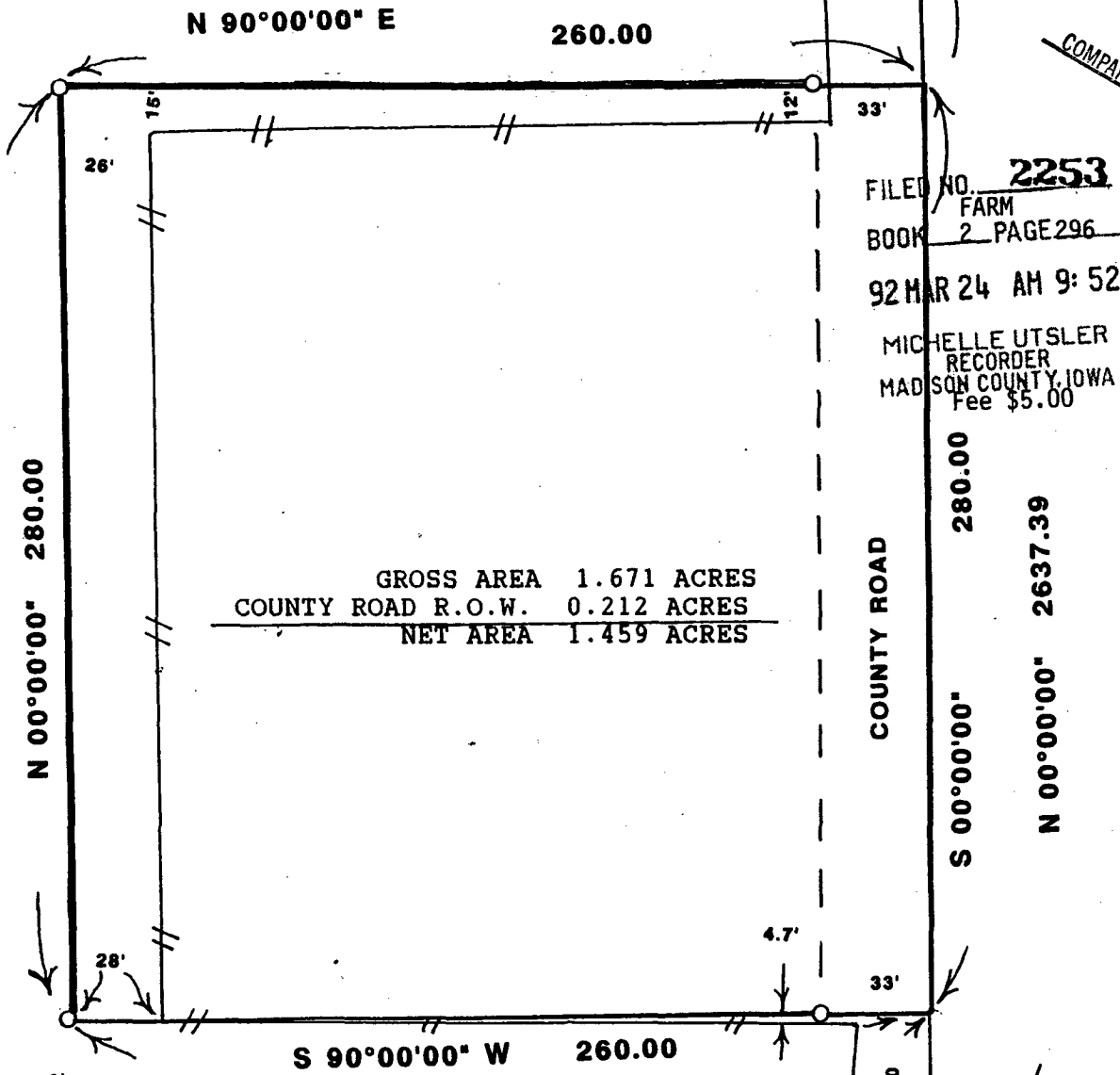


PLAT OF SURVEY MADE AT THE REQUEST OF LEONARD FLANDER
IN THE SE. 1/4 OF THE NW. 1/4 OF SECTION 28, T77N, R26W
OF THE 5TH P.M., MADISON COUNTY, IOWA.

N. 1/4 CORNER
SEC. 28-77-28

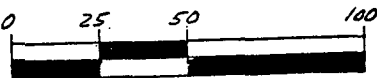


GROSS AREA	1.671 ACRES
COUNTY ROAD R.O.W.	0.212 ACRES
NET AREA	1.459 ACRES

COMPARED

FILED NO. **2253**
FARM BOOK 2 PAGE 296
92 MAR 24 AM 9:52
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
Fee \$5.00

SCALE 1" = 50'



- ▲ FOUND "X" IN PAVEMENT
- FOUND C.I.R. #5041
- SET C.I.R. #5041
- ||— EXISTING FENCE

CENTER
SEC. 28-77-26

DESCRIPTION:

A parcel of land located in the Southeast Quarter of the Northwest Quarter of Section 28, Township 77 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the center of Section 28, T77N, R26W of the 5th P.M., Madison County, Iowa; thence, along the East Line of the N.W. 1/4 of said Section 28, North 00°00'00" 840.00 feet to the Point of Beginning; thence South 90°00'00" West 260.00 feet; thence North 00°00'00" 280.00 feet; thence North 90°00'00" East 260.00 feet to said East Line of the NW. 1/4; thence, along said East Line, South 00°00'00" 280.00 feet to the Point of Beginning. Said parcel of land contains 1.671 acres, including 0.212 acres of County Road Right of Way.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA

SIGNED _____ DATE _____

Charles T. Vance 10 March 1992
Charles T. Vance, P.E. & L.S. Iowa Reg. No. 5041

VANCE & HOCHSTETLER, P.C.
CONSULTING ENGINEERS
71 JEFFERSON
WINTERSET, IOWA 50273

See also BK 01 PG 306 10-10-1996, 1008