

FILED NO. **2769**

BOOK 2 PAGE 336

98 JAN 29 PM 3:41

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

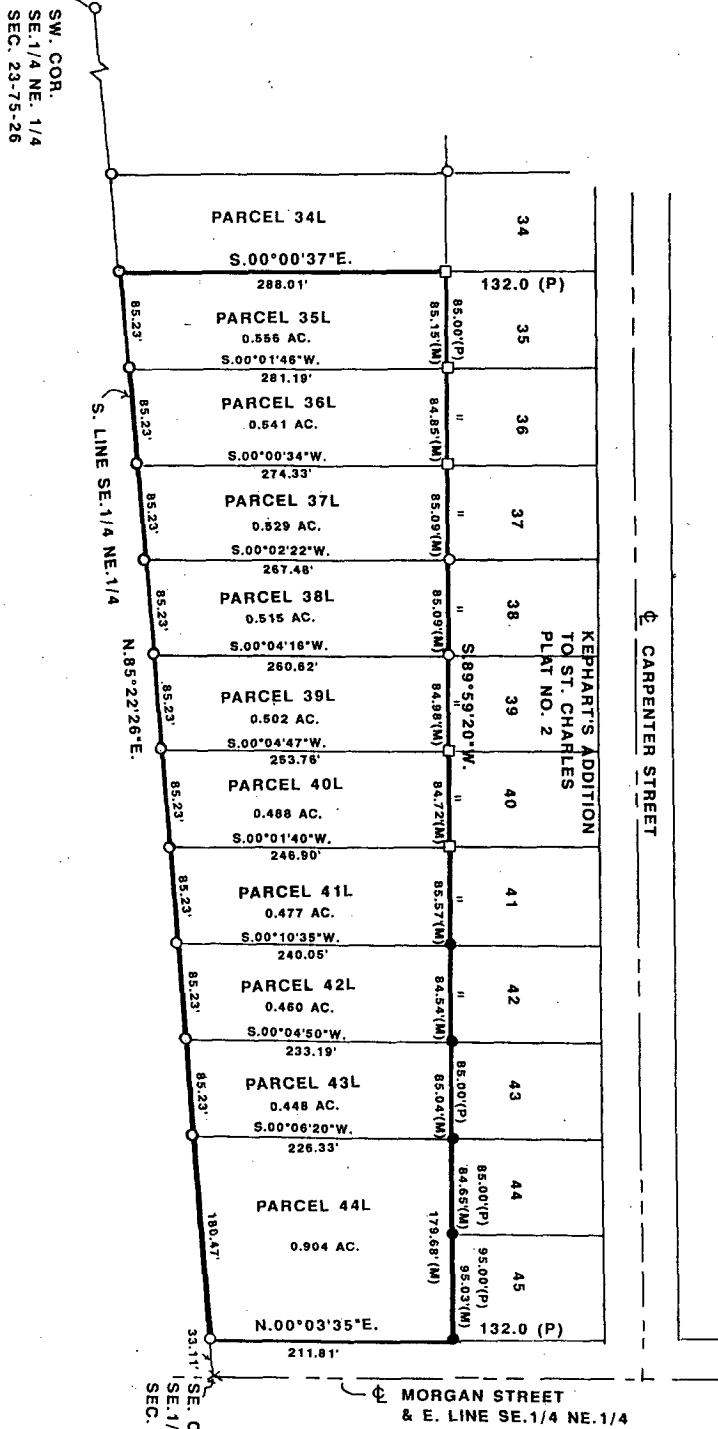
REC \$ 600⁰⁰
AUD \$ _____
R.M.F. \$ 10⁰⁰

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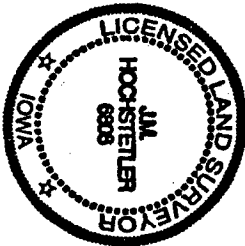
VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSET, IOWA (515)462-3995

CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSET, IOWA 50273

JAMES M. HOCHSTETLER, 110 WEST GREEN ST., WINTERSET, IOWA 50273



PLAT OF SURVEY FOR DALE & CONNIE KEPHART IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF ST. CHARLES, MADISON COUNTY, IOWA.



I hereby certify that the land surveying documents were 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 1/27/98
My license renewal date is December 31, 1999.
Pages or sheets covered by this seal: 3

SEE ATTACHED SHEETS FOR LEGAL DESCRIPTION

DATE OF SURVEY: 1/13/98

0 100 200

○ CIR #6808 SET
● CIR FOUND
□ 1/2" IRON ROD FOUND
X FOUND "X" IN CONCRETE
(P) PLAT DIMENSION
(M) MEASURED DIMENSION

Parcel "35L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of Lot 35 of Kephart's Addition to St. Charles, Iowa, Plat No. 2; thence South 00°00'37" East 288.01 feet to the south line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence North 85°22'26" East 85.23 feet along said south line; thence North 00°01'46" East 281.19 feet to the Southeast Corner of said Lot 35; thence South 89°59'20" West 85.15 feet to the Point of Beginning containing 0.556 acres.

