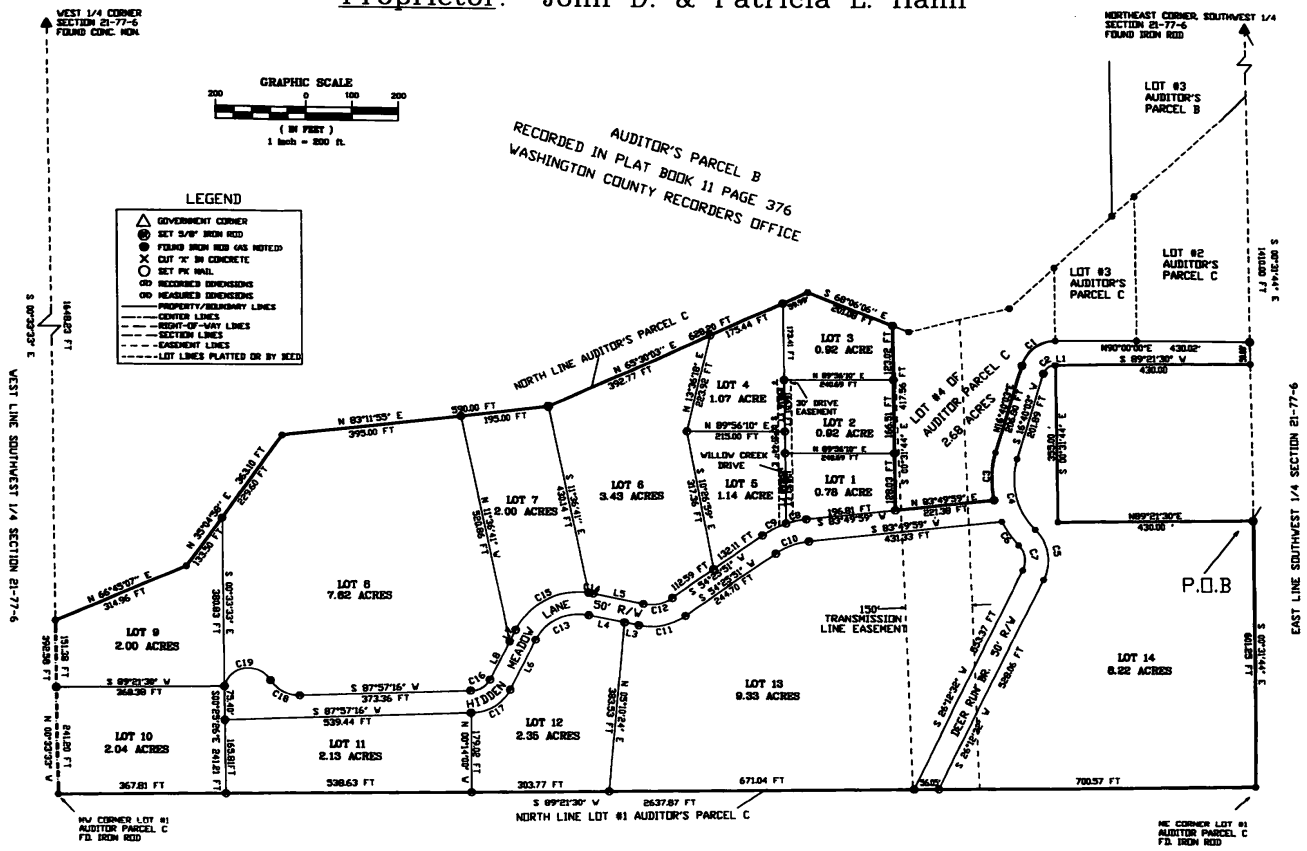


HAHN'S 1st SUBDIVISION

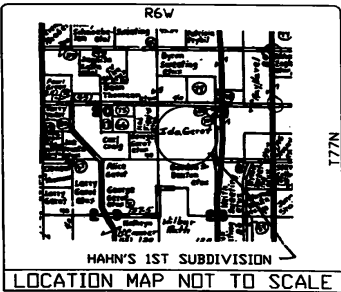
A part of Auditor's Parcel C of the Southwest Quarter of Section 21, T 77 N, R 6 W of Washington County

Proprietor: John D. & Patricia L. Hahn



Note: Hahn's Parcel C and 300' Run Drive rights of way contain approximately 2.79 acres.

LOT #1 AUDITOR'S PARCEL C RECORDED IN PLAT BOOK 11 PAGE 403 WASHINGTON COUNTY RECORDERS OFFICE



LEGAL DESCRIPTION
A part of Auditor's Parcel C of the Southwest 1/4 of Section 21, Township 77 North, Range 6 West of the 5th P.M. in Washington County, Iowa and more particularly described as follows:

Commencing at the Northeast Corner of the Southwest 1/4 of said Section 21; thence S00°31'44"E along the East line of the Southwest 1/4 of said Section 21 a distance of 1410.00 feet to the point of beginning of this description thence continuing S00°31'44"E along said East line a distance of 601.25 feet to the Northeast Corner of Lot 1 of Auditor's Parcel C as recorded in plat book 11 page 403 of the Washington County Recorder's Office; thence S89°21'30"W along the North line of said Lot 1 a distance of 2637.87 feet to the Northwest Corner of said Lot 1; thence N00°33'33"W along the West line of the Southwest 1/4 of said Section 21 a distance of 392.58 feet to a point on the North line of Auditor's Parcel C as recorded in plat book 11 page 387 of the Washington County Recorder's Office; thence N66°45'07"E along said North line a distance of 314.96 feet; thence N35°04'58"E along said North line a distance of 363.10 feet; thence N83°11'55"E along said North line a distance of 590.00 feet; thence N65°30'03"E along said North line a distance of 628.20 feet; thence S68°06'06"E along said North line a distance of 201.08 feet to the Northwest corner of Lot 4 of Auditor's Parcel C; thence S00°31'44"E along the West line of said Lot 4 a distance of 417.56 feet; thence N83°49'59"E along the South line of said Lot 4 a distance of 221.38 feet; thence Northeastly along the east line of said Lot 4 a distance of 108.63 feet along a 212.92 foot radius curve concave easterly whose 107.46 foot chord bears N02°03'05"E; thence N16°40'03"E along the east line of said Lot 4 a distance of 206.80 feet; thence Northeastly along the east line of said Lot 4 a distance of 98.31 feet along a 76.36 foot radius curve concave Southeastly whose 91.66 foot chord bears N52°52'43"E a distance of 430.00 feet; thence S00°31'44"E a distance of 50.00 feet; thence S89°21'30"W a distance of 430.00 feet; thence S00°31'44"E a distance of 355.00 feet; thence N89°21'30"E a distance of 430.00 feet to the point of beginning, containing 47.75 acres more or less and all being subject to easements and restrictions of record.

NUMBER	DELTA	CHORD BEARING	T FT	R FT	L FT	LC FT
C1	73°46'08"	N 52°52'43" E	57.30	76.36	98.31	91.66
C2	72°41'20"	S 53°00'43" W	19.39	26.36	33.44	31.24
C3	29°13'55"	N 02°03'05" E	55.52	212.92	108.63	107.46
C4	60°34'37"	S 13°37'16" E	95.16	162.92	172.25	164.34
C5	70°07'07"	S 05°10'05" E	70.17	100.00	122.38	114.88
C6	17°28'59"	S 35°10'05" E	32.74	212.92	64.97	64.78
C7	70°07'07"	S 05°10'05" E	35.09	50.00	61.19	57.44
C8	12°55'03"	S 77°22'22" W	23.07	203.78	45.94	45.85
C9	16°29'04"	S 62°40'18" W	29.32	203.78	58.63	58.43
C10	29°24'20"	S 69°07'55" W	40.35	153.78	78.92	78.06
C11	47°22'01"	S 78°06'33" W	57.99	132.21	109.30	106.21
C12	47°22'09"	S 78°06'32" W	36.06	82.21	67.96	66.84
C13	74°54'51"	S 64°19'49" W	61.89	106.88	139.75	130.00
C14	03°54'14"	N 78°54'09" E	5.35	156.88	10.69	10.69
C15	71°12'26"	S 62°16'31" W	112.33	156.88	194.57	182.66
C16	64°56'58"	S 59°20'42" W	29.15	45.80	51.92	49.19
C17	63°45'22"	S 58°44'55" W	59.58	95.80	106.61	101.19
C18	58°31'22"	N 62°47'03" W	42.02	75.00	76.61	73.32
C19	135°45'48"	S 82°03'44" W	135.32	55.00	130.32	101.90

NUMBER	DIRECTION	DISTANCE
L1	S 89°21'30" W	2.01 FT
L3	N 78°12'47" W	31.92 FT
L4	N 78°12'47" W	79.42 FT
L5	N 78°12'47" W	111.37 FT
L6	S 26°52'23" W	127.52 FT
L7	S 26°52'23" W	30.75 FT
L8	S 26°52'23" W	96.78 FT

SUBDIVIDER/OWNER: JOHN HAHN
411 E. 3RD ST
RIVERSIDE, IA 52327

SUBDIVIDER'S ATTORNEY: DANIEL BOYLE
321 E. MARKET ST
IDAHO CITY, IA 52240

PLAT PREPARED BY:
HART-FREDERICK CONSULTANTS, P.C.
902 E. 2ND AVE
CORALVILLE, IA 52241

APPROVED BY THE WASHINGTON COUNTY BOARD OF SUPERVISORS

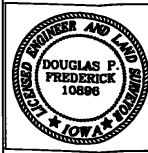
CHAIRPERSON _____ DATE _____

HAHN'S 1ST SUBDIVISION TO WASHINGTON COUNTY
A PART OF THE SOUTHWEST 1/4 OF SEC 21-T77N-R6W

HART-FREDERICK CONSULTANTS, P.C.



902 E. 2nd Avenue
Coralville, Iowa 52241
Phone: (319) 351-8709
Fax: (319) 351-7038



I, Douglas P. Frederick, hereby certify that this survey, plan, specification or report was prepared by me or under my direct personal supervision and that I am duly licensed as a Professional Land Surveyor and a Professional Engineer under the laws of the State of Iowa.

Douglas P. Frederick, P.E., P.L.S., Iowa License No. 10896 Date By license is renewable December 31, 1997.

DRAWN BY: JSR DESIGNED BY: APPROVED BY:
DATE: 5/28/97 PROJECT NO: 96705 FIELD BOOK: 15&17