



Document 2017 1106

Book 2017 Page 1106 Type 06 044 Pages 17

Date 4/10/2017 Time 8:41:26AM

Rec Amt \$87.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Mark L. Smith, POB 230, Winterset, IA 50273
Return To: Mark L. Smmith, POB 230, Winteret, IA 50273

Telephone: 515/462-3731

**PLAT AND CERTIFICATE
FOR
NORTH STONE VILLAGE PLAT 6
AN ADDITION TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA**

I, Robert D. Hendricks, Zoning Administrator of the City of Winterset, Iowa, do hereby certify that the Plat to which this certificate is attached is a plat of a subdivision known and designated as North Stone Village Plat 6, an Addition to the City of Winterset, Madison County, Iowa; and, that the real estate comprising said plat is described as follows:

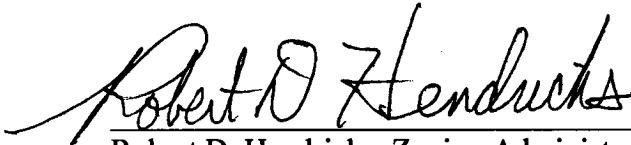
A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th PM., in the City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the northwest corner of Lot 1, North Stone Village Plat 4, an official plat; thence North 89° 10' 11" West along the north line of North Stone Village Plat No. 3 and the East extension thereof, 485.75 feet; thence North 00° 04' 06" East, 227.75 feet; thence South 89° 10' 13" East 122.77 feet; thence North 0° 49' 47" East 63.42 feet; thence South 89° 10' 13" East 366.00 feet; thence South 0° 49' 47" West 291.15 feet to the point of beginning and containing 3.08 acres.

I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of North Stone Village Plat 6, an Addition to the City of Winterset, Madison County, Iowa;
- 2) Attorney's Opinion;
- 3) Consent to Platting;
- 4) Certificate of Treasurer;
- 5) Auditor's Approval;
- 6) Ground Water Statement;
- 7) Resolution of Winterset City Council;
- 8) Deed of Restrictions.

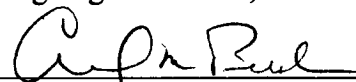
all of which are duly certified in accordance with the Winterset Zoning Ordinance.

Dated this 7TH day of APRIL, 2017.


Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 7th day of April, 2017, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Robert D. Hendricks, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.


Notary Public in and for the State of Iowa



**DEDICATION OF PLAT
OF
NORTH STONE VILLAGE PLAT 6
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENT:

That Corkrean Properties, L.L.C., does hereby certify that it is the sole owners and proprietors of the following-described real estate:

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th PM., in the City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the northwest corner of Lot 1, North Stone Village Plat 4, an official plat; thence North 89° 10' 11" West along the north line of North Stone Village Plat No. 3 and the East extension thereof, 485.75 feet; thence North 00° 04' 06" East, 227.75 feet; thence South 89° 10' 13" East 122.77 feet; thence North 0° 49' 47" East 63.42 feet; thence South 89° 10' 13" East 366.00 feet; thence South 0° 49' 47" West 291.15 feet to the point of beginning and containing 3.08 acres.

That the subdivision of the above described real estate, as shown by the Final Plat of North Stone Village Plat 6 is with the free consent and in accordance with said owners' desires

Dated this 23 day of March, 2017.

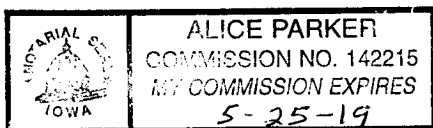
CORKREAN PROPERTIES, L.L.C.

By *Patrick F. Corkrean*
Patrick F. Corkrean - Member-Manager

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 23rd day of March, 2017, by Patrick F. Corkrean as Member-Manager of Corkrean Properties, L.L.C.

Alice Parker
Notary Public in and for said State of Iowa



**ATTORNEY'S OPINION FOR FINAL PLAT,
NORTH STONE VILLAGE PLAT 6**

I, Mark L. Smith, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part, last certified to March 10, 2017, at 8:00 A.M., by Madison County Abstract Co., purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, North Stone Village Plat No. 6, City of Winterset, Madison County, Iowa:

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th PM., in the City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the northwest corner of Lot 1, North Stone Village Plat 4, an official plat; thence North 89° 10' 11" West along the north line of North Stone Village Plat No. 3 and the East extension thereof, 485.75 feet; thence North 00° 04' 06" East, 227.75 feet; thence South 89° 10' 13" East 122.77 feet; thence North 0° 49' 47" East 63.42 feet; thence South 89° 10' 13" East 366.00 feet; thence South 0° 49' 47" West 291.15 feet to the point of beginning and containing 3.08 acres.

