

# INDEX LEGEND

COUNTY: MADISON  
 CITY: WINTERSSET  
 SUBDIVISION NAME: ARBOR PARK PLAT 3  
 BLOCK: N/A LOT(S): LOT 14  
 SITE ADDRESS: 1916 & 1918 DOGWOOD LANE  
 PROPRIETOR: NORTH STONE TOWNHOMES, LLC  
 REQUESTED BY: PETER CORKREAN

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

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

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



Document 2018 3978

Book 2018 Page 3978 Type 06 026 Pages 2  
 Date 12/06/2018 Time 10:31:00AM  
 Rec Amt \$12.00

INDX  
 ANNO  
 SCAN  
 CHEK

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

## PLAT OF SURVEY

SPACE ABOVE FOR USE BY RECORDER'S OFFICE

FIELD WORK DATE: 11/26/2018  
 DRAWING DATE: 11/29/2018  
 DRAFTER: BA  
 JOB NUMBER: 18396

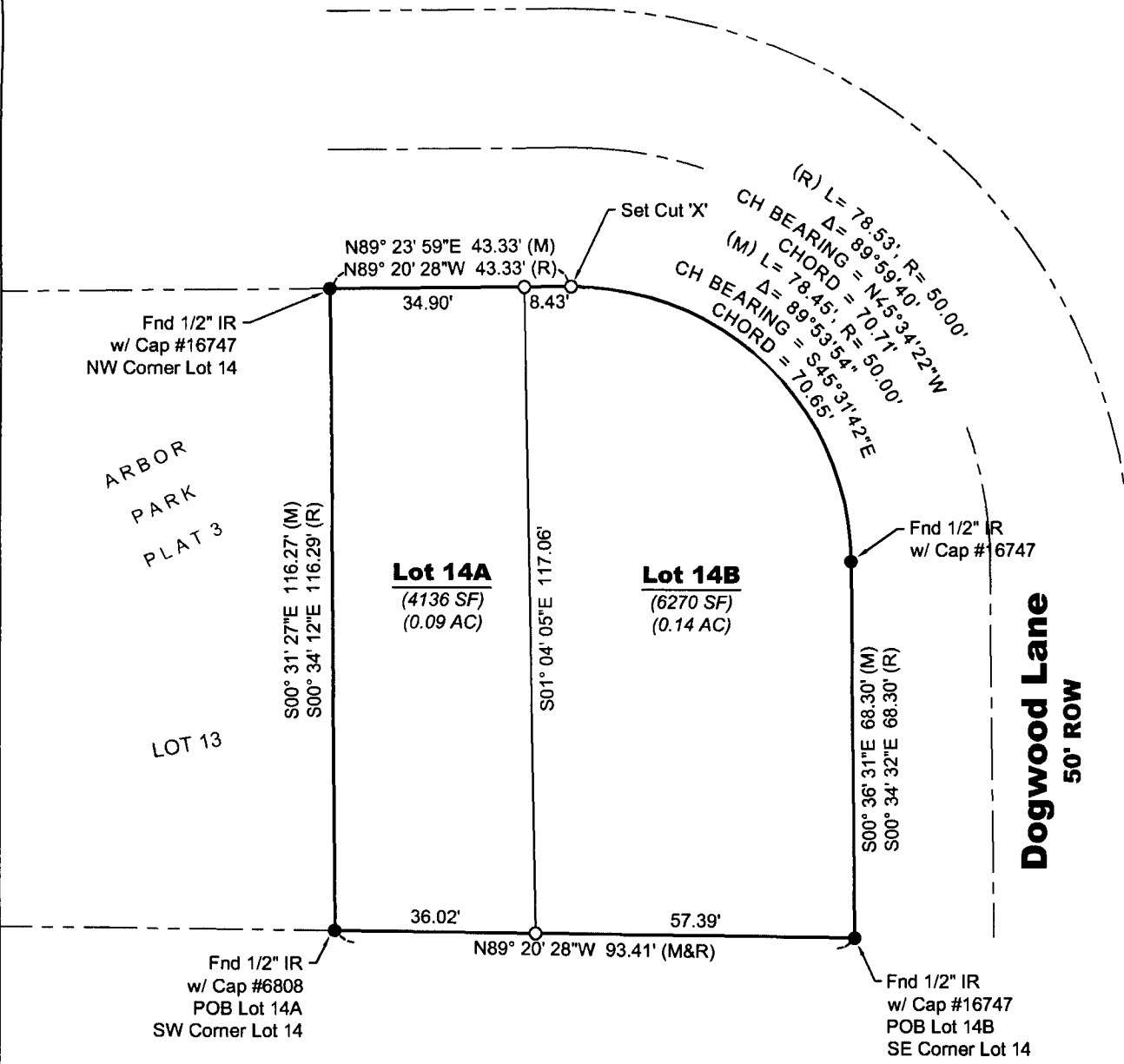
### PLAT OF SURVEY FOR CORKREAN DEVELOPMENT INC. LOCATED ON LOT 14, ARBOR PARK PLAT 3, CITY OF WINTERSSET, MADISON COUNTY, IOWA

