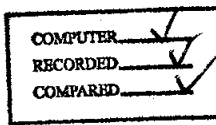


REC \$ 90⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 5⁰⁰



FILED NO. 4017
BOOK 2003 PAGE 4017

FOR PLAT SEE
2003-4017A

**PLAT AND CERTIFICATE
FOR WATERTOWER SUBDIVISION
MADISON COUNTY, IOWA**

2003 JUL -9 PM 2:43

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

I, Denise Sprague, City Clerk of St. Charles, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Watertower Subdivision, and that the real estate comprising said plat is described as follows:

Parcel "P", located in the West Half of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., located in and forming a part of the City of St. Charles, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°04'21" West, 224.00 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning; thence South 0°09'07" East, 164.93 feet; thence South 84°47'35" West, 328.00 feet along an existing fenceline which is the South line of the North 5 acres of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 0°09'07" West, 254.90 feet to a point on the South right-of-way line of County Road G-50; thence Northeasterly 327.81 feet along said R.O.W. line which is a 1825.50 foot radius curve, concave Southeasterly, with a chord of North 81°51'44" East, 327.37 feet; thence South 0°02'21" West, 106.80 feet to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 85°04'21" East, 2.90 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning. Said Parcel contains 2.006 acres

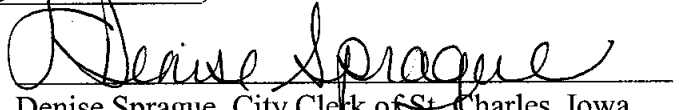
I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:

1. Dedication of Plat of Watertower Subdivision;
2. Attorney's opinion;
3. Certificate of County Treasurer of Madison County, Iowa;
4. Resolution of the City Council of the City of St. Charles, Madison County, Iowa, approving said plat; and
5. Consent to Platting by Union State Bank;

6. Deed of Restrictions; and

all of which are duly certified in accordance with the Zoning Ordinance of the City of St. Charles, Iowa.

Dated this 7th day of July, 2003.


Denise Sprague, City Clerk of St. Charles, Iowa

DEDICATION OF PLAT OF WATERTOWER SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

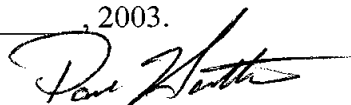
That Paul Hutton, Thomas J. Hutton, and Sam Hutton, do hereby certify that they are the sole owner and proprietor of the following-described real state:

Parcel "P", located in the West Half of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., located in and forming a part of the City of St. Charles, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°04'21" West, 224.00 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning; thence South 0°09'07" East, 164.93 feet; thence South 84°47'35" West, 328.00 feet along an existing fenceline which is the South line of the North 5 acres of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 0°09'07" West, 254.90 feet to a point on the South right-of-way line of County Road G-50; thence Northeasterly 327.81 feet along said R.O.W. line which is a 1825.50 foot radius curve, concave Southeasterly, with a chord of North 81°51'44" East, 327.37 feet; thence South 0°02'21" West, 106.80 feet to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 85°04'21" East, 2.90 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning. Said Parcel contains 2.006 acres

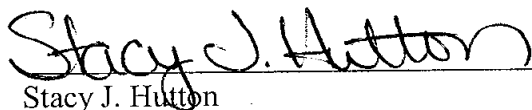
That the subdivision of the above-described real estate as shown by the final plat of Watertower Subdivision is with the free consent and in accordance with the owners' desires as owner of said real estate.

Stacy J. Hutton as wife of Paul Hutton and Sonia R. Hutton as wife of Thomas J. Hutton, have signed this Dedication of Plat for the purpose of consenting and agreeing to this Dedication of Plat.

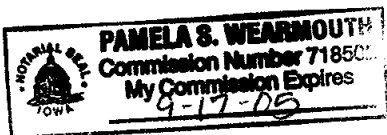
DATED this 9th day of June, 2003.



Paul Hutton



Stacy J. Hutton



Thomas J. Hutton

Thomas J. Hutton

Sonia R. Hutton

Sonia R. Hutton

Sam Hutton

Sam Hutton

STATE OF IOWA :

:SS

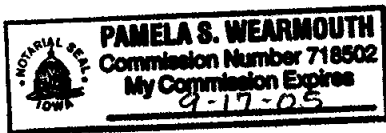
MADISON COUNTY :

On this 9th day of June, 2003, before me, the undersigned, a Notary Public in

and for the State of Iowa, personally appeared Paul Hutton and Stacy J. Hutton, to me known to be

the identical persons named in and who executed the within and foregoing instrument and

acknowledged that they executed the same as their voluntary act and deed.



