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LISA SMITH, COUNTY RECORDER
MADISON IOWA

VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTerset, IOWA (515)462-3995

CHARLES T. VANCE, 110 WEST GREEN ST., WINTerset, IOWA 50273-1533

JAMES M. HOCHSTETLER, 110 WEST GREEN ST., WINTerset, IOWA 50273-1533

PLAT OF SURVEY IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 25, TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF BEVINGTON, MADISON COUNTY, IOWA OWNED BY SCOTT D. AND CAROLYN R. OAKES.

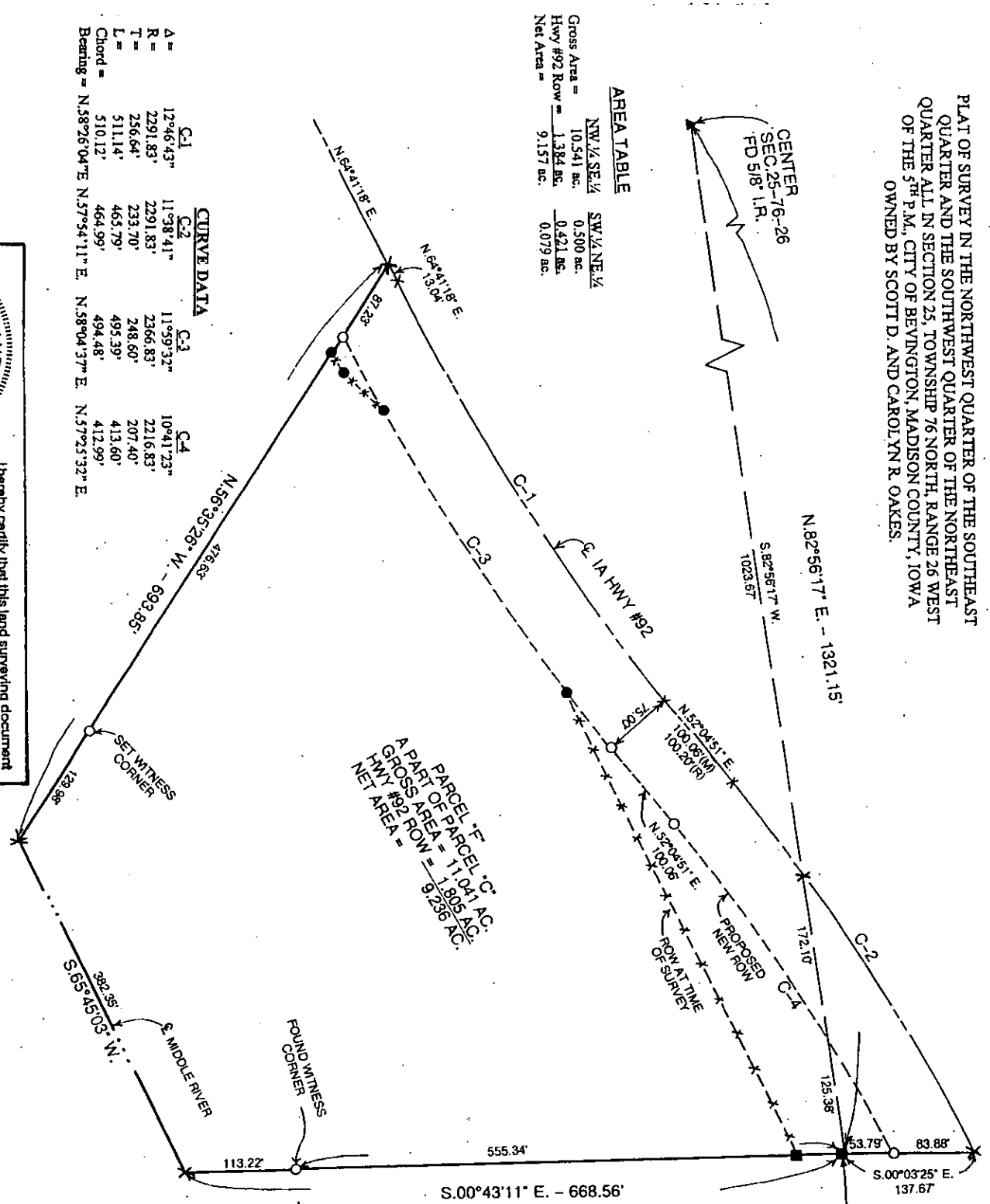
AREA TABLE

NW 1/4 SE 1/4	SW 1/4 NE 1/4
Gross Area = 10.541 ac.	0.500 ac.
Hwy #92 Row = 1.384 ac.	0.421 ac.
Net Area = 9.157 ac.	0.079 ac.