#### LEGAL DESCRIPTION

A Subdivision of existing Lot 14, Arbor Park Plat 3, City of Winterset, Madison County, Iowa more particularly described as follows:

**Lot 14A:**  
 Beginning at the Southwest corner of Lot 14, Arbor Park Plat 3, City of Winterset, Madison County, Iowa, thence North 00° 31' 27" East, a distance of 116.27 feet along the West line of said Lot 14 to the Northwest corner of Lot 14; thence North 89° 23' 59" East, along the North line of said Lot 14 a distance of 34.90 feet; thence South 01° 04' 05" East, a distance of 117.06 feet to a point on the South line of said Lot 14; thence N89° 20' 28" West, a distance of 36.02 feet along the South line of said Lot 14 to the Point of Beginning containing 0.09 acres (4,136 square feet).

**Lot 14B:**  
 Beginning at the Southeast corner of Lot 14, Arbor Park Plat 3, City of Winterset, Madison County, Iowa, thence North 89° 20' 28" West, a distance of 57.39 feet, along the South line of said Lot 14, thence North 00° 04' 05" East a distance of 117.06 feet to a point on the North line of said Lot 14; thence North 89° 23' 59" East along the North line of said Lot 14, a distance of 8.43 feet; thence along a curve, concave Southwesterly with a radius of 50.00 feet, a delta of 89° 53' 54", a length of 78.45 feet, having a chord bearing South 45° 31' 42" East, a distance of 70.65 feet to a point on the East line of said Lot 14; thence South 00° 36' 31" East, a distance of 68.30 feet to the Point of Beginning containing 0.14 acres (6,270 square feet).



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.

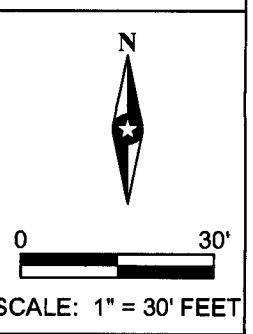
SIGNATURE: *Vincent E. Piagentini* DATE: 12/14/18  
**VINCENT E. PIAGENTINI**  
 PRINTED OR TYPED NAME:  
 IOWA LIC. NO. 15982  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.  
**THIS SHEET ONLY**  
 PAGES COVERED BY THIS SEAL:



**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)	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

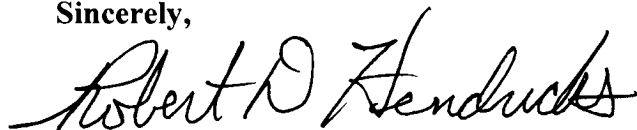
Phone (515) 462-1422  
FAX (515) 462-1963

December 6, 2018

To Whom It May Concern:

I have reviewed the Plat of Survey for Corkrean Development Inc. located on Lot 14 of the Arbor Park Plat 3 subdivision, and pursuant to Title IV, Chapter 10, Section 4.1008 of the Winterset Municipal Code I hereby approve the plat as a Minor Subdivision.

Sincerely,

A handwritten signature in black ink that reads "Robert D. Hendricks". The signature is written in a cursive style with a large, prominent "R" and "H".

Robert Hendricks  
Zoning Official