Parcel "36L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of Lot 36 of Kephart's Addition to St. Charles, Iowa, Plat No. 2; thence South 00°01'46" West 281.19 feet to the south line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence North 85°22'26" East 85.23 feet along said south line; thence North 00°00'34" East 274.33 feet to the Southeast Corner of said Lot 36; thence South 89°59'20" West 84.85 feet to the Point of Beginning containing 0.541 acres.

Parcel "37L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of Lot 37 of Kephart's Addition to St. Charles, Iowa, Plat No. 2; thence South 00°00'34" West 274.33 feet to the south line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence North 85°22'26" East 85.23 feet along said south line; thence North 00°02'22" East 267.48 feet to the Southeast Corner of said Lot 37; thence South 89°59'20" West 85.09 feet to the Point of Beginning containing 0.529 acres.

Parcel "38L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of Lot 38 of Kephart's Addition to St. Charles, Iowa, Plat No. 2; thence South 00°02'22" West 267.48 feet to the south line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence North 85°22'26" East 85.23 feet along said south line; thence North 00°04'16" East 260.62 feet to the Southeast Corner of said Lot 38; thence South 89°59'20" West 85.09 feet to the Point of Beginning containing 0.515 acres.

Parcel "39L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of Lot 39 of Kephart's Addition to St. Charles, Iowa, Plat No. 2; thence South 00°04'16" West 260.62 feet to the south line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence North 85°22'26" East 85.23 feet along said south line; thence North 00°04'47" East 253.76 feet to the Southeast Corner of said Lot 39; thence South 89°59'20" West 84.98 feet to the Point of Beginning containing 0.502 acres.

Parcel "40L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of Lot 40 of Kephart's Addition to St. Charles, Iowa, Plat No. 2; thence South 00°04'47" West 253.76 feet to the south line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence North 85°22'26" East 85.23 feet along said south line; thence North 00°01'40" East 246.90 feet to the Southeast Corner of said Lot 40; thence South 89°59'20" West 84.72 feet to the Point of Beginning containing 0.488 acres.

Parcel "41L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of Lot 41 of Kephart's Addition to St. Charles, Iowa, Plat No. 2; thence South $00^{\circ}01'40''$ West 246.90 feet to the south line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence North $85^{\circ}22'26''$ East 85.23 feet along said south line; thence North $00^{\circ}10'35''$ East 240.05 feet to the Southeast Corner of said Lot 41; thence South $89^{\circ}59'20''$ West 85.57 feet to the Point of Beginning containing 0.477 acres.

Parcel "42L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of Lot 42 of Kephart's Addition to St. Charles, Iowa, Plat No. 2; thence South $00^{\circ}10'35''$ West 240.05 feet to the south line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence North $85^{\circ}22'26''$ East 85.23 feet along said south line; thence North $00^{\circ}04'50''$ East 233.19 feet to the Southeast Corner of said Lot 42; thence South $89^{\circ}59'20''$ West 84.54 feet to the Point of Beginning containing 0.460 acres.

Parcel "43L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of Lot 43 of Kephart's Addition to St. Charles, Iowa, Plat No. 2; thence South $00^{\circ}04'50''$ West 233.19 feet to the south line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence North $85^{\circ}22'26''$ East 85.23 feet along said south line; thence North $00^{\circ}06'20''$ East 226.33 feet to the Southeast Corner of said Lot 43; thence South $89^{\circ}59'20''$ West 85.04 feet to the Point of Beginning containing 0.448 acres.

Parcel "44L" in the Southeast Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., City of St. Charles, Madison County, Iowa more particularly described as follows:

Beginning at the Southwest Corner of Lot 44 of Kephart's Addition to St. Charles, Iowa, Plat No. 2; thence South $00^{\circ}06'20''$ West 226.33 feet to the south line of the Southeast Quarter of the Northeast Quarter of said Section 23; thence North $85^{\circ}22'26''$ East 180.47 feet along said south line to the West line of Morgan Street; thence North $00^{\circ}03'35''$ East 211.81 feet to the Southeast Corner of Lot 45; thence South $89^{\circ}59'20''$ West 179.68 feet along the south line of lots 45 and 44 to the Point of Beginning containing 0.904 acres.