CURVE DATA

	C-1	C-2	C-3	C-4
Δ =	12°46'43"	11°38'41"	11°59'32"	10°41'23"
R =	2291.83'	2291.83'	2366.83'	2216.83'
T =	256.64'	233.70'	248.60'	207.40'
L =	511.14'	465.79'	495.39'	413.60'
Chord =	510.12'	464.99'	494.48'	412.99'
Bearing =	N 58°26'04" E	N 37°54'11" E	N 58°04'37" E	N 57°25'32" E

PARCEL 'F' C-1, C-2, C-3
GROSS AREA = 11.041 AC.
HWY #92 ROW = 1.805 AC.
NET AREA = 9.236 AC.



LICENSED LAND SURVEYOR
J. M. HOCHSTETLER
#6808
IOWA

I.M. HOCHSTETLER
License number 6808 Date 2/7/07
My license renewal date is December 31, 2007
Pages or sheets covered by this seal: 1

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.

SEE ATTACHED LEGAL DESCRIPTION

SCALE 1" = 100'
DATE OF SURVEY = 12-21-06

○ CAPED IRON ROD (CIR) #6808 SET
 ● CIR #6808 FOUND
 ■ IOWA DOT CIR FOUND
 ▲ 5/8" IRON ROD FOUND
 X CALCULATED POINT
 (NOTHING SET)
 --- PROPOSED IA HWY ROW
 - - - IA HWY ROW AT TIME OF SURVEY
 * * * CENTERLINE IA HWY NO. 92

LEGAL DESCRIPTION:

Parcel "F" a part of Parcel "C" in the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter all in Section 25, Township 76 North, Range 26 West of the 5th P.M., City of Bevington, Madison County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 25, Township 76 North, Range 26 West of the 5th P.M., City of Bevington, Madison County, Iowa thence South $00^{\circ}43'11''$ East 668.56 feet along the East line of said Northwest Quarter of the Southeast Quarter to the centerline of Middle River; thence South $65^{\circ}45'03''$ West 382.35 feet along said centerline; thence North $56^{\circ}35'26''$ West 693.85 feet to the centerline of Iowa Highway No. 92; thence North $64^{\circ}41'18''$ East 13.04 feet along said centerline; thence Northeasterly 511.14 feet along a 2291.83 foot radius concave Northwesterly with a 510.12 foot chord bearing North $58^{\circ}26'09''$ East along said centerline; thence North $52^{\circ}04'51''$ East 100.06 feet along said centerline; thence Northeasterly 465.79 feet along a 2291.83 foot curve concave Southeasterly with a 464.99 foot chord bearing North $57^{\circ}54'11''$ East along said centerline to a point on the East line of the Southwest Quarter of the Northeast Quarter of said Section 25; thence South $00^{\circ}03'25''$ East 137.67 feet to the Point of Beginning containing 11.041 acres including 1.805 acres of Iowa Highway No. 92 right-of-way.

NOTE: Iowa Highway No. 92 right-of-way area is based on the proposed new right-of-way which is to be 75.00 foot in width parallel to the Highway centerline.

SPECIAL MEETING FOR THE CITY OF
BEVINGTON

January 31, 2007

The Bevington City council meeting was called to order by Mayor Jim Bussanmas. Council members present were: Jeff Bussanmas, Jerry Bussanmas, Maxine Bussanmas, Rick Kieler & Sarah Black.

The Council reviewed the following plat for Troy Wienck;

Plat of survey in the northwest quarter of the southeast quarter and the southwest quarter of the northeast quarter all in section 25, township 76 north, range 26 west of the 5th p.m., City of Bevington, Madison County, Iowa owned by Scott D and Carolyn R. Oakes.

With a motion from Jerry and a second from Jeff all were in favor of approving the plat of land owned by Scott and Carol Oakes.

After review of the plat the City of Bevington Council voted as follows:

Roll call:

Jerry Bussanmas - yes


Jeff Bussanmas - yes

Rick Kieler - yes

Maxine Bussanmas - yes

Sarah Black - yes

With no further business to discuss the special meeting was adjourned with a motion from Maxine and a second from Sarah.



Kathy Kieler, City Clerk