Pamela S. Wearmouth

Notary Public in and for the State of Iowa

STATE OF IOWA :

:SS

MADISON COUNTY :

On this 6th day of June, 2003, before me, the undersigned, a Notary Public in

and for the State of Iowa, personally appeared Thomas J. Hutton and Sonia R. Hutton, to me known to

be the identical person named in and who executed the within and foregoing instrument and

acknowledged that they executed the same as their voluntary act and deed.

Linda K. Dutton

Notary Public in and for the State of Iowa

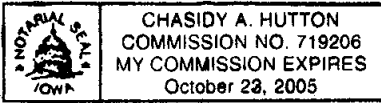


STATE OF IOWA :

:SS

MADISON COUNTY :

On this 9th day of June, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Sam Hutton, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



Chasidy A. Hutton
Notary Public in and for the State of Iowa

LAW OFFICES

JORDAN, OLIVER & WALTERS, P.C.

FARMERS & MERCHANTS STATE BANK BUILDING
POST OFFICE BOX 230
WINTERSET, IOWA 50273-0230

TELEPHONE (515)462-3731
FAX (515)462-3734

LEWIS H. JORDAN

JERROLD B. OLIVER

G. STEPHEN WALTERS

June 2, 2003

ATTORNEY'S OPINION FOR WATERTOWER SUBDIVISION

City of St. Charles
St. Charles, IA 50240

Ladies and Gentlemen:

This attorney's opinion is given, solely for purposes of the platting of Watertower Subdivision, pursuant to Iowa Code Section 354.11(3) and the Subdivision Regulations of the City of St. Charles, Madison County, Iowa.

I, Jerrold B. Oliver, an attorney licensed to practice in the state of Iowa and practicing in Winterset, Madison County, Iowa, examined an abstract of title in one (1) part showing the title to the following described real estate:

Parcel "P", located in the West Half of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., located in and forming a part of the City of St. Charles, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°04'21" West, 224.00 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning; thence South 0°09'07" East, 164.93 feet; thence South 84°47'35" West, 328.00 feet along an existing fenceline which is the South line of the North 5 acres of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 0°09'07" West, 254.90 feet to a point on the South right-of-way line of County Road G-50; thence Northeasterly 327.81 feet along said R.O.W. line which is a 1825.50 foot radius curve, concave Southeasterly, with a chord of North 81°51'44" East, 327.37 feet; thence South 0°02'21" West, 106.80 feet to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 85°04'21" East, 2.90 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning. Said Parcel contains 2.006 acres

June 2, 2003

Page Two

from the root of title to: May 8, 2003, at 8:00 A.M., by Madison County Abstract Company.

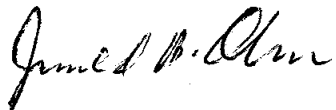
Title to the above described real property is in: PAUL HUTTON, TOM HUTTON and SAM HUTTON, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, and are the sole proprietors, and there are no holders of Mortgages, liens or other encumbrances against the real property described above except as follows:

1. Entry No. 40 shows Mortgage from Paul Hutton; Sam J. Hutton; Thomas J. Hutton; Sonia R. Hutton; Stacy J. Hutton, jointly, to Union State Bank in the principal sum of \$20,851.50, dated August 13, 2001, and filed August 20, 2001, in Book 2001, Page 3699 of the Recorder's office of Madison County, Iowa.
2. We call your attention to the following matters which appear in the abstract:
 - a. Entry No. 4 shows a condemnation proceeding, dated May 10, 1956, and filed July 12, 1956, in Deed Record 88, Page 226 of the Recorder's office of Madison County, Iowa, in which Madison County, Iowa, acquired certain real estate for highway purposes.
 - b. Entry No. 10 shows a Warranty Deed, dated December 21, 1968, and filed December 23, 1968, in Deed Record 97, Page 461 of the Recorder's office of Madison County, Iowa, to Madison County, Iowa, also for highway purposes.
 - c. Entry No. 25 shows an Easement from Donald W. Read and Anna B. Read, husband and wife, grantors, to the City of St. Charles, dated June 2, 1997, and filed July 16, 1997, in Deed Record 137, Page 732, of the Recorder's office of Madison County, Iowa, granting an easement for water lines and appurtenances thereto, over a portion of the real estate under examination.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By



