

Inst.# **041250** Date 6-15-04 Time 2:55 PM
Recorder's Fee \$ 160⁰⁰ Record Mgmt. Fee \$ 1⁰⁰
Auditor's Transfer Fee \$ — E-Fee \$ 5⁰⁰
Real Estate Transfer Tax \$ — # —
Toni Wilkinson, Franklin County Recorder
12 1st Ave. NW, PO Box 26, Hampton, IA 50441


**STATEMENT RELATIVE TO FINAL PLAT OF LATIMER INDUSTRIAL
PARK TO CITY OF LATIMER, FRANKLIN COUNTY, IOWA.**


STATE OF IOWA)
) ss:
FRANKLIN COUNTY)

We the undersigned, Philip L. Anderson, Mayor of the incorporated City of Latimer, Iowa, and Judy Muhlenbruck, City Clerk of the incorporated City of Latimer, Iowa, do hereby certify that the within Plat, together with the following instruments attached, to-wit:

1. Abstract of Title;
2. Title Opinion of Attorney;
3. Plat;
4. Acknowledgment of Owners;
5. Acknowledgment of Mortgage Holder;
6. Certified Statement of Naomi Morton, County Treasurer of Franklin County, Iowa;

was duly presented to the City Council of the City of Latimer, Iowa, on the 9th day of June, 2004, and that upon motion and resolution, the same was approved, and the dedication of the streets therein accepted and confirmed, and said Addition was accepted.


Philip L. Anderson, Mayor,
City of Latimer, Iowa.


Judy Muhlenbruck, City Clerk,
City of Latimer, Iowa.

No. 25623.

ABSTRACT OF TITLE

(to

The East half of the Southwest Quarter ($E\frac{1}{2}$ $SW\frac{1}{4}$) of Section Thirty (30), Township Ninety-two (92) North, Range Twenty-one (21) West of the 5th P.M. EXCEPT a Tract Commencing at the Northeast Corner of said East One-half (said point also being the Center Quarter Corner); thence S 00°00'00" W 695.00 feet along the east line of said $E\frac{1}{2}$, to the point of beginning; thence S 00°00'00" W 260.00 feet, along said east line; thence S 90°00'00" W 260.00 feet; thence N 00°00'00" E 260.00 feet; thence N 90°00'00" E 260.00 feet to the point of beginning, AND EXCEPT a tract commencing at the Southeast Corner of the $SW\frac{1}{4}$ of said Section 30; thence North 00°13'30" West 682.08 feet along the East line of the $SW\frac{1}{4}$; thence South 89°46'30" West 60.00 feet to a point on the West right of way of County Road S-25 and the point of beginning; thence continuing S 89°46'30" West 50.00 feet; thence South 00°31'28" East 275.00 feet; thence North 90°00'00" West 210.45 feet; thence South 00°00'00" West 330.19 feet to a point on the North line of Highway #3; thence North 89°43'30" East 128.00 feet along the North line of said Highway #3; thence North 41°28'30" East 174.20 feet along the NWly line of Highway #3; thence North 00°13'30" West 374.00 feet along the West line of said County Road S-25; thence North 16°28'30" East 52.20 feet along a jog in the west line of County Road S-25; thence North 00°13'30" West 50.00 feet along West line of County Road S-25 to the point of beginning.

FRANKLIN COUNTY ABSTRACT CO.

Hampton, Iowa

041250

No. 1.

STATE OF IOWA,)
 : ss.
FRANKLIN COUNTY,)

CERTIFICATE

We, the Franklin County Abstract Company, hereby certify that this abstract is prepared pursuant to Chapter 614 of the 1977 Code of Iowa, Chapter 11 of the Iowa Land Title Examination Standards of the Iowa Bar Association, and the Abstracting Standards of the Iowa Land Title Association.

All matters of record prior to the date of the recording of the root of title are omitted herefrom except:

1. Plats and surveys.
2. Easements.
3. Party wall and other boundary line agreements.
4. Unexpired leases.

* * * * *

No. 2.

Ralph F. Schomburg and Gertrude C.
Schomburg, husband and wife

WARRANTY DEED

Dated Dec. 24, 1948
Filed Dec. 24, 1948
Book 72 page 35

to

Bernard Muhlenbruck and Olinda
Muhlenbruck, husband and wife

Conveys the E $\frac{1}{2}$ SW $\frac{1}{4}$ except easements for highway purposes of Sec. 30, Twp. 92 North, Rge. 21 West of the 5th P.M.

* * * * *

No. 3.

Iowa State Highway Commission
to

AFFIDAVIT OF CONTROLLED ACCESS

Dated June 28, 1957
Filed June 29, 1957
Book 4 page 371

The Public

Designates Highway No. 3 which abuts on part of the real estate herein abstracted as a controlled access facility.

* * * * *

No. 4.

Bernard H. Muhlenbruck and Olinda
Muhlenbruck, husband and wife

CONTRACT

Dated Feb. 5, 1969
Filed Mar. 10, 1971
Book 90 page 115

to

M.M.W. Development Corporation
by Marvin H. Seehusen, Secretary-
Treasurer and Merlin L. Bier, President

Agrees to sell and convey the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Sec. 30, Twp. 92 North, Rge. 21 West of the 5th P.M. subject to easements and restrictions of record for \$60,225.00.

* * * * *

FRANKLIN COUNTY ABSTRACT CO.

Hampton, Iowa

041250

No. 5.

M. M. W. Development Corp.

ARTICLES OF INCORPORATION

to

Dated Feb. 5, 1968
Filed Mar. 3, 1969
Book 3 page 223

The Public

M.M.W. Development Corp. is incorporated under Chapter 496A of the Code of Iowa and duration is perpetual.

States that all written contracts, deeds and mortgages and conveyances shall be signed by the President or the Vice-President and the Secretary or Treasurer.

* * * * *

No. 6.

Bernard H. Muhlenbruck and Olinda
Muhlenbruck, husband and wife

WARRANTY DEED

to

Dated Mar. 12, 1979
Filed Mar. 27, 1979
File No. 791803

M. M. W. Development Corporation

Conveys the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Sec. 30, Twp. 92 North, Rge. 21 West of the 5th P.M. subject only to easements and restrictions of record.

* * * * *

No. 7.

ABSTRACTER'S NOTE: On May 20, 1981 a NOTICE was recorded in File No. 810831 stating that certain real estate in Franklin County, Iowa may be subject to the soil conservation practice refund provided for in Chapter 467a.7(16) - 1981 Code. Does not describe any real estate.

* * * * *

No. 8.

Franklin County Board of Supervisors

ZONING ORDINANCE

to

Dated Oct. 23, 1985
Filed Sept. 5, 1986
File No. 861840

The Public

Real estate herein abstracted is subject to County Zoning. Current status of the district must be determined by reference to the records of the Zoning Administrator. Your attention is called to the Franklin County Zoning Map of record filed with this instrument.

* * * * *

FRANKLIN COUNTY ABSTRACT CO.

Hampton, Iowa

041250

No. 9.

City of Latimer, Iowa

FIRE PROTECTION AGREEMENT

to

Dated June 9, 1991
Filed June 13, 1991
File No. 911132

Board of Trustees of Franklin
Fire District No. 1

It is agreed between the parties hereto pursuant to Chapter 28E of the 1991 Code of Iowa that the City of Latimer, Iowa shall furnish fire protection for land in Franklin Rural Fire District No. 1 of Franklin County, Iowa. The property herein abstracted is subject to this fire protection agreement.

* * * * *

No. 10.

City Development Board

CONCLUSIONS OF LAW

to

Dated Nov. 14, 2001
Filed Nov. 19, 2001
File No. 012709

City of Latimer and City
of Coulter, et al

It is ordered that the application of the following described territory to the City of Latimer is hereby approved: The proposed annexation territory is described in Appendix A and attached hereto and by this reference made a part of: A parcel of land located in the E½ of the SW¼ of Sec. 30, Twp. 92 North, Rge. 21 West of the 5th P.M., subject only to easements and restrictions of record.

* * * * *

No. 11.

Lee O. Gallentine

SURVEY

to

Dated June 20, 2002
Filed July 17, 2002
File No. 021685

The Public

Plats Tract "A", Tract "B" and Tract "C" in the SW¼ of Sec. 30, Twp. 92 North, Rge. 21 West of the 5th P.M.

Endorsed thereon is certificate that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Seal affixed.

NOTE: A copy of the drawn plat appears on the following page of this abstract for reference purposes only.

* * * * *

FRANKLIN COUNTY ABSTRACT CO.

