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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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 SOUTHWEST FRATIONAL QUARTER OF THE NORTHWEST QUARTER AND THE NORTH 3 ACRES OF THE FRACTIONAL WEST HALF OF THE SOUTHWEST QUARTER ALL IN SECTION 30, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, OWNED BY J. RUSSELL HIXSON

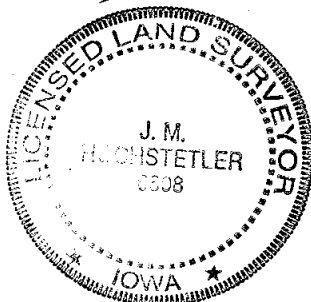
I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

J.M. Hochstetler
J.M. HOCHSTETLER

License number 6808 Date 9/10/02

My license renewal date is December 31, 2003

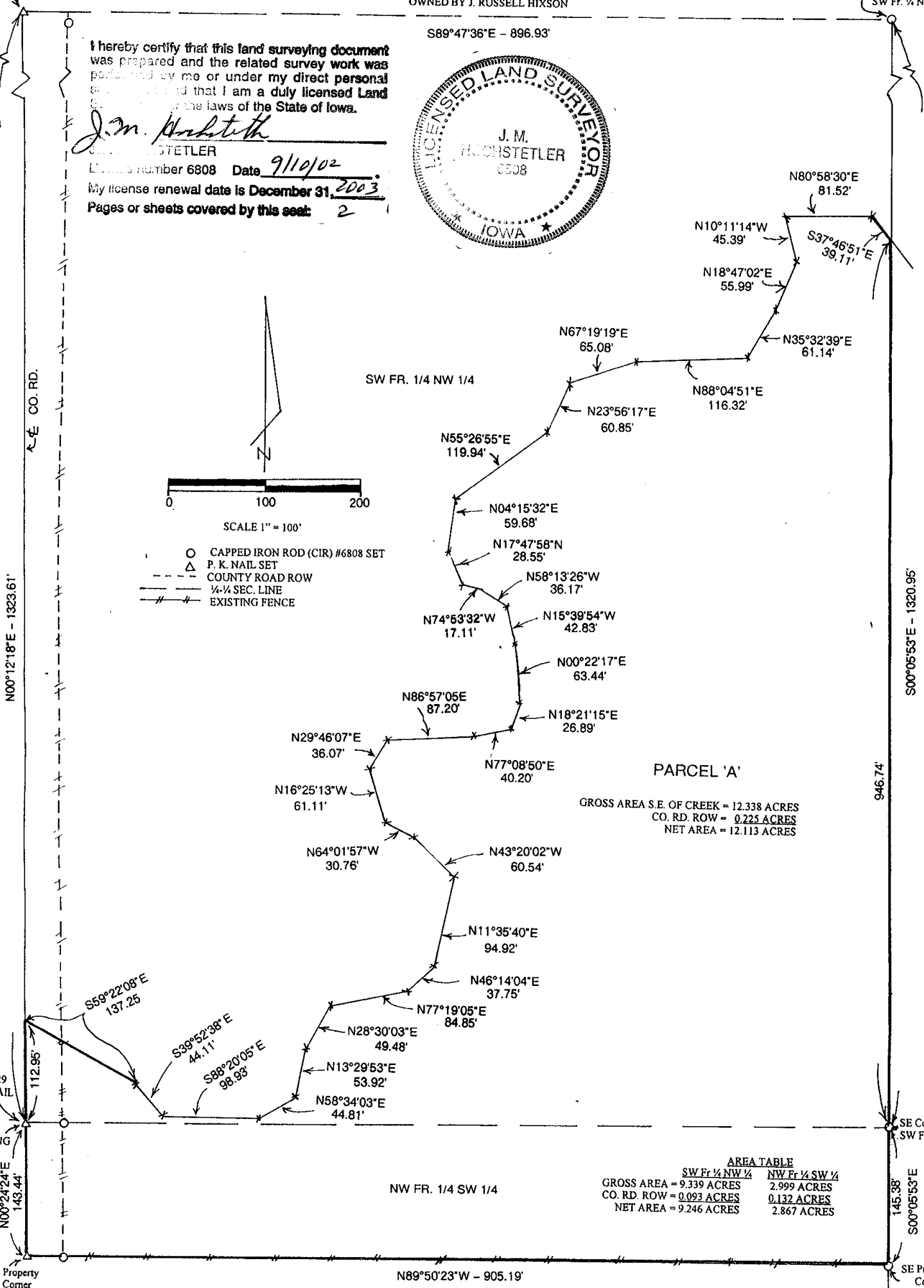
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S89°47'36"E - 896.93'

NE Cor. SW Fr. 1/4 NW 1/4

NW Cor. SW Fr. 1/4 NW 1/4 SET P.K. NAIL



- CAPPED IRON ROD (CIR) #6808 SET
- △ P. K. NAIL SET
- - - COUNTY ROAD ROW
- - - 1/4-1/4 SEC. LINE
- /// EXISTING FENCE

PARCEL 'A'

GROSS AREA S.E. OF CREEK = 12.338 ACRES
CO. RD. ROW = 0.225 ACRES
NET AREA = 12.113 ACRES

	SW Fr 1/4 NW 1/4	NW Fr 1/4 SW 1/4
GROSS AREA	= 9.339 ACRES	2.999 ACRES
CO. RD. ROW	= 0.093 ACRES	0.132 ACRES
NET AREA	= 9.246 ACRES	2.867 ACRES

NW FR. 1/4 SW 1/4

N89°50'23"W - 905.19'

SW Property Corner

SE Property Corner

W 1/4 Cor. Sec. 30-76-29 SET P.K. NAIL

POINT OF BEGINNING

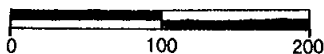
SE Cor. SW Fr. 1/4 NW 1/4

145.38'
S00°05'53"E

946.74'

N00°12'18"E - 1323.61'

S00°05'53"E - 1320.95'



SCALE 1" = 100'

LEGAL DESCRIPTION:

Parcel "A" in the Southwest Fractional Quarter of the Northwest Quarter and the Northwest Fractional Quarter of the Southwest Quarter all in Section 30, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 30, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 00°12'18" East 112.95 feet along the West line of the Southwest Fractional Quarter of the Northwest Quarter of said Section 30 to a point in the center of Howarden Creek; thence following the meandering of Howarden Creek Easterly and Northerly as shown on the attached plat to a point on the East line of said Southwest Fractional Quarter of the Northwest Quarter; thence South 00°05'53" East 946.74 feet to the Southeast Corner of said Southwest Fractional Quarter of the Northwest Quarter; thence South 00°05'53" East 145.38 feet along the East line of the Northwest Fractional Quarter of the Southwest Quarter of said Section 30; thence North 89°50'23" West 905.19 feet along an existing fence to a point on the West line of said Northwest Fractional Quarter of the Southwest Quarter; thence North 00°24'24" East 143.44 feet to the Point of Beginning containing 12.338 acres including 0.225 acres of County Road right-of-way.