

**PLAT AND CERTIFICATE
FOR EASTERN RED CEDAR SUBDIVISION
MADISON COUNTY, IOWA**

2003 MAY 21 AM 11:22

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

I, C. J. Nicholl, Zoning Administrator of Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Eastern Red Cedar Subdivision, and that the real estate comprising said plat is described as follows:

Parcel "D", except for Parcel "J" of said Parcel "D", which is located in Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, which is more particularly described as follows: Commencing at the West Quarter corner of Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 89°51'39" East, 2243.90 feet along the North line of the Southwest Quarter of said Section 3 to a point on the East line of Parcel "J" of Parcel "D", which is the Point of Beginning; thence North 8°34'12" West, 127.47 feet to a point on the Centerline of an existing County Road; thence North 82°40'38" East, 171.81 feet along said Road Centerline; thence Northeasterly 324.52 feet along an 402.08 foot radius curve which is also said Road Centerline, concave Northwesterly, with a chord of North 58°20'32" East, 315.79 feet; thence North 35°13'08" East, 398.00 feet along said Road Centerline; thence South 44°46'43" East, 646.97 feet; thence South 20°36'41" West, 423.00 feet; thence South 78°38'51" West, 914.69 feet; thence North 8°34'12" West, 400.85 feet to the Point of Beginning. Said Parcel contains 15.207 acres, including 0.684 acres of County Road right-of-way, and is divided into three lots

I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:

1. Dedication of Plat of Eastern Red Cedar Subdivision;
2. Attorney's opinion;
3. Certificate of County Treasurer of Madison County, Iowa;
4. Certificate of County Recorder of Madison County, Iowa;
5. Certificate of Clerk of the District court of Madison County, Iowa;
6. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat; and
7. Agreement with County Engineer;

8. Consent to Platting by Bankers Trust Company;

9. Groundwater Hazard Statement.

all of which are duly certified in accordance with the Madison County Zoning Ordinance.

Dated this 5th day of May, 2003.



C. J. Nicholl, Zoning Administrator of Madison
County, Iowa

**DEDICATION OF PLAT
OF
EASTERN RED CEDAR SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

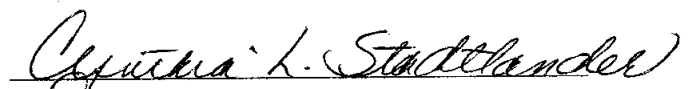
That Mark A. Stadtlander and Cynthia L. Stadtlander, husband and wife, do hereby certify that they are the sole owner and proprietor of the following-described real state:

Parcel "D", except for Parcel "J" of said Parcel "D", which is located in Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, which is more particularly described as follows: Commencing at the West Quarter corner of Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 89°51'39" East, 2243.90 feet along the North line of the Southwest Quarter of said Section 3 to a point on the East line of Parcel "J" of Parcel "D", which is the Point of Beginning; thence North 8°34'12" West, 127.47 feet to a point on the Centerline of an existing County Road; thence North 82°40'38" East, 171.81 feet along said Road Centerline; thence Northeasterly 324.52 feet along an 402.08 foot radius curve which is also said Road Centerline, concave Northwesterly, with a chord of North 58°20'32" East, 315.79 feet; thence North 35°13'08" East, 398.00 feet along said Road Centerline; thence South 44°46'43" East, 646.97 feet; thence South 20°36'41" West, 423.00 feet; thence South 78°38'51" West, 914.69 feet; thence North 8°34'12" West, 400.85 feet to the Point of Beginning. Said Parcel contains 15.207 acres, including 0.684 acres of County Road right-of-way, and is divided into three lots

That the subdivision of the above-described real estate as shown by the final plat of Eastern Red Cedar Subdivision is with the free consent and in accordance with the owner's desire as owner of said real estate.

DATED this 21 day of June, 2003.


Mark A. Stadtlander


Cynthia L. Stadtlander

LAW OFFICES

JORDAN, OLIVER & WALTERS, P.C.