Hampton, Iowa

041250

INST. C21685 FEE 15⁰⁰
RM 1⁰⁰

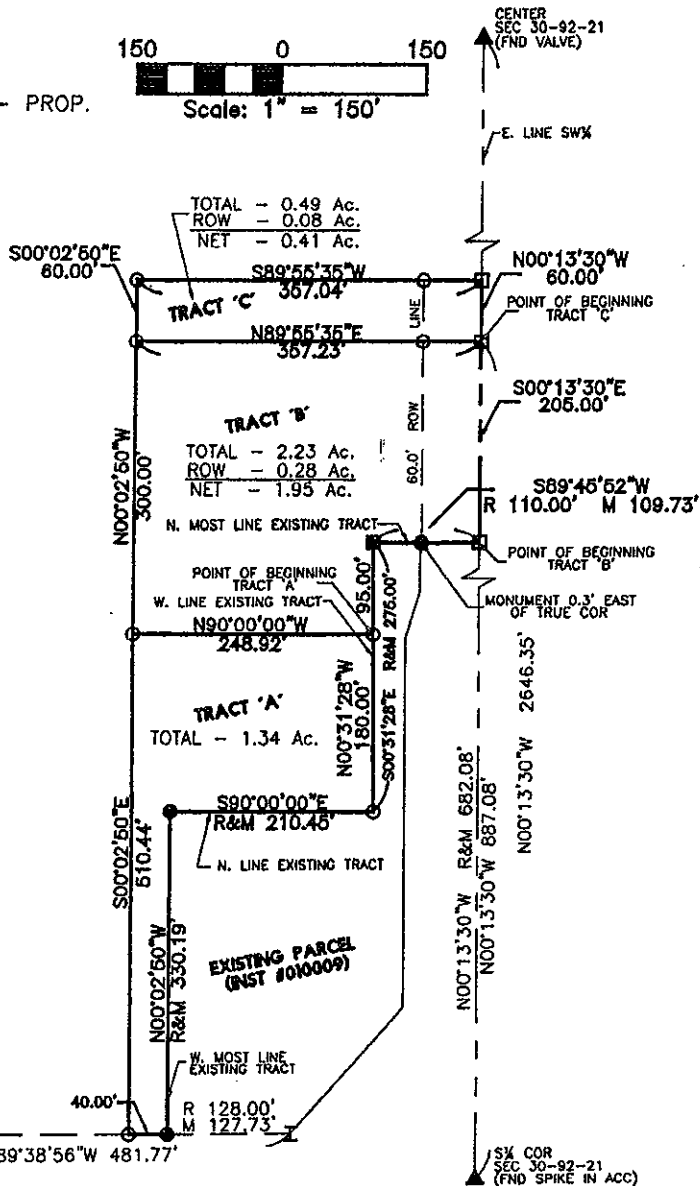
RECORDED
 2002 JUL 17 AM 9:59
 TONI WILKINSON, RECORDER
 FRANKLIN COUNTY
 HAMPTON, IOWA

Lee O. Gallentine L.S., Ryken Engineering, 711 Park Avenue, Ackley, IA. 50601-Ph. 641-847-3273

PLAT OF SURVEY OF TRACTS

LOCATED IN THE
SW¹/₄ SECTION 30, TOWNSHIP 92 NORTH, RANGE 21 WEST,
CITY OF LATIMER, FRANKLIN COUNTY, IOWA

SURVEY FOR:
 MORT'S WATER
 MMW DEVELOPMENT CORP - PROP.



I hereby certify that this land surveying document was prepared and the related survey work was performed 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.

Lee O. Gallentine, PLS
 LEE O. GALLENTINE, LS
 Date: June 20, 2002 License number: 15745
 My license renewal date is December 31, 2002
 Pages or sheets covered by this seal: 2

Date of Survey: JUNE 18, 2002
 Scale: 1" = 150'
 Corners Found: PLSS Corner (As noted)
 5/8" ϕ Y. CAPPED IRON REROD (#8856)
 5/8" ϕ IRON REROD I Iron ROW Rail
 Corners Set: PLSS Corner (As noted)
 3/4" Dia x 24" Orange Capped Iron Rerod (#15745)
 MAG Nail with Brass Washer (#15745)
 M = Measured Distance R = Record Distance
 P = Platted Distance D = Deed Distance
 FB # 189-24

RE

RYKEN ENGINEERING
 ACKLEY, IOWA

2757
 Pg. 1 of 2

TAXES

No. 12.

All paid, except as hereinafter shown:

Real Estate: All paid except second half of those currently due in amounts of \$318.00 and 329.00.

Personal: None.

Special Assessments: Assessments for Drainage District No. 30 are all paid.

CERTIFICATE

I hereby certify that this certificate is signed by a member of the IOWA LAND TITLE ASSOCIATION and the AMERICAN LAND TITLE ASSOCIATION.

Mark D Mallicoat

Secretary
Iowa Land Title Association



STATE OF IOWA
FRANKLIN COUNTY

} ss.

The undersigned hereby certifies that the foregoing abstract consisting of entries numbered from 1 to 12 inclusive, is a correct abstract of title of everything in the public records of the said County affecting the title to:

real estate described in the caption

From root of title

To Sept. 14, 2002 at 7:00 a.m.

ACKNOWLEDGMENTS:

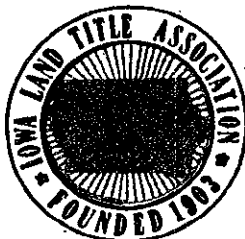
In approved form unless otherwise shown.

PERSONAL LIEN SEARCHES:

M.M.W. Development Corporation

Dated at Hampton, Iowa

Sept. 14, 2002



FRANKLIN COUNTY ABSTRACT
By *Dennis A. [Signature]*
President

Page 5.

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No. 25623

041250

No. 13.

CONTINUATION OF ABSTRACT
TO

The East half of the Southwest Quarter (E ½ SW ¼) of Section Thirty (30), Township Ninety-two (92) North, Range Twenty-one (21) West of the 5th P.M., EXCEPT a tract commencing at the Northeast Corner of said East one-half (said point also being the center quarter corner); thence S 00°00'00" W 695.00 feet along the East line of said E ½, to the point of beginning; thence S 00°00'00" W 260.00 feet, along said East line; thence S 90°00'00" W 260.00 feet; thence N 00°00'00" E 260.00 feet; thence N 90°00'00" E 260.00 feet to the point of beginning; AND EXCEPT tract commencing at the Southeast Corner of the SW ¼ of said Section 30; thence North 00°13'30" West 682.08 feet along the East line of the SW ¼; thence South 89°46'30" West 60.00 feet to a point on the West right of way of County Road S-25 and the point of beginning; thence continuing S 89°46'30" West 50.00 feet; thence South 00°31'28" East 275.00 feet; thence North 90°00'00" West 210.45 feet; thence South 00°00'00" West 330.19 feet to a point on the North line of Highway #3; thence North 89°43'30" East 128.00 feet along the North line of said Highway #3; thence North 41°28'30" East 174.20 Feet along the NWly line of Highway #3; thence North 00°13'30" West 374.00 feet along the West line of said County Road S-25; thence North 16°28'30" East 52.20 feet along a jog in the west line of County Road S-25; thence North 00°13'30" West 50.00 feet along the West line of County Road S-25 to the point of beginning; AND EXCEPT Tract "A" in the SW ¼ of Section 30, Township 92 North, Range 21 West of the 5th P.M. of a Survey dated 12/18/2002 and recorded in File No. 022952 in the office of the Franklin County Recorder.

No. 14.

Lee O. Gallentine

SURVEYOR'S AFFIDAVIT

To

Dated Dec. 18, 2002

The Public

Filed Dec. 18, 2002

File No. 022952

Affiant states that I a Licensed Land Surveyor under the laws of the State of Iowa.

The Plat of Survey of tracts located in the SW ¼ of Sec. 30, Twp. 92 North, Rge. 21 West of the 5th P.M. was prepared under my direct personal supervision.

This affidavit is offered solely for replacing the Plat of Survey recorded in Instrumet #021685 with the attached plat of survey.

NOTE: A copy of the drawn survey appears on following page for reference purposes only.

FRANKLIN COUNTY ABSTRACT CO.

Hampton, Iowa

041250

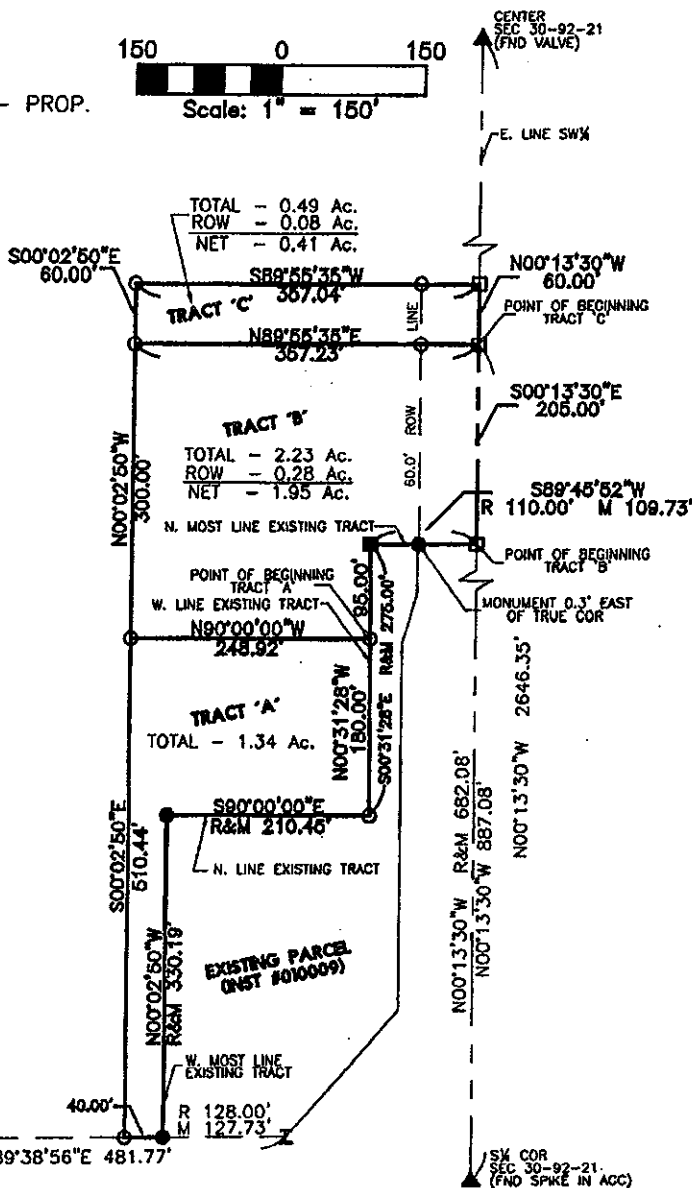
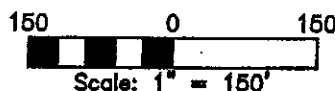
WST. 022952

