

**INDEX LEGEND**

COUNTY: MADISON  
 PARCEL DESIGNATION: —  
 CITY: WINTERSET  
 SUBDIVISION NAME: NORTH STONE VILLAGE PLAT 6  
 BLOCK: N/A LOT(S): LOT 2  
 SITE ADDRESS: 610 & 614 WEST STONE STREET  
 PROPRIETOR: PJS INVESTMENTS, LLC  
 REQUESTED BY: PETER CORKREAN

**ABACI CONSULTING, INC.**  
 CIVIL ENGINEERING - LAND SURVEYING

GRIMES  
 101 NE CIRCLE DR.  
 GRIMES, IA 50111  
 (515) 986-5048

WINTERSET  
 110 W. GREEN ST.  
 WINTERSET, IA 50273  
 (515) 462-3995



Document 2017 3973  
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 Date 12/19/2017 Time 1:23:00PM  
 Rec Amt \$12.00

INDX  
 ANNO  
 SCAN  
 CHEK

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

SPACE ABOVE FOR USE BY RECORDER'S OFFICE

**PLAT OF SURVEY**

FIELD WORK DATE: 12/13/2017  
 DRAWING DATE: 12/14/2017  
 DRAFTER: BA  
 JOB NUMBER: 17522

2017-1106

**PLAT OF SURVEY FOR CORKREAN DEVELOPMENT INC.  
 LOCATED ON LOT 2, NORTH STONE VILLAGE PLAT 6,  
 CITY OF WINTERSET, MADISON COUNTY, IOWA**

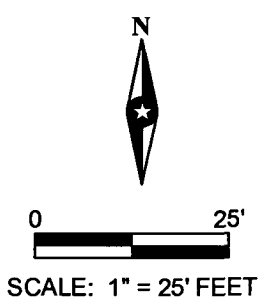
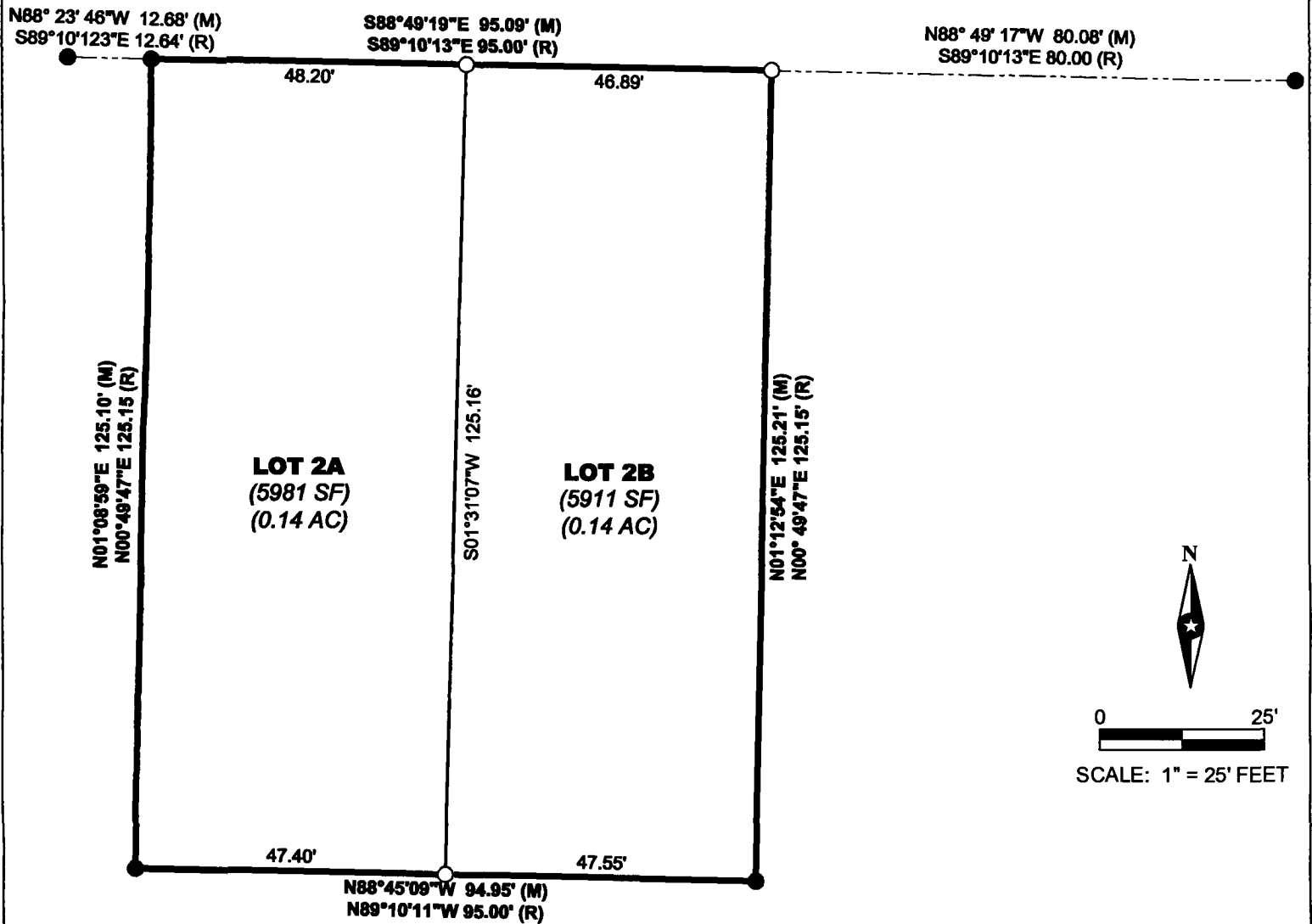
**LEGAL DESCRIPTION**

