

INDEX LEGEND

COUNTY: Madison  
 PARCEL DESIGNATION: Parcel "I"  
 SECTION: 1 TOWNSHIP: 78 RANGE: 28  
 ALIQUOT PART: NE NE  
 SITE ADDRESS: Summit Street  
 CITY: Winterset  
 PROPRIETOR: Dale Wulf  
 REQUESTED BY: Sarah Cowman  
 SURVEYOR NAME: Vincent E. Piagentini



Document 2018 1930

Book 2018 Page 1930 Type 06 026 Pages 3  
 Date 6/19/2018 Time 10:01:07AM  
 Rec Amt \$17.00

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LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

**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\*

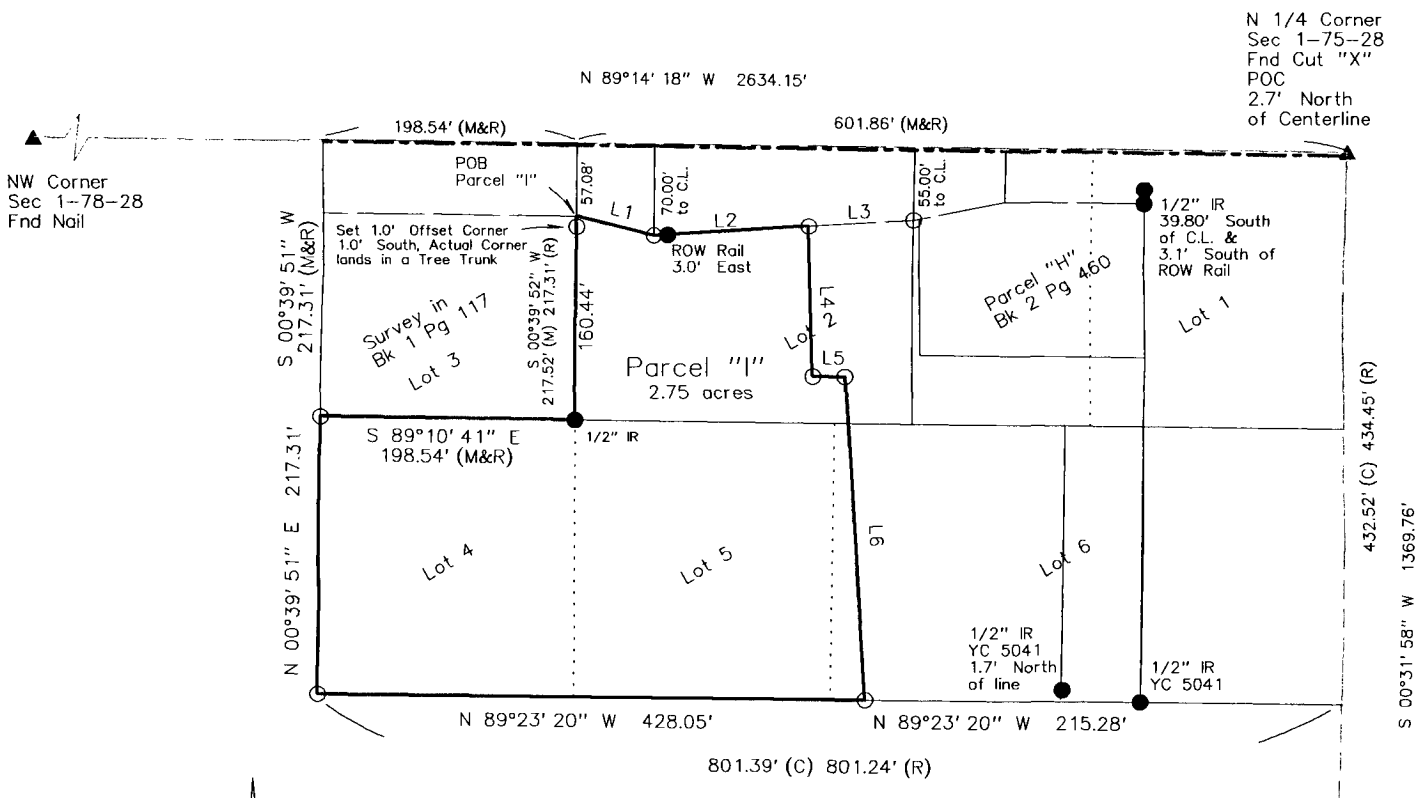
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