Lee O. Gallentine L.S., Ryken Engineering, 711 Park Avenue, Ackley, IA. 50601-Ph. 641-847-3273

PLAT OF SURVEY OF TRACTS LOCATED IN THE SW¼ SECTION 30, TOWNSHIP 92 NORTH, RANGE 21 WEST, CITY OF LATIMER, FRANKLIN COUNTY, IOWA

SURVEY FOR:

MORT'S WATER
MMW DEVELOPMENT CORP - PROP.



I hereby certify that this land surveying document was prepared and the related survey work was performed 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.

Lee O. Gallentine, LS
LEE O. GALLETINE, LS

Date: Dec 18, 2002 License number: 15745

My license renewal date is December 31, 2002

Pages or sheets covered by this seal: 3

Date of Survey: JUNE 18, 2002
Scale: 1" = 150'
Corners Found: PLSS Corner (As noted)
 5/8" Y. CAPPED IRON REROD (#8656)
 5/8" IRON REROD I Iron ROW Rail
Corners Set: PLSS Corner (As noted)
 3/4" Dia x 24" Orange Capped Iron Rerod (#15745)
 MAG Nail with Brass Washer (#15745)
M = Measured Distance R = Record Distance
P = Platted Distance D = Deed Distance
FB # - 189-24

RE

RYKEN ENGINEERING
ACKLEY, IOWA

2757 REVISED
Pg. 1 of 3

041250

No. 15.

TAXES

All paid, except as hereinafter shown:

Real Estate: Taxes due last half 2002 and first half 2003 are all paid.

Personal: None,

Special Assessments: Assessments for Drainage District No. 30 are all paid.

CERTIFICATE

I hereby certify that this certificate is signed by a member of the IOWA LAND TITLE ASSOCIATION and the AMERICAN LAND TITLE ASSOCIATION.

Mark D Mallicoat

Secretary
Iowa Land Title Association



STATE OF IOWA
FRANKLIN COUNTY

} ss.

The undersigned hereby certifies that the foregoing abstract consisting of entries numbered from 13 to 15 inclusive, is a correct abstract of title of everything in the public records of the said County affecting the title to:

real estate described at Entry No. 13 hereof

From Sept. 14, 2002 at 7:00 a.m. To March 5, 2003 at 7:00 a.m.

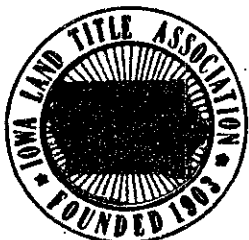
ACKNOWLEDGMENTS: In approved form unless otherwise shown.

PERSONAL LIEN SEARCHES:

M.M.W. Development Corporation

Dated at Hampton, Iowa

March 5, 2003



FRANKLIN COUNTY ABSTRACT
By *Dennis S. Sorensen*
President

Page 8.

Copyright 1974 Iowa Land Title Association

No. 26278

041250

No. 16.

M.M. W. Development Corp. by Philip L.
Anderson, President by George Eddy, Secretary

WARRANTY DEED

Dated Mar. 20, 2003
Filed Mar. 20, 2003
File No. 030734

To

Century Machine Profit Sharing Plan & Trust
FBO Phil Anderson

Conveys the real estate described at Entry No. 13 hereof.
Consideration: \$1.00 & ovc. Transfer Tax \$268.80.

No. 17.

Century Machine, Inc., Profit Sharing Plan &
Trust F.B.O. Philip L. Anderson by Philip L.
Anderson, Trustee and George R. Eddy, Trustee

MORTGAGE

Dated Mar. 20, 2003
Filed Mar. 20, 2003
at 11:35 a.m.
File No. 030735

To

Hampton State Bank

Encumbers the real estate described at Entry No. 13 hereof for \$208,606.19. No due date shown.
RECITES if all or any part of the property or any interest in the property is sold or transferred without
lender's prior written consent, lender may require immediate payment in full of all sums secured by this
instrument.

RECITES: I understand that homestead property is in many cases protected from the claims of
creditors and exempt from judicial sale; and that by signing this contract, I voluntarily give up my right to this
protection for this mortgaged property with respect to claims based upon this contract. Signed - Philip L.
Anderson and George R. Eddy Date 3/20/03.

RECITES: This is a purchase money mortgage as defined by Iowa law.

FRANKLIN COUNTY ABSTRACT CO.

Hampton, Iowa

041250

TAXES

No. 18.

All paid, except as hereinafter shown:

Real Estate: Taxes due last half 2002 and first half 2003 are all paid.

Personal: None.

Special Assessments: Assessments for Drainage District No. 30 are all paid.

CERTIFICATE

I hereby certify that this certificate is signed by a member of the IOWA LAND TITLE ASSOCIATION and the AMERICAN LAND TITLE ASSOCIATION.

Mark D Mallicoat

Secretary
Iowa Land Title Association



STATE OF IOWA
FRANKLIN COUNTY

} ss.

The undersigned hereby certifies that the foregoing abstract consisting of entries numbered from 16 to 18 inclusive, is a correct abstract of title of everything in the public records of the said County affecting the title to:

real estate described at Entry No. 13 hereof

From March 5, 2003 at 7:00 a.m. To April 16, 2003 at 7:00 a.m.

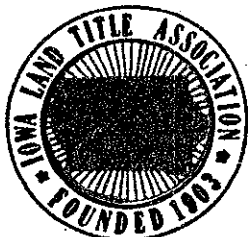
ACKNOWLEDGMENTS: In approved form unless otherwise shown.

PERSONAL LIEN SEARCHES:

M.M.W. Development Corporation
M.M.W. Development Corp.
Century Machine Profit Sharing Plan & Trust
FBO Phil Anderson
Century Machine, Inc. Profit Sharing Plan &
Trust F.B.O. Philip L. Anderson

Dated at Hampton, Iowa

April 16, 2003



FRANKLIN COUNTY ABSTRACT
By *Dennis A. Beckwith*
President

Page 10.

Copyright 1974 Iowa Land Title Association

No. 26465

041250

No. 19.

CONTINUATION OF ABSTRACT
TO

The East half of the Southwest Quarter (E ½ SW ¼) of Section Thirty (30), Township Ninety-two (92) North, Range Twenty-one (21) West of the 5th P.M., EXCEPT a tract commencing at the Northeast Corner of said East one-half (said point also being the center quarter corner); thence S 00°00'00" W 695.00 feet along the East line of said E ½, to the point of beginning; thence S 00°00'00" W 260.00 feet, along said East line; thence S 90°00'00" W 260.00 feet; thence N 00°00'00" E 260.00 feet; thence N 90°00'00" E 260.00 feet to the point of beginning; AND EXCEPT tract commencing at the Southeast Corner of the SW ¼ of said Section 30; thence North 00°13'30" West 682.08 feet along the East line of the SW ¼; thence South 89°46'30" West 60.00 feet to a point on the West right of way of County Road S-25 and the point of beginning; thence continuing S 89°46'30" West 50.00 feet; thence South 00°31'28" East 275.00 feet; thence North 90°00'00" West 210.45 feet; thence South 00°00'00" West 330.19 feet to a point on the North line of Highway #3; thence North 89°43'30" East 128.00 feet along the North line of said Highway #3; thence North 41°28'30" East 174.20 Feet along the NWly line of Highway #3; thence North 00°13'30" West 374.00 feet along the West line of said County Road S-25; thence North 16°28'30" East 52.20 feet along a jog in the west line of County Road S-25; thence North 00°13'30" West 50.00 feet along the West line of County Road S-25 to the point of beginning; AND EXCEPT Tract "A" in the SW ¼ of Section 30, Township 92 North, Range 21 West of the 5th P.M. of a Survey dated 12/18/2002 and recorded in File No. 022952 in the office of the Franklin County Recorder. AND EXCEPT Tract "B" of the Survey of part of the Southwest Quarter (SW ¼) of said Section Thirty (30), Which survey was recorded in the office of the Franklin County Recorder in File No. 021685, which survey Has been replaced by Surveyor's Affidavit and attached plat of survey, which Affidavit was recorded in the Franklin County Recorder's Office on December 18, 2002 in File No. 022952.

