.29 feet to a point on the Centerline of Pammel Park Road; thence South 29°07'51" West along the Centerline of Pammel Park Road, a distance of 79.95 feet to a point on the North Line of the Southwest Quarter of the Southeast Quarter of said Section 10; thence continuing South 29°07'51" West along the Centerline of Pammel Park Road, a distance of 1382.77 feet; thence Southwesterly along a curve concave Northwesterly having a radius of 1146.00 feet, an arc length of 42.70 feet, a chord length of 42.70 feet and a chord bearing of South 30°11'54" West to the Point of Beginning, containing 10.83 Acres, which includes 1.66 Acres of Public Highway Easement, subject to all easements, restrictions and covenants of record.

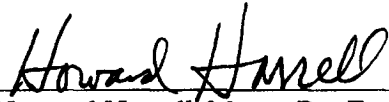
**WHEREAS** the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that the plat of survey should be approved by the City Council of the City of Winterset, Iowa.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Winterset, Iowa:

1. The plat of survey on property owned by Ryan Breeding and Karly Breeding as described above is hereby approved.
2. The requirement of the Subdivision Ordinance of the City of Winterset, Iowa that certain improvements be constructed within said plat of survey is hereby waived.
3. The Zoning Administrator of the City of Winterset, Iowa, is hereby directed to certify

this resolution which shall be affixed to said plat to the County Recorder which should be filed and recorded in connection therewith.

Passed and approved this 20th day of March, 2017.

  
Howard Harrell, Mayor Pro Tem

ATTEST:

  
Mark Nitchals, City Administrator