

INDEX LEGEND



Document 2019 2081

Book 2019 Page 2081 Type 06 026 Pages 3
Date 7/10/2019 Time 2:44:02PM
Rec Amt \$17.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Location: S5-T75N-R27W of the 5th P.M.

Requestor: Steve Reed

Proprietor: Aspen Real Estate LLC

Project: 19019 Date of Survey: 5/3/19

Surveyor Co: Boldman Surveying Consultants

✓ Prepared by/Return to: Craig S. Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

PLAT OF SURVEY

Parcel "G" a part of Parcel "C" in the North Half of the Southeast Quarter (N 1/2 SE 1/4) of Section 5, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at a capped iron rod at the Northwest corner of said Parcel "C", being the same as the Northwest corner of said SE 1/4; thence N 01°26'04" E a distance of 609.36' to a 5/8" capped iron rod; thence S 89°20'28" E a distance of 992.57' to a 5/8" capped iron rod; thence S 01°26'04" W a distance of 531.76' to a 5/8" capped iron rod; thence S 89°10'01" W a distance of 80.19' to a 5/8" capped iron rod; thence S 85°56'01" W a distance of 916.58' to a 5/8" capped iron rod at the point of beginning.

Containing 12.952 acres including 0.158 acres of county road right of way

Subject to a 30.00' easement for ingress and egress whose centerline is described as follows:

Commencing at the Southwest corner of said Parcel "C"; thence N 01°26'04" E a distance of 117.02' to the Point of Beginning; thence S 72°26'50" E a distance of 199.70'; thence N 66°58'43" E a distance of 704.87'; thence S 88°00'05" E a distance of 159.27' to a point of terminus,

Parcel "H" a part of Parcel "C" in the North Half of the Southeast Quarter (N 1/2 SE 1/4) of Section 5, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

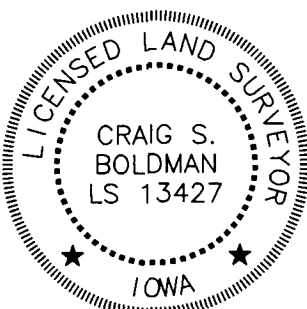
Beginning at a P-K nail top of post at the Northeast corner of said SE 1/4 being also the Northeast corner of said Parcel "C" thence S 01°22'27" W a distance of 292.24'; thence N 88°24'44" W a distance of 1626.11'; thence N 01°26'04" E a distance of 265.88'; thence S 89°20'28" E a distance of 1625.95' to the point of beginning,

Containing 10.417 acres.

Parcel "I" a part of Parcel "C" in the North Half of the Southeast Quarter (N 1/2 SE 1/4) of Section 5, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at a capped iron rod at the Southeast corner of said Parcel "C"; thence N 81°33'09" W, along the South line of said Parcel "C", a distance of 589.35' to a 5/8" capped iron rod; thence S 89°10'01" W, along said South line, a distance of 1042.29' to a 5/8" capped iron rod; thence N 01°26'04" E a distance of 265.88' to a 5/8" capped iron rod; thence S 88°24'44" E a distance of 1626.11' to a 5/8" capped iron rod; thence S 01°22'27" W a distance of 292.24' to a 5/8" capped iron rod.

