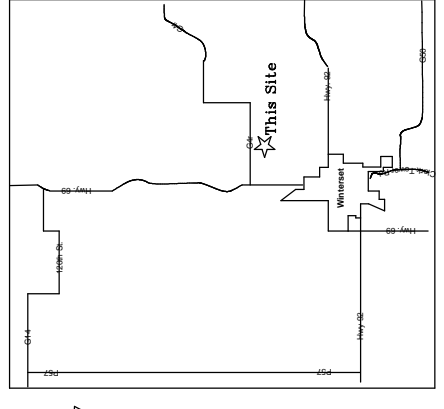


Engineer/Surveyor:
 Mark A. McMurphy, PE & S
 Abaci Consulting, Inc.
 101 N. Circle Dr.
 Grimes, IA 50111
 Ph. (515) 986-5048
 Fax (515) 986-0588

Owner/Developer:
 Mike Zuendel
 Zuendel Investments, Inc.
 3515 Arapahoe Road
 Des Moines, IA 50312
 Ph (515) 255-7607



Vicinity Sketch
 Not to Scale

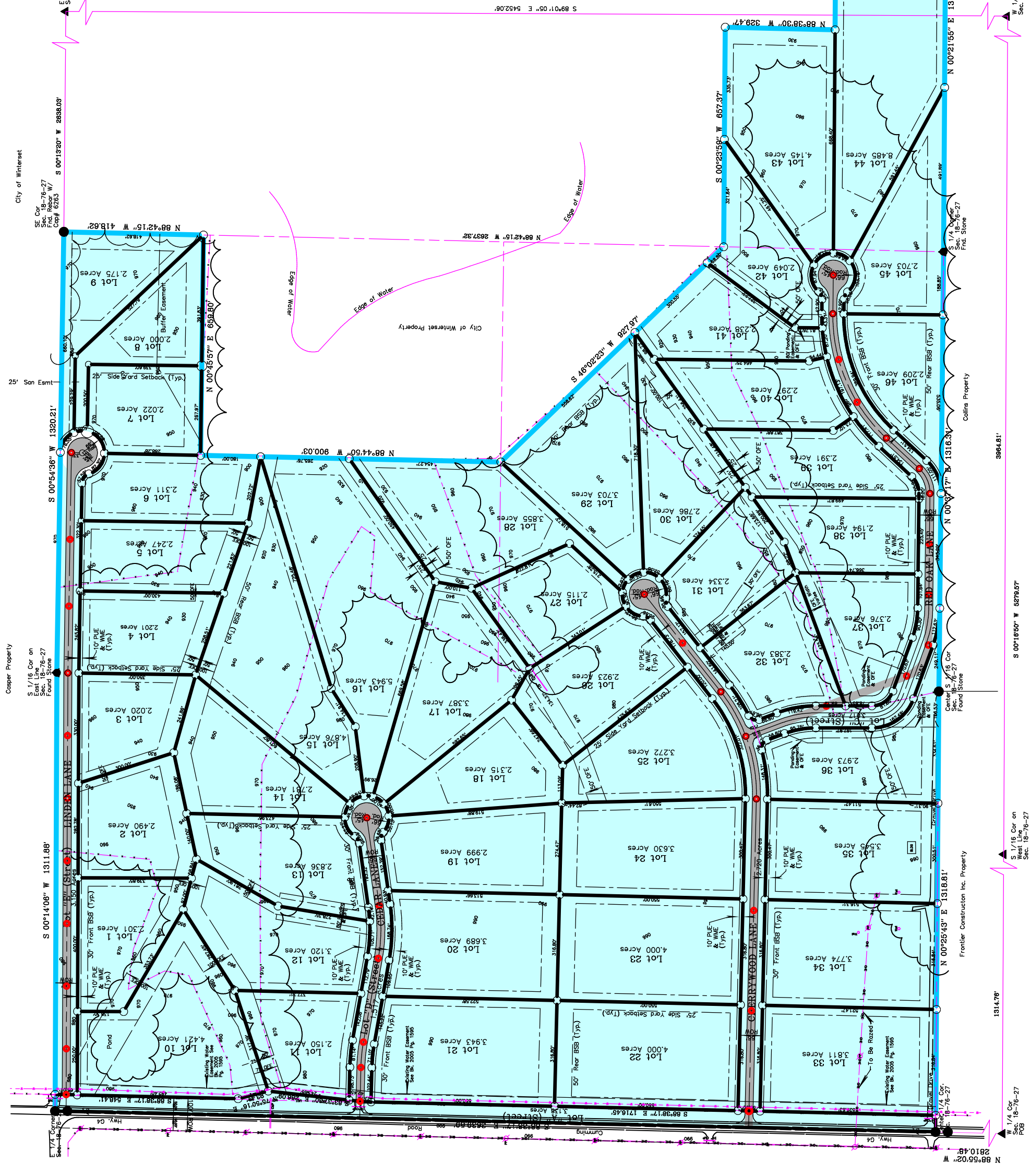
Legal Description:

THE SOUTHWEST QUARTER (1/4) OF SECTION EIGHTEEN (18) EXCEPTING THEREFROM THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SOUTHWEST QUARTER (1/4) AND THE WEST 900 FEET OF THE SOUTH HALF (1/2) OF SAID SOUTHWEST QUARTER (1/4) OF SAID SOUTHWEST QUARTER (1/4); AND THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION NINETEEN (19); ALL IN TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA. ALL NOW MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER CORNER OF SAID SECTION 18;
 THENCE SOUTH 88°38'17" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 2,639.59 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18;
 THENCE SOUTH 00°14'06" WEST A DISTANCE OF 1,311.88 FEET;
 THENCE SOUTH 00°54'36" WEST A DISTANCE OF 1,320.21 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18;
 THENCE NORTH 88°42'15" WEST ALONG THE SECTION LINE A DISTANCE OF 4,186.62 FEET;
 THENCE NORTH 88°45'50" EAST A DISTANCE OF 659.80 FEET;
 THENCE SOUTH 88°45'50" WEST A DISTANCE OF 659.80 FEET;
 THENCE SOUTH 48°02'23" WEST A DISTANCE OF 807.97 FEET;
 THENCE SOUTH 00°23'59" WEST A DISTANCE OF 657.37 FEET;
 THENCE NORTH 88°38'30" WEST A DISTANCE OF 329.47 FEET;
 THENCE SOUTH 00°22'57" WEST A DISTANCE OF 657.02 FEET;
 THENCE NORTH 88°34'45" WEST A DISTANCE OF 329.28 FEET;
 THENCE NORTH 00°21'55" EAST TO THE SOUTH QUARTER CORNER OF SAID SECTION 18 A DISTANCE OF 1,313.32 FEET;
 THENCE NORTH 00°25'43" EAST A DISTANCE OF 1,316.31 FEET;
 THENCE NORTH 00°25'43" EAST A DISTANCE OF 1,316.31 FEET TO THE POINT OF BEGINNING, AND CONTAINING 155.96 ACRES (AREA BY SURVEY).

Notes:

- 1) The existing zoning is R-1, Low Density Residential District.
- 2) The Bulk Regulations are as follows:
 Lot size: 150 ft. min.
 Lot width: 2 acres min.
 Front Building Setback: 30' min.
 Rear Building Setback: 50' min.
 Side Yard Setback: 25' min.
- 3) The proposed streets will be 24 feet wide with asphalt surfacing. The typical roadway right-of-way will be 66 feet.
- 4) The standard return radius is 50 feet on the cul-de-sacs and 25 feet at street intersections.
- 5) The proposed water service is by Warren Rural Water, 1204 E. 2nd Street, Indianola, IA 50125, Ph (515) 962-1200.
- 6) The proposed sanitary sewer service will be City of Winterset.
- 7) Post development runoff will not adversely effect downstream properties or facilities.
- 8) All easements related to overlaid flowage are to be maintained by the individual property owners.
- 9) It shall be the developer's responsibility to apply for and obtain any storm water discharge permits from the Iowa Department of Natural Resources.
- 10) Riprap shall be provided by the developer at the crossroad culverts.
- 11) Culverts used for crossing drainage easements must be designed by a Licensed Professional Engineer.



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
 MARK A. MCMURPHY, IOWA LIC. NO. 14874
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2008.

W 1/4 Cor on West Line, Sec. 19-76-27

3864.61'

S 00°16'50" W 5276.57'

S 00°14'06" W 1311.88'

W 1/4 Cor on West Line, Sec. 19-76-27

N 88°55'02" W 2810.48'

Center N 1/4 Cor, Sec. 19-76-27