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ANNO
SCAN
CHECK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

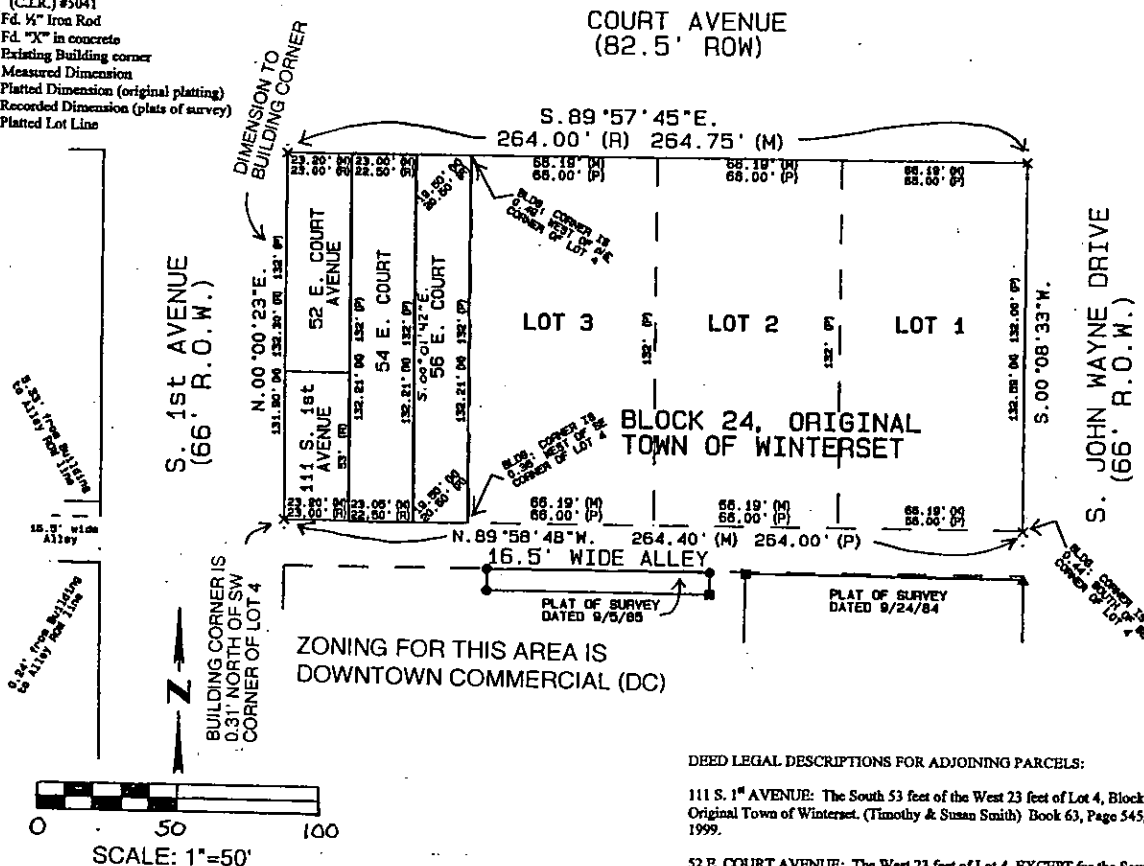
VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSET, IOWA • 50273

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JAMES M HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462 9845

AN ALTA/ACSM LAND TITLE SURVEY FOR QUILTING ACQUISITION, LLC, OF THE PARCEL DESCRIBED AS 54 E. COURT AVENUE, A PART OF LOT 4, BLOCK 24 OF THE ORIGINAL TOWN OF WINTERSET, MADISON COUNTY, IOWA.

LEGEND

- Fd. Capped Iron Rod (CLR.) #5041
- Fd. "X" Iron Rod
- ▲ Fd. "X" in concrete
- x Existing Building corner
- (M) Measured Dimension
- (P) Platted Dimension (original platting)
- (R) Recorded Dimension (plats of survey)
- - - Platted Lot Line



DEED LEGAL DESCRIPTIONS FOR ADJOINING PARCELS:

111 S. 1st AVENUE: The South 53 feet of the West 23 feet of Lot 4, Block 24 of the Original Town of Winterset. (Timothy & Susan Smith) Book 63, Page 345, filed 11-02-1999.

52 E. COURT AVENUE: The West 23 feet of Lot 4, EXCEPT for the South 53 feet, Block 24 of the Original Town of Winterset. (Elliot & Bonnie Bade) Book 2004, Page 497, filed 2-02-2004.

56 E. COURT AVENUE: The East 20.5 feet of Lot 4, Block 24 of the Original Town of Winterset. (Weeks Properties, Inc.) Book 2002, Page 3569, filed 7-22-2002.

54 E. COURT AVENUE (SUBJECT PROPERTY): The West 22.5 feet of the East 43 feet of Lot 4, Block 24 of the Original Town of Winterset. (Quilting Acquisition, LLC) Book 2007, Page 4538, filed 12-26-2007.

SURVEY LEGAL DESCRIPTION: Commencing at the Northwest corner of Lot 4, Block 24 of the Original Town of Winterset, Madison County, Iowa; thence South 89°57'45" East, 23.20 feet along the North line of said Lot 4 to the Point of Beginning; thence South 89°57'45" East, 23.00 feet along the North line of said Lot 4; thence South 00°01'42" East, 132.21 feet to a point on the South line of said Lot 4; thence North 89°58'48" West, 23.05 feet along the South line of said Lot 4; thence North 00°00'23" East, 132.21 feet to the Point of Beginning. Said Parcel contains 3,044 square feet (0.07 acres).

DATE OF SURVEY:
January 28, 2008

- Notes:
1. Sanitary Sewer is located in the alley South of this building.
 2. Water Main is located under Court Avenue North of this building.
 3. Electric service comes into this building from the alley to the South.
 4. Natural gas service comes into this building from the alley to the South.
 5. The City of Winterset is planning to remove & replace the street and sidewalk in front of this building as part of their Streetscape project. This project is scheduled to start in the Spring of 2008, and be completed by October of 2008. This building is located in "Phase 1" of the project, so the construction in front of this building should be finished by sometime in July.

To Quilting Acquisitions, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 7(a), 11(a) & 13 of Table A thereof. Pursuant to the Accuracy standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Iowa, the Relative Positional Accuracy of this survey does not exceed that which is specified therein:

Date: 1/30/08 signed: J.M. Hochstetler

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

J.M. HOCHSTETLER
License number 6808 Date 1/30/08
My license renewal date is December 31, 2009
Pages or sheets covered by this seal: 1

