



MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	✓
RECORDED	✓
COMPARED	✓

Preparer

✓ Information G. Stephen Walters, P.O. Box 230, Winterset, Iowa 50273; 515-462-3731

AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :
 :SS
MADISON COUNTY :

I, James M. Hochstetler, after first being duly sworn upon oath, depose and state as follows:

1. This is an Affidavit Explanatory of Title to the following described real property to be included within the Plat of Lakeshore Estates by owner and sub-divider Terra Tender, Inc.:

A Plat of Survey located in the West Half of the Northwest Quarter of Section 15, and the East Half of the Northeast Quarter of Section 16, all in Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 15 (which is also the East Quarter corner of Section 16), Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 83°58'13" West, 1323.55 feet to the Southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 16; thence North 00°04'37" West, 1652.68 feet along the West line of the East Half of the Northeast Quarter of said Section 16; thence North 88°57'18" East, 703.30 feet; thence North 05°18'37" West, 1045.35 feet to a point on the North line of the East Half of the Northeast Quarter of said Section 16; thence North 84°11'14" East, 66.05 feet along the North line of the East Half of the Northeast Quarter of said Section 16; thence South 05°16'35" East, 449.15 feet; thence North 84°17'27" East, 666.31 feet; thence North 55°04'59" West, 555.70 feet; thence North 05°48'46" West, 87.74 feet to a point on the North line of the East Half of the Northeast Quarter of said Section 16; thence North 84°11'14" East, 66.00 feet along the North line of the East Half of the Northeast Quarter of said Section 16; thence South 05°48'46" East, 57.47 feet; thence South 55°04'59" East, 602.38 feet; thence North 84°17'27" East, 822.04 feet; thence South 45°24'51" East, 462.72 feet to a point on the East line of the West Half of said Section 15; thence South 00°22'24" West, 1820.80 feet to the

Southeast corner of the West Half of the Northwest Quarter of said Section 15; thence South $83^{\circ}57'58''$ West, 1325.59 feet to the West Quarter corner of said Section 15, which is the Point of Beginning. Said Parcel is subdivided into 26 lots, and contains 123.51 acres, which also contains 0.10 acres of County Road right-of-way and 8.45 acres of Private Road right-of-way.

2. I am a licensed land surveyor in the State of Iowa, License No. 6808, with Vance & Hochstetler, P.C., Consulting Engineers, 110 West Green Street, Winterset, Iowa 50273, and as such, I am personally acquainted with the real property described above in paragraph 1, and with the property described below in paragraph 3 of this Affidavit.

3. Wherever in the chain of title to the real property described above in paragraph 1 of this Affidavit, the following legal description appears, it is intended to, and does, describe the same real property as the following described real property:

Parcel "C", located in the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), and the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), all in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 144.064 acres, as shown in Plat of Survey filed in Book 2, Page 756 on February 14, 1997, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "E", located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 3.458 acres, as shown in Plat of Survey filed in Book 3 Page 41 on July 2, 1997, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "F", located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 3.438 acres, as shown in Plat of Survey filed in Book 3 Page 42 on July 2, 1997 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "G", located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16) and in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 4.583 acres, as shown in Plat of Survey filed in Book 3, Page 43 on July 2, 1997, in the Office of the Recorder of Madison County, Iowa AND EXCEPT Parcel "H", except the West Sixteen (16) feet thereof, located in the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16) and the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 4.422 acres, as shown in Plat of Survey filed in Book 3, Page 44 on July 2, 1997, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "D" located in the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Fifteen (15), containing 4.801 acres, as shown in Plat of Survey filed in Book 3, Page 40 on July 2, 1997.

James M. Hochstetler
James M. Hochstetler

Subscribed and sworn to before me by the said James M. Hochstetler on this 26 day of April, 2005.

Carol Kiernan
Notary Public in and for the State of Iowa

