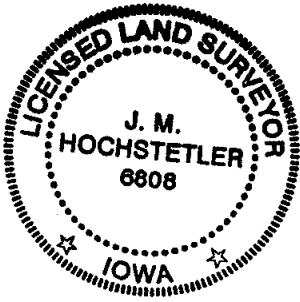


MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 10.00  
AUD \$  
R.M.F. \$

COMPUTER   
RECORDED   
COMPARED

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



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 12/5/02

My license renewal date is December 31, 2003

Pages or sheets covered by this seal: 1

CENTER  
SEC. 1-76-28  
FD CIR #6808

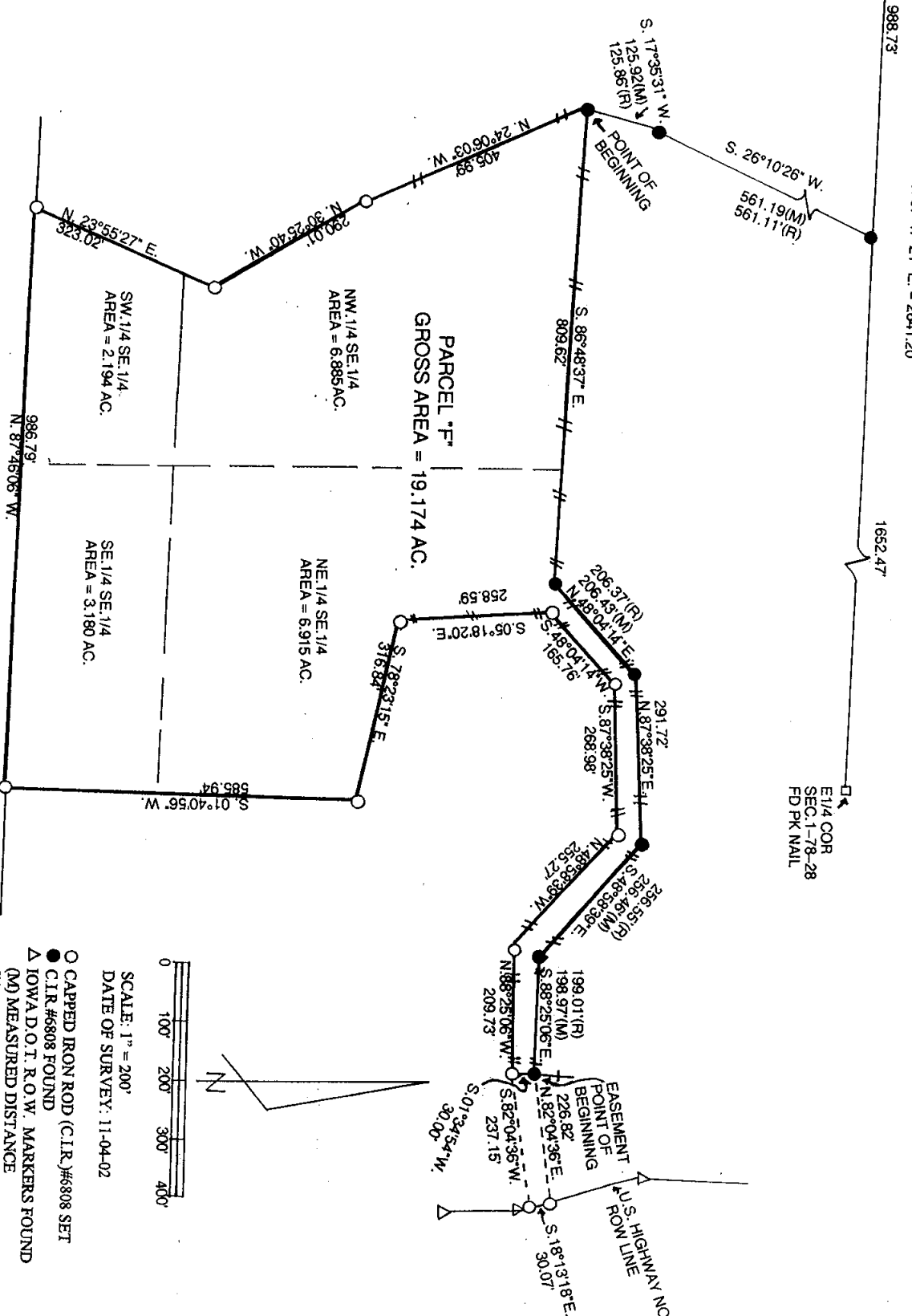
988.73'

S. 87°47'21" E - 2641.20'

1652.47'

E1/4 COR  
SEC. 1-78-28  
FD PK MAIL

PLAT OF SURVEY IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5th P.M., MADISON COUNTY, IOWA OWNED BY ALAN W. & HELENE B. MAGRUDER AND AMANDA MAGRUDER BUNNING CONTRACT PURCHASER



PARCEL "F"  
GROSS AREA = 19.174 AC.

SW 1/4 SE 1/4  
AREA = 2.194 AC.

NW 1/4 SE 1/4  
AREA = 6.885 AC.

NE 1/4 SE 1/4  
AREA = 6.915 AC.

SE 1/4 SE 1/4  
AREA = 3.180 AC.

NOTE: ATTACHED LEGAL DESCRIPTION



SCALE: 1" = 200'  
DATE OF SURVEY: 11-04-02

- CAPPED IRON ROD (C.I.R.) #6808 SET
- C.I.R. #6808 FOUND
- △ IOWA D.O.T. R.O.W. MARKERS FOUND
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE
- EXISTING FENCE
- - - 1/4 - 1/4 SECTION LINE
- EASEMENT LINE

**LEGAL DESCRIPTION:**

Parcel "F" a part of Parcel "D" in the Southeast Quarter of Section 1, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Center of Section 1, Township 76 North, Range West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence South 87°47'21" East 988.73 feet along the North line of the Southeast Quarter of Said Section 1; thence South 26°10'26" West 561.19 feet along a line of Parcel "D"; thence South 17°35'31" West 125.92 feet along a line of Parcel "D" to the Point of Beginning; thence South 86°48'37" East 809.62 feet along a line of Parcel "D" thence North 48°04'14" East 206.43 feet along a line of Parcel D" thence North 87°38'25" East 291.72 feet along a line of Parcel D; thence South 48°58'39" East 256.46 feet along a line of Parcel D; thence South 88°25'06" East 198.97 feet along a line of Parcel D; thence South 01°34'54" West 30.00 feet; thence North 88°25'06" West 209.73 feet; thence North 48°58'39" West 255.27 feet; thence South 87°38'25" West 268.98; thence South 48°04'14" West 165.76 feet; thence South 05°18'20" East 258.59 feet; thence South 78°23'15" East 316.84 feet; thence South 01°40'56" West 585.94 feet to a point on the South line of Parcel D' thence North 87°46'06" West 986.79 feet along the South line of Parcel D; thence North 23°55'37" East 323.02 feet; thence North 30°25'40" West 290.01 feet; thence North 24°06'03" West 405.99 feet to the Point of Beginning containing 19.174 acres.

**PUBLIC UTILITY AND ACCESS EASEMENT**

A public utility and access easement described as beginning at the Northeast Corner of Parcel "F" in the Southeast Quarter of Section 1, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 82°04'36" East 226.82 feet to a point on the West right-of-way line of U.S. Highway No. 169; thence South 18°13'18" East 30.07 feet along said West right-of-way line; thence South 82°04'36" West 237.15 feet to a corner of said Parcel "F"; thence North 01°34'54" East 30.00 feet to the Point of Beginning.