In my opinion, merchantable title to the above described property is in the name of:
Corkrean Properties, L.L.C., , free and clear of all liens and encumbrances, except:

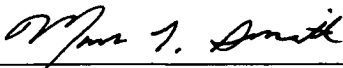
- A. An Open-End Mortgage to Union State Bank, dated February 28, 2005, and filed March 1, 2005, in Book 2005, Page 881 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$300,035.00; and
- B. An Open-end Mortgage to Union State Bank, dated June 28, 2007, and filed July 25, 2007, in Book 2007, Page 2913 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$510,000.00.

An Easement is shown in said abstract granted to Southern Iowa Rural Water Association dated December 13, 2001, and filed May 31, 2002, in Book 2002, Page 2586 of the Recorder's Office of Madison County, Iowa.

NOTE: It is impossible to determine whether this Easement crosses the real estate under examination as the legal description listed in the Easement is the SW 1/4 of the SE 1/4 of Section 25, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa. With such a broad description this examiner is unable to pinpoint said Easement.

Respectfully submitted,

JORDAN, OLIVER, WALTERS & SMITH, PC

By 

Mark L. Smith

101 ½ W Jefferson, POB 230

Winterset, Iowa 50273

Telephone: (515) 462-3731

ATTORNEYS FOR CORKREAN
PROPERTIES, L.L.C.

**CONSENT TO PLATTING
UNION STATE BANK**

Union State Bank does consent to the platting and subdivision of the following-described real estate:

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th PM., in the City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the northwest corner of Lot 1, North Stone Village Plat 4, an official plat; thence North 89° 10' 11" West along the north line of North Stone Village Plat No. 3 and the East extension thereof, 485.75 feet; thence North 00° 04' 06" East, 227.75 feet; thence South 89° 10' 13" East 122.77 feet; thence North 0° 49' 47" East 63.42 feet; thence South 89° 10' 13" East 366.00 feet; thence South 0° 49' 47" West 291.15 feet to the point of beginning and containing 3.08 acres.

in accordance with the ordinances of the City of Winterset, Madison County, Iowa, and the laws of the State of Iowa.

The undersigned holds the following mortgages on the above real estate:

A Mortgage from Corkrean Properties, L.L.C. to Union State Bank dated February 28, 2005, and filed March 1, 2005, in Book 2005, Page 881 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$300,035.00;

AND

A Mortgage from Corkrean Properties, L.L.C. to Union State Bank dated June 28, 2007, and filed July 25, 2007, in Book 2007, Page 2913 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$510,000.00.

Dated this 23rd day of March, 2017.

Union State Bank

By David A. Koch
David A. Koch
Title: Vice President

STATE OF IOWA, COUNTY OF MADISON: ss

This instrument was acknowledged before me on this 23rd day of March, 2017,
by David Hoch as Vice President of Union State Bank .

Sarah D Winebrenner
Notary Public in and for said State

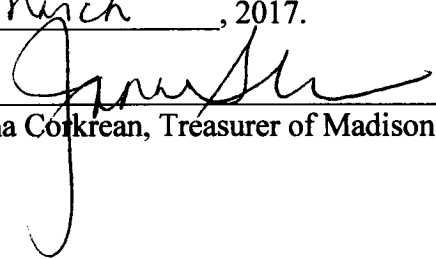


CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

I, Jana Corkrean, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate:

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th PM., in the City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the northwest corner of Lot 1, North Stone Village Plat 4, an official plat; thence North 89° 10' 11" West along the north line of North Stone Village Plat No. 3 and the East extension thereof, 485.75 feet; thence North 00° 04' 06" East, 227.75 feet; thence South 89° 10' 13" East 122.77 feet; thence North 0° 49' 47" East 63.42 feet; thence South 89° 10' 13" East 366.00 feet; thence South 0° 49' 47" West 291.15 feet to the point of beginning and containing 3.08 acres.