FARMERS & MERCHANTS STATE BANK BUILDING
POST OFFICE BOX 230
WINTERSSET, IOWA 50273-0230

TELEPHONE (515)462-3731
FAX (515)462-3734

LEWIS H. JORDAN

JERROLD B. OLIVER

G. STEPHEN WALTERS

March 18, 2003

Mr. C. J. Nicholl
Madison County Zoning Administrator
Madison County Courthouse
Winterset, IA 50273

Dear Mr. Nicholl:

This attorney's opinion is given in accordance with Section 6, subparagraph C1, of the Madison County Subdivision Ordinance. I, Jerrold B. Oliver, an attorney at law of Winterset, Madison County, Iowa, do hereby state that this attorney's opinion of title concerns the following described real estate:

Parcel "D", except for Parcel "J" of said Parcel "D", which is located in Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, which is more particularly described as follows: Commencing at the West Quarter corner of Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 89°51'39" East, 2243.90 feet along the North line of the Southwest Quarter of said Section 3 to a point on the East line of Parcel "J" of Parcel "D", which is the Point of Beginning; thence North 8°34'12" West, 127.47 feet to a point on the Centerline of an existing County Road; thence North 82°40'38" East, 171.81 feet along said Road Centerline; thence Northeasterly 324.52 feet along an 402.08 foot radius curve which is also said Road Centerline, concave Northwesterly, with a chord of North 58°20'32" East, 315.79 feet; thence North 35°13'08" East, 398.00 feet along said Road Centerline; thence South 44°46'43" East, 646.97 feet; thence South 20°36'41" West, 423.00 feet; thence South 78°38'51" West, 914.69 feet; thence North 8°34'12" West, 400.85 feet to the Point of Beginning. Said Parcel contains 15.207 acres, including 0.684 acres of County Road right-of-way, and is divided into three lots

Title to said real estate is in Mark A. Stadtlander and Cynthia L. Stadtlander, free and clear of all liens and encumbrances, except for the following described Mortgages to Bankers Trust Company

- a. Mortgage in the principal sum of \$183,920.00, dated and filed June 1, 1998, in Mortgage Record 199, Page 90 of the Recorder's office of Madison County, Iowa.

Page Two
March 18, 2003

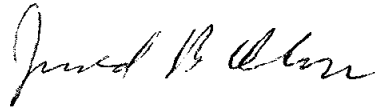
- b. Mortgage in the principal sum of \$171,089.00, dated July 18, 2001, and filed July 20, 2001, in Book 2001, Page 3178 of the Recorder's office of Madison County, Iowa.
- c. Mortgage in the principal sum of \$450,000.00, dated January 6, 2003, and filed January 15, 2003, in Book 2003, Page 232 of the Recorder's office of Madison County, Iowa.

The real estate is subject to an easement to Warren Water, Inc., dated June 7, 1999, and filed June 18, 1999, in Deed Record 140, Page 693 of the Recorder's office of Madison County, Iowa, granting a perpetual easement with the right to erect, construct, install, lay, and thereafter use, operate, inspect, repair, maintain, replace, and remove water lines and appurtenances thereto, over and across the real estate under examination. The easements recite that it shall be 32 feet in width, the centerline of which shall be the water pipeline and necessary appurtenances.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By



Jerrold B. Oliver

JBO:hd

CONSENT TO PLATTING

BY BANKERS TRUST COMPANY

Bankers Trust Company does hereby consent to the platting and subdivision of the following-described real estate:

Parcel "D", except for Parcel "J" of said Parcel "D", which is located in Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, which is more particularly described as follows: Commencing at the West Quarter corner of Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 89°51'39" East, 2243.90 feet along the North line of the Southwest Quarter of said Section 3 to a point on the East line of Parcel "J" of Parcel "D", which is the Point of Beginning; thence North 8°34'12" West, 127.47 feet to a point on the Centerline of an existing County Road; thence North 82°40'38" East, 171.81 feet along said Road Centerline; thence Northeasterly 324.52 feet along an 402.08 foot radius curve which is also said Road Centerline, concave Northwesterly, with a chord of North 58°20'32" East, 315.79 feet; thence North 35°13'08" East, 398.00 feet along said Road Centerline; thence South 44°46'43" East, 646.97 feet; thence South 20°36'41" West, 423.00 feet; thence South 78°38'51" West, 914.69 feet; thence North 8°34'12" West, 400.85 feet to the Point of Beginning. Said Parcel contains 15.207 acres, including 0.684 acres of County Road right-of-way, and is divided into three lots

in accordance with ordinances of the State of Iowa. The undersigned holds the following Mortgage against said real estate from Mark A. Stadtlander and Cynthia L. Stadtlander, husband and wife, to Bankers Trust Company:

- a. Mortgage in the principal sum of \$183,920.00, dated and filed June 1, 1998, in Mortgage Record 199, Page 90 of the Recorder's office of Madison County, Iowa.
- b. Mortgage in the principal sum of \$171,089.00, dated July 18, 2001, and filed July 20, 2001, in Book 2001, Page 3178 of the Recorder's office of Madison County, Iowa.
- c. Mortgage in the principal sum of \$450,000.00, dated January 6, 2003, and filed January 15, 2003, in Book 2003, Page 232 of the Recorder's office of Madison County, Iowa.