A SUBDIVISION OF EXISTING LOT 2, NORTH STONE VILLAGE PLAT 6, CITY OF WINTERSET, MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LOT 2A:**  
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, NORTH STONE VILLAGE PLAT 6, CITY OF WINTERSET, MADISON COUNTY, IOWA, THENCE NORTH 01°08'59" EAST, A DISTANCE OF 125.10 FEET, ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 88°49'19" EAST, A DISTANCE OF 48.20 FEET TO A POINT ALONG THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 01°31'07" WEST, A DISTANCE OF 125.16 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE NORTH 88°45'09" WEST, A DISTANCE OF 47.40 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING THE POINT OF BEGINNING CONTAINING 0.14 ACRES (5981 SQUARE FEET).

**LOT 2B:**  
 BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, NORTH STONE VILLAGE PLAT 6, CITY OF WINTERSET, MADISON COUNTY, IOWA, THENCE NORTH 88°45'09" WEST, A DISTANCE OF 47.55 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO A POINT; THENCE NORTH 01°31'07" EAST, A DISTANCE OF 125.16 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 88°49'19" EAST, A DISTANCE OF 46.89 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 01°12'54" WEST, A DISTANCE OF 125.21 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2, ALSO BEING THE POINT OF BEGINNING CONTAINING 0.14 ACRES (5911 SQUARE FEET).

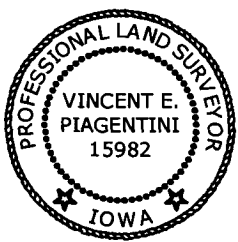
**WEST STONE STREET**



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.

SIGNATURE: *Vincent E. Piagentini*  
 DATE: 12/15/17  
**VINCENT E. PIAGENTINI**

PRINTED OR TYPED NAME:  
 IOWA LIC. NO. 15982  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.  
**THIS SHEET ONLY**



**LEGEND OF SYMBOLS & ABBREVIATIONS**

PROPERTY CORNER	SECTION CORNER	
*SET COR.	○	△
FOUND 1/2" REBAR w YW CAP # 16747	●	▲
PLATTED	(R)	
MEASURED	(M)	
CALCULATED	(C)	
SECTION LINE	---	---
QTR/QTR LINE	----	----
BOUNDARY LINE	=====	=====
PROPERTY LINE	-----	-----
RIGHT OF WAY (ROW)	-----	-----
CENTER LINE OF ROAD	-----	-----
PUBLIC UTILITY EASEMENT (PUE)	----	----
GAS EASEMENT	----	----

\* ALL CORNERS SET W/ 1/2" DIA. I.R. w/ YW CAP #15982

# CITY of WINTERSET

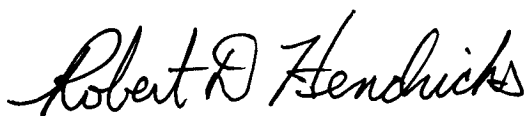
124 West Court Avenue  
WINTERSET, IOWA 50273-1545

James Olson, Mayor  
Mark Nitchals, City Administrator

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

December 19, 2017

Pursuant to Title IV, Chapter 10, Section 4.1008 of the Winterset Municipal Code I hereby approve the Plat of Survey for Corkrean Development Inc. pertaining to the subdivision of Lot 2, North Stone Village Plat 6, City of Winterset, Madison County, Iowa.



Robert Hendricks  
Zoning Administrator