



Document 2017 2314

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Date 7/27/2017 Time 3:44:39PM  
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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

INDEX LEGEND

COUNTY: Madison  
PARCEL DESIGNATION: Parcel "X"  
SUBDIVISION NAME: Original Town of Winterset  
BLOCK: 18 LOT(S): 4  
SITE ADDRESS: 115 N 2nd Avenue  
CITY: Winterset  
PROPRIETOR: Montross Properties LLC  
REQUESTED BY: Mike Montross  
101 John Wayne, Winterset, Iowa  
515-238-2963  
SURVEYOR NAME: Vincent E. Piagentini

**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

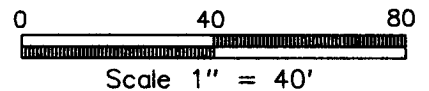
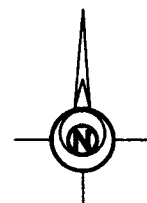
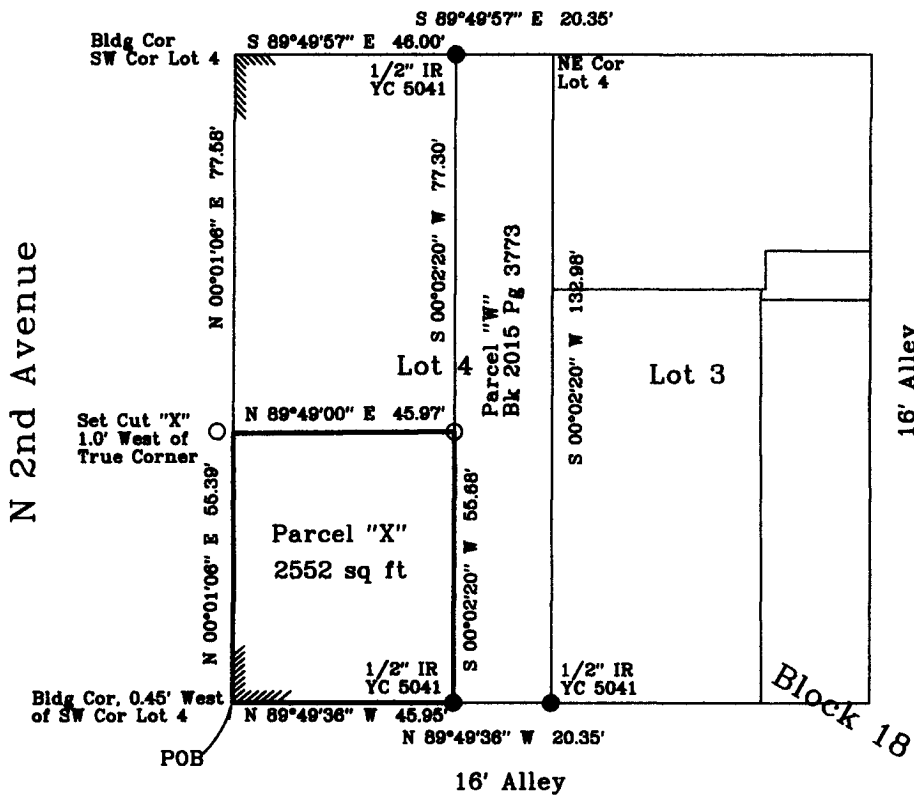
**PLAT OF SURVEY**  
**PARCEL "X" OF LOT 4 BLOCK 18**  
**ORIGINAL TOWN OF WINTERSET**

Legal Description - Parcel "X"

All that part of Lot 4 Block 18 of the Original Town of Winterset, Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, being 0.45 feet East of the actual building corner, thence North 00°01'08" East, a distance of 55.39 feet, to a point between the walls of the two adjacent buildings; thence North 89°49'00" East, along the line between the walls, a distance of 45.97 feet; thence South 00°02'20" West, a distance of 55.88 feet; thence North 89°49'38" West, a distance of 45.95 feet to the Point of Beginning, and containing 2,552 square feet or 0.06 acres of land, more or less.

W Jefferson Avenue



DATE OF SURVEY FIELDWORK: 5/17/17 DRAWING DATE: 5/24/17 DRAFTER: VP PROJECT NO: 16473

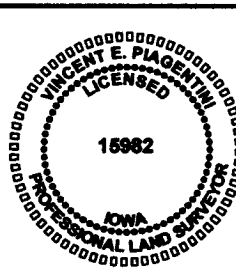
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Vincent E. Piagentini* 2/27/17  
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

REVISION DATE:



SYMBOLS LEGEND:

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- 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
- OC ORANGE CAP
- IR IRON ROD
- IP IRON PIPE

# **CITY of WINTERSET**

**124 West Court Avenue  
WINTERSET, IOWA 50273-1545**

**James Olson, Mayor  
Mark Nitchals, City Administrator**

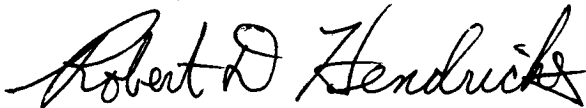
**Phone (515) 462-1422  
FAX (515) 462-1963**

**July 25, 2017**

**Montross Properties LLC  
10220 Carleight Lane  
Roswell, GA 30076**

**The City of Winterset has reviewed the Plat of Survey titled as Parcel X of Lot 4, Block 18, Original Town of Winterset and the accompanying signed Party Wall Agreement. The City hereby approves both documents to be recorded with the office of the Madison County Recorder.**

**Sincerely,**



**Robert Hendricks  
Zoning Official**