DATED at Winterset, Iowa, this 22 day of March, 2017.



Jana Corkrean, Treasurer of Madison County, Iowa

CERTIFICATE OF AUDITOR

Pursuant to Iowa Code requirements, the following proposed subdivision name:

**North Stone Village Plat 6
City of Winterset, Madison County, Iowa.**

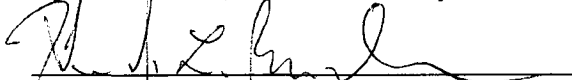
For property located at:

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th PM., in the City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the northwest corner of Lot 1, North Stone Village Plat 4, an official plat; thence North 89° 10' 11" West along the north line of North Stone Village Plat No. 3 and the East extension thereof, 485.75 feet; thence North 00° 04' 06" East, 227.75 feet; thence South 89° 10' 13" East 122.77 feet; thence North 0° 49' 47" East 63.42 feet; thence South 89° 10' 13" East 366.00 feet; thence South 0° 49' 47" West 291.15 feet to the point of beginning and containing 3.08 acres.

And owned by: Corkrean Properties, LLC

Has been approved on the 22nd day of March, 2017.

By the Auditor, Madison County, Iowa.


Heidi Burhans, Auditor

RESOLUTION 2017-28

RESOLUTION APPROVING SUBDIVISION PLAT
NORTH STONE VILLAGE PLAT 6

WHEREAS, there was filed in the Office of the City Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as North Stone Village Plat 6, an addition to the City of Winterset, Madison County, Iowa; and

WHEREAS, the real estate comprising said plat is described as follows:

A part of the Southwest Quarter of the Southeast Quarter of Section 25, Township 76 North, Range 28 West of the Fifth Principal Meridian in the City of Winterset, Madison County, Iowa and more particularly described as follows:

Beginning at the Northwest Corner of Lot 1, North Stone Village Plat 4, an official plat; thence North 89°10'11" West along the North line of North Stone Village Plat No. 3 and the East extension thereof, 485.75 feet; thence North 0°04'06" East, 227.75 feet; thence South 89°10'13" East, 122.77 feet; thence North 0°49'47" East, 63.42 feet; thence South 89°10'13" East, 366.00 feet; thence South 0°49'47" West, 291.15 feet to the Point of Beginning and containing 3.08 acres (134,176 square feet); the property is subject to any and all easements of record.

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the owner, Corkrean Properties Inc.; and,

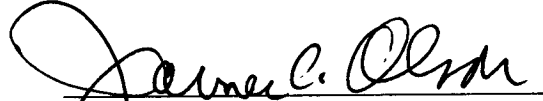
WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that title in fee simple is in said owners and that the platted land is free from encumbrance, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and

WHEREAS, the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of Winterset, Madison County, Iowa.

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

1. Said plat, known as North Stone Village Plat 6, an addition to the City of Winterset, Madison County, Iowa, prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of the City of Winterset, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

Passed and approved this 6th day of March, 2017.


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator



**DEED OF RESTRICTIONS
NORTH STONE VILLAGE PLAT 6
AN ADDITION TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA**

That Corkrean Properties, L.L.C., an Iowa limited liability company, is now the fee simple owner and record titleholder of the following-described real estate, to-wit:

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th PM., in the City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the northwest corner of Lot 1, North Stone Village Plat 4, an official plat; thence North 89° 10' 11" West along the north line of North Stone Village Plat No. 3 and the East extension thereof, 485.75 feet; thence North 00° 04' 06" East, 227.75 feet; thence South 89° 10' 13" East 122.77 feet; thence North 0° 49' 47" East 63.42 feet; thence South 89° 10' 13" East 366.00 feet; thence South 0° 49' 47" West 291.15 feet to the point of beginning and containing 3.08 acres.

which real estate is being platted as North Stone Village Plat 6, an Addition to the City of Winterset, Madison County, Iowa.