FRANKLIN COUNTY ABSTRACT CO.

Hampton, Iowa

041250

Page 11.

Lee O. Gallentine

FINAL PLAT OF LATIMER
INDUSTRIAL PARK

To

The Public

Dated Apr. 14, 2004
Filed Apr. 26, 2004
File No. 040809

Plats Latimer Industrial Park located in the E 1/2 fr SW 1/4 of Sec. 30, Twp. 92 North, Rge. 21 West of the 5th P.M., described as beginning at the center of said Section 30; thence South 00°01'19" East 695.05 feet along the east line of said fractional SW 1/4, to the Northeast Corner of an existing parcel; thence South 89°59'34" West 260.00 feet, along the North line of said parcel to the Northwest Corner thereof; thence south 00°01'44" East 260.00 feet, along the west line of said parcel to the Southwest Corner thereof; thence North 89°59'59" East 260.00 feet, along the south line of said parcel to the southeast corner thereof (said point also being on said east line of said fractional SW 1/4); thence South 00°01'19" East 804.27 feet, along said east line, to the northeast corner of Tract "B" of said Fractional SW 1/4; thence North 89°53'53" West 357.54 feet, along the North lien of said tract "B", to the Northwest Corner thereof; thence south 00°09'18" West 810.14 feet along the west line of Tracts "A" and "B" of said fractional SW 1/4, to a point on the north right of way line of Highway #3; thence South 89°52'19" West 313.97 feet along said right of way line; thence South 85°19'34" West 413.39 feet along said right of way line; thence South 89°36'57" West 224.92 feet along said right of way line, to a point on the west line of the E 1/2 of said fractional SW 1/4; thence North 00°09'14" West 2592.26 feet along said west line of said E 1/2 of said fractional SW 1/4, to the northwest Corner thereof; thence North 89°27'24" East 1316.78 feet along the North line of the E 1/2 of said fractional SW 1/4, to the point of beginning.

Endorsed thereon is certificate that this land surveying document was prepared and the related survey work was performed 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.

Seal affixed.

NOTE: A copy of the drawn plat appears on the following pages of this abstract for reference purposes only.

FRANKLIN COUNTY ABSTRACT CO.

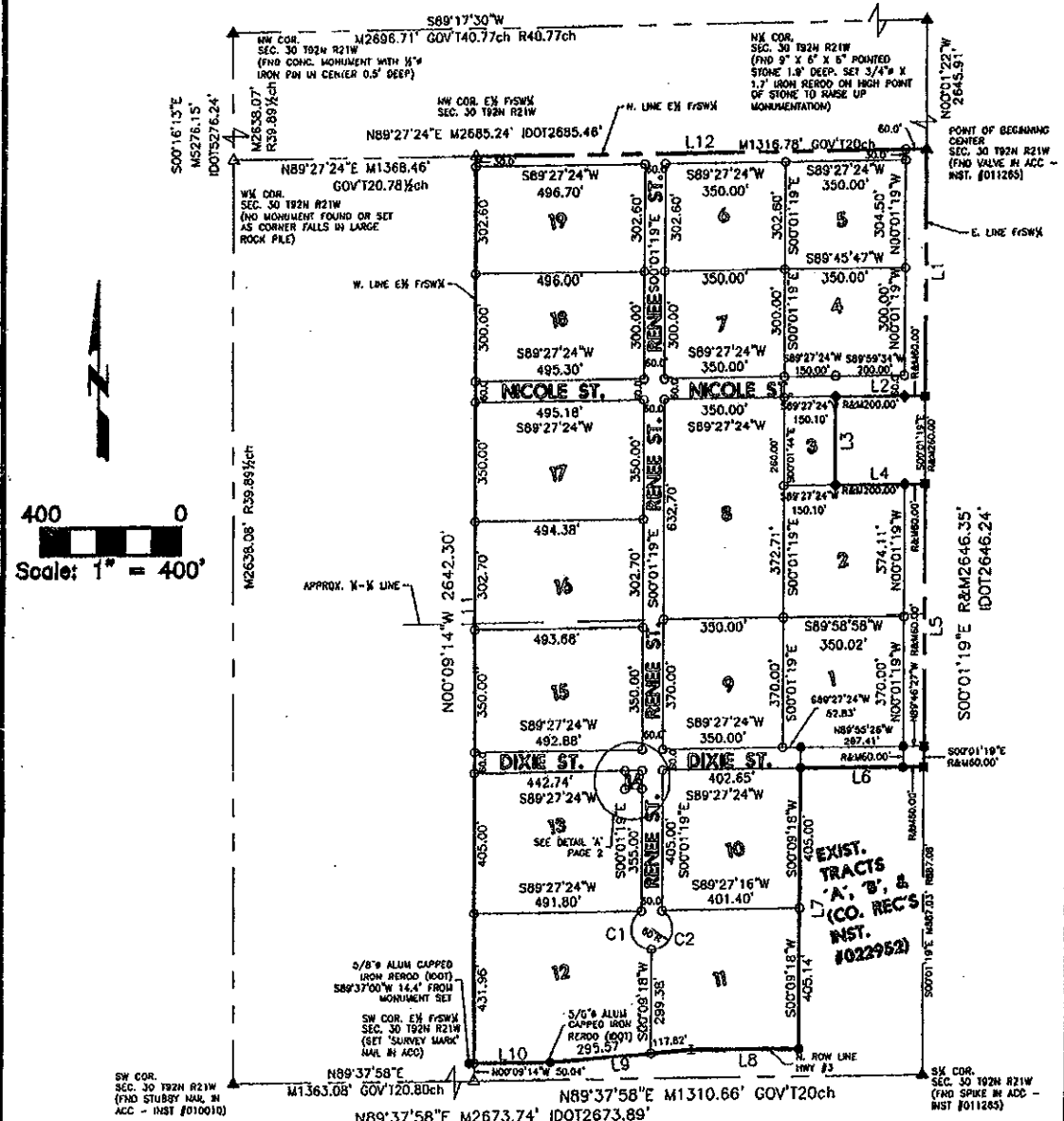
Hampton, Iowa

041250

Inst.# **040809** Date **4-26-04** Time **3:05 PM**
 Recorder's Fee \$ **10.00** Record Mgmt. Fee \$ **1.00**
 Auditor's Transfer Fee \$ **—** E-Fee \$ **5.00**
 Real Estate Transfer Tax \$ **—** # **—**
Toni Wilkinson, Franklin County Recorder
 121st Ave. NW, PO Box 26, Hampton, IA 50441

Lee O. Gallentine LS, Ryken Engineering, 711 Park Avenue, Ackley, IA. 50801 - Ph. 641-847-3273 - Fax 641-847-2303

FINAL PLAT OF LATIMER INDUSTRIAL PARK
 LOCATED IN THE
E½ Fr SW¼ SECTION 30 TOWNSHIP 92 NORTH, RANGE 21 WEST
 IN THE
CITY OF LATIMER, FRANKLIN COUNTY, IOWA



I hereby certify that this land surveying document was prepared and the related survey work was performed 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.

Lee O. Gallentine, PLS
LEE O. GALLENTINE, LS
 Date: April 14, 2004 License number: 15745
 My license renewal date is December 31, 2004.

Pages or sheets covered by this seal: 1 & 2

Date of Survey: Feb. 26, 2004
 Scale: 1" = 400'
 Corners Found: ▲ PLSS Corner (As noted)
● 3/4" Orange Capped Iron Rod (#15745)
 or as noted
■ MAG Nail I Iron ROW Nail
◆ 1/2" Y. Capped Iron Rod (#9962)
 Corners Set: ▲ PLSS Corner 3/4" Dia x 48"
Alum Capped Iron Rod (#15745) or as noted
○ 3/4" Dia x 24" Orange Capped Iron Rod (#15745)

M = Measured Distance R = Record Distance IDOT = Iowa Department
 P = Plotted Distance D = Deed Distance of Transportation Distance
 FB # 189-63 RB

RE RYKEN ENGINEERING 3127
ACKLEY, WEBSTER CITY, & SPIRIT LAKE, IOWA Pg. 1 of 2

FRANKLIN COUNTY ABSTRACT CO.