**PLAT OF SURVEY**

Legal Description

All that part of Lots 2, 3, 4, 5 and 6 of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section 1, Township 78 North, Range 28 West of the 5th P.M., now included in and forming a part of the City of Winterset, Madison County, Iowa, more particularly described as follows:  
 Commencing at the N1/4 corner of said Section 1, thence North 89°14' 18" West, along the North line of the NE1/4 NW1/4 of said Section 1, a distance of 601.86 feet; thence South 00°39' 52" West, a distance of 57.08 feet, to the Point of Beginning, being a point on the South Right of Way of Summit Street; thence South 75°46' 37" East, along the South Right of Way of Summit Street, a distance of 62.37 feet; thence North 86°39' 28" East, along the South Right of Way of Summit Street, a distance of 121.61 feet; thence South 01°28' 15" East, a distance of 118.23 feet; thence South 89°21' 18" East, a distance of 25.05 feet; thence South 03°27' 33" East, a distance of 253.19 feet, to a point on the South line of said Lot 6; thence North 89°23' 20" West, along the South line of Lots 6, 5 and 4, a distance of 428.05 feet, to the Southwest corner of said Lot 4; thence North 00°39' 51" East, along the West line of said Lot 4 a distance of 217.31 feet, to the Northwest corner of said Lot 4; thence South 89°10' 41" East, along the South line of said Lot 4, a distance of 198.54 feet; thence North 00°37' 47" East, a distance of 160.44 feet to the Point of Beginning, and containing 119,923 square feet or 2.75 acres of land, more or less.

Summit Street



L1	S 75°46' 37" E	62.37'
L2	N 86°39' 28" E	121.61'
L3	N 86°39' 26" E	82.25'
L4	S 01°28' 15" E	118.23'
L5	S 89°21' 18" E	25.05'
L6	S 03°27' 33" E	253.19'

SE Cor NE1/4 NW1/4  
 Sec 1-78-28  
 Fnd Cut "X"

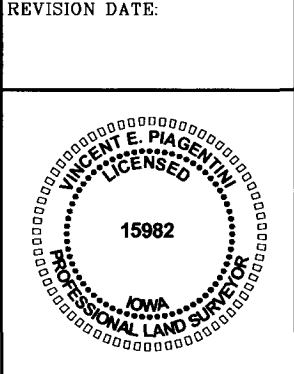
DATE OF SURVEY FIELDWORK: 4/23/18 DRAWING DATE:5/3/18 DRAFTER: VP PROJECT NO: 18129 DRAWING NO: 18129 PS1

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* 5/21/18  
 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
C.L.	CENTERLINE

RESOLUTION NO. 2018-64

RESOLUTION APPROVING PLAT OF SURVEY

**WHEREAS** there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, plat of survey of property owned by Dale Wulf; and

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

*Legal Description*

All that part of Lots 2, 3, 4, 5 and 6 of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 1, Township 78 North, Range 28 West of the 5th P.M., now included in and forming a part of the City of Winterset, Madison County, Iowa, more particularly described as follows:

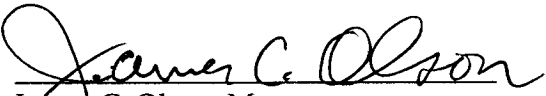
Commencing at the N1/4 corner of said Section 1, thence North 89°14'18" West, along the North line of the NE 1/4 NW 1/4 of said Section 1, a distance of 601.86 feet; thence South 00°39'52" West, a distance of 57.08 feet to the Point of Beginning, being a point on the South Right of Way of Summit Street; thence South 75°46'37" East, along the South Right of Way of Summit Street, a distance of 62.37 feet; thence North 86°39'28" East, along the South Right of Way of Summit Street, a distance of 121.61 feet; thence South 01°28'15" East, a distance of 118.23 feet; thence South 89°21'18" East, a distance of 25.05 feet; thence South 03°27'33" East, a distance of 253.19 feet; to a point on the South line of said Lot 6; thence North 89°23'20" West, along the South line of Lots 6, 5 and 4, a distance of 428.05 feet, to the Southwest corner of said Lot 4; thence North 00°39'51" East, along the West line of said Lot 4 a distance of 217.31 feet, to the Northwest corner of said Lot 4; thence South 89°10'41" East, along the South line of said Lot 4, a distance of 198.54 feet; thence North 00°37'47" East, a distance of 160.44 feet to the Point of Beginning, and containing 119,923 square feet or 2.75 acres of land, more or less.

**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 Dale Wulf 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 18th day of June, 2018.

  
James C. Olson, Mayor

ATTEST:

  
Mark Nitchals, City Administrator