Jerrold B. Oliver

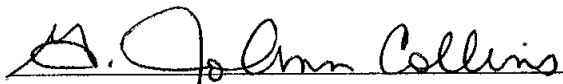
JBO:hd

CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

I, G. JoAnn Collins, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

Parcel "P", located in the West Half of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., located in and forming a part of the City of St. Charles, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°04'21" West, 224.00 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning; thence South 0°09'07" East, 164.93 feet; thence South 84°47'35" West, 328.00 feet along an existing fenceline which is the South line of the North 5 acres of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 0°09'07" West, 254.90 feet to a point on the South right-of-way line of County Road G-50; thence Northeasterly 327.81 feet along said R.O.W. line which is a 1825.50 foot radius curve, concave Southeasterly, with a chord of North 81°51'44" East, 327.37 feet; thence South 0°02'21" West, 106.80 feet to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 85°04'21" East, 2.90 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning. Said Parcel contains 2.006 acres

DATED at Winterset, Iowa, this 5th day of June, 2003.


G. JoAnn Collins, Treasurer of Madison County, Iowa

**RESOLUTION APPROVING FINAL PLAT
OF WATERTOWER SUBDIVISION
MADISON COUNTY, IOWA**

WHEREAS, there was filed with the City of St. Charles, Iowa, a registered land surveyor's plat of a proposed subdivision known as Watertower Subdivision; and

WHEREAS, the real estate comprising said plat is described as follows:

Parcel "P", located in the West Half of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., located in and forming a part of the City of St. Charles, Madison County, Iowa, more particularly described as follows:
Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°04'21" West, 224.00 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning; thence South 0°09'07" East, 164.93 feet; thence South 84°47'35" West, 328.00 feet along an existing fenceline which is the South line of the North 5 acres of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 0°09'07" West, 254.90 feet to a point on the South right-of-way line of County Road G-50; thence Northeasterly 327.81 feet along said R.O.W. line which is a 1825.50 foot radius curve, concave Southeasterly, with a chord of North 81°51'44" East, 327.37 feet; thence South 0°02'21" West, 106.80 feet to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 85°04'21" East, 2.90 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning. Said Parcel contains 2.006 acres

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, Paul Hutton, Thomas J. Hutton, and Sam Hutton; and

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietors and that the platted land is free from encumbrance, and certified statements from the Treasurer of Madison County, Iowa, that said platted

land is free from taxes.

WHEREAS, the City Council of the City of St. Charles, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of St. Charles, and that the plat, papers and documents presented therewith should be approved by the City Council, and that said plat, known as Watertower Subdivision, should be approved by the City Council of the City of St. Charles, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Charles, Iowa, that said plat, known as Watertower Subdivision prepared in connection with said plat and subdivision is hereby approved.

DATED at St. Charles, Iowa, this 7th day of July, 2003.

John Brown
Mayor
St. Charles, Iowa

ATTEST:
Denise Sprague
City Clerk

CONSENT TO PLATTING

BY UNION STATE BANK

Union State Bank does hereby consent to the platting and subdivision of the following-described real estate:

Parcel "P", located in the West Half of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., located in and forming a part of the City of St. Charles, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°04'21" West, 224.00 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning; thence South 0°09'07" East, 164.93 feet; thence South 84°47'35" West, 328.00 feet along an existing fenceline which is the South line of the North 5 acres of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 0°09'07" West, 254.90 feet to a point on the South right-of-way line of County Road G-50; thence Northeasterly 327.81 feet along said R.O.W. line which is a 1825.50 foot radius curve, concave Southeasterly, with a chord of North 81°51'44" East, 327.37 feet; thence South 0°02'21" West, 106.80 feet to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 85°04'21" East, 2.90 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning. Said Parcel contains 2.006 acres

in accordance with ordinances of the City of St. Charles, Iowa, and the statutes of the State of Iowa.