Containing 9.280 acres



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

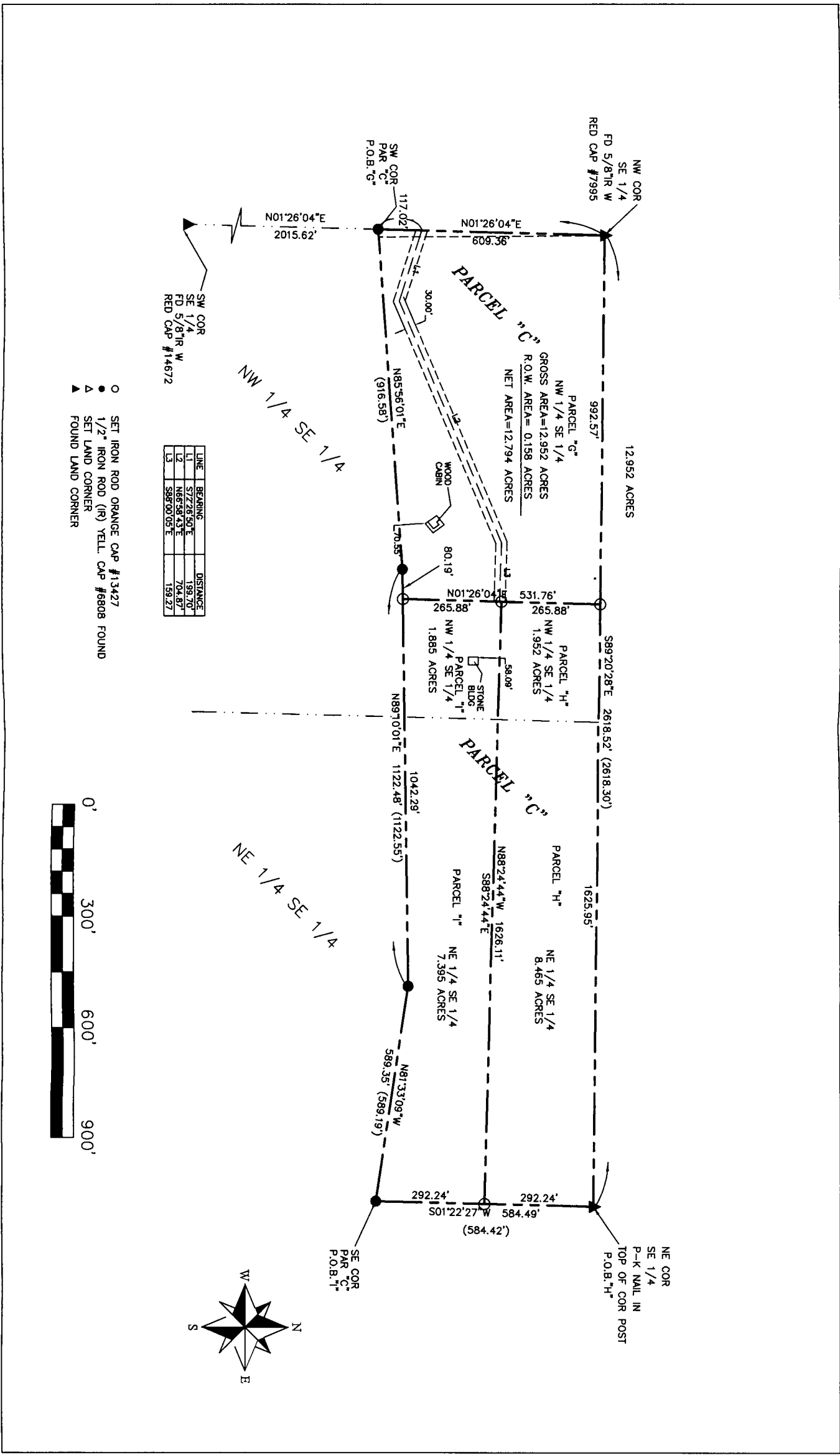
Signature Craig S. Boldman Date 7/10/19

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

Renewal date is December 31, 2020

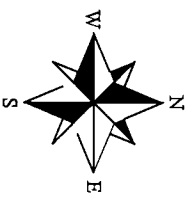
Pages or sheets covered by this seal 1, 2

updated with no changes



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S72°26'50"E | 199.70' |
| L2 | N66°58'43"E | 704.87' |
| L3 | S89°00'05"E | 159.27' |

- SET IRON ROD ORANGE CAP #13427
- 1/2" IRON ROD (IR) YELL. CAP #6808 FOUND
- ▲ SET LAND CORNER
- ▲ FOUND LAND CORNER



RESOLUTION NO. 06-2019

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 Aspen Real Estate LLC; and

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

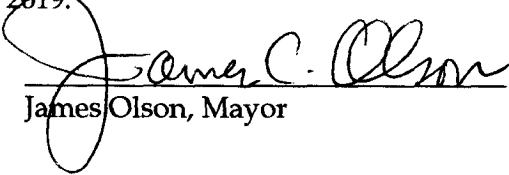
See Exhibit "A"

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 Aspen Real Estate LLC 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 3rd day of June, 2019.


James Olson, Mayor

ATTEST:



Kelley L. Brown, City Administrator