Hampton, Iowa

041250

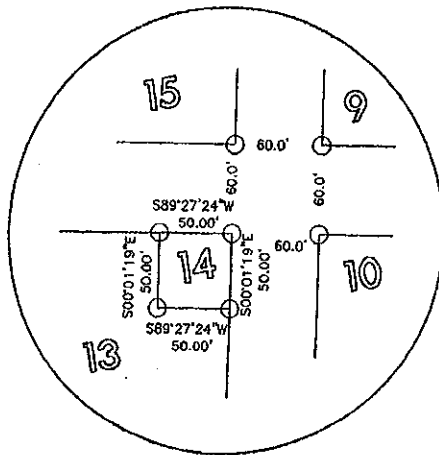
LEGAL DESCRIPTION:

A tract of land located in the East One-Half of the Fractional Southwest Quarter (E1/2 Fr. SW1/4) of Section Thirty (30), Township Ninety-two (92) North, Range Twenty-one (21) West of the 5th P.M., being within the City of Latimer, Franklin County, Iowa, more particularly described as follows:
 Beginning at the Center of said Section 30; thence South 00°01'19" East, 695.05 feet, along the east line of said Fractional Southwest Quarter, to the northeast corner of an existing parcel; thence South 89°59'34" West, 260.00 feet, along the north line of said parcel to the northwest corner thereof; thence South 00°01'44" East, 260.00 feet, along the west line of said parcel to the southwest corner thereof; thence North 89°59'59" East, 260.00 feet, along the south line of said parcel to the southeast corner thereof (said point also being on said east line of said Fractional Southwest Quarter); thence South 00°01'19" East, 804.27 feet, along said east line, to the northeast corner of Tract 'B' of said Fractional Southwest Quarter; thence North 89°53'53" West, 357.54 feet along the north line of said Tract 'B', to the northwest corner thereof; thence South 00°09'18" West, 810.14 feet along the west line of Tracts 'A' and 'B' of said Fractional Southwest Quarter, to a point on the north right of way line of Highway #3; thence South 89°52'19" West, 313.97 feet along said right of way line; thence South 85°19'34" West, 413.39 feet along said right of way line; thence South 89°36'57" West, 224.92 feet along said right of way line, to a point on the west line of said East One-Half of said Fractional Southwest Quarter; thence North 00°09'14" West, 2592.26 feet along said west line of said East One-Half of said Fractional Southwest Quarter, to the northwest corner thereof; thence North 89°27'24" East, 1316.78 feet along the north line of said East One-Half of said Fractional Southwest Quarter, to the point of beginning, containing 69.42 acres total. Subject to easements.

Note: For the purposes of this survey, the east line of said Fractional Southwest Quarter was determined to bear South 00°01'19" East using GPS.

AREA BREAKDOWNS IN SQ. FEET

	SE 1/4 Fr SW 1/4	NE 1/4 Fr SW 1/4	TOTAL
LOT 1	129,461.9		129,461.9
LOT 2	1,050.0	129,784.5	130,834.5
LOT 3		39,024.1	39,024.1
LOT 4		104,853.3	104,853.3
LOT 5		106,235.7	106,235.7
LOT 6		105,908.9	105,908.9
LOT 7		104,995.7	104,995.7
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LOT 14	2,500.0		2,500.0
LOT 15	172,640.0		172,640.0
LOT 16	9,268.5	140,274.9	149,543.4
LOT 17		173,166.5	173,166.5
LOT 18		148,695.8	148,695.8
LOT 19		150,196.2	150,196.2
STREETS	158,808.6	250,997.3	409,805.9



DETAIL 'A':

SCALE: 1" = 100'

CURVE DATA:

	C1	C2
CENTRAL ANGLE	148°41'49"	151°18'11"
LENGTH	155.65'	158.45'
RADIUS	60.00'	60.00'
CHORD BEARING	S14°53'30"E IN	S15°06'30"E
CHORD DISTANCE	115.50'	116.26'

BEARINGS & DISTANCES:

NUMBER	DIRECTION	DISTANCE
L1	S00°01'19"E	M695.05' R695.00'
L2	S89°59'34"W	R&M260.00
L3	S00°01'44"E	R&M260.00'
L4	N89°59'59"E	R&M260.00
L5	S00°01'19"E	804.27'
L6	N89°53'53"W	M357.54' R357.23'
L7	S00°09'18"W	M810.14' R810.44'
L8	S89°52'19"W	313.97'
L9	S85°19'34"W	413.39'
L10	S89°36'57"W	224.92'
L11	N00°09'14"W	2592.26'
L12	N89°27'24"E	1316.78'

SURVEYOR

LEE O. GALLENTINE
711 PARK AVE.
ACKLEY, IOWA 50601

OWNER/DEVELOPER

CENTURY MACHINE PROFIT
SHARING PLAN & TRUST
(FBO PHIL ANDERSON)
113 N. AKIR ST.
LATIMER, IOWA 50452

ZONING:

NONE

BUILDING SETBACKS:

FRONT - 20'
SIDE - 10'
REAR - 10'

NOTES:

- FOR THE PURPOSES OF THIS SURVEY, PARTS OF THE FOLLOWING WERE RETRACED:
 CO. AUDITOR'S IRREG PLAT BK PG 195
 CO. REC'S PLAT BK 1 PG 51
 CO. REC'S PLAT BK 1 PG 103
 CO. REC'S PLAT BK 2 PG 42-43
 CO. REC'S INST. #022952
- ALL MONUMENTS SHALL BE SET WITHIN 1 YEAR OF THE RECORDING OF THIS PLAT IN ACCORDANCE WITH SECTION 355.6 OF THE CODE OF IOWA.

LOT INFORMATION

TOTAL SUBDIVISION AREA - 69.42 AC.
TOTAL NO. OF LOTS - 19
MINIMUM LOT AREA - 2,500.0 sf
AVERAGE LOT AREA - 137,596.6 sf
MAXIMUM LOT AREA - 221,438.3 sf
STREET AREA - 409,805.9 sf

RE

RYKEN ENGINEERING
ACKLEY, WEBSTER CITY, & SPIRIT LAKE, IOWA

3127
Pg. 2 of 2

040809

FRANKLIN COUNTY ABSTRACT CO.

Hampton, Iowa

041250

Page 14.

No. 21.

TAXES

All paid, except as hereinafter shown:

Real Estate: Taxes due last half 2003 and first half 2004 are all paid.

Personal: None.

Special Assessments: Assessments for Drainage District No. 30 are all paid.

CERTIFICATE

I hereby certify that this certificate is signed by a member of the IOWA LAND TITLE ASSOCIATION and the AMERICAN LAND TITLE ASSOCIATION.

Mark D Mallicoat

Secretary
Iowa Land Title Association



STATE OF IOWA
FRANKLIN COUNTY

} ss.

The undersigned hereby certifies that the foregoing abstract consisting of entries numbered from 19 to 21 inclusive, is a correct abstract of title of everything in the public records of the said County affecting the title to:

real estate described at Entry No. 19 hereof

From April 16, 2003 at 7:00 a.m. To May 1, 2004 at 7:00 a.m.

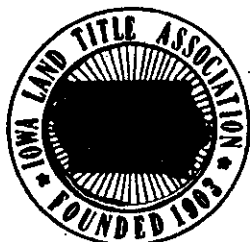
ACKNOWLEDGMENTS: In approved form unless otherwise shown.

PERSONAL LIEN SEARCHES:

Century Machine, Inc. Profit Sharing Plan &
Trust F.B.O. Philip L. Anderson

Dated at Hampton, Iowa

May 1, 2004



FRANKLIN COUNTY ABSTRACT
By *Dennis J. Anderson*
President

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No. 27851

041250

HOBSON CADY & CADY

Page 2

Hampton State Bank

Title Opinion

Section 30, Township 92 North, Range 21 West of the 5th P.M. of a survey dated 12/18/2002 and recorded in File No. 022952 in the Office of the Franklin County Recorder. AND EXCEPT Tract "B" of the Survey of part of the Southwest Quarter (SW¹/₄) of said Section Thirty (30), Which survey was recorded in the office of the Franklin County Recorder in File No. 021685, which survey has been replaced by Surveyor's Affidavit and attached a plat of survey, which Affidavit was recorded in the Franklin County Recorder's Office on December 18, 2002 in File No. 022952.

said Abstract certified to by the Franklin County Abstract Company and delivered in one part commencing from the root of title and continued to May 1, 2004, at 7:00 a.m. As of which time, I find marketable title in:

**CENTURY MACHINE, INC.,
Profit Sharing Plan & Trust
F. B. O. Philip L. Anderson**

subject to the following exceptions:

1. Entry number 17 of the Abstract indicates a Mortgage in favor of Hampton State Bank filed March 20, 2003, recorded in File No. 030735 in the Office of the Franklin County Recorder. Said mortgage encumbers the property under examination for \$208,606.19. This mortgage constitutes a first mortgage lien against the premises.
2. Entry number 3 of the Abstract indicates an Affidavit of controlled Access filed by the Iowa State Highway Commission filed June 29, 1957, in Book 4 Page 371 in the Office of the Franklin County Recorder. Said Affidavit indicates that the property abuts Iowa Highway No. 3, which is a controlled access facility.
3. Entry number 7 of the Abstract indicates that on May 20, 1981, a Notice was recorded in File No. 810831 in the Office of the Franklin County Recorder stating that certain real estate in Franklin County, Iowa, may be subject to the soil conservation practice refund provided for in Chapter 467A.7 The Code. You should satisfy yourself the property is in compliance with this provision.
4. Entry number 8 of the Abstract indicates the property is subject to the Zoning Ordinance of Franklin County filed September 5, 1986, recorded in File No. 861840 in the Office of the Franklin County Recorder. You should satisfy yourself the property is in compliance with this ordinance.
5. Entry number 9 of the Abstract indicates that the property is subject to a Fire Protection Agreement between the City of Latimer and the Board of Trustees of Franklin Fire District No. 1 filed June 13, 1991, recorded in File No. 911132 in the Office of the Franklin County Recorder.

041250

HOBSON CADY & CADY

Page 3

Hampton State Bank

Title Opinion

6. Entry number 10 of the Abstract indicates Conclusions of Law of the City Development Board to City of Latimer and City of Coulter filed November 19, 2001, in File No. 012709 in the Office of the Franklin County Recorder finding that the property under examination is annexed to the City of Latimer.

