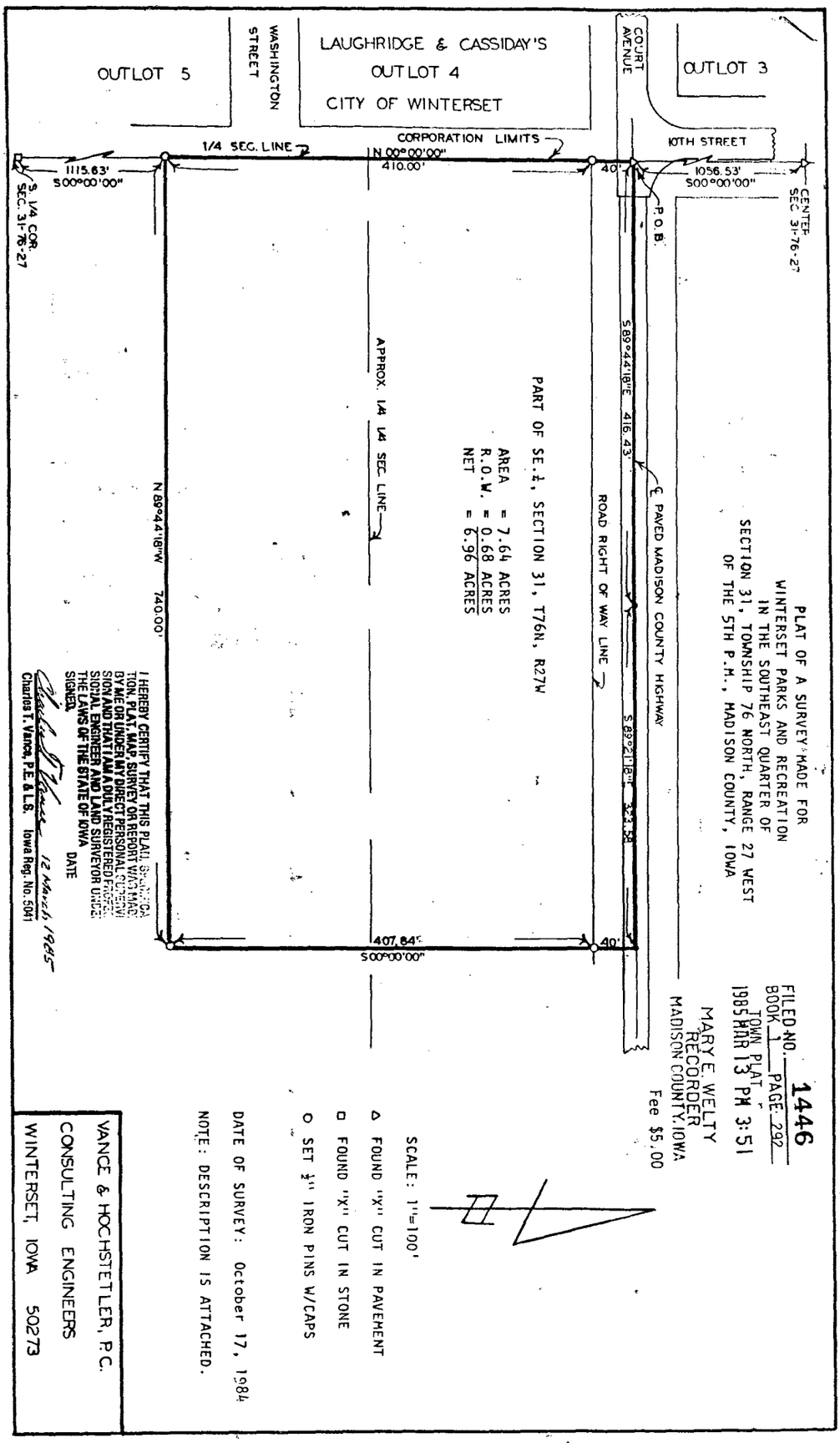


PLAT OF A SURVEY MADE FOR
WINTERSET PARKS AND RECREATION
IN THE SOUTHEAST QUARTER OF
SECTION 31, TOWNSHIP 76 NORTH, RANGE 27 WEST
OF THE 5TH P.M., MADISON COUNTY, IOWA

FILED NO. 1446
BOOK 1 PAGE 292
TOWN PLAT
1985 MAR 13 PM 3:51
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $5.00

Reduced

WINTERSET PARKS AND RECREATION

DESCRIPTION:

Commencing as a point of reference at the Center of Section 31, Township 76 North, Range 27 West of the Fifth Principal Meridian, Union Township, Madison County, Iowa, thence South 00°00'00" 1056.53 feet along the West line of the Southeast Quarter of said Section 31 to a point of intersection with the centerline of Court Avenue in Winterset, Iowa, and point of beginning of tract herein described (this is an assumed bearing for purposes of this description only); thence South 89°44'18" East 416.43 feet along said centerline of Court Avenue extended Easterly to a PI on said centerline; thence South 89°21'18" East 323.58 feet along said centerline of Court Avenue extended Easterly; thence South 00°00'00" 40.00 feet to the Southerly right of way line of said Court Avenue; thence continuing South 00°00'00" 407.84 feet; thence North 89°44'18" West 740.00 feet to a point of intersection with said West line of the Southeast Quarter of Section 31; thence North 00°00'00" 410.00 feet to a point of intersection with said Southerly right of way line of Court Avenue; thence continuing North 00°00'00" 40.00 feet to the point of beginning; and subject to an easement for highway purposes over the Northerly 40.00 feet thereof, and subject to other encumbrances of record, and containing 7.64 acres including 0.68 acres of highway right of way.