The undersigned holds a Mortgage against said real estate from Paul Hutton; Sam J. Hutton; Thomas J. Hutton; Sonia R. Hutton; Stacy J. Hutton, jointly, to Union State Bank in the principal sum of \$20,851.50, dated August 13, 2001, and filed August 20, 2001, in Book 2001, Page 3699 of the Recorder's office of Madison County, Iowa.

Dated: June 5, 2003.

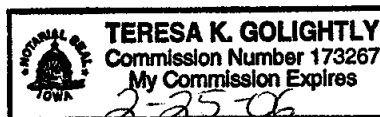
UNION STATE BANK

By 

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 5th day of June, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steven D. Warrington of said corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Steven D. Warrington as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by his voluntarily executed.

Teresa K. Golightly
Notary Public in and for the State of Iowa



**DEED OF RESTRICTIONS
WATERTOWER SUBDIVISION
AN ADDITION TO THE CITY OF ST. CHARLES
MADISON COUNTY, IOWA**

That Paul Hutton, Thomas J. Hutton, and Sam Hutton, are now the fee simple owners and record titleholders of the following-described real estate, to-wit:

Parcel "P", located in the West Half of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., located in and forming a part of the City of St. Charles, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°04'21" West, 224.00 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning; thence South 0°09'07" East, 164.93 feet; thence South 84°47'35" West, 328.00 feet along an existing fenceline which is the South line of the North 5 acres of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 0°09'07" West, 254.90 feet to a point on the South right-of-way line of County Road G-50; thence Northeasterly 327.81 feet along said R.O.W. line which is a 1825.50 foot radius curve, concave Southeasterly, with a chord of North 81°51'44" East, 327.37 feet; thence South 0°02'21" West, 106.80 feet to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 85°04'21" East, 2.90 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning. Said Parcel contains 2.006 acres

which real estate is being platted as Watertower Subdivision, an Addition to the City of St. Charles, Madison County, Iowa.

Said owners do hereby impose and subject said real estate to certain regulations, covenants, restrictions and easements as to the use and occupancy thereof, as follows:

- 1) All lots in said Plat shall be used in a manner consistent with the St. Charles Zoning Ordinance. No structure shall be erected on any lot except single-family and multi-family residential dwelling structures, a garage as an accessory building or an accessory portion of the main building designed and used for the shelter of vehicles owned by the occupants of the main building, and certain other accessory buildings provided that such other accessory buildings other than garages may not be
-

erected in excess of 400 square feet in area. Churches shall also be permitted. No construction shall start on any such dwelling until the plans have been approved by the developer. No mobile homes shall be erected or placed on any of the lots in said Watertower Subdivision to the City of St. Charles, Madison County, Iowa. "*Mobile home*" means any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons. Motor homes, camper trailers, boats, motorcycles and other recreational vehicles shall not be stored on the premises unless the same are stored in a garage as permitted by these covenants.

2) No lot in the Plat shall be further subdivided, except that a lot may be divided and sold to or with adjoining lots to increase their size.

3) No trailer, basement, tent, shack, garage, barn or other accessory building in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

4) No building shall be erected on any building lot unless the design and location is in harmony with the existing structures and locations in the tract and does not violate any of these protective covenants.

5) The titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris, and shall not engage in act activity which is a nuisance.

6) These covenants are to run with the land and shall be binding on all parties and persons for a period of twenty (20) years from the time this Plat is approved and accepted, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of

the majority of the then owners of the lots, it is agreed to delete the said covenants in whole or in part. No new or additional covenants shall be added unless all of the owners of the lots in said Watertower Subdivision, to the City of St. Charles, Madison County, Iowa, agree in writing to any such additional covenants.

7) If any party shall violate or attempt to violate any of the covenants, conditions or restrictions contained herein, it shall be lawful for any owner of any lot or lots in the subdivision to institute proceedings in law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, and to prevent or enjoin him or them from so doing or recover damages for such violation.

8) Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

9) A setback of 30 feet is hereby imposed as shown in the Final Plat from the North boundary line and the South boundary line of each lot.