7. Entry number 21 of the Abstract indicates all real estate taxes due last half 2003 and first half 2004 are all paid. All special assessments for Drainage District No. 30 are paid.

CAUTIONS: An abstract of title is a multipage document typically prepared by a commercial abstracting firm. It consists of numbered entries containing information abstracted from the public records on file in the County Courthouse that affect the title to the real estate described in the abstract of title. However, these public records do not necessarily disclose all rights in, claims against or restrictions upon the real estate. Therefore, you should make a careful inspection of the real estate and make diligent inquiry to satisfy yourself as to the following additional matters:

1. The rights of any person in actual possession of the real estate, such as a tenant in possession under a lease agreement.

2. The rights, under the Iowa Mechanic's Lien Law, of persons who have furnished labor or materials in the past 90 days for improvements to the real estate. Claims for labor and improvements made within that period could become liens without appearing on the abstract, and you should satisfy yourself that all such bills or claims have been paid.

3. The rights of creditors under the Iowa Uniform Commercial Code to a security interest in improvements to the real estate in the form of fixtures, such as a furnace or water heater, which have been installed so recently as to allow the creditor to file notice of such rights after the period of time covered by the abstract.

4. Unpaid charges for public utility services furnished to the real estate which may become a claim against the real estate.

5. The existence of any security interest in growing farm crops disclosed by financing statements filed in the office of the Iowa Secretary of State.

6. The existence of any easement over the real estate which is apparent from physical evidence of its use or the actual location of the boundary lines of the real estate.

7. Any encroachment upon the real estate from adjacent real estate by way of third party use or by building overlapping the boundary lines and any other facts that may be disclosed by a survey. The abstractor cannot certify in regards to physical boundaries of real estate, including a showing of the streets and alleys, fence lines, ditches, tile drains, easements not of record, and locations of improvements which may be situated thereon. No survey of the property under examination has been furnished.

041250

HOBSON CADY & CADY

Page 4

Hampton State Bank

Title Opinion

8. Availability of reasonable and convenient access to the real estate from an existing public right of way.

9. Any law, ordinance or governmental regulation (including, but not limited to zoning, subdivision and rental housing ordinances) restricting, regulating or prohibiting the occupancy, use or enjoyment of the real estate, or regulating the character, dimensions or location of any improvement now or hereafter erected on the real estate, or prohibiting a separation in ownership or a reduction in the dimensions or area of the real estate. For such information, you should consult the local building and zoning officials having jurisdiction.

10. The legal competency (as affected by age or mental disability) of each individual title holder executing a deed, mortgage or other instrument affecting the real estate; the authority of each person executing a deed, mortgage or other instrument affecting the real estate in a representative or fiduciary capacity; and the authenticity of all signatures appearing on such instruments.

11. Any other matter affecting the real estate which may have been filed as a part of the public records in the county courthouse after the period of time covered by this title opinion.

12. The abstract does not disclose the existence of hazardous substances, pollutants, contaminants, hazardous wastes, underground storage tanks, drainage wells, active or abandoned water wells, and other environmentally regulated activities. You are cautioned that federal, state and local legislation may, in the event that there are environmental and/or public health violations, permit injunctive relief and require removal and remedial actions or other "clean up". The cost of such "clean up" may become a lien against the real estate, and you may have personal liability even though you may not have disposed of any hazardous substances, pollutants, contaminants, or hazardous wastes on the real estate or used any underground storage tanks or wells.

13. You are also cautioned that the abstract does not make showing of the presence of radioactive elements such as "radon" on the property. Radon, which is present to some extent virtually everywhere, may present a health threat if found in concentration levels deemed high and may require remedial measures. You may desire to make independent inquiry, including specialized testing before closing herein.

Sincerely,

HOBSON, CADY & CADY

G. A. Cady III

GACIII:jra

041250

HOBSON CADY & CADY

Page 5

Hampton State Bank

Title Opinion

Abstract is:

- Enclosed with this opinion
- Retained by this office
- Mailed to
- Delivered to **Hampton State Bank**

Statement for Title Opinion is:

- Billed to
- To be paid by Owners at closing
- Paid
- Amount \$160 (Preliminary & Final)

HOBSON CADY & CADY

Attorneys at Law
9-1st Street Southwest
Post Office Box 456
Hampton Iowa 50441
641-456-2555
Telephone
641-456-3315
Facsimile

May 12, 2004

G. A. Cady III

TITLE OPINION

Hampton State Bank
PO Box 119
Hampton, IA 50441-0119

Century Machine, Inc., Profit Sharing
Plan & Trust, F.B.O. Philip L. Anderson
416 - 1st St.
Coulter, IA 50431

Ladies and Gentlemen:

I have examined the Abstract of Title to the following described real estate to-wit:

The East half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty (30), Township Ninety-two (92) North, Range Twenty-one (21) West of the 5th P.M. EXCEPT a Tract Commencing at the Northeast Corner of said East One-half (said point also being the Center Quarter Corner); thence S 00°00'00" W 695.00 feet along the east line of said E $\frac{1}{2}$, to the point of beginning; thence S 00°00'00" W 260.00 feet, along said East line; thence S 90°00'00" W 260.00 feet; thence N 00°00'00" E 260.00 feet; thence N 90°00'00" E 260.00 feet to the point of beginning, AND EXCEPT a tract commencing at the Southeast Corner of the SW $\frac{1}{4}$ of said Section 30; thence North 00°13'30" West 682.08 feet along the East line of the SW $\frac{1}{4}$; thence South 89°46'30" West 60.00 feet to a point on the West right of way of County Road S-25 and the point of beginning; thence continuing S 89°46'30" West 50.00 feet; thence South 00°31'28" East 275.00 feet; thence North 90°00'00" West 210.45 feet; thence South 00°00'00" West 330.19 feet to a point on the North line of Highway #3; thence North 89°43'30" East 128.00 feet along the North line of said Highway #3; thence North 41°28'30" East 174.20 feet along the NWly line of Highway #3; thence North 00°13'30" West 374.00 feet along the West line of said County Road S-25; thence North 16°28'30" East 52.20 feet along a jog in the West line of County Road S-25; thence North 00°13'30" West 50.00 feet along West line of County Road S-25 to the point of beginning; AND EXCEPT Tract "A" in the SW $\frac{1}{4}$ of

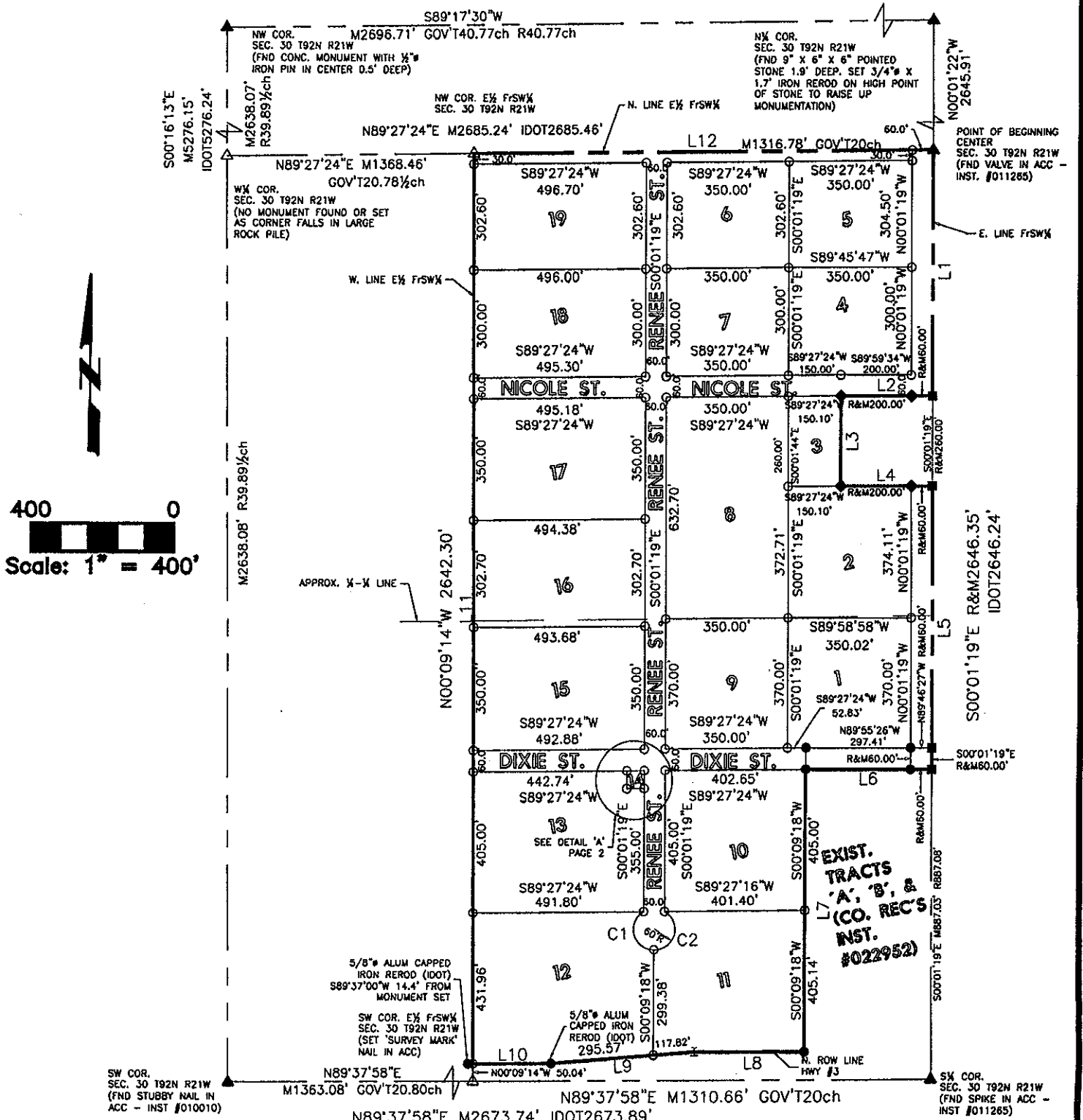
041250

Inst.# **040809** Date 4-26-04 Time 3:05 PM
 Recorder's Fee \$ 10.00 Record Mgmt. Fee \$ 1.00
 Auditor's Transfer Fee \$ — E-Fee \$ 5.00
 Real Estate Transfer Tax \$ — # —
Toni Wilkinson, Franklin County Recorder
 12th Ave. NW, PO Box 26, Hampton, IA 50441

