

# INDEX      LEGEND

COUNTY: MADISON  
 CITY: WINTERSET  
 SUBDIVISION NAME: ARBOR PARK PLAT 3  
 BLOCK: N/A    LOT(S): LOT 12  
 SITE ADDRESS: 1908 & 1910 DOGWOOD LANE  
 PROPRIETOR: NORTH STONE TOWNHOMES, LLC  
 REQUESTED BY: PETER CORKREAN

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

GRIMES                      WINTERSET  
 101 NE CIRCLE DR.      110 W. GREEN ST.  
 GRIMES, IA 50111      WINTERSET, IA 50273  
 (515) 966-5048          (515) 462-3995



Document 2018 3979

Book 2018 Page 3979 Type 06 026 Pages 2  
 Date 12/06/2018 Time 10:31:37AM  
 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: 18395

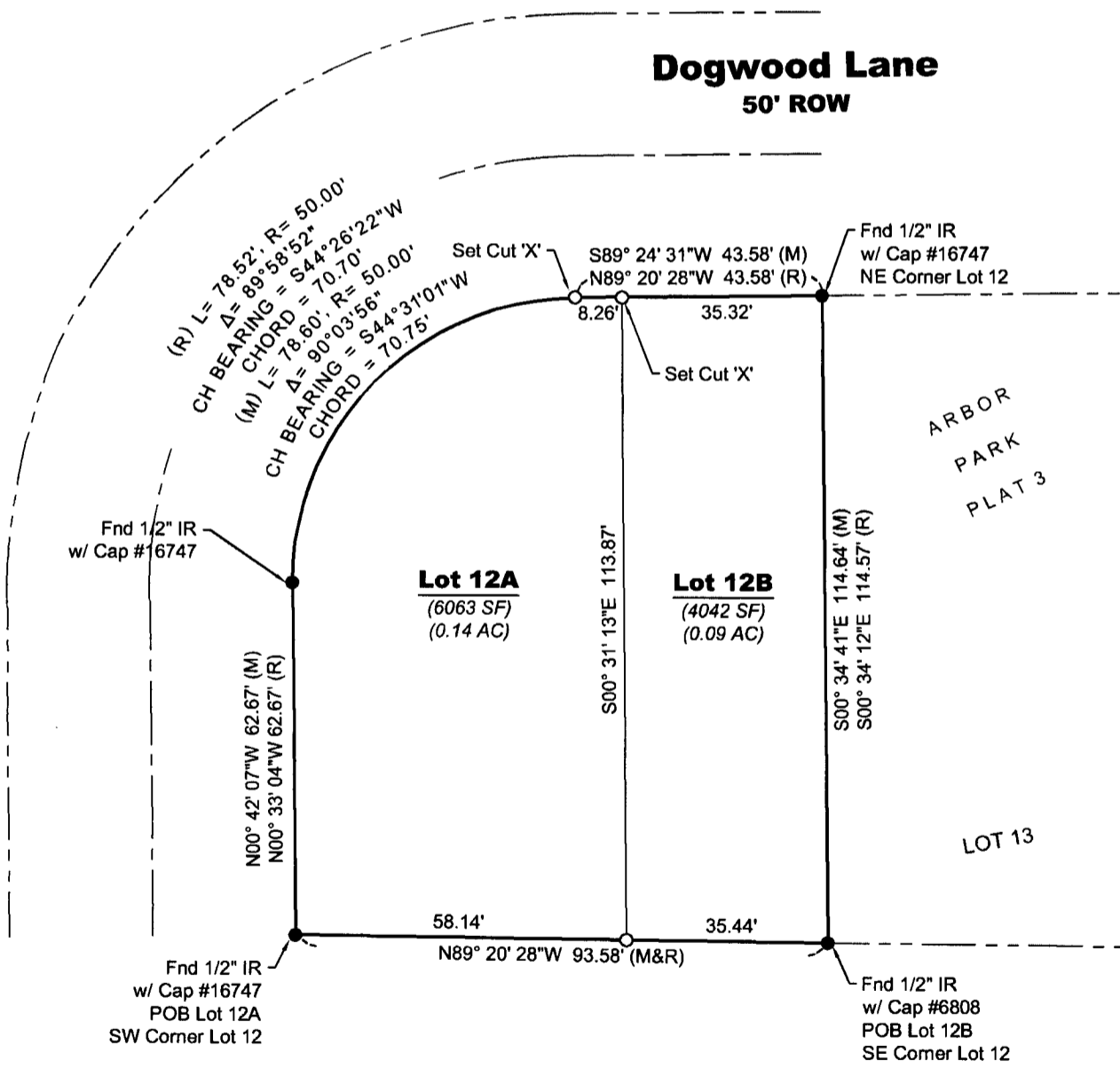
### PLAT OF SURVEY FOR CORKREAN DEVELOPMENT INC. LOCATED ON LOT 12, ARBOR PARK PLAT 3, CITY OF WINTERSET, MADISON COUNTY, IOWA

#### LEGAL DESCRIPTION

A Subdivision of existing Lot 12, Arbor Park Plat 3, City of Winterset, Madison County, Iowa more particularly described as follows:

**Lot 12A:**  
 Beginning at the Southwest corner of Lot 12, Arbor Park Plat 3, City of Winterset, Madison County, Iowa, thence North 00° 42' 07" West, a distance of 62.67 feet, along the West line of said Lot 12, thence along a curve, concave Southeasterly with a radius of 50.00 feet, having a chord bearing North 44° 31' 01" East, a distance of 70.75 feet, a delta of 90° 03' 56", and a length of 78.60 feet; thence South 89° 24' 31" West, a distance of 8.26 feet along the North line of said Lot 12; thence South 00° 31' 13" East, a distance of 113.87 feet to a point on the South line of said Lot 12; thence North 89° 20' 28" West, along the South line of said Lot 12, a distance of 58.14 feet to the Point of Beginning containing 0.14 acres (6,063 square feet).

**Lot 12B:**  
 Beginning at the Southeast corner of Lot 12, Arbor Park Plat 3, City of Winterset, Madison County, Iowa, thence North 89° 20' 28" West, a distance of 35.44 feet along the South line of Lot 12; thence North 00° 31' 13" East, a distance of 113.87 feet to a point on the North line of said Lot 12; thence South 89° 24' 31" West, a distance of 35.32 feet along the North line of said Lot 12 to the Northeast corner of said Lot 12; thence S00° 34' 41" East, a distance of 114.64 feet along the East line of said Lot 12 to the Point of Beginning containing 0.09 acres (4,042 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.

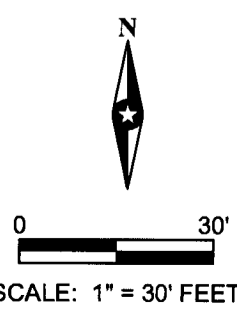
*Vincent E. Piagentini*      12/4/18  
 SIGNATURE                      DATE  
**VINCENT E. PIAGENTINI**  
 PRINTED OR TYPED NAME:  
 IOWA LIC. NO. 15982  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.  
**THIS SHEET ONLY**  
 PAGES COVERED BY THIS SEAL:



**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 12 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 initial "R".

Robert Hendricks  
Zoning Official