10) If any lot owner decides to erect a fence upon his lot, the total cost of installation of such fence shall be borne by said lot owner as well as the cost of all future maintenance of the fence. No adjoining lot owner shall be required to participate in the cost of the erection or maintenance of any fence. Any fence erected shall be the sole property of the lot owner and can be removed by such lot owner at his discretion. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining lot owners for erection and maintenance of a common fence; however, for any such common fence agreement to be enforceable upon future lot owners, such fencing agreement must be in writing and filed for record in the Madison County Recorder's office in order to apprise prospective purchasers of their obligations with respect to such fencing.

11) No animals shall be kept or maintained on any of the lots in Watertower Subdivision, to the City of St. Charles, Madison County, Iowa, except ordinary household pets.

12) "Developer" is defined as Paul Hutton, Tom Hutton, and Sam Hutton.

13) Stacy J. Hutton as wife of Paul Hutton and Sonia R. Hutton as wife of Thomas J.

Hutton, have signed these Restrictive Covenants for the purpose of consenting and agreeing to this Deed of Restrictions.

Dated this 9 day of JUNE, 2003.

Paul Hutton

Paul Hutton

Stacy J. Hutton

Stacy J. Hutton

Thomas J. Hutton

Thomas J. Hutton

Sonia R. Hutton

Sonia R. Hutton

Sam Hutton

Sam Hutton

STATE OF IOWA :
:SS
MADISON COUNTY :

On this 9th day of June, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Paul Hutton and Stacy J. Hutton, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Pamela S. Wearmouth

Notary Public in and for the State of Iowa



STATE OF IOWA :
:SS
MADISON COUNTY :

On this 6th day of June, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Thomas J. Hutton and Sonia R. Hutton, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

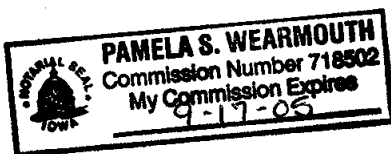
Linda K. Dutton

Notary Public in and for the State of Iowa

STATE OF IOWA :
:SS
MADISON COUNTY :



On this 9th day of June, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Sam Hutton, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