Lee O. Gallentine LS, Ryken Engineering, 711 Park Avenue, Ackley, IA. 50601 - Ph. 641-847-3273 - Fax 641-847-2303

FINAL PLAT OF LATIMER INDUSTRIAL PARK

LOCATED IN THE
½ Fr SW¼ SECTION 30 TOWNSHIP 92 NORTH, RANGE 21 WEST
 IN THE
CITY OF LATIMER, FRANKLIN COUNTY, IOWA



I hereby certify that this land surveying document was prepared and the related survey work was performed 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.

Lee O. Gallentine, PLS
 LEE O. GALLENTINE, LS
 Date: April 14, 2004 License number: 15745
 My license renewal date is December 31, 2004

Pages or sheets covered by this seal: 1 & 2

Date of Survey: Feb. 26, 2004
 Scale: 1" = 400'
 Corners Found: PLSS Corner (As noted)
 3/4" Orange Capped Iron Rerod (#15745)
 or as noted
 MAG Nail Iron ROW Rail
 1/2" Y. Capped Iron Rerod (#9962)
 Corners Set: PLSS Corner 3/4" Dia x 48"
 Alum Capped Iron Rerod (#15745) or as noted
 3/4" Dia x 24" Orange Capped Iron Rerod (#15745)

M = Measured Distance R = Record Distance IDOT = Iowa Department of Transportation Distance
 P = Plotted Distance D = Deed Distance
 FB # 189-63 RB

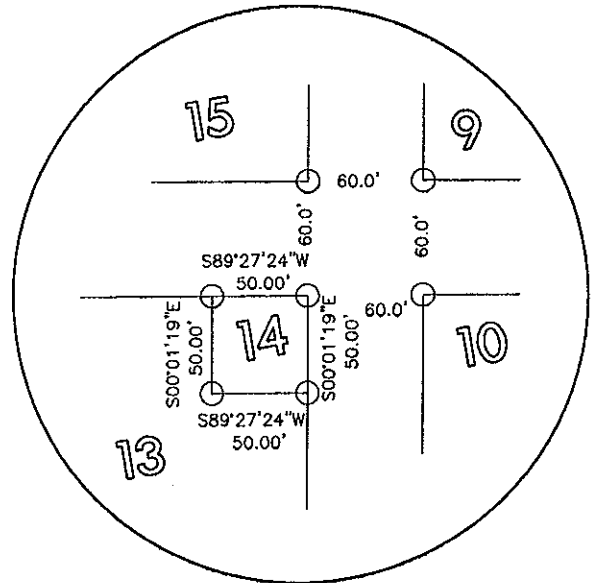
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 Beginning at the Center of said Section 30; thence South 00°01'19" East, 695.05 feet, along the east line of said Fractional Southwest Quarter, to the northeast corner of an existing parcel; thence South 89°59'34" West, 260.00 feet, along the north line of said parcel to the northwest corner thereof; thence South 00°01'44" East, 260.00 feet, along the west line of said parcel to the southwest corner thereof; thence North 89°59'59" East, 260.00 feet, along the south line of said parcel to the southeast corner thereof (said point also being on said east line of said Fractional Southwest Quarter); thence South 00°01'19" East, 804.27 feet, along said east line, to the northeast corner of Tract 'B' of said Fractional Southwest Quarter; thence North 89°53'53" West, 357.54 feet along the north line of said Tract 'B', to the northwest corner thereof; thence South 00°09'18" West, 810.14 feet along the west line of Tracts 'A' and 'B' of said Fractional Southwest Quarter, to a point on the north right of way line of Highway #3; thence South 89°52'19" West, 313.97 feet along said right of way line; thence South 85°19'34" West, 413.39 feet along said right of way line; thence South 89°36'57" West, 224.92 feet along said right of way line, to a point on the west line of said East One-Half of said Fractional Southwest Quarter; thence North 00°09'14" West, 2592.26 feet along said west line of said East One-Half of said Fractional Southwest Quarter, to the northwest corner thereof; thence North 89°27'24" East, 1316.78 feet along the north line of said East One-Half of said Fractional Southwest Quarter, to the point of beginning, containing 69.42 acres total. Subject to easements.

Note: For the purposes of this survey, the east line of said Fractional Southwest Quarter was determined to bear South 00°01'19" East using GPS.

AREA BREAKDOWNS IN SQ. FEET

	SE 1/4 Fr SW 1/4	NE 1/4 Fr SW 1/4	TOTAL
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SCALE: 1" = 100'

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CHORD BEARING	S14°53'30"E	N15°06'30"E
CHORD DISTANCE	115.50'	116.26'

SURVEYOR

LEE O. GALLENTINE
 711 PARK AVE.
 ACKLEY, IOWA 50601

OWNER/DEVELOPER

CENTURY MACHINE PROFIT
 SHARING PLAN & TRUST
 (FBO PHIL ANDERSON)
 113 N. AKIR ST.
 LATIMER, IOWA 50452

ZONING:

NONE

BUILDING SETBACKS:

FRONT - 20'
 SIDE - 10'
 REAR - 10'

NOTES:

- FOR THE PURPOSES OF THIS SURVEY, PARTS OF THE FOLLOWING WERE RETRACED:
 CO. AUDITOR'S IRREG PLAT BK PG 195
 CO. REC'S PLAT BK 1 PG 51
 CO. REC'S PLAT BK 1 PG 103
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LOT INFORMATION

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 TOTAL NO. OF LOTS - 19
 MINIMUM LOT AREA - 2,500.0 sf
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 MAXIMUM LOT AREA - 221,438.3 sf
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BEARINGS & DISTANCES:

NUMBER	DIRECTION	DISTANCE
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CERTIFICATION OF REAL ESTATE

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Note: For the purposes of this survey, the east line of said Fractional Southwest Quarter was determined to bear South 00°01'19" East using GPS.

I, Naomi Morton, state that I am the Franklin County Treasurer. I have examined the records of the Office of the Franklin Treasurer and that the above-described land is free from certified taxes and certified special assessments.

I have read the above and it is true as I verily believe.

Dated this 11 day of May, A.D. 2004.

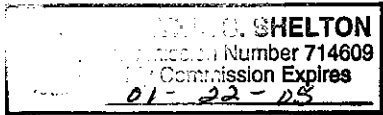


Naomi Morton

041250

STATE OF IOWA)
) ss:
FRANKLIN COUNTY)

On this 11th day of May, A.D. 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared NAOMI MORTON, to me personally known, who, being by me duly sworn, did say that she is the Treasurer of Franklin County, Iowa, executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the said) Office; that said instrument was signed (and sealed) on behalf of said Office by authority of its Board of Directors; and that the said NAOMI MORTON as such Officer acknowledged the execution of said instrument to be the voluntary act and deed of said Office, by it and by her voluntarily executed.