Said owners do hereby impose and subject said real estate to certain regulations, covenants, restrictions and easements as to the use and occupancy thereof, as follows:

1) All lots in said Plat shall be used in a manner consistent with the Winterset Zoning Ordinance, the above-described real estate being located in R-2, one and two family residential district. No structure shall be erected on any lot except a single-family residential dwelling structure, a one- to three-car garage and certain accessory buildings provided that accessory buildings other than garages may not be erected in excess of 400 square feet in area. One story dwellings shall contain a minimum of 1100 total square feet of finished ground floor area. Two story dwellings shall contain a minimum of 1200 total square feet of finished area on the main and second levels. Also, a townhouse consisting of two residential units, may be constructed on any lot. No construction shall start on any such dwelling until the plans have been approved by the developer. No mobile homes, manufactured homes, double-wide homes or earth homes shall be

erected or placed on any of the lots in said North Stone Village Plat 6, an Addition to the City of Winterset, Madison County, Iowa. Motor homes, camper trailers, boats, motorcycles and other recreational vehicles shall not be stored on the premises unless the same are stored in a garage as permitted by these covenants.

2) No exposed tile foundation shall be permitted and all exposed exterior concrete wall material shall be painted or covered with brick or stone veneer.

3) Any dog run, trash receptacle, or other out structure of like nature, shall be properly screened by reasonable shrubbery or decorative fence or both.

4) No automotive, boat or other mechanical repair work may be performed at or on any lot and all hobby type activity of a similar nature shall be confined to the interior of buildings on the lot. No bulky or unsightly piece of machinery shall be kept on any lot at any time.

5) Satellite dishes must be permanently installed to be located so that no part of the dish is viewable from the front of the home it services.

6) All portions of a lot not occupied by structures, walkways, driveways, parking or landscaping shall be sodded with grass within ninety (90) days after completion of the residence thereon unless weather conditions make this requirement impossible to satisfy, in which event, they shall be sodded within sixty (60) days after weather conditions reasonably permit compliance with this requirement. At least two trees shall be planted by any lot owner.

7) No lot in the Plat shall be further subdivided, except that a lot may be divided and sold to owners of adjoining lots to increase their size, and except that a lot may be divided into two lots in order that a building may be constructed on any lot composed of two townhouses and that the division of a lot into separate lots for two townhouse units shall not be considered to be a prohibited subdivision of the lot and shall be permitted.

8) No trailer, basement, tent, shack, garage, barn or other accessory building in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

9) No building shall be erected on any building lot unless the design and location is in harmony with the existing structures and locations in the tract and does not violate any of these protective covenants.

10) The titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris, and shall not engage in an activity which is a nuisance.

11) These covenants are to run with the land and shall be binding on all parties and persons claiming through or under them, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of the majority of the then owners of the lots, it is agreed to delete the said covenants in whole or in part. No new or additional covenants shall be added unless all of the owners of the lots in said North Stone Village Plat 6, an Addition to the City of Winterset, Madison County, Iowa, agree in writing to any such additional covenants, provided that as long as the Developer owns a lot or lots in North Stone Village Plat 6, the Developer shall have the right to add additional covenants to this Deed of Restrictions, amend such Deed of Restrictions or delete any portion of such deed of Restrictions without the consent of any of the other owners in North Stone Village Plat 6. The easements shown at numbered paragraph 14 hereof are perpetual in nature and may not be deleted.

12) If any party shall violate or attempt to violate any of the covenants, conditions or restrictions contained herein, it shall be lawful for any owner of any lot or lots in the subdivision to institute proceedings in law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, and to prevent or enjoin him or them from so

doing or recover damages for such violation.

13) Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

14) Perpetual easements for ingress, egress, drainage and utility purposes are hereby granted to the City of Winterset, Iowa, Mid American Energy, Century Link, Mediacom and their successors and assigns for the installation, operation, maintenance and repair thereof, as shown by the Engineer's Final Plat filed herewith.

15) If any lot owner decides to erect a fence upon his lot, the total cost of installation of such fence shall be borne by said lot owner as well as the cost of all future maintenance of the fence. No adjoining lot owner shall be required to participate in the cost of the erection or maintenance of any fence. Any fence erected shall be the sole property of the lot owner and can be removed by such lot owner at his discretion. No fences shall be erected in any front yard of any lot. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining lot owners for erection and maintenance of a common fence; however, for any such common fence agreement to be enforceable upon future lot owners, such fencing agreement must be in writing and filed for record in the Madison County Recorder's office in order to apprise prospective purchasers of their obligations with respect to such fencing.

16) No animals shall be kept or maintained on any of the lots in North Stone Village Plat 6, to the City of Winterset, Madison County, Iowa, except ordinary household pets.

