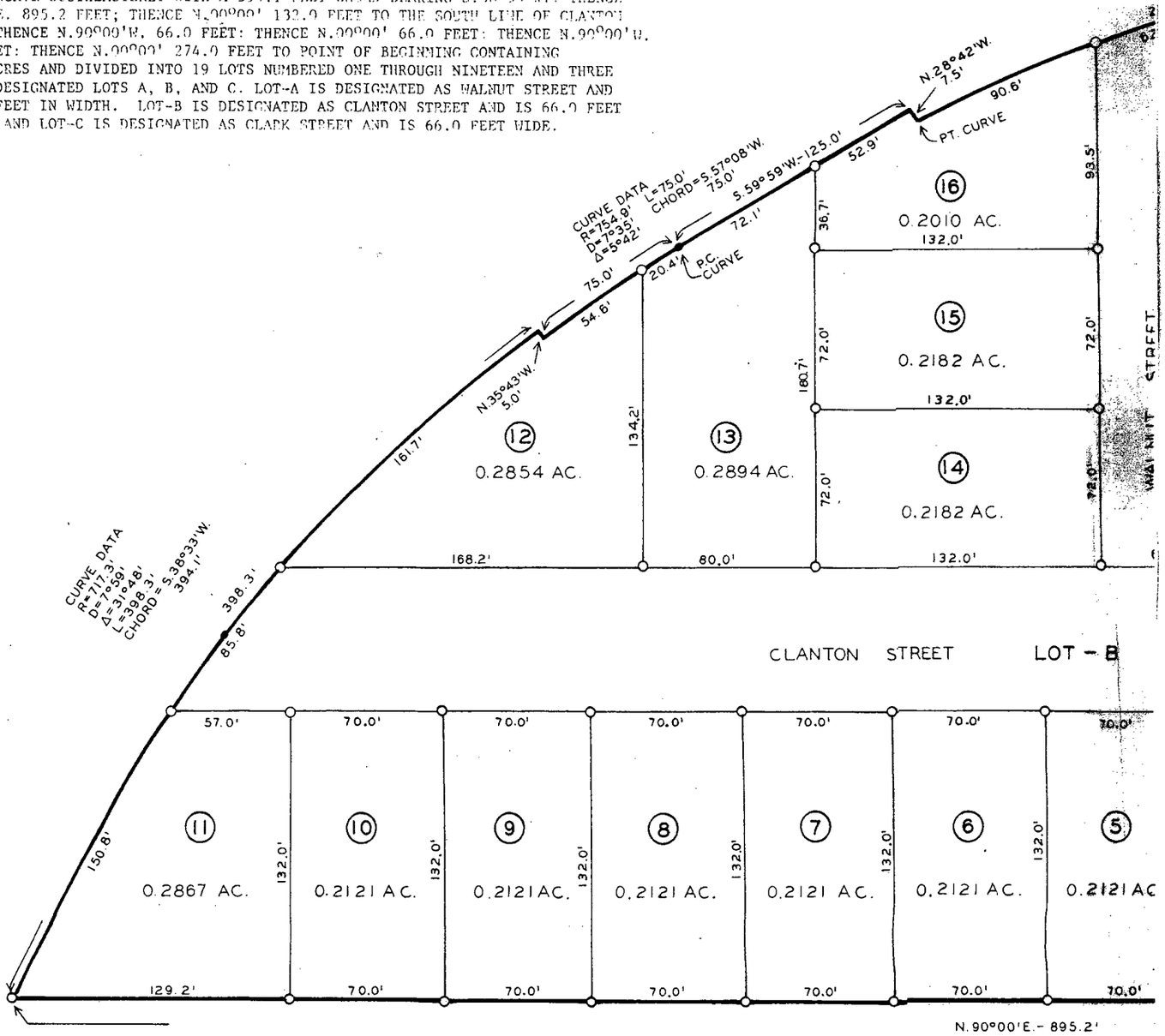
KEPHART'S ADDITIO

PL

DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., ST. CHARLES, MADISON COUNTY, IOWA. DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT-4 OF BLOCK 2 OF CLANTON'S ADDITION TO ST. CHARLES, IOWA. THENCE N.90°00'W. 198.0 FEET TO POINT OF BEGINNING ON THE SOUTH LINE OF SYCAMORE STREET AT A POINT 132.0 FEET DUE WEST OF THE WEST LINE OF CLARK STREET: THENCE N.90°00'W. 5.0 FEET; THENCE S.90°00' 4.5 FEET ON THE SOUTH RIGHT-OF-WAY LINE OF THE ABANDONED CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTHWESTERLY 281.1 FEET ALONG A 561.24 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY WITH A 278.2 FEET CHORD BEARING S.75°39'W.: THENCE N.28°42'W. 7.5 FEET: THENCE S.59°59'W. 125.0 FEET; THENCE SOUTHWESTERLY 75.0 FEET ALONG A 754.9 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY WITH A 75.0 FEET CHORD BEARING S.57°08'W.: THENCE N.35°43'W. 5.0 FEET; THENCE SOUTHWESTERLY 398.3 FEET ALONG A 717.3 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY WITH A 394.1 FEET CHORD BEARING S.38°33'W.: THENCE N.90°00'E. 895.2 FEET; THENCE N.00°00' 132.0 FEET TO THE SOUTH LINE OF CLANTON STREET: THENCE N.90°00'W. 66.0 FEET: THENCE N.00°00' 66.0 FEET: THENCE N.90°00'W. 132.0 FEET: THENCE N.00°00' 274.0 FEET TO POINT OF BEGINNING CONTAINING 6.0668 ACRES AND DIVIDED INTO 19 LOTS NUMBERED ONE THROUGH NINETEEN AND THREE STREETS DESIGNATED LOTS A, B, AND C. LOT-A IS DESIGNATED AS WALNUT STREET AND IS 60.0 FEET IN WIDTH. LOT-B IS DESIGNATED AS CLANTON STREET AND IS 66.0 FEET IN WIDTH AND LOT-C IS DESIGNATED AS CLARK STREET AND IS 66.0 FEET WIDE.



