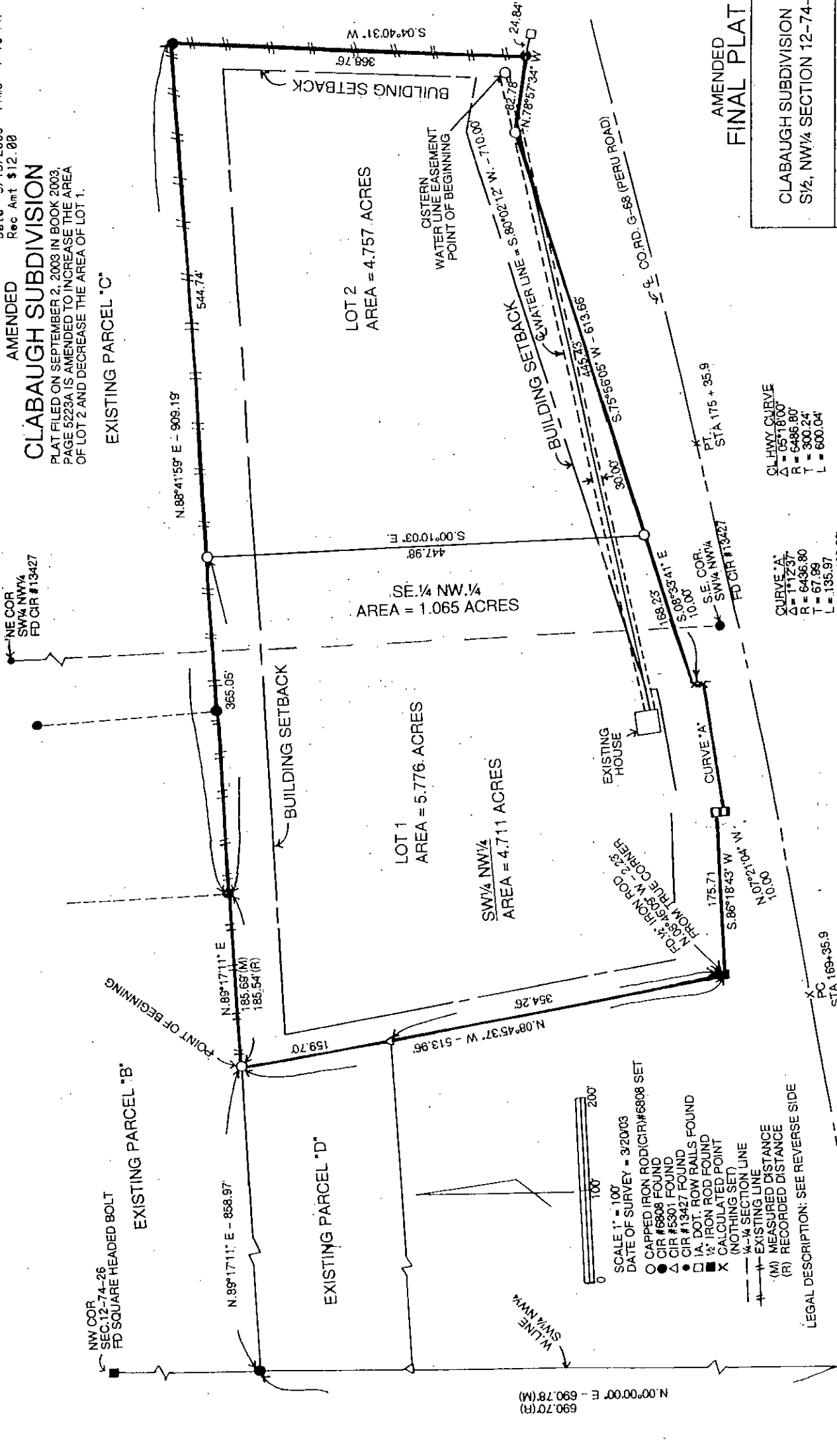


AMENDED
CLABAUGH SUBDIVISION

PLAT FILED ON SEPTEMBER 2, 2003 IN BOOK 2003,
PAGE 5223A IS AMENDED TO INCREASE THE AREA
OF LOT 2 AND DECREASE THE AREA OF LOT 1.

EXISTING PARCEL 'C'



NW COR SEC 12-74-26
FD SQUARE HEADED BOLT

EXISTING PARCEL 'B'

EXISTING PARCEL 'C'

EXISTING PARCEL 'D'

LOT 1
AREA = 5.776 ACRES

LOT 2
AREA = 4.757 ACRES

SE 1/4 NW 1/4
AREA = 1.065 ACRES

SW 1/4 NW 1/4
AREA = 4.711 ACRES

AMENDED
FINAL PLAT

QH HWY CURVE
Δ = 05°18'00"
R = 6486.80'
T = 300.24'
L = 600.04'

CURVE 'A'
Δ = 1°12'37"
R = 6436.80'
T = 67.99'
L = 135.97'

CHORD = 135.96'
BEARING = S. 82°02'37" W

CLABAUGH SUBDIVISION
S 1/2, NW 1/4 SECTION 12-74-26

OWNER/DEVELOPER
ROBERT B. & SALLY J. CLABAUGH
3325 PERU ROAD
TRURO, IOWA 50257

LAND SURVEYOR
VANCE & HOCHSTETLER, P.C.
110 WEST GREEN ST.
WINTERSSET, IOWA 50273

I hereby certify that this land surveying document was prepared 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
J. M. HOCHSTETLER
6808

License number 6808 Date 9/18/08
My license renewal date is December 31, 2013
Pages or sheets covered by this plat: 1



- SCALE: 1" = 100'
DATE OF SURVEY = 3/20/03
O CAPPED IRON ROD (CIR) #6808 SET
● CIR #6808 FOUND
△ CIR #5301 FOUND
□ IRON ROD FOUND
IA. DOT, ROW RAILS FOUND
X CALCULATED POINT (NOTHING SET)
- - - - - 1/4 - 1/4 SECTION LINE
 - - - - - EXISTING LINE
 - (M) MEASURED DISTANCE
 - (R) RECORDED DISTANCE
- LEGAL DESCRIPTION: SEE REVERSE SIDE

- NOTES:
WATER - WARREN RURAL WATER
SEWER - INDIVIDUAL SYSTEM
ZONED - AGRICULTURAL
BUILDING SETBACK LINE
50' FRONT & REAR YARD
25' SIDE YARD

WM COR
SEC 12-74-26
FD#1 I.R.

STA 160+22.3

34.40'

PC 169+35.9
STA 169+35.9

690.70'(R)

N.00°00'00" E - 690.78'(M)

LEGAL DESCRIPTION – Clabaugh Subdivision

A parcel of land in the South Half of the Northwest Quarter of Section 12, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the West Quarter Corner of Section 12, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 00°00'00" East 690.78 feet along the West line of the Northwest Quarter of said Section 12; thence North 89°17'11" East 858.97 feet along the South line of Parcel "B" to the Point of Beginning; thence continuing North 89°17'11" East 185.69 feet to the Southeast Corner of Parcel "B"; thence North 88°41'59" East 909.19 feet along an existing fence line a portion of which is also a line of Parcel "C"; thence South 04°40'31" West 368.76 feet along an existing fence line which is a line of Parcel "C" to a point on the North line of a County Road G-68 right-of-way; thence North 78°57'34" West 82.78 feet along said County Road right-of-way; thence South 75°56'05" West 613.66 feet along said County Road right-of-way; thence South 08°33'41" East 10.00 feet along said County Road right-of-way; thence Westerly 135.97 feet along a 6436.80 foot curve concave Northerly with a 135.96 foot chord bearing South 82°02'37" West; thence North 07°21'04" West 10.00 feet along said County Road right-of-way; thence South 86°18'43" West 175.71 feet along said County Road right-of-way; thence North 08°45'37" West 513.96 feet to the Point of Beginning containing 10.533 acres. Parcel is to be called Clabaugh Subdivision and is divided into Lot 1 and Lot 2 as shown on the attached plat.

WATER LINE EASEMENT

A 30.00 foot wide easement being 15.00 feet either side of the following described water line location:

Commencing at the Southeast Corner of Clabaugh Subdivision in the South Half of the Northwest Quarter of Section 12, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 04°40'31" East 20.60 feet along the East line of said Clabaugh Subdivision; thence North 85°20'40" West 17.93 feet to an existing cistern which is the easement point of beginning; thence South 80°02'12" West 710.00 feet to an existing house which is the end of the easement.