

FOR DEDICATION,
RESOLUTION &
CERTIFICATES, SEE
DEED RECORD 64-342

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BOOK 2 PAGE 459
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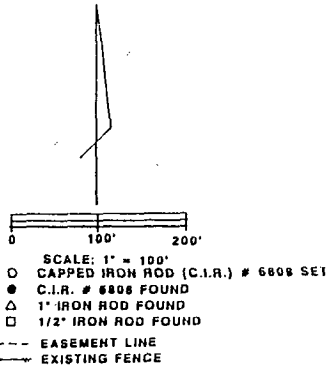
MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

FINAL PLAT WESTPHAL SUBDIVISION

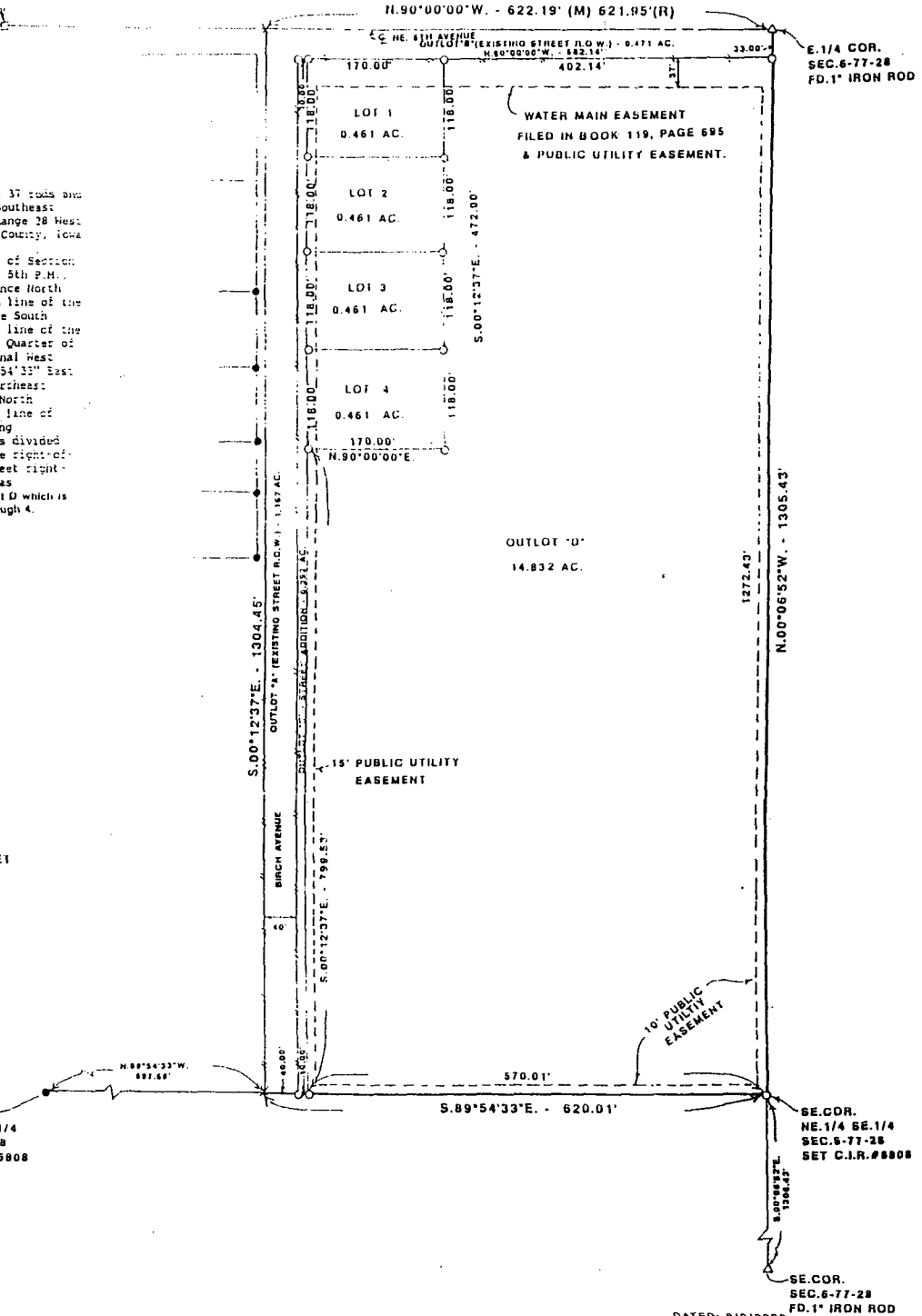
LEGAL DESCRIPTION:

Parcel "A" which was described as the East 37 rods and 17 links of the Northeast Quarter of the Southeast Quarter of Section 6, Township 77 North, Range 28 West of the 5th P.M., City of Earlham, Madison County, Iowa more particularly described as follows:
Beginning at the East Quarter Corner of Section 6, Township 77 North, Range 28 West of the 5th P.M., City of Earlham, Madison County, Iowa, thence North 90°00'00" West 622.19 feet along the North line of the Southeast Quarter of said Section 6; thence South 00°12'37" East 1304.45 feet along the West line of the East 37 rods and 17 links of the Northeast Quarter of said Southeast Quarter which was the original West line of NE. Birch Avenue; thence South 89°34'33" East 620.01 feet along the South line of the Northeast Quarter of said Southeast Quarter; thence North 00°06'52" West 1305.43 feet along the East line of said Southeast Quarter to Point of Beginning containing 18.606 acres. Said Parcel "A" is divided into Outlot A which is present Birch Avenue right-of-way; Outlot B which is present NE. 6th Street right-of-way; Outlot C which is to be dedicated as additional Birch Avenue right-of-way; Outlot D which is future development area and lots numbered 1 through 4.



ZONED RESIDENTIAL
BUILDING SET BACKS
FRONT = 30'
REAR = 35'
SIDE = 8'
LOT 4 TO HAVE 30' SET BACK
ON BOTH SOUTH & WEST SIDE.

NW COR. NE. 1/4 SE. 1/4
SEC. 6-77-28
FD. 1/2" IRON ROD



SW COR.
NE. 1/4 SE. 1/4
SEC. 6-77-28
FD. C.I.R. # 6808

SE COR.
NE. 1/4 SE. 1/4
SEC. 6-77-28
SET C.I.R. # 6808

SE COR.
SEC. 6-77-28
FD. 1" IRON ROD

DATED: 8/9/2000

FINAL PLAT
WESTPHAL SUBDIVISION
CITY OF EARLHAM, MADISON COUNTY, IA

OWNER/SUBDIVIDER:
JOHN H. WESTPHAL
JANICE L. KIRK
&
THE ESTATE OF PATRICIA A. SPILLERS

VANCE & HOCHSTETLER, P.C.
CONSULTING ENGINEERS
110 WEST GREEN STREET
WINTERSET, IOWA 50273

I hereby certify that this final surveying document was prepared and the related information was provided by me or by my direct personal supervision and that I am a duly Licensed Surveyor under the laws of the State of Iowa.

J. M. Hochstetler
JAMES M. HOCHSTETLER

NAME: OWNER ADDRESS
JANICE L. KIRK
602 6TH STREET PLACE SE.
ALTOONA, IOWA 50009

License number 6808

Date 11/17/2000

My license renewal date is December 31, 2001

Pages or sheets covered by this seal: 1