Pamela S. Wearmouth

Notary Public in and for the State of Iowa

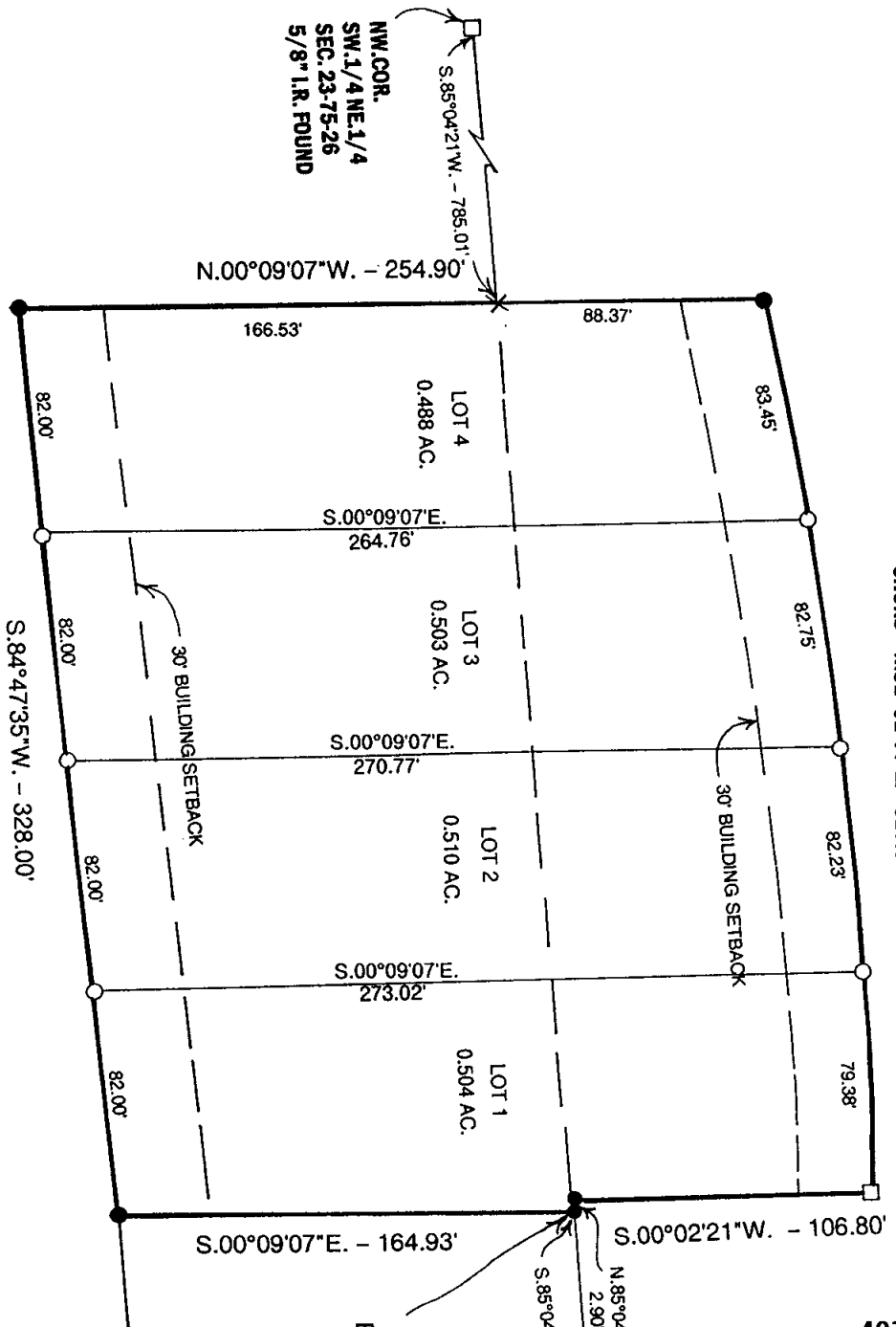
FOR DEDICATION,
RESOLUTION &
CERTIFICATES SEE
RECORD 2003-4017

VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSSET, IOWA (515) 462-3995
CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSSET, IOWA 50273
JAMES M HOCHSTETLER, 110 WEST GREEN ST., WINTERSSET, IOWA 50273

WATER TOWER SUBDIVISION

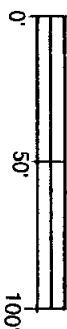
R.O.W. CURVE
R = 1825.50'
A = 10°17'19"
L = 327.81'
CHORD = N.81°51'44"E. - 327.37'

SAINT CHARLES ROAD



FILED NO. 4017-A
BOOK 2003 PAGE 4017-A
2003 JUL -9 PM 2:43

HICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

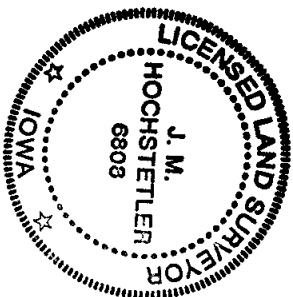


SCALE: 1" = 50'
DATE OF SURVEY:
MAY 20, 2003

- 5/8" IRON ROD FOUND
- CAPPED IRON ROD (CIR)#6808 FOUND
- C.I.R. # 6808 SET
- CALCULATED POINT (NOTHING SET)

I hereby certify that this land surveying document was prepared 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 7/9/03
My license renewal date is December 31, 2003
Pages or sheets covered by this seal: 1



LEGAL DESCRIPTION:

Parcel "P", located in the West Half of the Northeast Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., located in and forming a part of the City of St. Charles, Madison County, Iowa more particularly described as follows:
Commencing at the Northeast Corner of the Southwest Quarter of Section 23, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 85°04'21" West, 224.00 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning; thence South 0°09'07" East, 164.93 feet; thence South 84°47'35" West, 328.00 feet along an existing fence line which is the South line of the North 5 acres of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 0°09'07" West, 254.90 feet to a point on the South right-of-way line of County Road G-50; thence Northwesterly 327.81 feet along said R.O.W. line which is a 1825.50 foot radius curve, concave Southeast, with a chord of North 81°51'44" East, 327.37 feet; thence South 0°02'21" West, 106.80 feet to a point on the North line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 85°04'21" East, 2.90 feet along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 to the Point of Beginning. Said Parcel contains 2.006 acres.

FINAL PLAT WATERTOWER SUBDIVISION
OWNER/DEVELOPER: PAUL HUTTON, SAM HUTTON, TOM HUTTON 3172 ST. CHARLES ROAD ST. CHARLES, IOWA 50240
ENGINEER/LAND SURVEYOR: VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS 110 WEST GREEN STREET WINTERSSET, IOWA 50273