17) Any person, partnership, corporation or other entity purchasing a vacant lot in North Stone Village Plat 6, an Addition to the City of Winterset, Madison County, Iowa, shall commence construction of a residential dwelling within twelve (12) months of the date of delivery of a deed to said purchaser from the developer. In the event such buyer has not

commenced construction within said 12-month period, the developer shall have the right to repurchase said lot at the same price paid by the buyer plus interest at the rate of seven percent (7%) per annum from and after date of the Deed from developer to buyer; and upon developer exercising the option to repurchase the lot buyer shall promptly comply and furnish to developer an abstract showing merchantable title and a warranty deed.

18) "Developer" is defined as Corkrean Properties, L.L.C., an Iowa Limited Liability Company.

Dated this 23 day of March, 2017

CORKREAN PROPERTIES, L.L.C.

By Patrick F. Corkrean
Patrick F. Corkrean, Member-Manager

STATE OF IOWA :
:SS
MADISON COUNTY:

This instrument was acknowledged before me on this 23rd day of March, 2017 by Patrick F. Corkrean, Member-Manager of Corkrean Properties, L.L.C.



Alice Parker
Notary Public in and for the State of Iowa

NORTH STONE VILLAGE PLAT 6 FINAL PLAT

LOCATION: SEC 25-76-28 SW 1/4
 REQUESTOR: CORKREAN PROPERTIES
 SURVEYOR: MICHAEL D. LEE
 COMPANY: CIVIL DESIGN ADVANTAGE
 RETURN TO: 3405 S.E. CROSSROADS DRIVE, SUITE G
 WINTERSSET, IOWA 50273
 PH: 515-369-4400

Document 2017 1106
 Book 2017 Page 1106 Type 06 044 Pages 17
 Date 4/10/2017 Time 8:41:26AM
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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

