



Courthouse at Winterset
Madison County, Iowa
Built in 1876 of native limestone.

Madison County

Office of Zoning and Environmental Health

C. J. Nicholl, Administrator

Posted Courthouse: 7-28-17

Emailed: 7-28-17

PUBLIC HEARING NOTICE

You are hereby notified the Madison County Board of Supervisors has scheduled a public hearing on the request of Bret & Kyla Cox for preliminary & final plat approval of a Subdivision to be known as the Cox's Prairie Oaks. The purpose of the request is to allow the split of 27.5 acres into 2 lots in Section 13 South Township further described as:

The Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Thirteen (13), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a part of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Thirteen (13), more particularly described as follows, to-wit: Commencing at a point that is 240.0 feet West of the North Quarter (1/4) corner of said Section Thirteen (13), thence southwesterly along a 09°33' curve and distance of 497.03 feet; thence South 29°09' West 61.85 feet; thence South 83°48' West 633.0 feet; thence North 00°21'40" West 300.00 feet; thence North 83°48' East 812.00 feet to the point of beginning, containing 5.30 acres, more or less; AND EXCEPT a tract of land located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Thirteen (13), containing 6.4 acres, as shown in Plat of Survey filed in Book 2, Page 677 on May 1, 1996, in the Office of the Recorder of Madison County, Iowa, otherwise known as 2430 Walnut Trail, St Charles, Iowa.

You are further notified that the public hearing on said matter will be held by the **Madison County Board of Supervisors** on Tuesday August 8, 2017 at its regular meeting beginning at 9:00 a.m. in the Supervisors Office at the Madison County Courthouse in Winterset, Iowa, at which time and place all persons interested in said matter will be given an opportunity to be heard.

Additional information may be obtained at the Madison County Office of Zoning and Environmental Health.

C.J. Nicholl

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INDEX LEGEND

COUNTY: Madison
 SITE ADDRESS: 2430 Walnut Trail
 CITY: St. Charles
 SECTION: 13 TOWNSHIP: 75 RANGE: 26
 ALIQUOT PART: NE NW
 SUBDIVISION NAME: Cox's Prairie Oaks
 PROPRIETOR: Brett & Kyla Cox
 2430 Walnut Trail, St. Charles, Iowa
 515-689-7255
 REQUESTED BY: Bret & Kyla Cox
 SURVEYOR'S NAME: Vincent E. Piagentini

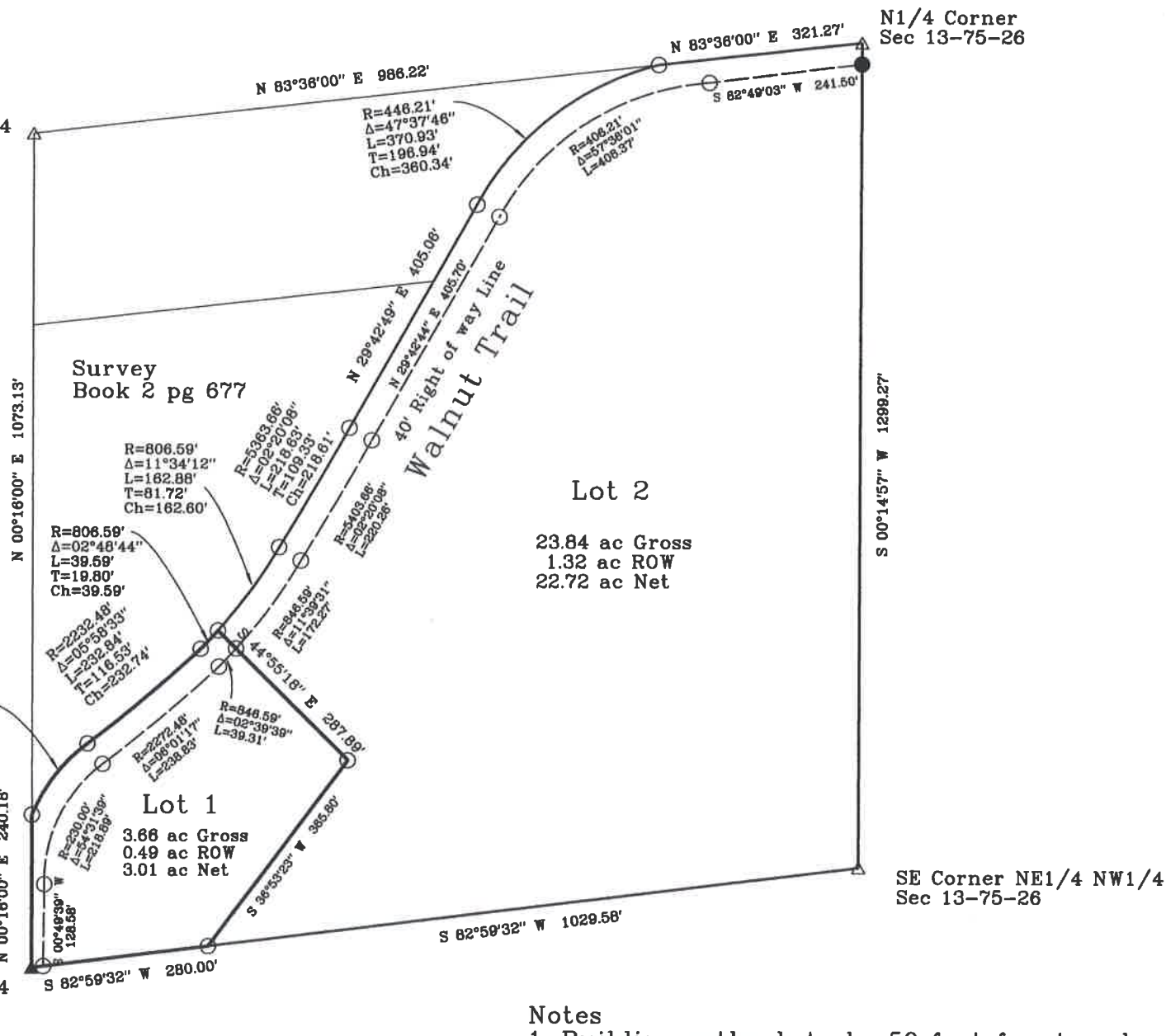
**FINAL PLAT
 COX'S PRAIRIE OAKS**

NW Corner NE1/4 NW1/4
 Sec 13-75-26

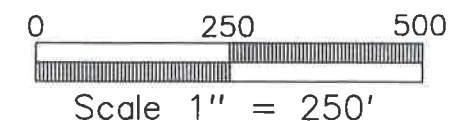
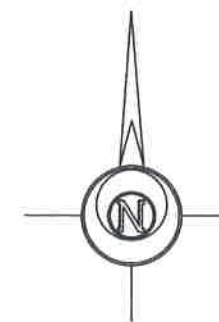
N1/4 Corner
 Sec 13-75-26

SPACE ABOVE FOR USE BY RECORDER OFFICE

Legal Description
 The Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirteen (13), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT a part of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Thirteen (13), Madison County, Iowa, described as follows: beginning at a point that is 240.0 feet West of the North Quarter (1/4) corner of said Section Thirteen (13), thence southwesterly along a 09°33' curve and distance of 497.03 feet; thence South 29°09' West 61.85 feet; thence South 83°48' West 633.0 feet; thence North 00°21'40" West 300.00 feet; thence North 83°48' East 812.00 feet to the point of beginning, containing 5.30 acres, more or less; AND EXCEPT a tract of land located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Thirteen (13), containing 6.4 acres, as shown in Plat of Survey filed in Book 2, Page 677 on May 1, 1996, in the Office of the Recorder of Madison County, Iowa.

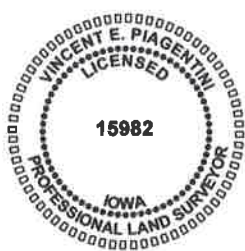


- Notes**
1. Building setback to be 50 feet front and rear yard and 25 feet side yard.
 2. Sewer to be individual septic tank and laterals.
 3. Water to be rural water.
 4. Power to be MidAmerican Energy.
 5. Property is zoned Agricultural.
 6. Any new driveway entrance shall have a 24 foot minimum width.



DATE OF SURVEY FIELDWORK: 3/31/17 DRAWING DATE: 3/28/17 REVISION DATE: DRAFTER: VP PROJECT NO: 17106

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 7/20/17
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

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
 IR IRON ROD
 IP IRON PIPE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 YC YELLOW CAP

ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