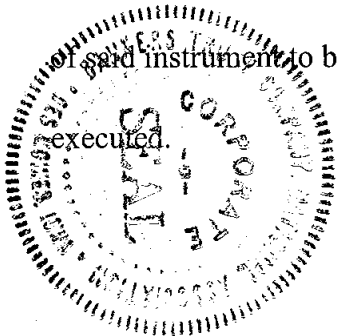
Dated: March 21, 2003.

BANKERS TRUST COMPANY

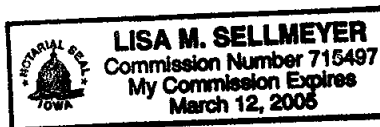
By Jill C. Smith, Vice President
JILL C. SMITH
Vice President

STATE OF IOWA :
: SS
POIKS COUNTY :

On this 21st day of March, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jill C. Smith of said corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Vice President as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by his voluntarily



Lisa Sellmeyer
Notary Public in and for the State of Iowa



**CERTIFICATE OF THE COUNTY RECORDER
OF MADISON COUNTY, IOWA**

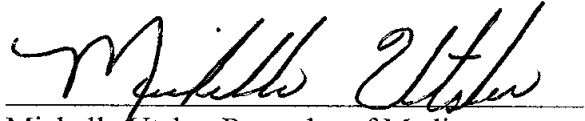
I, Michelle Utsler, do hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that Mark A. Stadlander and Cynthia L. Stadlander, husband and wife, are the fee simple owners and record titleholders of the following-described real estate, to-wit:

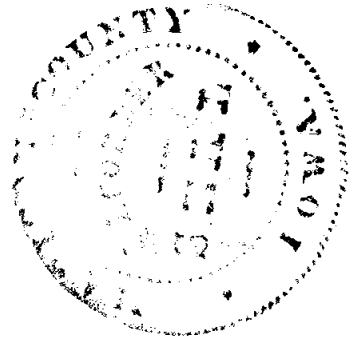
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and that said real estate is free and clear of all liens and encumbrances, except the following Mortgages against said real estate from Mark A. Stadlander and Cynthia L. Stadlander, husband and wife, to Bankers Trust Company, an Iowa Corporation:

- a. Mortgage in the principal sum of \$183,920.00, dated and filed June 1, 1998, in Mortgage Record 199, Page 90 of the Recorder's office of Madison County, Iowa.
 - b. Mortgage in the principal sum of \$171,089.00, dated July 18, 2001, and filed July 20, 2001, in Book 2001, Page 3178 of the Recorder's office of Madison County, Iowa.
 - c. Mortgage in the principal sum of \$450,000.00, dated January 6, 2003, and filed January 15, 2003, in Book 2003, Page 232 of the Recorder's office of Madison County, Iowa.
-

DATED at Winterset, Iowa, this 21st day of MAY, 2003.


Michelle Utsler, Recorder of Madison
County, Iowa

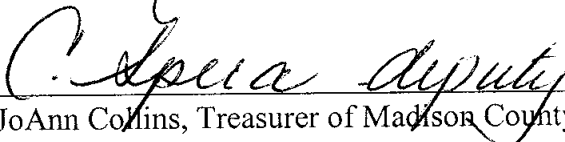


**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

I, G. JoAnn Collins, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

Parcel "D", except for Parcel "J" of said Parcel "D", which is located in Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, which is more particularly described as follows: Commencing at the West Quarter corner of Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 89°51'39" East, 2243.90 feet along the North line of the Southwest Quarter of said Section 3 to a point on the East line of Parcel "J" of Parcel "D", which is the Point of Beginning; thence North 8°34'12" West, 127.47 feet to a point on the Centerline of an existing County Road; thence North 82°40'38" East, 171.81 feet along said Road Centerline; thence Northeasterly 324.52 feet along an 402.08 foot radius curve which is also said Road Centerline, concave Northwesterly, with a chord of North 58°20'32" East, 315.79 feet; thence North 35°13'08" East, 398.00 feet along said Road Centerline; thence South 44°46'43" East, 646.97 feet; thence South 20°36'41" West, 423.00 feet; thence South 78°38'51" West, 914.69 feet; thence North 8°34'12" West, 400.85 feet to the Point of Beginning. Said Parcel contains 15.207 acres, including 0.684 acres of County Road right-of-way, and is divided into three lots

DATED at Winterset, Iowa, this 19 day of March, 2003.



