

# INDEX LEGEND



Document 2018 2932

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LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

Location:: Lot 16 Corkrean and Watts Plat 6.  
 Requestor: Jennifer Stover  
 Proprietor: Corkrean and Watts Development  
 Project: 18038 Date of Survey: 8/9/18  
 Surveyor Co: Boldman Surveying Consultants  
 ✓ Prepared by/Return to: Craig S. Boldman  
 521 West Green Street, Winterset, Ia 50273  
 Phone/fax: 515-462-9242

REPLAT of Lot 16 in Corkrean and Watts Addition Plat 6, an Official Plat now in and forming a part of the City of Winterset, Madison County, Iowa

Lot 16A description

All that part of Lot 16 in Corkrean and Watts Addition Plat 6 described as follows:

Beginning at a found 1/2" iron rod at the Northeast corner of said Plat 6; thence S 00°03'40" E a distance of 70.79' to a 5/8" iron rod; thence N 89°37'39" W a distance of 132.40' to a 5/8" iron rod; thence N 00°05'51" W a distance of 45.64' to a point; thence Northeasterly along a 25.06' radius curve concave Southeasterly an arc length of 39.59' to a found 1/2" iron rod; thence S 89°34'10" E a distance of 107.21' to the Point of beginning.

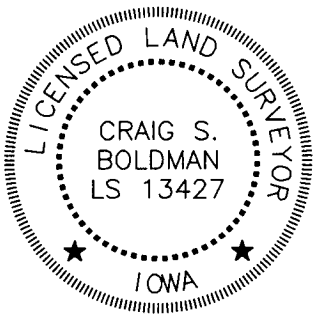
Containing 9245.5 square feet. Subject to easement and restrictions of record.

Lot 16B description

All that part of Lot 16 in Corkrean and Watts Addition Plat 6 described as follows:

Commencing at a found 1/2" iron rod at the Northeast corner of said Plat 6; thence S 00°03'40" E a distance of 70.79' to a 5/8" iron rod at the Point of Beginning; thence S 00°03'40" E a distance of 47.24' to a found 1/2" iron rod; thence N 89°32'02" W a distance of 132.37' to a point; thence N 00°05'51" W a distance of 47.03' to a 5/8" iron rod; thence S 89°37'39" E a distance of 132.40' to the Point of beginning.

Containing 6239.3 square feet. Subject to easement and restrictions of record.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

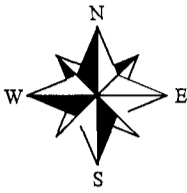
Signature *Craig S. Boldman* Date 8/20/18

Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2018

Pages or sheets covered by this seal 1, 2

P.O.B. LOT 16A  
 NE COR  
 CORKREAN AND WATTS  
 ADDITION PLAT 6  
 (FOUND 1/2" IR W  
 YELLOW CAP #6808)



WEST MILLS (66' R.O.W)  
 S89°34'10"E

107.15' (106.98')

9245.5 SQ. FT.

L39°59'  
 R25°06'

32.46'

45.64'

S89°37'39"E

10.5'

47.03'

31.70'

N89°32'02"W

132.37'

SET NAIL  
 NEXT TO  
 CABLE BOX

- SET 5/8" IRON ROD (IR) W ORANGE CAP #13427
- FOUND IR W YELLOW CAP 15982

LOT 15



S89°32'54"E

132.31' (132.21')

70.79'

LOT 16A

P.O.B.  
 LOT 16B

132.40'

6239.3 SQ. FT.

LOT 16B

47.24'

S00°03'40"E 215.95' (216.01')

97.92' (98.00')

NORTH 10TH AVENUE (66' R.O.W.)

N00°05'51"W 190.62' (190.77')

97.95' (98.00')