

cc

FILED NO. 5280
BOOK 2003 PAGE 5280
2003 SEP -4 PM 12:22
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 10⁰⁰
AUD \$ 1⁰⁰
R.M.F. \$ 5⁰⁰

COMPUTER
RECORDED
COMPARED

Preparer
Information Jane E. Rosien, 223 E. Court Avenue, Winterset, IA 50273, (515) 462-4912
Jane E. Rosien ISBA # 0013723
Individual's Name Street Address City Phone
SPACE ABOVE THIS LINE FOR RECORDER

AFFIDAVIT

STATE OF IOWA, COUNTY OF MADISON: ss

I, J. M. Hochstetler upon duly sworn on oath, depose and state as follows:

I am the Land Surveyor that prepared the plat of survey filed in Book 2001, Page 3863 on August 29, 2001, in the office of the Recorder of Madison County, Iowa, for the following-described real estate:

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.

I further state that the real estate described in the plat of survey filed in Book 2001, Page 3863 on August 29, 2001, in the office of the Recorder of Madison County, Iowa, is included within and is a part of the following-described real estate:

Commencing at the Northeast corner of the South Half (S½) of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., and running thence South 20 rods, thence West 32 rods, thence North 40 rods, thence East 32 rods, thence South 20 rods to the point of beginning.

J. M. Hochstetler
J. M. Hochstetler

Subscribed and sworn to before me by the said J. M. Hochstetler this 2nd day of September, 2003.

ELISHA R. BUSCH
COMMISSION NO. 714506
MY COMMISSION EXPIRES
1-15-05

Elisha R. Busch
Notary Public in and for the State of Iowa

J&M

2001 AUG 29 PM 3: 27

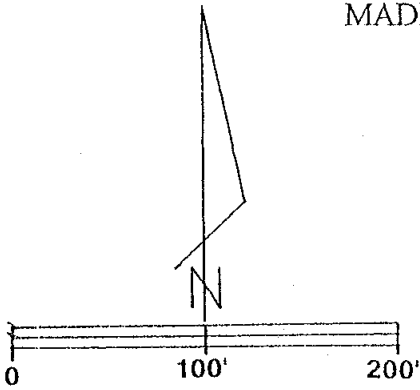
MICKI UTSLER
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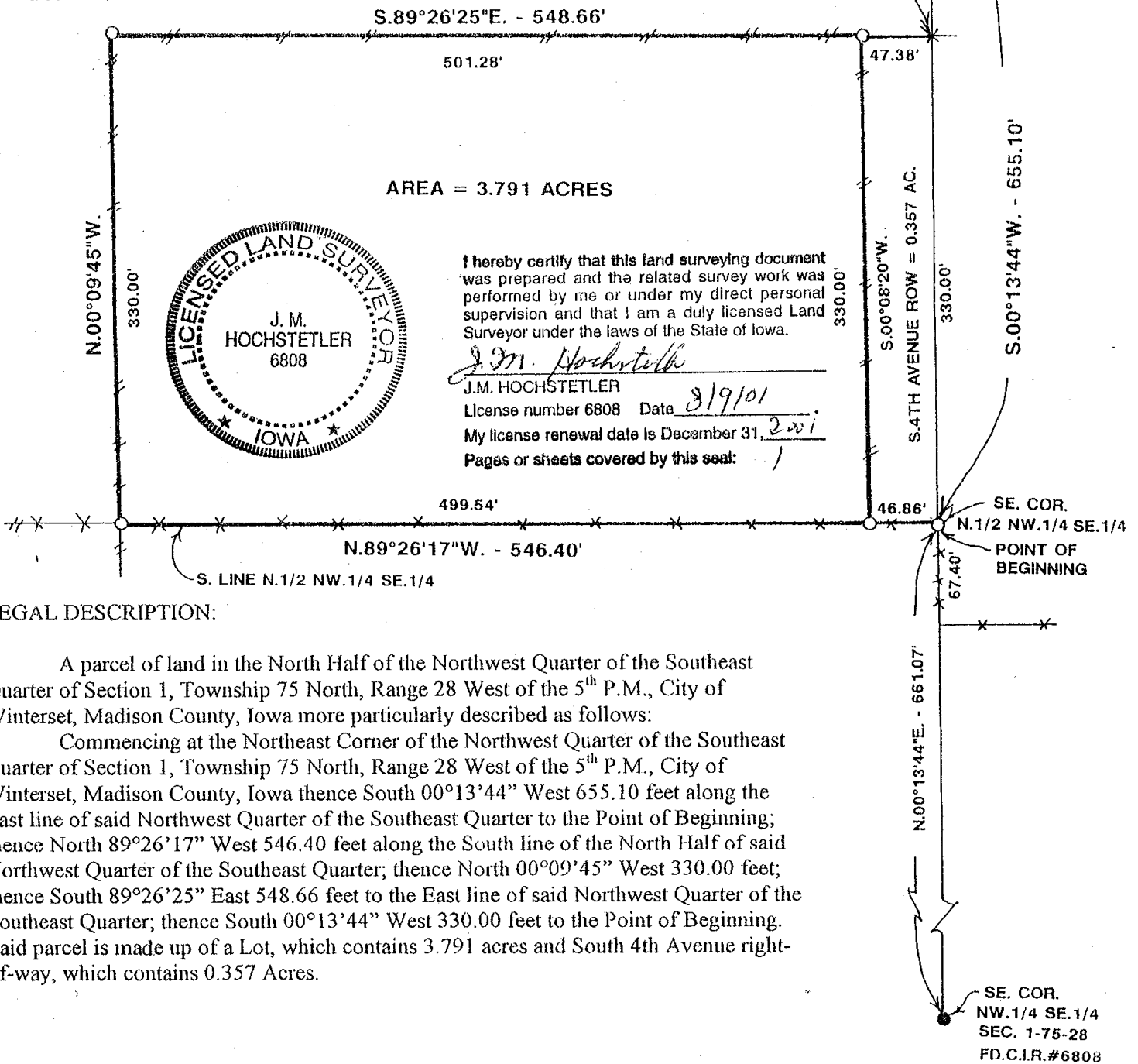
VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSET, IOWA (515) 462-3995
CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSET, IOWA 50273
JAMES M HOCHSTETLER, 110 WEST GREEN ST., WINTERSET, IOWA 50273

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.

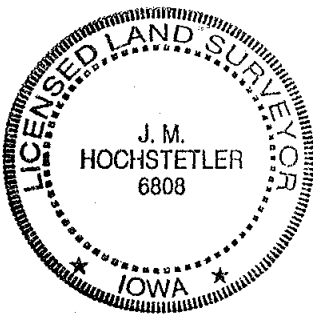


SCALE: 1" = 100'
DATE OF SURVEY: 8-8-2001

- 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



AREA = 3.791 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 8/9/01
My license renewal date is December 31, 2001
Pages or sheets covered by this seal: 1

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.