G. JoAnn Collins, Treasurer of Madison County, Iowa

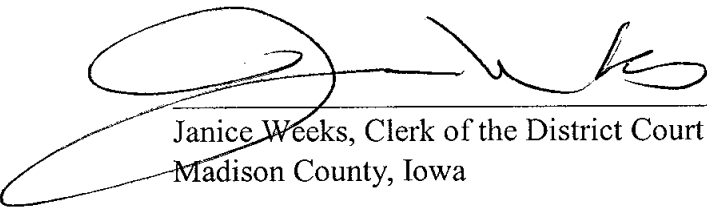
**CERTIFICATE OF THE CLERK OF THE DISTRICT
COURT
OF MADISON COUNTY, IOWA**

I, Janice Weeks, do hereby certify that I am the duly elected and acting Clerk of the District Court of Madison County, Iowa; that I have examined the records in my office, and that the following-described real estate, to-wit:

Parcel "D", except for Parcel "J" of said Parcel "D", which is located in Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, which is more particularly described as follows: Commencing at the West Quarter corner of Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 89°51'39" East, 2243.90 feet along the North line of the Southwest Quarter of said Section 3 to a point on the East line of Parcel "J" of Parcel "D", which is the Point of Beginning; thence North 8°34'12" West, 127.47 feet to a point on the Centerline of an existing County Road; thence North 82°40'38" East, 171.81 feet along said Road Centerline; thence Northeasterly 324.52 feet along an 402.08 foot radius curve which is also said Road Centerline, concave Northwesterly, with a chord of North 58°20'32" East, 315.79 feet; thence North 35°13'08" East, 398.00 feet along said Road Centerline; thence South 44°46'43" East, 646.97 feet; thence South 20°36'41" West, 423.00 feet; thence South 78°38'51" West, 914.69 feet; thence North 8°34'12" West, 400.85 feet to the Point of Beginning. Said Parcel contains 15.207 acres, including 0.684 acres of County Road right-of-way, and is divided into three lots

is free from all judgments, attachments, mechanic's or other liens.

DATED at Winterset, Iowa, this 21st day of March, 2003.



Janice Weeks, Clerk of the District Court of
Madison County, Iowa

**RESOLUTION APPROVING FINAL PLAT
OF EASTERN RED CEDAR SUBDIVISION
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Eastern Red Cedar Subdivision; and

WHEREAS, the real estate comprising said plat is described as follows:

Parcel "D", except for Parcel "J" of said Parcel "D", which is located in Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, which is more particularly described as follows: Commencing at the West Quarter corner of Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 89°51'39" East, 2243.90 feet along the North line of the Southwest Quarter of said Section 3 to a point on the East line of Parcel "J" of Parcel "D", which is the Point of Beginning; thence North 8°34'12" West, 127.47 feet to a point on the Centerline of an existing County Road; thence North 82°40'38" East, 171.81 feet along said Road Centerline; thence Northeasterly 324.52 feet along an 402.08 foot radius curve which is also said Road Centerline, concave Northwesterly, with a chord of North 58°20'32" East, 315.79 feet; thence North 35°13'08" East, 398.00 feet along said Road Centerline; thence South 44°46'43" East, 646.97 feet; thence South 20°36'41" West, 423.00 feet; thence South 78°38'51" West, 914.69 feet; thence North 8°34'12" West, 400.85 feet to the Point of Beginning. Said Parcel contains 15.207 acres, including 0.684 acres of County Road right-of-way, and is divided into three lots

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, Mark A. Stadtlander and Cynthia L. Stadtlander; and

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietors and that the platted land is free from encumbrances, and certified statements from the Treasurer of Madison County, Iowa, that said platted land is free from taxes, and the Clerk of the District Court of Madison County, Iowa, that said land is free from all judgments, attachments, mechanic's or other liens, and the Recorder of Madison County,

