

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

FOR DEDICATION, RESOLUTION
& CERTIFICATES - SEE
DEED RECORD 62-415

FINAL PLAT SUNSET ACRES

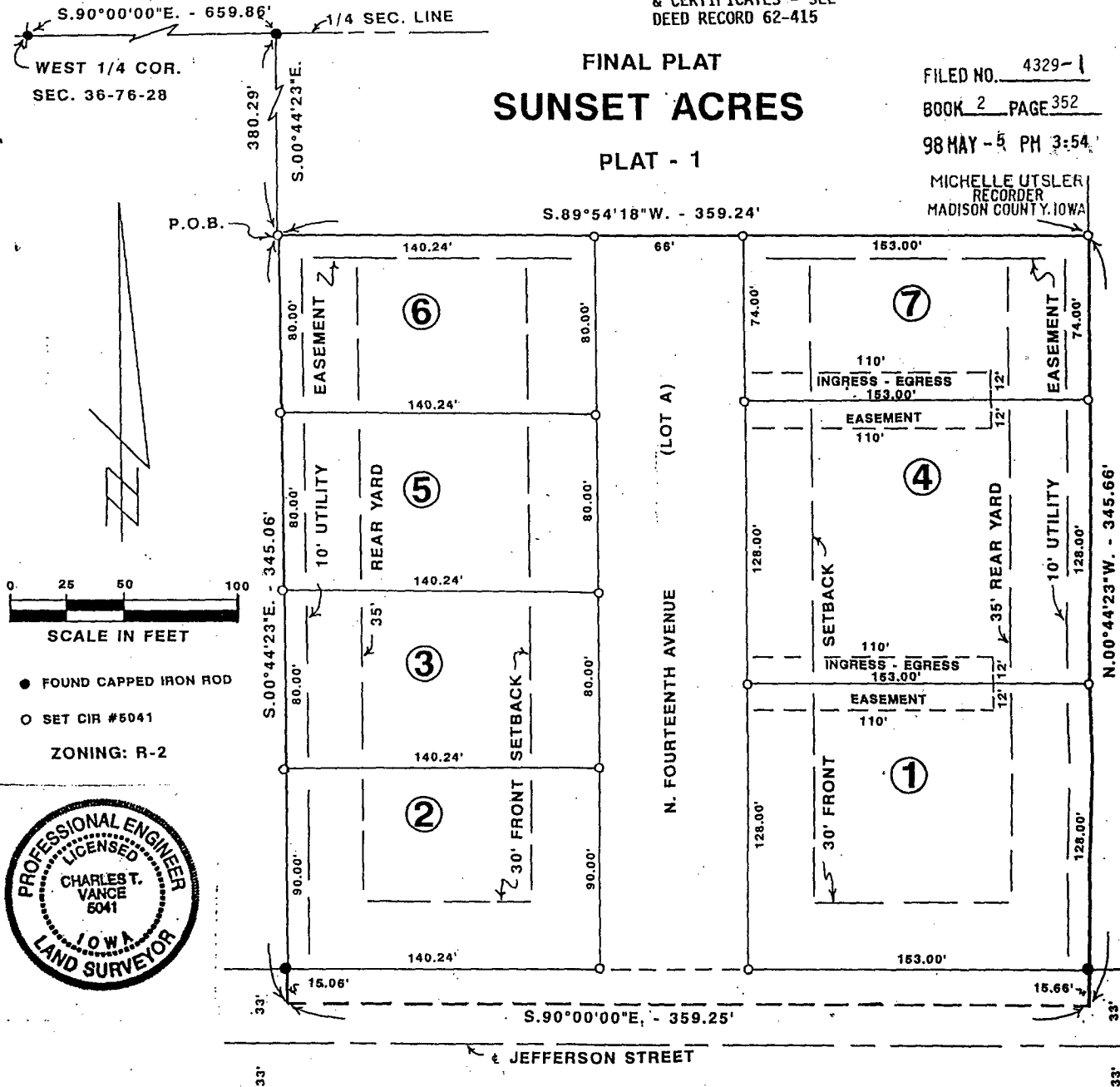
PLAT - 1

FILED NO. 4329-1

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98 MAY - 5 PM 3:54

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



DESCRIPTION:

A parcel of land in the East Half of the North Twenty-two Acres of the Northwest Quarter of the Southwest Quarter of Section 36, Township 76 North, Range 28 West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the West Quarter Corner of Section 36, T76N, R28W of the 5th P.M., Madison County, Iowa; thence, along the North line of the NW.1/4 of the SW.1/4 of said Section 36, South 90°00'00" East, 659.86 feet; thence, along the West line of the East Half of the North Twenty-two Acres of said NW.1/4 of the SW.1/4, South 00°44'23" East, 380.29 feet to the point of beginning. Thence continuing, along said West line, South 00°44'23" East, 345.06 feet; thence South 90°00'00" East 359.25 feet; thence North 00°44'23" West, 345.66 feet; thence South 89°54'18" West, 359.24 feet to the point of beginning. Said parcel of land contains 2.848 Acres including 0.127 Acres of Jefferson Street right of way.

I hereby certify that this engineering or 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 Professional Engineer and Land Surveyor under the laws of the State of Iowa.

Charles T. Vance 10 March 1998
Charles T. Vance Date

License number 5041

My license renewal date is December 31, 1999.

Pages or sheets covered by this seal:

one

OWNER:
MARVIN COX
RR-1 BOX 284
WINTERSET, IOWA 50273