

INDEX LEGEND

COUNTY: Madison  
 PARCEL DESIGNATIONS: Parcel "N" & Parcel "O"  
 SECTION: 1 TOWNSHIP: 75 RANGE: 28  
 ALIQUOT PART:  
 SUBDIVISION NAME: Lindsey's Addition  
 BLOCK: LOT(S): 1  
 SITE ADDRESS: 808 S 5th Ave  
 CITY: Winterset  
 PROPRIETOR: LRG Investments LLC  
 REQUESTED BY: Ryan Gray  
 SURVEYOR NAME: Vincent E. Piagentini



Document 2018 2740

Book 2018 Page 2740 Type 06 026 Pages 1  
 Date 8/22/2018 Time 1:07:05PM  
 Rec Amt \$7.00

INDX  
 ANNO  
 SCAN  
 CHEK

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

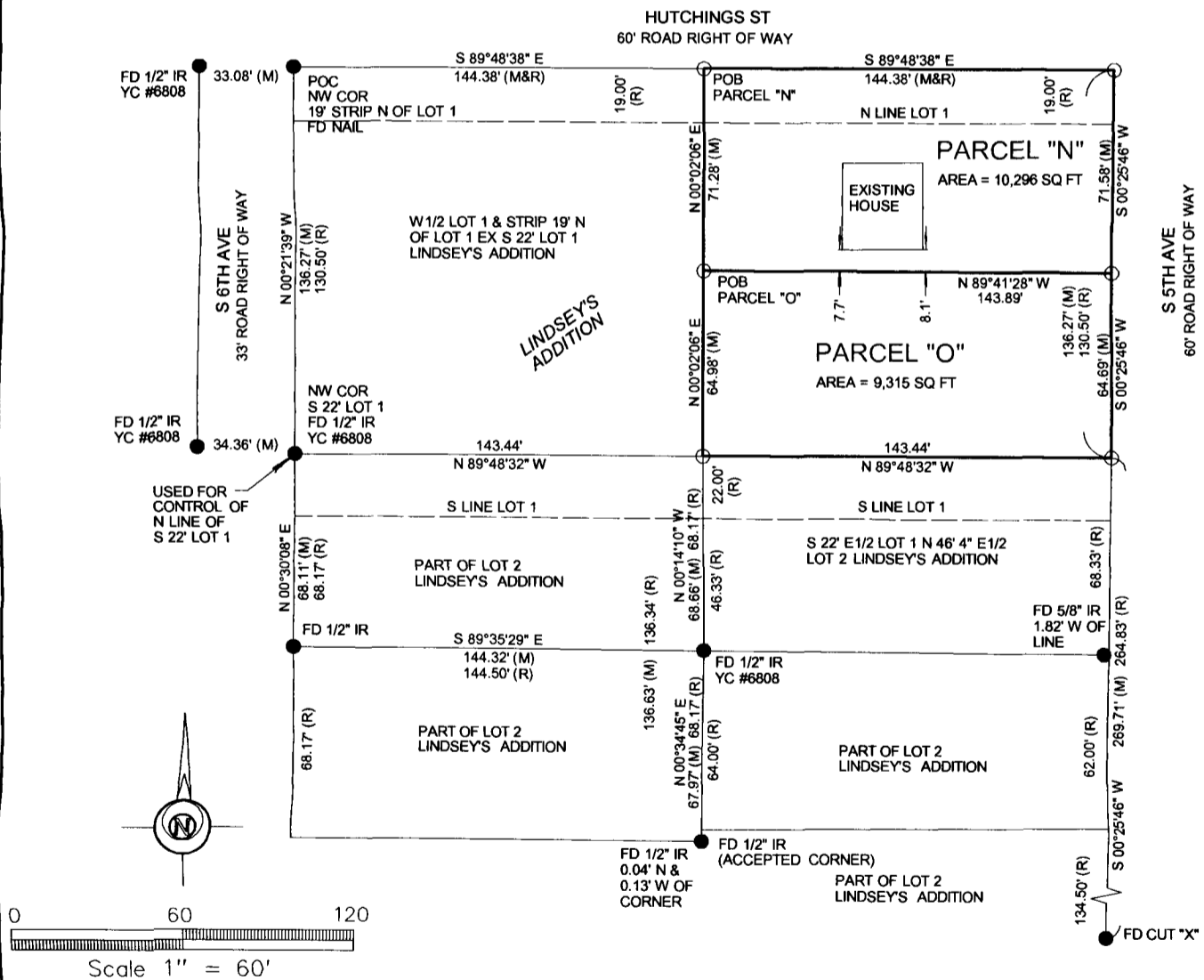
**PLAT OF SURVEY**  
**PARCEL "N" & PARCEL "O"**  
**OF PART OF LOT 1 AND 19' STRIP TO NORTH**  
**LINDSEY'S ADDITION**  
**WINTERSET, MADISON COUNTY, IOWA**

Legal Description of Parcel "N"

Part of the East Half (E1/2) of Lot 1 of Lindsey's Addition to Winterset, in Madison County, Iowa, except the South 22 feet in width thereof; and a strip of land 19 feet in width the whole of the North side of the East Half (E1/2) of said Lot 1, more particularly described as follows: Commencing at the Northwest corner of a strip of land 19 feet in width the whole of the North side of said Lot 1; thence South 89°48'38" East, 144.38 feet on the North line of said strip of land 19 feet in width to the point of beginning; thence continuing South 89°48'38" East, 144.38 feet on the North line of said strip of land 19 feet in width; thence South 00°25'46" West, 71.58 feet on the East line of said strip of land 19 feet in width and the East line of said Lot 1; thence North 89°41'28" West, 143.89 feet; thence North 00°02'06" East, 71.28 feet to the point of beginning, containing 10,296 square feet, more or less.

Legal Description of Parcel "O"

Part of the East Half (E1/2) of Lot 1 of Lindsey's Addition to Winterset, in Madison County, Iowa, except the South 22 feet in width thereof; and a strip of land 19 feet in width the whole of the North side of the East Half (E1/2) of said Lot 1, more particularly described as follows: Commencing at the Northwest corner of a strip of land 19 feet in width the whole of the North side of said Lot 1; thence South 89°48'38" East, 144.38 feet on the North line of said strip of land 19 feet in width; thence South 00°02'06" West, 71.28 feet to the point of beginning; thence South 89°41'28" East, 143.89 feet to a point on the East line of said Lot 1; thence South 00°25'46" West, 64.69 feet on the East line of said Lot 1; thence North 89°48'32" West, 143.44 feet; thence North 00°02'06" East, 64.98 feet to the point of beginning, containing 9,315 square feet, more or less.

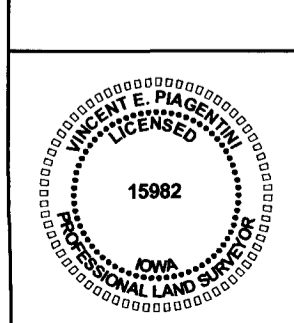


DATE OF SURVEY FIELDWORK: 7/19/2018 DRAWING DATE: 7/27/2018 DRAFTER: CTA PROJECT NO: 18232

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* 7/30/18  
 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  |