Iowa, that title in fee simple is in said proprietors, and that it is free from encumbrances, except Mortgages against said real estate from Mark A. Stadlander and Cynthia L. Stadlander, husband and wife, to Bankers Trust Company, as follows:

- a. Mortgage in the principal sum of \$183,920.00, dated and filed June 1, 1998, in Mortgage Record 199, Page 90 of the Recorder's office of Madison County, Iowa.
- b. Mortgage in the principal sum of \$171,089.00, dated July 18, 2001, and filed July 20, 2001, in Book 2001, Page 3178 of the Recorder's office of Madison County, Iowa.
- c. Mortgage in the principal sum of \$450,000.00, dated January 6, 2003, and filed January 15, 2003, in Book 2003, Page 232 of the Recorder's office of Madison County, Iowa.

WHEREAS, Bankers Trust Company, the holder of said Mortgages have consented to the platting and subdivision of said real estate.

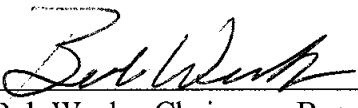
WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Eastern Red Cedar Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as Eastern Red Cedar Subdivision prepared in connection with said plat and subdivision is hereby approved.
 2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded
-

in connection therewith.

DATED at Winterset, Iowa, this 22 day of April, 2003.



Bob Weeks, Chairman, Board of Supervisors,
Madison County, Iowa

ATTEST:



Madison County Auditor

AGREEMENT

This Agreement, made and entered into, by and between, the proprietor of Eastern Red Cedar Subdivision, and Todd Hagan, Madison County Engineer.


NOW THEREFORE IT IS AGREED AS FOLLOWS:

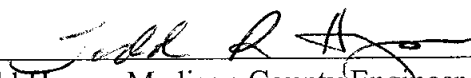
1. The proprietors of Eastern Red Cedar Subdivision a Plat of the following described real estate:

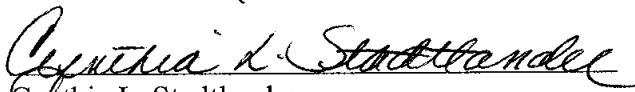
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hereby agree that all private roads located within Eastern Red Cedar Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietor consents and agrees that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

PROPRIETORS


Mark A. Stadtlander


Todd Hagan, Madison County Engineer


Cynthia L. Stadtlander

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

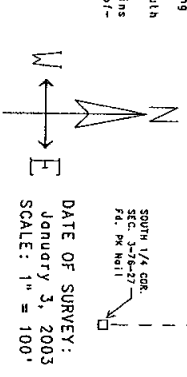
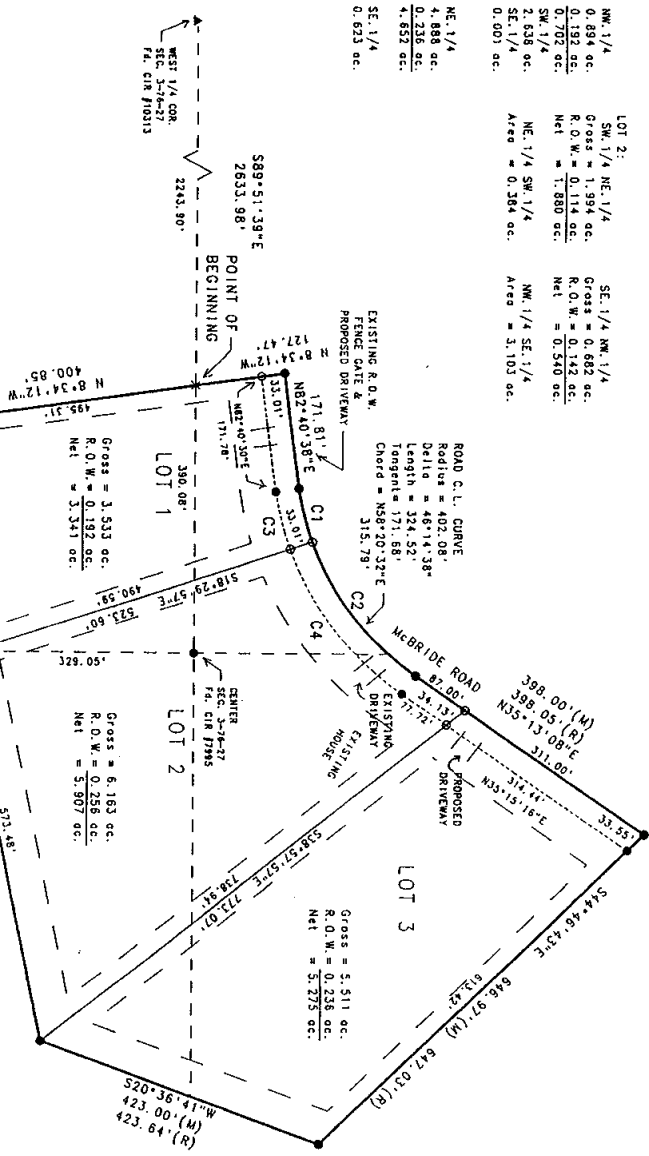
VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSSET, IOWA (515) 462-3995
CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSSET, IOWA 50273
JAMES M HOCHSTETLER, 110 WEST GREEN ST., WINTERSSET, IOWA 50273