Cynthia S. Shelton
Notary Public in and for the State of Iowa

STATEMENT OF OWNER

COMES NOW Century Machine Profit Sharing Plan & Trust, FBO Philip L. Anderson, and state:

That George R. Eddy and Philip L. Anderson are the co-trustees of the trust and that the trust is the owner of the following described real estate, to-wit:

A tract of land located in the East One-Half of the Fractional Southwest Quarter (E $\frac{1}{2}$ FR. SW $\frac{1}{4}$) of Section Thirty (30), Township Ninety-two (92) North, Range Twenty-one (21) West of the 5th P.M., being within the City of Latimer, Franklin County, Iowa, more particularly described as follows: Beginning at the Center of said Section 30; thence South 00°01'19" East, 695.05 feet, along the east line of said Fractional Southwest Quarter, to the northeast corner of an existing parcel; thence South 89°59'34" West, 260.00 feet, along the north line of said parcel to the northwest corner thereof; thence South 00°01'44" East, 260.00 feet, along the west line of said parcel to the southwest corner thereof thence North 89°59'59" East, 260.00 feet, along the south line of said parcel to the southeast corner thereof (said point also being on said east line of said Fractional Southwest Quarter); thence South 00°01'19" East, 804.27 feet, along said east line, to the northeast corner of Tract "B" of said Fractional Southwest Quarter; thence North 89°53'53" West, 357.54 feet along the north line of said Tract "B", to the northwest corner thereof; thence South 00°09'18" West, 810.14 feet along the west line of Tracts "A" and "B" of said Fractional Southwest Quarter, to a point on the north right of way line of Highway #3; thence South 85°19'34" West, 313.97 feet along said right of way line; Thence South 85°19'34" West, 413.39 feet along said right of way line; thence South 89°36'57" West, 224.92 feet along said right of way line, to a point on the west line of said East One-Half of said Fractional Southwest Quarter; thence North 00°09'14" West, 2592.26 feet along said west line of said East One-Half of said Fractional Southwest Quarter, to the northwest corner thereof; thence North 89°27'24" East, 1316.78 feet along the north line of said East One-Half of said Fractional Southwest Quarter, to the point of beginning, containing 69.42 acres total. Subject to easements.

Note: For the purposes of this survey, the east line of said Fractional Southwest Quarter was determined to bear South 00°01'19" East using GPS.

That the co-trustees have examined the proposed Final Plat of Latimer Industrial Park and that said Subdivision is being filed with the Owners' free consent and is in accordance with the desire of the Owners.

We have read the above and it is true as we verily believe.

Dated this 20th day of May, 2004.

Philip L. Anderson

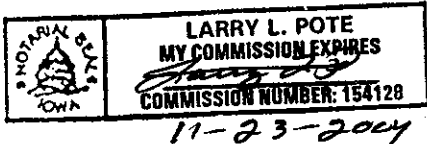
Philip L. Anderson, Co-trustee

George R. Eddy

George Eddy, Co-trustee

STATE OF IOWA)
) ss:
COUNTY OF FRANKLIN)

On this 20th day of May, 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared PHILIP L. ANDERSON to me personally known, who, being by me duly sworn, did say that he is the CO-TRUSTEE of said trust executing the within and foregoing instrument to which this is attached, that said instrument was signed on behalf of said trust and that the said CO-TRUSTEE acknowledged the execution of said instrument to be the voluntary act and deed of said trust, by it and by them voluntarily executed.



Larry L. Pote
Notary Public in and for said State

STATE OF IOWA)
) ss:
COUNTY OF FRANKLIN)

On this 20th day of May, 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared GEORGE EDDY to me personally known, who, being by me duly sworn, did say that he is the CO-TRUSTEE of said trust executing the within and foregoing instrument to which this is attached, that said instrument was signed on behalf of said trust and that the said CO-TRUSTEE acknowledged the execution of said instrument to be the voluntary act and deed of said trust, by it and by them voluntarily executed.



Larry L. Pote
Notary Public in and for said State

STATEMENT BY MORTGAGE OR LIEN HOLDER

COMES NOW Hampton State Bank and states:

That Hampton State Bank is the mortgage holder of the following described real estate, to-wit:

A tract of land located in the East One-Half of the Fractional Southwest Quarter (E½ FR. SW¼) of Section Thirty (30), Township Ninety-two (92) North, Range Twenty-one (21) West of the 5th P.M., being within the City of Latimer, Franklin County, Iowa, more particularly described as follows: Beginning at the Center of said Section 30; thence South 00°01'19" East, 695.05 feet, along the east line of said Fractional Southwest Quarter, to the northeast corner of an existing parcel; thence South 89°59'34" West, 260.00 feet, along the north line of said parcel to the northwest corner thereof; thence South 00°01'44" East, 260.00 feet, along the west line of said parcel to the southwest corner thereof thence North 89°59'59" East, 260.00 feet, along the south line of said parcel to the southeast corner thereof (said point also being on said east line of said Fractional Southwest Quarter); thence South 00°01'19" East, 804.27 feet, along said east line, to the northeast corner of Tract "B" of said Fractional Southwest Quarter; thence North 89°53'53" West, 357.54 feet along the north line of said Tract "B", to the northwest corner thereof; thence South 00°09'18" West, 810.14 feet along the west line of Tracts "A" and "B" of said Fractional Southwest Quarter, to a point on the north right of way line of Highway #3; thence South 85°19'34" West, 313.97 feet along said right of way line; Thence South 85°19'34" West, 413.39 feet along said right of way line; thence South 89°36'57" West, 224.92 feet along said right of way line, to a point on the west line of said East One-Half of said Fractional Southwest Quarter; thence North 00°09'14" West, 2592.26 feet along said west line of said East One-Half of said Fractional Southwest Quarter, to the northwest corner thereof; thence North 89°27'24" East, 1316.78 feet along the north line of said East One-Half of said Fractional Southwest Quarter, to the point of beginning, containing 69.42 acres total. Subject to easements.


Note: For the purposes of this survey, the east line of said Fractional Southwest Quarter was determined to bear South 00°01'19" East using GPS.

That the Hampton State Bank is the owner of the mortgage upon the above described real estate filed the 20th day of March, 2003, and recorded in File No. 030735 in the Office of the Franklin County Recorder.

Hampton State Bank has reviewed the Final Plat of Latimer Industrial Park, Latimer, Iowa, and states that the plat is prepared with the free consent of Hampton State Bank and in accordance with the desire of the bank.

041250

I have read the above and it is true as I verily believe.




Blaine Lenz, Senior Vice President of
Hampton State Bank

STATE OF IOWA)
) ss:
COUNTY OF FRANKLIN)

On this 12TH day of MAY, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared BLAINE LENZ to me personally known, who, being by me duly sworn, did say that he is the SENIOR VICE PRESIDENT of said corporation executing the within and foregoing instrument to which this is attached, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said SENIOR VICE PRESIDENT as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.




Notary Public in and for said State

SURVEYOR'S CERTIFICATE

I, Lee O. Gallentine, LS, a duly Registered Professional Land Surveyor, authorized to practice in the State of Iowa, do hereby certify that, at the request of Philip L. Anderson and George Eddy, co-trustees of the Century Machine Profit Sharing Plan & Trust, FBO Philip L. Anderson, I have surveyed the following parcel of real estate located in Latimer, Iowa, to-wit:

A tract of land located in the East One-Half of the Fractional Southwest Quarter (E $\frac{1}{2}$ FR. SW $\frac{1}{4}$) of Section Thirty (30), Township Ninety-two (92) North, Range Twenty-one (21) West of the 5th P.M., being within the City of Latimer, Franklin County, Iowa, more particularly described as follows: Beginning at the Center of said Section 30; thence South 00°01'19" East, 695.05 feet, along the east line of said Fractional Southwest Quarter, to the northeast corner of an existing parcel; thence South 89°59'34" West, 260.00 feet, along the north line of said parcel to the northwest corner thereof; thence South 00°01'44" East, 260.00 feet, along the west line of said parcel to the southwest corner thereof thence North 89°59'59" East, 260.00 feet, along the south line of said parcel to the southeast corner thereof (said point also being on said east line of said Fractional Southwest Quarter); thence South 00°01'19" East, 804.27 feet, along said east line, to the northeast corner of Tract "B" of said Fractional Southwest Quarter; thence North 89°53'53" West, 357.54 feet along the north line of said Tract "B", to the northwest corner thereof; thence South 00°09'18" West, 810.14 feet along the west line of Tracts "A" and "B" of said Fractional Southwest Quarter, to a point on the north right of way line of Highway #3; thence South 85°19'34" West, 313.97 feet along said right of way line; Thence South 85°19'34" West, 413.39 feet along said right of way line; thence South 89°36'57" West, 224.92 feet along said right of way line, to a point on the west line of said East One-Half of said Fractional Southwest Quarter; thence North 00°09'14" West, 2592.26 feet along said west line of said East One-Half of said Fractional Southwest Quarter, to the northwest corner thereof; thence North 89°27'24" East, 1316.78 feet along the north line of said East One-Half of said Fractional Southwest Quarter, to the point of beginning, containing 69.42 acres total. Subject to easements.


Note: For the purposes of this survey, the east line of said Fractional Southwest Quarter was determined to bear South 00°01'19" East using GPS.

I have subdivided and platted said real estate into a subdivision to known as
LATIMER INDUSTRIAL PARK TO LATIMER, IOWA, the plat of which is attached

041250

hereto and made a part of this certificate. Said real estate was surveyed by me in April of 2004 and staked out and platted into lots and streets as shown on the attached plat, that said plat is a true and correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths thereof in accordance with the survey, that the streets and easements to be dedicated to the public are shown on said plat and that monuments have been placed or will be placed at all corners as shown on the attached plat prior to April 14, 2004.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal this 14th day of April, 2004, A.D.

 <p>LICENSED LAND SURVEYOR LEE O. GALLENTINE 15745 IOWA</p>	<p>I hereby certify that this land surveying document was prepared and the related survey work was performed 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.</p> <p><i>Lee O. Gallentine, PLS</i> LEE O. GALLENTINE, LS Date: <u>April 14, 2004</u> License number: <u>15745</u> My license renewal date is December 31, <u>2004</u> Pages or sheets covered by this seal: <u>1 & 2</u></p>
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