

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

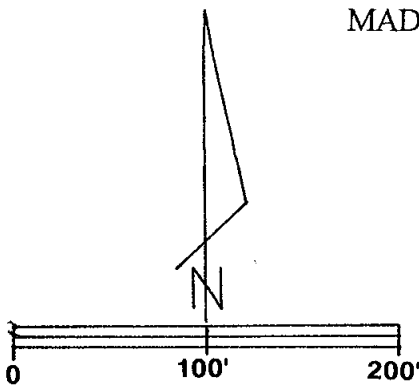
REC \$ 5⁰⁰
AUD \$ 1⁰⁰
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPALED

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

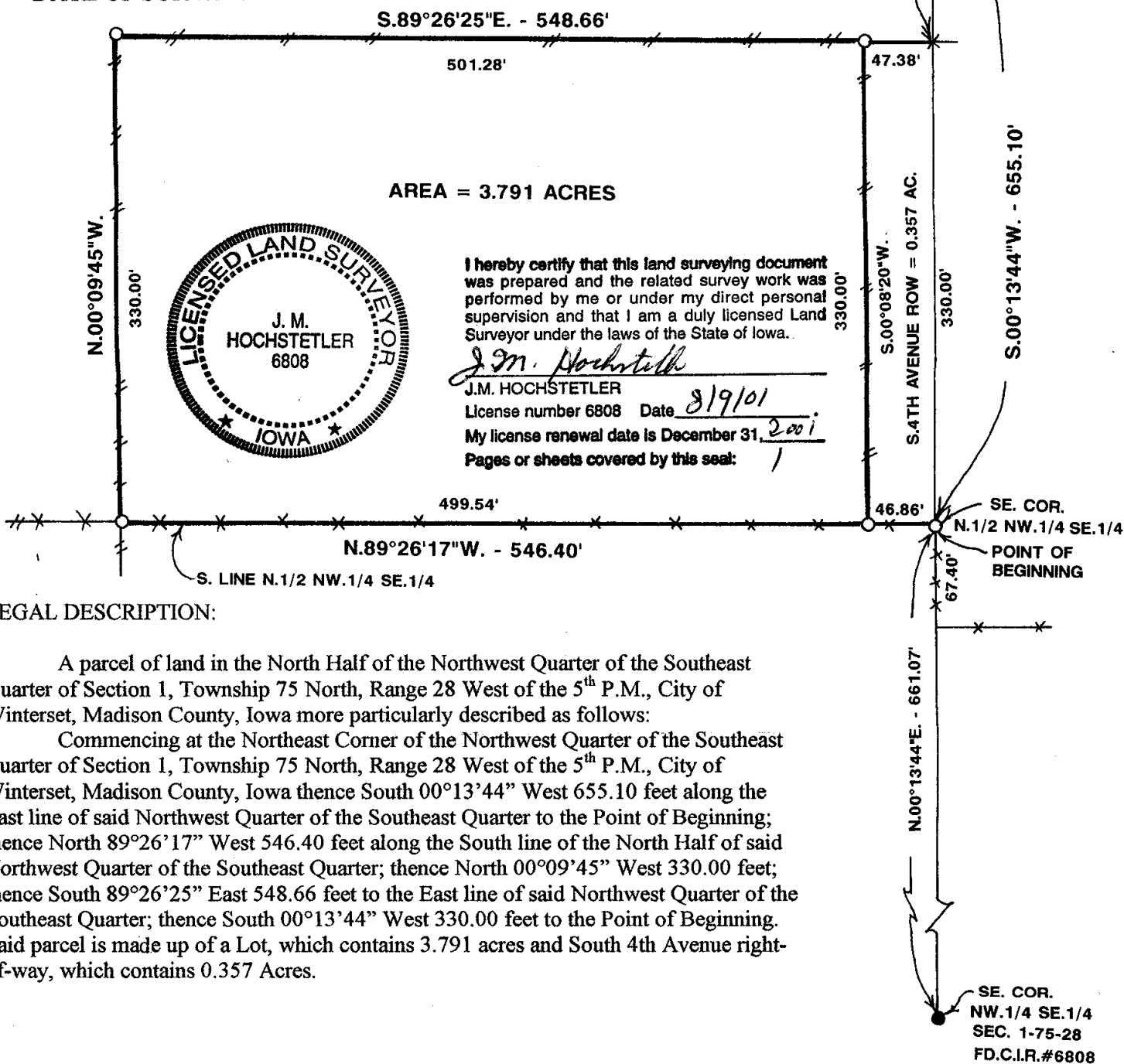
PLAT OF SURVEY IN THE NORTH HALF OF THE NORTHWEST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 75
NORTH, RANGE 28 WEST OF THE 5TH P.M., CITY OF WINTERSET,
MADISON COUNTY, IOWA OWNED BY THE
ROBERT G. BENOIT ESTATE.

- CAPPED IRON ROD (C.I.R.)#6808 SET
- △ 5/8" IRON ROD FOUND
- C.I.R. #6808 FOUND
- #—# EXISTING FENCE
- X-X- CITY OF WINTERSET CITY LIMITS



SCALE: 1" = 100'

DATE OF SURVEY: 8-8-2001



LEGAL DESCRIPTION:

A parcel of land in the North Half of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa thence South 00°13'44" West 655.10 feet along the East line of said Northwest Quarter of the Southeast Quarter to the Point of Beginning; thence North 89°26'17" West 546.40 feet along the South line of the North Half of said Northwest Quarter of the Southeast Quarter; thence North 00°09'45" West 330.00 feet; thence South 89°26'25" East 548.66 feet to the East line of said Northwest Quarter of the Southeast Quarter; thence South 00°13'44" West 330.00 feet to the Point of Beginning. Said parcel is made up of a Lot, which contains 3.791 acres and South 4th Avenue right-of-way, which contains 0.357 Acres.