FOR ADDENDUM TO PLAT SURVEY

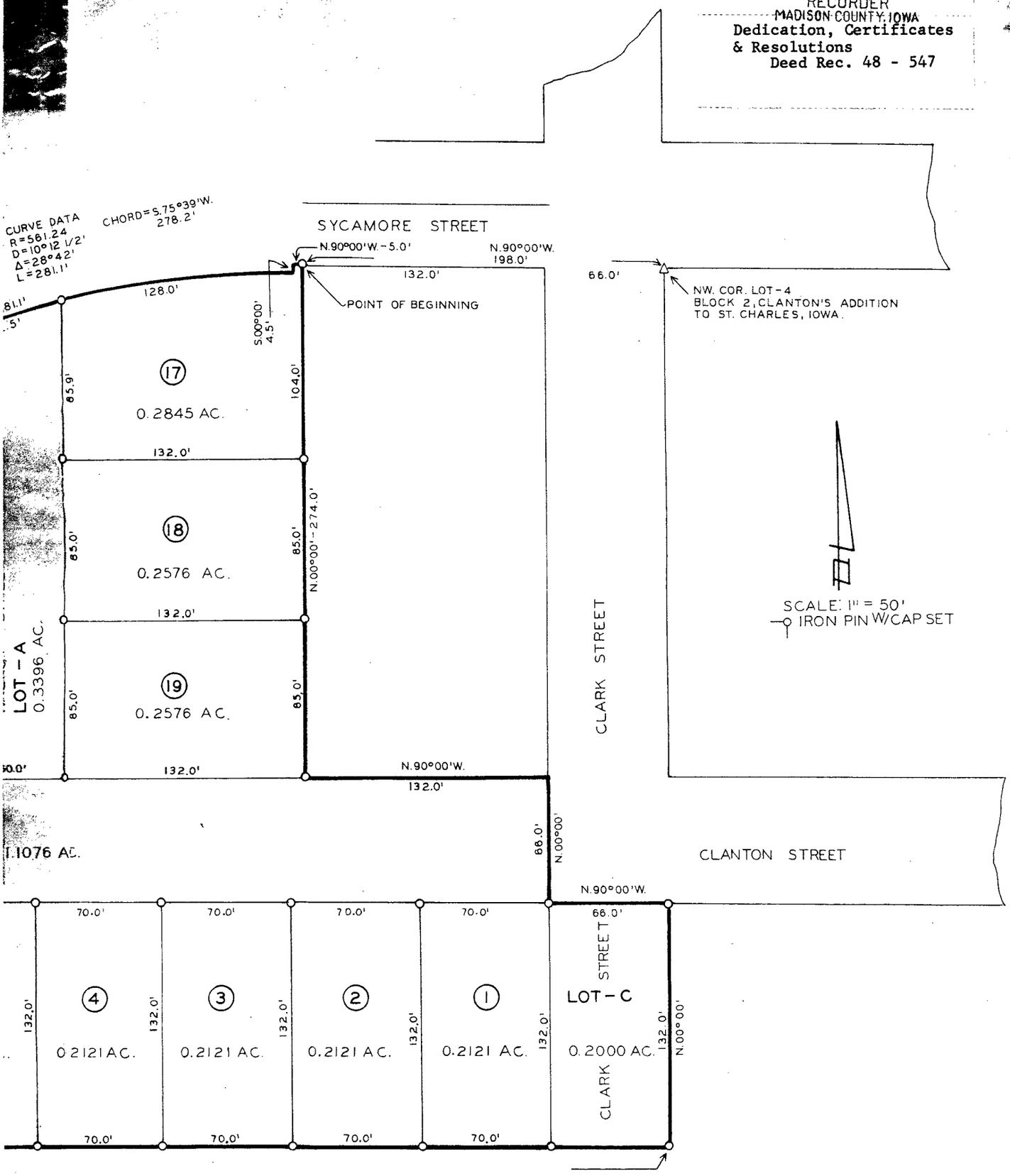
SEE TOWN DEED REC. 49, PAGE 289

Filed Sept. 13, 1979.

N TO ST. CHARLES, IOWA

AT NO. 1

FILED NO. 711
BOOK 1 PAGE 243
Town Plat
1978 OCT -4 AM 10: 13
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Dedication, Certificates
& Resolutions
Deed Rec. 48 - 547



I hereby certify that this plan, specification, plat, map, survey or report was made by me or under my direct personal supervision and that I am a duly registered Professional Engineer and Land Surveyor under the laws of the State of Iowa.

Signed J. M. Hochstetler Date 8/21 19 78

J. M. HOCHSTETLER, P.E., L.S. Iowa Reg. No. 6808

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