

REC \$ 5⁰⁰
AUD \$
R.M.F. \$ 1⁰⁰

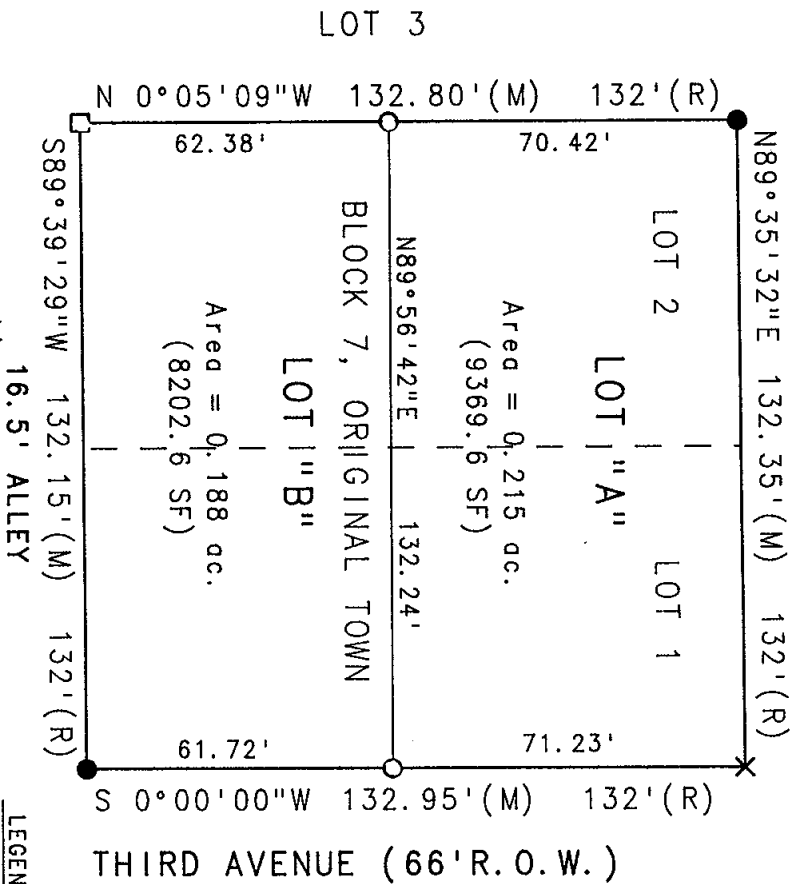
COMPUTER
RECORDED
COMPARED

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSSET, IOWA (515) 462-3995
CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSSET, IOWA 50273
JAMES M HOCHSTETLER, 110 WEST GREEN ST., WINTERSSET, IOWA 50273

A PLAT OF SURVEY FOR STEVE SAWYERS FOR A SUBDIVISION OF
LOTS 1 AND 2 OF BLOCK 7 OF THE ORIGINAL TOWN OF WINTERSSET,
MADISON COUNTY, IOWA.

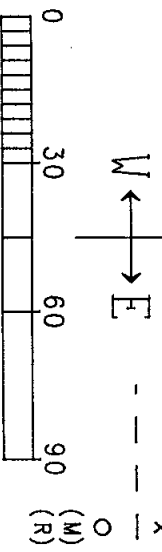
NORTH STREET (66'R. O.W.)



LEGEND

- Fd. Capped Iron Rod (C.I.R.) #6808
- Fd. Bent 1/2" Iron Rod
- x Fd. "X" cut in sidewalk
- - - Existing platted lot line
- Set C.I.R. #6808
- Measured Dimension
- Recorded Dimension

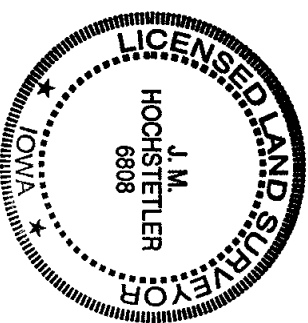
DATE OF SURVEY: April 3, 2001
SCALE: 1" = 30'



NOTE: This division of Lots 1 & 2 follows the center wall of an attached duplex which was under construction at the time of this survey.

LEGAL DESCRIPTION (Lot "A")
A Parcel of land located in Lots 1&2 of Block 7 of the Original Town of Winterset, Madison County, Iowa, more particularly described as follows:
Beginning at the Northeast corner of Lot 1 of Block 7 of the Original Town of Winterset; thence South 0°00'00" West, 71.23 feet along the East line of said Lot 1; thence South 89°56'42" West, 132.24 feet to a point on the West line of Lot 2 of Block 7 of the Original Town of Winterset; thence North 0°05'09" West, 70.42 feet to the Northwest corner of said Lot 2; thence North 89°35'32" East, 132.35 feet along the South right-of-way line of North Street to the Point of Beginning. Said Parcel contains 0.215 acres.

LEGAL DESCRIPTION (Lot "B")
A Parcel of land located in Lots 1&2 of Block 7 of the Original Town of Winterset, Madison County, Iowa, more particularly described as follows:
Beginning at the Southeastd corner of Lot 1 of Block 7 of the Original Town of Winterset; thence South 89°39'29" West, 132.15 feet along the North right-of-way line of an existing 16.5 foot alley to the Southwest corner of Lot 2 of said Block 7; thence North 0°05'09" West, 62.38 feet along the West line of said Lot 2; thence North 89°56'42" East, 132.24 feet to a point on the East line of said Lot 1; thence South 0°00'00" West, 61.72 feet along the West R.O.W. line of Third Avenue to the Point of Beginning. Said Parcel contains 0.188 acres.



I hereby 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
J.M. HOCHSTETLER
License number 6808 Date 5/10/01
My license renewal date is December 31 2001
Pages or sheets covered by this seal: 1