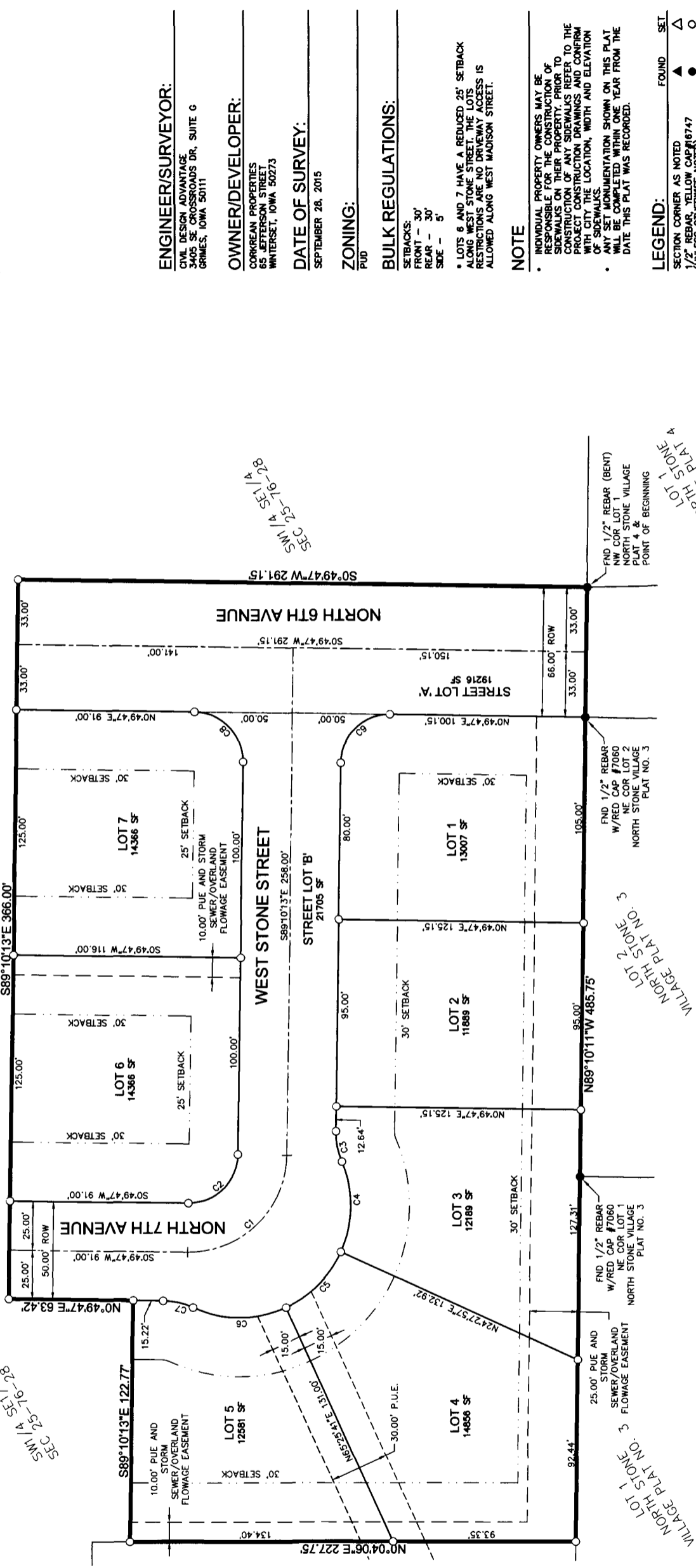
INDX
 ANNO
 SCAN
 CHEK

3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IOWA 50111
 PHONE: (515) 369-4400 FAX: (515) 369-4410



CIVIL DESIGN ADVANTAGE
 WINTERSSET, IOWA
FINAL PLAT

1509-485
 1/1



PLAT DESCRIPTION:
 A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WINTERSSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, NORTH STONE VILLAGE PLAT 4, AN OFFICIAL PLAT; THENCE NORTH 89°10'11" WEST ALONG THE NORTH LINE OF NORTH STONE VILLAGE PLAT NO. 3 AND THE EAST EXTENSION THEREOF, 485.75 FEET; THENCE NORTH 0°04'08" EAST, 227.75 FEET; THENCE SOUTH 89°10'13" EAST, 122.77 FEET; THENCE NORTH 0°49'47" EAST, 83.42 FEET; THENCE SOUTH 89°10'13" EAST, 366.00 FEET; THENCE SOUTH 0°49'47" WEST, 291.15 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.08 ACRES (134,176 SQUARE FEET); THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE DATA:

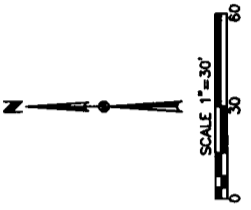
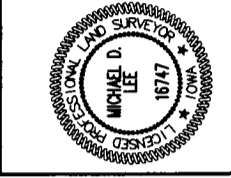
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	50.00'	78.54'	S44°10'13"E	70.71'
C2	90°00'00"	25.00'	39.27'	S44°10'13"E	35.36'
C3	23°55'31"	38.00'	15.87'	S78°52'01"W	15.75'
C4	47°33'42"	57.00'	47.32'	N89°18'54"W	45.97'
C5	40°57'45"	57.00'	40.75'	N45°03'11"W	39.89'
C6	49°19'37"	57.00'	49.07'	N0°05'30"E	47.57'
C7	23°55'31"	38.00'	15.87'	N12°47'32"E	15.75'
C8	90°00'00"	25.00'	39.27'	N45°49'47"E	35.36'
C9	90°00'00"	25.00'	39.27'	N44°10'13"W	35.36'

NOTE
 INDIVIDUAL PROPERTY OWNERS MAY BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS ON THEIR PROPERTY. PRIOR TO CONSTRUCTION OF ANY SIDEWALKS REFER TO THE PROJECT CONSTRUCTION DRAWINGS AND CONFIRM WITH CITY THE LOCATION, WIDTH AND ELEVATION OF ANY SIDEWALKS.
 ANY SETBACK MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.

LEGEND:

SECTION CORNER AS NOTED	FOUND	SET
1/2" REBAR, YELLOW CAP #16747 (UNLESS OTHERWISE NOTED)	▲	△
MEASURED BEARING & DISTANCE	●	○
RECORDED BEARING & DISTANCE	P	M
DEEDED BEARING & DISTANCE	R	D
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 MICHAEL D. LEE, P.L.S. DATE 4-3-17
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018
 PAGES OR SHEETS COVERED BY THIS SEAL
 THIS SHEET



FILED: 3/27/17
 DATE PLOTTED: 4/2/2017 12:56 PM
 PLOTTED BY: MHL/LET
 DWG: 1509-485-TMA PLAT-PLAT 6000