Sec. No. 14 & 23, Township 75, Range 26.

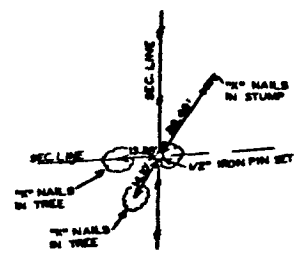
CUNNINGHAM RURAL ESTATES

A SUBDIVISION OF PART OF THE SW¼ SW¼ OF SEC. 14-T75N-R26W, AND PART OF THE NW¼ NW¼ OF SEC. 23-T75N-R26W OF THE 5TH P.M., MADISON COUNTY, IOWA.

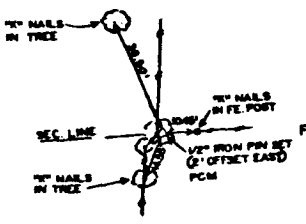
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: Charles T Vance — DATE: 18 July 1977

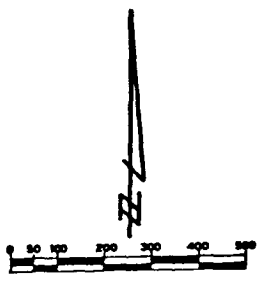
Charles T. Vance, P.E. & L.S. — Iowa Reg. No. 5041



