

INDEX LEGEND

COUNTY: MADISON
 PARCEL DESIGNATION:
 CITY: WINTERSET
 SUBDIVISION NAME: ARBOR PARK PLAT NO. 2
 BLOCK: N/A LOT(S): 8
 SITE ADDRESS: 419 & 421 OAK TREE DRIVE
 PROPRIETOR: PJC 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) 462-3886

Document 2017 3974

Book 2017 Page 3974 Type 06 026 Pages 2
 Date 12/19/2017 Time 1:24:00PM
 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: 17521
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**PLAT OF SURVEY FOR CORKREAN DEVELOPMENT INC.
 LOCATED ON LOT 8, OF ARBOR PARK, PLAT NO. 2,
 CITY OF WINTERSET, MADISON COUNTY, IOWA.**

2015-2425

LEGAL DESCRIPTION

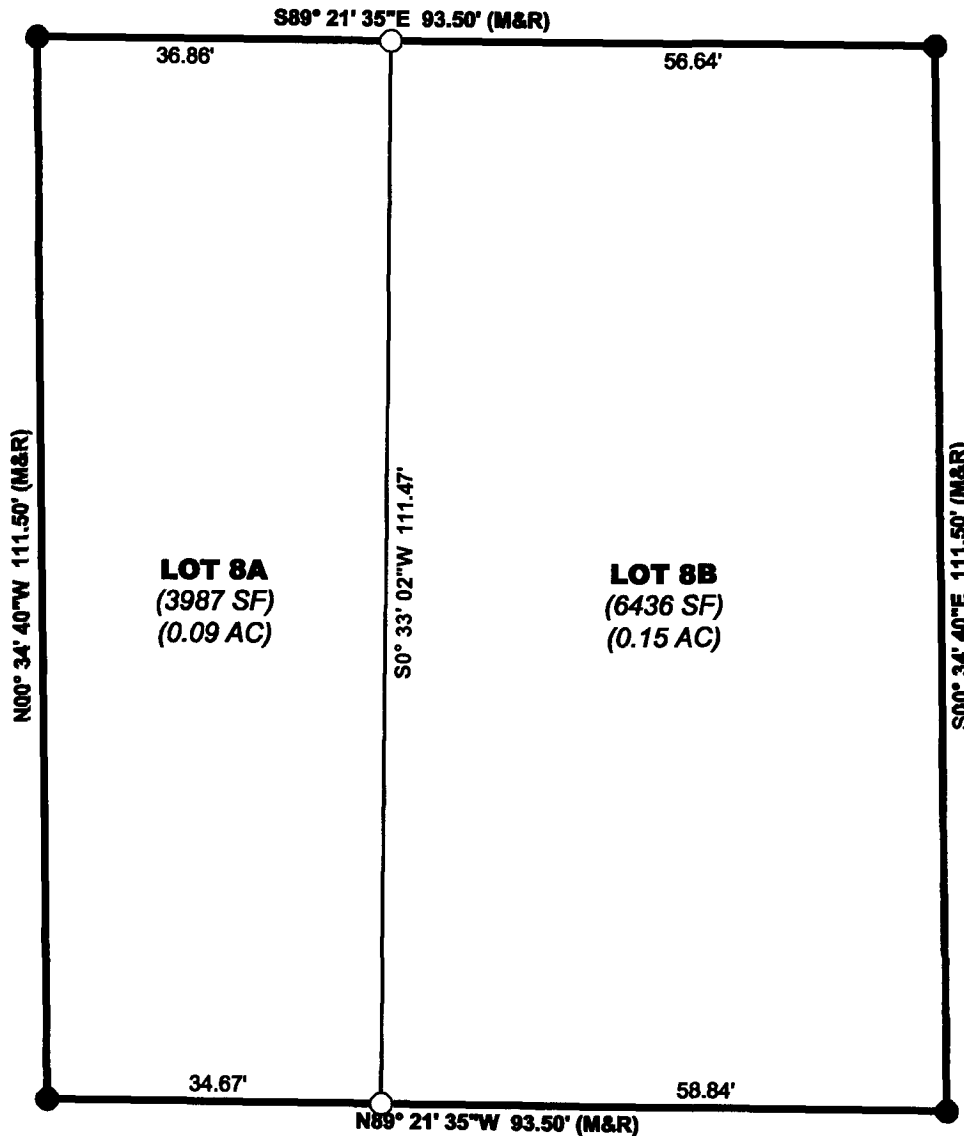
A SUBDIVISION OF EXISTING LOT 8, ARBOR PARK PLAT NO. 2, CITY OF WINTERSET, MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 8A:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, ARBOR PARK PLAT NO. 2, CITY OF WINTERSET, MADISON COUNTY, IOWA, THENCE NORTH 00°34'40" WEST, A DISTANCE OF 111.50 FEET, ALONG THE WEST LINE OF SAID LOT 8, TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 89°21'35" EAST, A DISTANCE OF 36.86 FEET, ALONG THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 00°33'02" WEST, A DISTANCE OF 111.47 FEET, TO A POINT ON THE SOUTH LINE LOT SAID LOT 8; THENCE NORTH 89°21'35" EAST, A DISTANCE OF 34.67 FEET TO THE POINT OF BEGINNING CONTAINING 0.09 ACRES (3987 SQUARE FEET).

LOT 8B:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, ARBOR PARK PLAT NO. 2, CITY OF WINTERSET, MADISON COUNTY, IOWA, THENCE NORTH 89°21'35" WEST, A DISTANCE OF 58.83 FEET, ALONG THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 00°33'02" WEST, A DISTANCE OF 111.47 FEET, TO A POINT ON THE NORTH LINE OF LOT 8; THENCE SOUTH 89°21'35" EAST, A DISTANCE OF 56.64 FEET, TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 00°34'40" EAST, A DISTANCE OF 111.50 FEET, ALONG THE EAST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING CONTAINING 0.15 AC (6436 SQUARE FEET).



SCALE: 1" = 20' FEET

OAK TREE DRIVE

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.

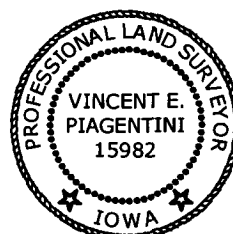
SIGNATURE: *Vincent E. Piagentini* DATE: 12/15/17
VINCENT E. PIAGENTINI

PRINTED OR TYPED NAME:

IOWA LIC. NO. 15982
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

THIS SHEET ONLY

PAGES COVERED BY THIS SEAL:



LEGEND OF SYMBOLS & ABBREVIATIONS

	PROPERTY CORNER	SECTION CORNER
*SET COR.	○	△
FOUND 1/2" I.R. w/ YELLOW CAP #8908	●	▲
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)	---	PUE
GAS EASEMENT	---	GE

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

CITY of WINTERSET

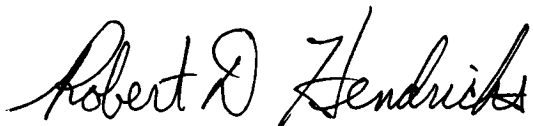
124 West Court Avenue
WINTERSET, IOWA 50273-1545

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 8, Arbor Park Plat 2, City of Winterset, Madison County, Iowa.



Robert Hendricks
Zoning Administrator