FINAL PLAT: EASTERN RED CEDAR SUBDIVISION
A REPLAT OF PARCEL "D", WITH THE EXCEPTION
OF PARCEL "J" OF SAID PARCEL "D".

AREA TABLE FOR SUBDIVISION LOTS:

LOT 1:	LOT 2:	SE 1/4 NW 1/4
SW 1/4 NW 1/4 Gross = 0.894 ac. R.O.W. = 0.192 ac. Net = 0.702 ac.	SW 1/4 NE 1/4 Gross = 1.994 ac. R.O.W. = 0.114 ac. Net = 1.880 ac.	SE 1/4 NW 1/4 Gross = 0.682 ac. R.O.W. = 0.142 ac. Net = 0.540 ac.
NE 1/4 SW 1/4 Gross = 2.538 ac. NW 1/4 SE 1/4 Gross = 0.001 ac.	NE 1/4 SW 1/4 Gross = 0.384 ac. NW 1/4 SE 1/4 Gross = 3.103 ac.	

LEGAL DESCRIPTION:
Parcel "D", except for Parcel "J" of said Parcel "D", which is located in Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, which is more particularly described as follows:
Commencing at the West Quarter corner of Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, thence South 89°51'38" East, 2243.90 feet along the North line of the Southwest Quarter of said Section 3 to a point on the East line of Parcel "J", which is the Point of Beginning; thence North 8°34'12" West, 127.47 feet to a point on the Centerline of an existing County Road; thence North 82°40'38" East, 171.81 feet along said Road Centerline; thence Northwesterly 324.52 feet along said Road Centerline; thence Northwesterly 324.52 feet along said Road Centerline, with a chord of North 58°20'32" East, 315.79 feet; thence North 35°13'06" East, 388.00 feet along said Road Centerline; thence South 44°46'43" East, 646.97 feet; thence South 20°38'41" West, 423.00 feet; thence South 78°38'51" West, 914.89 feet; thence North 8°34'12" West, 400.85 feet to the Point of Beginning. Said parcel contains 13,207 acres, including 0.894 acres of County Road right-of-way, and is divided into three lots.

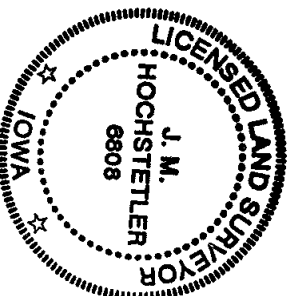


DATE OF SURVEY:
January 3, 2003
SCALE: 1" = 100'

ROAD CENTERLINE & RIGHT-OF-WAY CURVE TABLE:

CURVE	C1	C2	C3	C4
Radius	402.08'	402.08'	435.08'	435.08'
Delta	11°17'43"	34°56'55"	11°11'44"	35°02'49"
Length	79.27'	245.25'	85.01'	266.14'
Tangent	39.78'	128.58'	42.64'	137.38'
Chord	N75°48'58"E 79.14'	N52°41'40"E 241.47'	N75°52'01"E 84.88'	N52°42'10"E 281.94'

TOTAL AREA:
Gross = 15,207 ac.
R.O.W. = 0.684 ac.
Net = 14,523 ac.



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 5/15/03
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: 1

LEGEND

OWNER/SUBDIVIDER:	ENGINEER/SURVEYOR:
Mark & Cynthia Stodiander 1656 McBride Road Van Meter, IA, 50261	Vance & Hochstetler, PC Consulting Engineers 110 West Green Street Winterset, IA, 50273 Ph. (515) 462-3995 Fax (515) 462-9845