

FILED NO. 2309

BOOK 3 PAGE 166

97 DEC 18 AM 11:04

MICHELLE UTSL
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

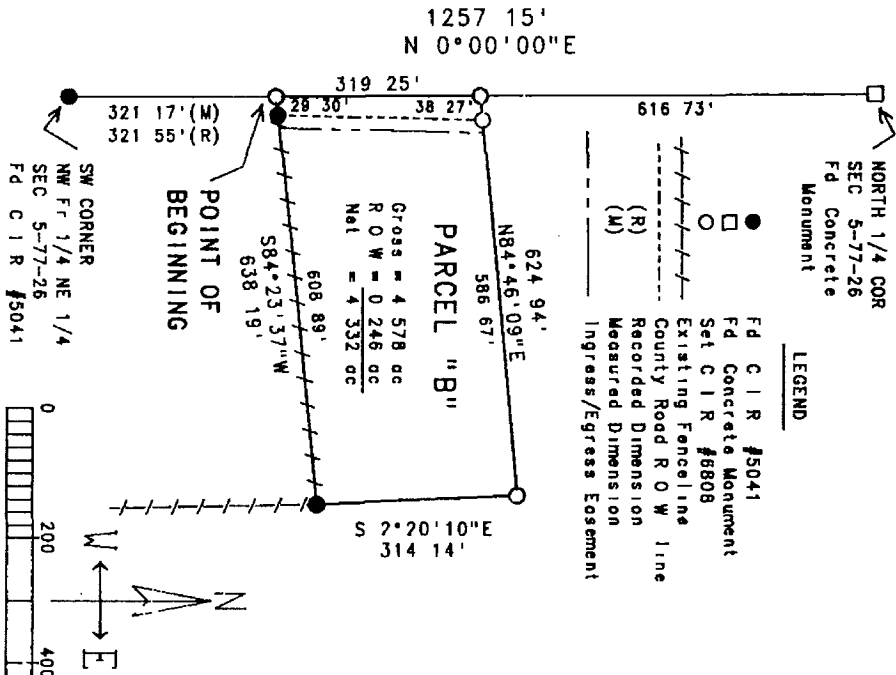
REC. 500
AUD.
R.M.F. 100

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

A PLAT OF SURVEY FOR IRENE HALL LOCATED IN THE NORTHWEST
FRACTIONAL QUARTER OF THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5th P. M., MADISON
COUNTY, IOWA.



NORTH 1/4 COR
SEC 5-77-26
Fd Concrete Monument

LEGEND

- Fd C I R #5041
- Fd Concrete Monument
- Set C I R #8808
- Existing Fence Line
- - - County Road R O W line
- Recorded Dimension
- Measured Dimension
- Ingress/Egress Easement

DATE OF SURVEY:
December 10, 1997
SCALE: 1" = 200'

LEGAL DESCRIPTION
Parcel "B", located in the Southwest Quarter of the North-
west Fractional Quarter of the Northeast Quarter and in the
South Half of the Northeast Quarter of the Northwest frac-
tional Quarter of the Northeast Quarter of Section 5, Town-
ship 77 North, Range 26 West of the 5th P. M., Madison County
Iowa, more particularly described as follows:
Commencing at the Southwest corner of the Northwest frac-
tional Quarter of the Northeast Quarter of Section 5, Town-
ship 77 North, Range 26 West of the 5th P. M., Madison County
Iowa, thence North 0°00'00" East along the West line of the
Northwest Fractional Quarter of the Northeast Quarter of
said Section 5, 321 17 feet to the Point of Beginning, thence
North 0°00'00" East along the West line of the Northwest
Fractional Quarter of the Northeast Quarter of said Section
5, 318 25 feet, thence North 84°46'09" East, 624.94 feet,
thence South 2°20'10" East along the projection of an exist-
ing fence line, 314.14 feet to an existing fence corner,
thence South 84°23'37" West along an existing fence line,
638.19 feet to the Point of Beginning. Said Parcel contains
4.578 acres, including 0.246 acres of County Road right-of-
way.

EASEMENT LEGAL DESCRIPTION
A 20.00 foot wide Ingress/Egress Easement for Parcel "A",
which is located on Parcel "B", located in the West Half of
the Northwest Fractional Quarter of the Northeast Quarter of
Section 5, Township 77 North, Range 26 West of the 5th P. M.,
Madison County, Iowa, more particularly described as follows:
Commencing at the Southwest corner of Parcel "B", located
in the West Half of the Northwest Fractional Quarter of the
Northwest Quarter of Section 5, Township 77 North, Range 26
West of the 5th P. M., Madison County, Iowa, thence North 84°
23'37" East along the South line of said Parcel "B", 29.30
feet to the Easement Point of Beginning, thence North 84°23'
37" East along the South line of said Parcel "B", 20.00 feet,
thence North 1°35'15" East, 319.87 feet to a point on the
North line of said Parcel "B" and the South line of Parcel
"A", thence South 84°46'09" West along the South line of
said Parcel "A", 20.00 feet to a point on the West right-of-
way line of an unpaved County Road, thence South 1°35'15"
West along said R O W line, 320.00 feet to the Easement
Point of Beginning.



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 12/12/97
My license renewed date is December 31, 1997.
Pages or sheets covered by this map: 1