



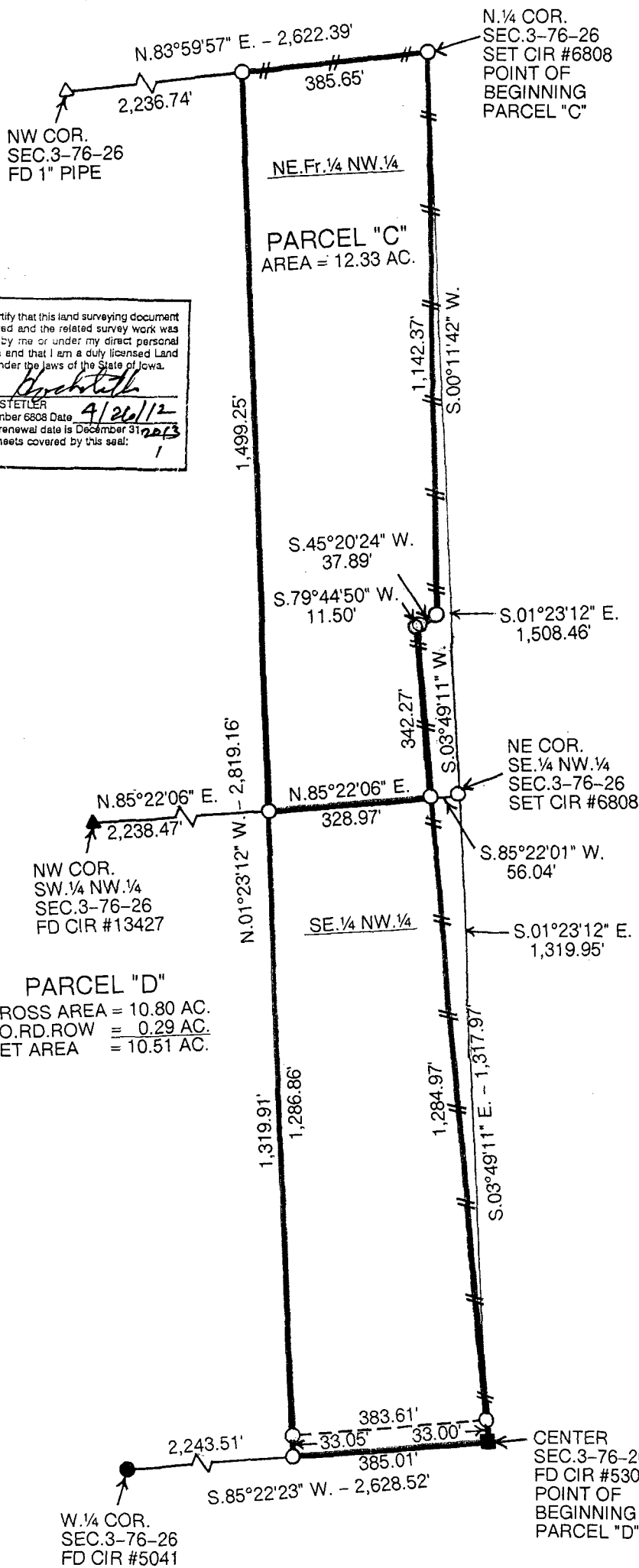
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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

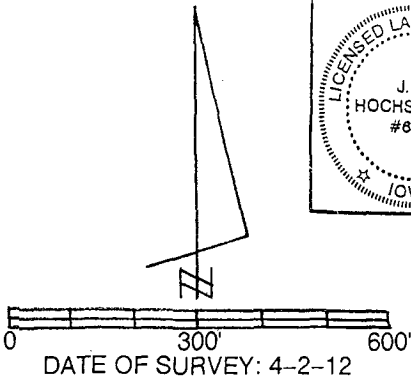
VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSET, IOWA 50273

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JAMES M HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462-9845

PLAT OF SURVEY IN THE NORTHWEST  
FRACTIONAL QUARTER OF SECTION 3,  
TOWNSHIP 76 NORTH, RANGE 26 WEST OF  
THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA  
OWNED BY RICHARD HANRAHAN.



LICENSED LAND SURVEYOR  
J. M. HOCHSTETLER  
#8808  
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 4/26/12  
My license renewal date is December 31, 2013  
Pages or sheets covered by this seal: 1



- CAPPED IRON ROD (CIR) #6808 SET
- CIR #5041 FOUND
- ▲ CIR #13427 FOUND
- △ 1" PIPE FOUND
- CIR #5301 FOUND
- COUNTY ROAD ROW
- #-#- EXISTING FENCE

LEGAL DESCRIPTION:  
Parcel "C" in the Northeast Fractional Quarter of the Northwest Quarter of Section 3, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Beginning at the North Quarter Corner of Section 3, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence South 00°11'42" West 1,142.37 feet along an existing fence; thence South 45°20'24" West 37.89 feet along existing fence; thence South 79°44'50" West 11.50 feet along an existing fence; thence South 03°49'11" West 342.27 feet along an existing fence; thence South 85°22'06" West 328.97 feet along the South line of the Northeast Fractional Quarter of the Northwest Quarter of said Section 3; thence North 01°23'12" West 1,499.25 feet to the North line of said Northeast Fractional Quarter of the Northwest Quarter; thence North 83°59'57" East 385.65 feet to the Point of Beginning containing 12.33 acres.

Parcel "D" in the Southeast Quarter of the Northwest Quarter of Section 3, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Center of Section 3, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence South 85°22'23" West 385.01 feet along the South line of the Southeast Quarter of the Northwest Quarter of said Section 3; thence North 01°23'12" West 1,319.91 feet to the North line of said Southeast Quarter of the Northwest Quarter; thence North 85°22'06" East 328.97 feet along said North line; thence South 03°49'11" East 1,317.97 feet along an existing fence to the Point of Beginning containing 10.80 acres including 0.29 acres of County Road right-of-way.

PARCEL "D"  
GROSS AREA = 10.80 AC.  
CO. RD. ROW = 0.29 AC.  
NET AREA = 10.51 AC.