

FILED NO. **004486**
BOOK **2** PAGE **446**

REG. **58**
AUD. **00**
PLAT. **00**

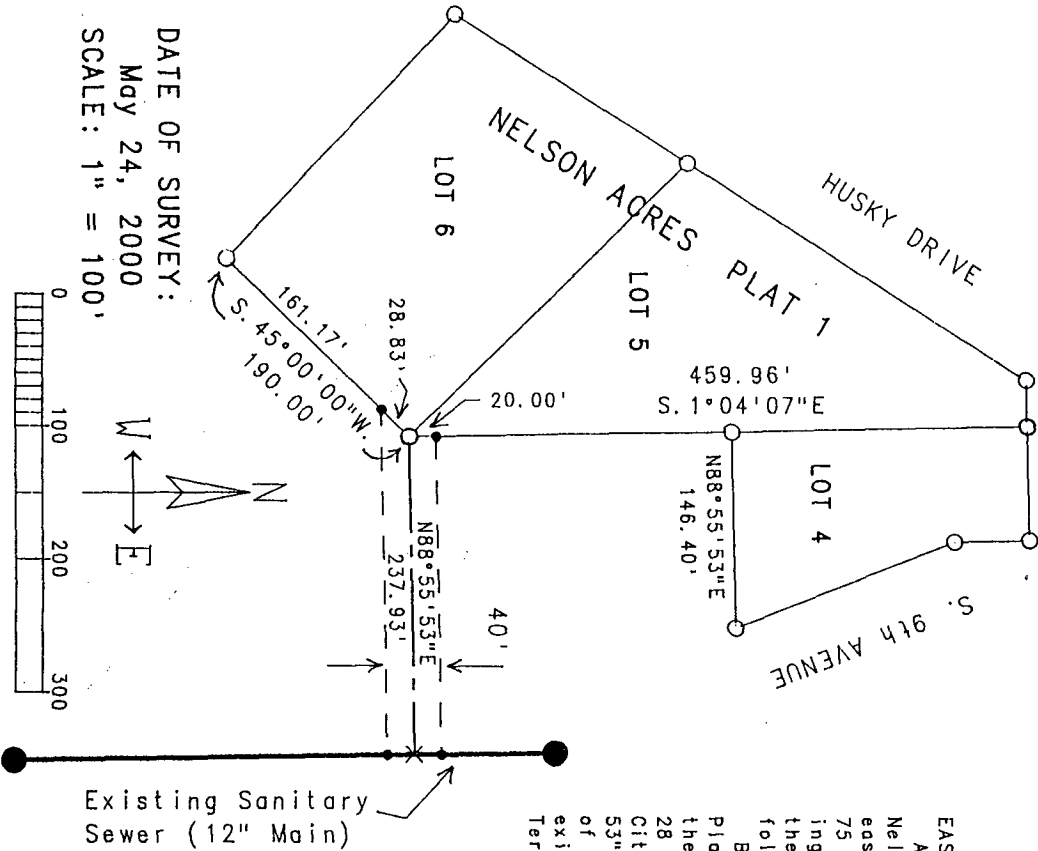
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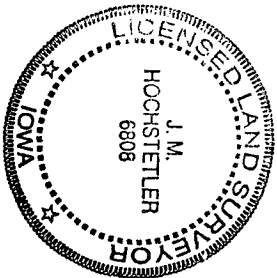
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSSET, IOWA (515) 462-3995
CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSSET, IOWA 50273
JAMES M HOCHSTETLER, 110 WEST GREEN ST., WINTERSSET, IOWA 50273

A PLAT OF SURVEY FOR NOEL NELSON OF A 40.00 FOOT WIDE
UTILITY EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 75 NORTH, RANGE 28
WEST OF THE 5th P.M., LOCATED IN & FORMING A PART OF THE
CITY OF WINTERSSET, MADISON COUNTY, IOWA.



Existing Sanitary
Sewer (12" Main)



- LEGEND
- Fd. Capped Iron Rod (C.I.R.) #6808
 - No Monument Set
 - × Existing Sanitary Sewer Manhole
 - Easement corner/No Monument Set
 - Easement line

EASEMENT LEGAL DESCRIPTION:
A 40.00 foot wide utility easement located adjacent to Nelson Acres Plat 1, an Official Plat located in the Southeast Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., located in & forming a part of the City of Winterset, Madison County, Iowa; thence North 88°55'53" East, 257.93 feet on a line parallel with the South line of Lot 4 of said Nelson Acres Plat 1, to a point on the existing sanitary sewer main, which is the Easement Point of Termination.

EASEMENT LEGAL DESCRIPTION:
Beginning at the Southeast corner of Lot 5 of Nelson Acres Plat 1, an Official Plat located in the Southeast Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., located in & forming a part of the City of Winterset, Madison County, Iowa; thence North 88°55'53" East, 257.93 feet on a line parallel with the South line of Lot 4 of said Nelson Acres Plat 1, to a point on the existing sanitary sewer main, which is the Easement Point of Termination.

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 5/24/2000
My license renewal date is December 31, 2001
Pages or sheets covered by this seal: 1