REF. TO SW. COR. SEC. 14-75-26

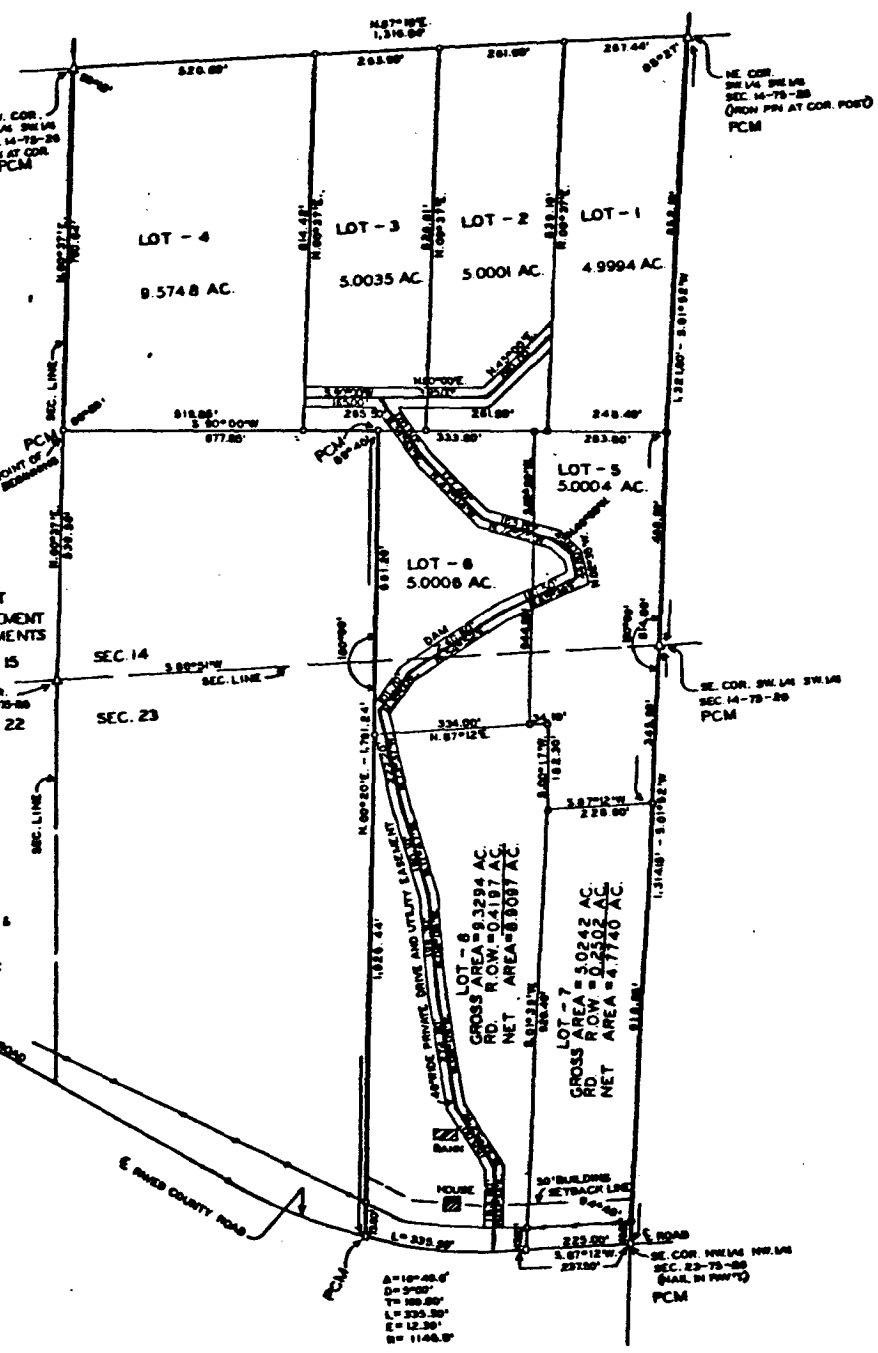


REF. TO SE. COR. SW.1/4 SW.1/4 SEC. 14-75-26



SCALE OF FEET

⊥ INDICATES 1/2" IRON PINS SET
⊙ INDICATES NAILS SET IN PAVEMENT
PCM-PERMANENT CONTROL MONUMENTS



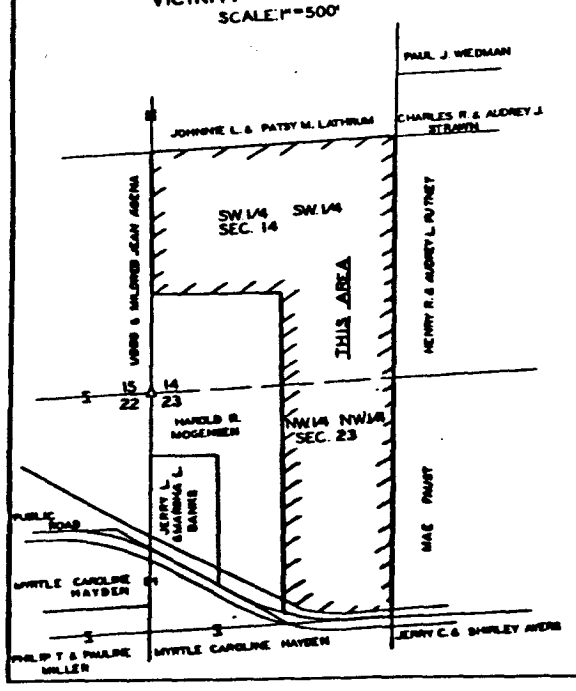
NOTE: THE WEST LINE OF THE NW¼ NW¼ OF SEC. 23-T75N-R26W IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

PRESENT ZONING: AGRICULTURAL

WATER SUPPLY: CITY OF ST. CHARLES & PRIVATE WELLS

SEWAGE DISPOSAL: INDIVIDUAL SEPTIC TANKS

VICINITY SKETCH
SCALE: 1" = 500'



DESCRIPTION:
COMMENCING AT THE SW. COR. OF SEC. 14-T75N-R26W OF THE 5TH P.M., THENCE N.00°37'E. 539.50 FEET ALONG THE WEST LINE OF THE SW¼ SW¼ OF SAID SEC. 14 TO THE POINT OF BEGINNING. THENCE CONTINUING N.00°37'E. 790.04 FEET TO THE NW. COR. OF SAID SW¼ SW¼, THENCE N.87°19'E. 1,316.04 FEET TO THE NE. COR. OF SAID SW¼ SW¼, THENCE S.01°52'W. 1,321.00 FEET TO THE NE. COR. OF THE NW¼ NW¼ OF SEC. 23-T75N-R26W, THENCE S.01°52'W. 1,314.15 FEET TO THE SE. COR. OF SAID NW¼ NW¼ OF SEC. 23, THENCE S.87°12'W. 237.50 FEET ALONG THE CENTER LINE OF A COUNTY ROAD, THENCE NORTHWESTERLY 335.59 FEET ALONG A 1,146.0 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY AND TANGENT TO THE PRECEDING COURSE, THENCE N.00°20'E. 1,761.24 FEET, THENCE S.90°00'W. 677.85 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 48.93 ACRES INCLUDING 0.67 ACRES OF COUNTY ROAD RIGHT-OF-WAY AND IS SITUATED IN THE SW¼ SW¼ OF SEC. 14-T75N-R26W AND IN THE NW¼ NW¼ OF SEC. 23-T75N-R26W OF THE 5TH P.M., MADISON COUNTY, IOWA.

PRIVATE DRIVE AND UTILITY EASEMENT: A STRIP OF LAND 40 FEET WIDE BEING 20 FEET WIDE ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE. COMMENCING AT THE SE. COR. OF THE NW¼ NW¼ OF SEC. 23-T75N-R26W OF THE 5TH P.M., THENCE S.87°12'W. 297.80 FEET ALONG THE SOUTH LINE OF SAID NW¼ NW¼ TO THE POINT OF BEGINNING. THENCE N.00°33'E. 183.90 FEET, THENCE N.32°53'W. 155.00 FEET, THENCE N.09°09'W. 274.00 FEET, THENCE N.06°06'W. 199.30 FEET, THENCE N.17°47'W. 190.10 FEET, THENCE N.13°37'W. 222.20 FEET, THENCE N.35°00'E. 181.70 FEET, THENCE N.54°52'E. 240.60 FEET, THENCE N.69°39'E. 181.50 FEET, THENCE N.82°35'E. 44.80 FEET, THENCE N.40°55'E. 45.00 FEET, THENCE N.72°25'E. 163.80 FEET, THENCE N.43°04'E. 177.40 FEET, THENCE N.34°43'E. 170.80 FEET, THENCE S.90°00'E. 165.00 FEET, THENCE N.90°00'E. 395.80 FEET, THENCE N.45°00'E. 190.80 FEET.

CUNNINGHAM RURAL ESTATES
JERRY CUNNINGHAM
R.RT.
ST. CHARLES, IOWA

VANCE & HOCHSTETLER
CONSULTING ENGINEERS
WINTERSET, IOWA

For Dedication, Certificates & Resolutions see Deed Rec. 106 - 765

FILED NO. 945
BOOK 1 PAGE 123

1977 JUL 18 PM 2:08

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA