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INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

Lone Oaks Ridge Subdivision

PREPARER INFORMATION:

Zoning Office for Lone Oaks Ridge Subdivision-Peter & Luann Gilman 319-573-9665

Contact: Mark Smith, attorney for Lone Oaks Ridge, 515-462-3731

TAXPAYER INFORMATION:

Peter & Luann Gilman

1582 North River Trail

Winterset, IA 50273

RETURN DOCUMENT TO:

Peter & Luann Gilman

1582 North River Trail

Winterset, IA 50273

or

Mark Smith-Jordan, Oliver, Walters & Smith P.C.

Farmers & Merchants Bank Building

PO Box 230

Winterset, IA 50273

GRANTOR: (name)

GRANTEE: (name)

**PLAT AND CERTIFICATE
FOR LONE OAKS RIDGE SUBDIVISION,
MADISON COUNTY, IOWA**


I, C. J. Nicholl, Zoning Administrator of Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Lone Oaks Ridge Subdivision, and that the real estate comprising said plat is described as follows:

See attached legal description.

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;
2. Attorney's Opinion;
3. Certificate from County Treasurer;
4. Consent of County Auditor to subdivision name;
5. Agreement with County Engineer;
6. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
7. Ground Water Statement;
8. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;

all of which are duly certified in accordance with the Madison County Zoning Ordinance.



C. J. Nicholl

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 16th day of July, 2022, by C.J. Nicholl.





Notary Public in and for said State of Iowa

ZO-RESOLUTION-07-12-22A
APPROVING FINAL PLAT
LONE OAKS RIDGE SUBDIVISION
MADISON COUNTY, IOWA

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Lone Oaks Ridge Subdivision; and

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

See attached legal description.

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, Peter Gilman and Luann Gilman; 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 proprietor and that the platted land is free from encumbrance, and Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Lone Oaks Ridge Subdivision should be approved by the Board of Supervisors. Madison County, Iowa.

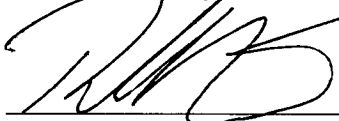
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as Lone Oaks Ridge Subdivision prepared in connection with said plat and subdivision is hereby approved.

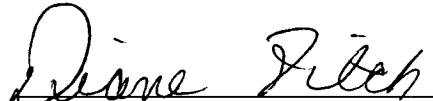
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa this 12th day of July 2022.

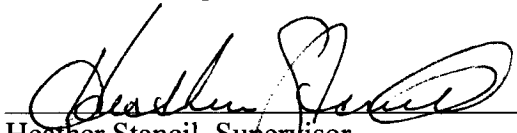
Madison County Board of Supervisors



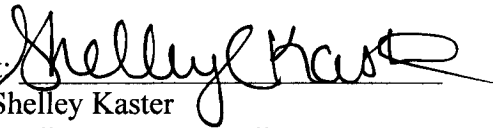
Phil Clifton, Chairman Aye Nay



Diane Fitch, Supervisor Aye Nay



Heather Stancil, Supervisor Aye Nay

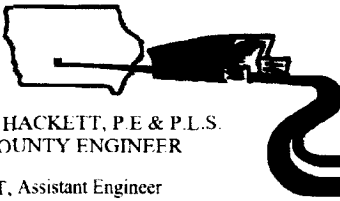
Attest: 

Shelley Kaster
Madison County Auditor

Parcel "F" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.794 acres, as shown in Plat of Survey filed in Book 2020, Page 666 on March 4, 2020, in the Office of the Recorder of Madison County, Iowa, EXCEPT the following described tracts, to-wit:

1. A tract of land located therein and more particularly described as follows, to-wit: Beginning at a 1/2" iron rod at the Northwest corner of said Parcel "F"; thence S89°49'24"E a distance of 41.47' to a 1/2" iron rod at the point of beginning; thence Southerly along a 2738.92' radius curve, concave Westerly, an arc length of 377.75' to a 1/2" iron pin; thence S S06°27'14" W a distance of 147.98' to a 1/2" iron rod; thence Southeasterly along a 100.00' radius curve, concave Northeasterly, an arc length of 181.00' to a 1/2" iron rod; thence S00°10'34"W a distance of 15.10' to a 1/2" iron rod; thence N89°49'26"W a distance of 126.48' to a 1/2" iron rod; thence N00°21'34"E a distance of 656.98' to the point of beginning. Containing 0.623 acres including 0.502 acres of county road right of way easement.

2. A tract of land located therein and more particularly described as follows, to-wit: Commencing at a 1/2" iron pin at the Southwest corner of said Parcel "F"; thence N89°49'26"W a distance of 126.43' to a 1/2" iron pin at the point of beginning; thence N00°10'34"E a distance of 15.10' to a 1/2" iron pin; thence S89°49'17"E a distance of 373.99' to a 1/2" iron pin; thence Southeasterly along a 208.04' curve concave Southwesterly, an arc length of 71.96' to a 1/2" iron pin; thence N89°49'26"W a distance of 443.98' to the point of beginning. Containing 0.145 acres including 0.145 acres of county road right of way easement.



**MADISON COUNTY
SECONDARY ROAD DEPARTMENT**

1105 E. COURT AVE.
WINTERSET, IOWA 50273

Phone: (515)-462-1136 / Fax: (515)-462-2506 / Email: secondaryroads@madisoncounty.iowa.gov

MIKE HACKETT, P.E. & P.L.S.
COUNTY ENGINEER

VACANT, Assistant Engineer
KERRY STAPLES, Office Assistant
JOSH JOHNSTON, Maintenance Superintendent

July 5, 2022

Madison County Zoning Commission
Office of Zoning & Environmental Health
P.O. Box 152
Winterset, IA 50273

RE: Lone Oaks Ridge Subdivision
Section 32, Township 77N, Range 27W
Jefferson Township
Madison County, Iowa

Commission Members:

The follow are comments regarding the Lone Oaks Ridge Minor Subdivision:

The existing private road located within the above-referenced subdivision is a private road and will not be dedicated to Madison County, Iowa. That same road will not be maintained in any manner by neither Madison County, Iowa, nor the Madison County Secondary Road Department.

All driveways or entrances to the proposed lots are existing. Any future changes to the existing driveways or entrances will require a permit from this office.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Mike Hackett, P.E. and P.L.S.
Madison County Engineer

MH: kbs

Cc: Madison County Zoning

**DEDICATION OF PLAT
OF
LONE OAKS RIDGE SUBDIVISION
MADISON COUNTY, IOWA**

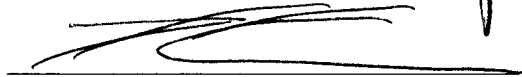
KNOW ALL MEN BY THESE PRESENTS:

That, we do hereby certify that we are the sole owners and proprietors of the following-described real state:

See attached legal description.

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

DATED this 16 day of June, 2022.



Peter H. Gilman



Luann K. Gilman

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 16 day of June, 2022, by Peter H. Gilman and Luann K. Gilman.



Notary Public in and for said State of Iowa



Parcel "F" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of the Southwest Quarter (¼) and in the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.794 acres, as shown in Plat of Survey filed in Book 2020, Page 666 on March 4, 2020, in the Office of the Recorder of Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. A tract of land located therein and more particularly described as follows, to-wit: Beginning at a 1/2" iron rod at the Northwest corner of said Parcel "F"; thence S 89°49'24" E a distance of 41.47' to a 1/2" iron rod at the point of beginning; thence Southerly along a 2738.92' radius curve, concave Westerly, an arc length of 377.75' to a 1/2" iron pin; thence S 06°27'14" W a distance of 147.98' to a 1/2" iron rod; thence Southeasterly along a 100.00' radius curve, concave Northeasterly, an arc length of 181.00' to a 1/2" iron rod; thence S 00°10'34" W a distance of 15.10' to a 1/2" iron rod; thence N 89°49'26" W a distance of 126.48' to a 1/2" iron rod; thence N 00°21'34" E a distance of 656.98' to the point of beginning. Containing 0.623 acres including 0.502 acres of county road right of way easement.
2. A tract of land located therein and more particularly described as follows, to-wit: Commencing at a 1/2" iron pin at the Southwest corner of said Parcel "F"; thence N 89°49'26" W a distance of 126.43' to a 1/2" iron pin at the point of beginning; thence N 00°10'34" E a distance of 15.10' to a 1/2" iron pin; thence S 89°49'17" E a distance of 373.99' to a 1/2" iron pin; thence Southeasterly along a 208.04' curve concave Southwesterly, an arc length of 71.96' to a 1/2" iron pin; thence N 89°49'26" W a distance of 443.98' to the point of beginning. Containing 0.145 acres including 0.145 acres of county road right of way easement.

**ATTORNEY'S OPINION FOR FINAL PLAT
LONE OAKS RIDGE SUBDIVISION
MADISON COUNTY, IOWA**

I, Mark L. Smith, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in two (2) parts, last certified to June 7, 2022, at 8:00 A.M., by Madison County Abstract Co., purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Lone Oaks Ridge Subdivision, Madison County, Iowa.

See attached legal description.

In my opinion, merchantable title to the above-described property is in the name of the Peter H. Gilman and Luann K. Gilman, Husband and Wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, subject to the following:

1. This abstract is in two parts, so I will reference which part of the abstract the entry is found in.
2. Entry No. 5 of Part I of the abstract shows a Partition Fence Order from the Township Trustees, dated March 30, 1963, and filed April 17, 1964, in Fence Record 1, Page 131 of the Recorder's Office of Madison County, Iowa. This Fence Order determines what section of fence the owner of the real estate under examination must maintain.
2. Entry No. 14 of Part II of the abstract, a Certified Copy of a Fence Decision is shown dated March 30, 1964, and filed April 17, 1964 in Fence Record 1, Page 131 of the Recorder's Office of Madison County, Iowa. Again, this Fence Decision determines what part of a partition fence must be maintained by the owners of the real estate under examination.
3. Entry No. 44 of Part II of the abstract shows a Variance Permit, dated July 1, 1993, and filed July 26, 1993, in Misc. Record 41, Page 542 of the Recorder's Office of Madison County, Iowa, issued to Jay and Georgia Ryan on a required front yard setback for an accessory building erected on the real estate under examination. Said Permit recites that the "required setback is 50 feet from the right-of-way line, a variance of 31 feet, more or less, is granted".
4. The following Easements and Agreements are shown of record:
 - a. Entry No. 45 of Part II of the abstract shows an Easement granted to Warren

Water District, its successors and assigns, dated March 23, 2001, and filed April 18, 2001, in Book 2001, Page 1536 of the Recorder's Office of Madison County, Iowa, for a water line and all necessary appurtenances thereto.

- b. Entry No. 76 of Part II of the abstract shows an Underground Electric Easement granted to MidAmerican Energy Company, its successors and assigns, dated April 9, 2015, and filed April 13, 2015, in Book 2015, Page 918 of the Recorder's Office of Madison County, Iowa, to construct, reconstruct, operate, maintain, replace or remove underground conduits, wires, and cables for the transmission and distribution of electric energy, and all necessary appurtenances thereto.
- c. Entry No. 78 of Part II of the abstract shows an Easement granted to Warren Water District, its successors and assigns, dated June 29, 2015, and filed October 23, 2015, in Book 2015, Page 3143 of the Recorder's Office of Madison County, Iowa, for a water line and all necessary appurtenances thereto.
- d. There are two Surface Discharging Wastewater Treatment System Agreements shown of record. The first is at Entry No. 77 of Part II of the abstract filed August 21, 2015, in Book 2015, Page 2391 of the Recorder's Office of Madison County, Iowa. The second is shown at Entry No. 90 of Part II of the abstract filed April 22, 2021 in Book 2021, Page 1647 of the Recorder's Office of Madison County, Iowa. Both of these documents pertain to a subsurface sand filter wastewater treatment system and state that the owner must stay in compliance with 567 IAC Chapter 69 and NPDES General Permit No. 4. The NPDES Permit is nontransferable and must be applied for with a notice of intent every time ownership is transferred. The system requires a maintenance contract with a manufacturer certified technician be maintained at all times.
- e. Entry No. 80 of Part II of the abstract shows an Iowa Financial Incentive Program Maintenance/Performance Agreement with the Madison County SWCD Soil and Water Conservation District dated March 15, 2017, and filed March 16, 2017, in Book 2017, Page 841 of the Recorder's Office of Madison County, Iowa. This Agreement states that the owner must maintain the Soil and Water Conservation Practice for a period of twenty (20) years, and the practice may not be modified in any way without the consent of the Madison County SWCD Soil and Water

Conservation District.

5. Taxes payable in the fiscal year beginning July 1, 2021, are:

First half paid in the amount of \$2,880.

Second half paid in the amount of \$2,880.

Respectfully submitted,

JORDAN, OLIVER, WALTERS & SMITH, P.C.

A handwritten signature in cursive script, appearing to read "M. L. Smith".

Mark L. Smith, Title Guaranty No. 10074

Parcel "F" located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.794 acres, as shown in Plat of Survey filed in Book 2020, Page 666 on March 4, 2020, in the Office of the Recorder of Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

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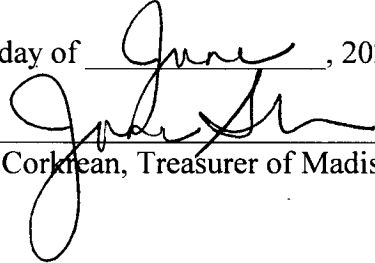
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**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

I, Jana Corkrean, 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:

See attached legal description.

DATED at Winterset, Iowa, this 16 day of June, 2022.



Jana Corkrean, Treasurer of Madison County,
Iowa

Parcel "F" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of the Southwest Quarter (¼) and in the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.794 acres, as shown in Plat of Survey filed in Book 2020, Page 666 on March 4, 2020, in the Office of the Recorder of Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

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Pursuant to Iowa Code requirements, the following proposed subdivision name:

LONE OAKS RIDGE SUBDIVISION

For property located at: **See attached legal description.**

And owned by: Peter H.
Gilman and Luann K. Gilman

Has been approved on the 16th day of June, 2022.

Auditor, Madison County, Iowa.

By Melley Kaso

Parcel "F" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of the Southwest Quarter (¼) and in the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.794 acres, as shown in Plat of Survey filed in Book 2020, Page 666 on March 4, 2020, in the Office of the Recorder of Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

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AGREEMENT

This Agreement made and entered into, by and between, the proprietors of Lone Oaks Ridge Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Lone Oaks Ridge Subdivision, a Plat of the following described real estate:

See attached legal description.

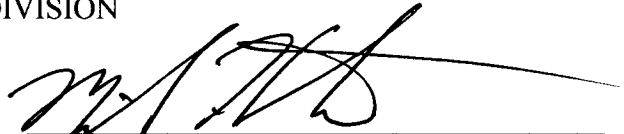
hereby agree that all private roads located within Lone Oaks Ridge Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

Date: JUNE 23, 2020:22

PROPRIETORS OF LONE OAKS RIDGE SUBDIVISION



Peter H. Gilman



Mike Hackett, Madison County Engineer



Luann K. Gilman

Parcel "F" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of the Southwest Quarter (¼) and in the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.794 acres, as shown in Plat of Survey filed in Book 2020, Page 666 on March 4, 2020, in the Office of the Recorder of Madison County, Iowa, **EXCEPT** the following described tracts, to-wit:

1. A tract of land located therein and more particularly described as follows, to-wit: Beginning at a 1/2" iron rod at the Northwest corner of said Parcel "F"; thence S 89°49'24" E a distance of 41.47' to a 1/2" iron rod at the point of beginning; thence Southerly along a 2738.92' radius curve, concave Westerly, an arc length of 377.75' to a 1/2" iron pin; thence S 06°27'14" W a distance of 147.98' to a 1/2" iron rod; thence Southeasterly along a 100.00' radius curve, concave Northeasterly, an arc length of 181.00' to a 1/2" iron rod; thence S 00°10'34" W a distance of 15.10' to a 1/2" iron rod; thence N 89°49'26" W a distance of 126.48' to a 1/2" iron rod; thence N 00°21'34" E a distance of 656.98' to the point of beginning. Containing 0.623 acres including 0.502 acres of county road right of way easement.
2. A tract of land located therein and more particularly described as follows, to-wit: Commencing at a 1/2" iron pin at the Southwest corner of said Parcel "F"; thence N 89°49'26" W a distance of 126.43' to a 1/2" iron pin at the point of beginning; thence N 00°10'34" E a distance of 15.10' to a 1/2" iron pin; thence S 89°49'17" E a distance of 373.99' to a 1/2" iron pin; thence Southeasterly along a 208.04' curve concave Southwesterly, an arc length of 71.96' to a 1/2" iron pin; thence N 89°49'26" W a distance of 443.98' to the point of beginning. Containing 0.145 acres including 0.145 acres of county road right of way easement.

INDEX LEGEND

Location: Sec 32, Twp 77N, Rge 27

Requestor: Luann Gilman

Proprietor: Peter and Luann Gilman

Project: 19059 Date of Survey: 2/21/2020

Surveyor Co: Boldman Surveying Consultants

Prepared by/Return to: Craig S. Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242



Document 2022 2152

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Date 7/20/2022 Time 8:07:18AM

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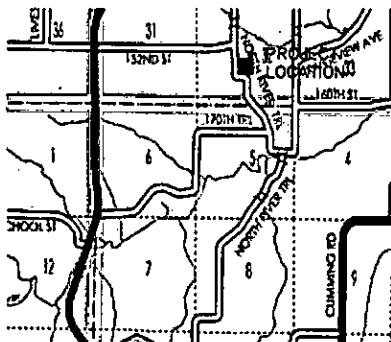
INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

FINAL PLAT OF LONE OAKS RIDGE SUBDIVISION

Parcel "F" in Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa.

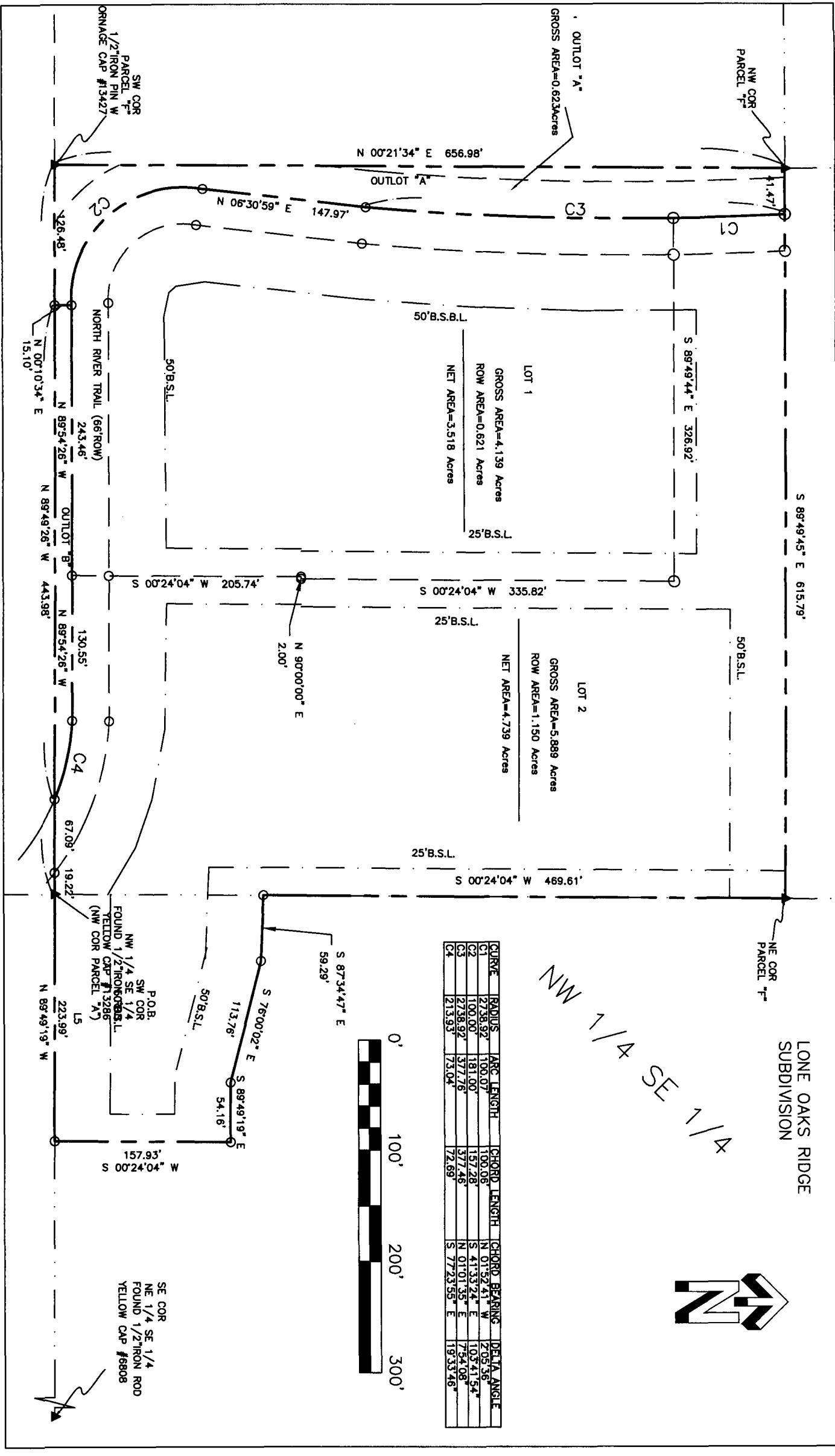


LONE OAKS RIDGE
SUBDIVISION



NW 1/4 SE 1/4

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2738.92'	100.07'	100.06'	N 01°52'41" W	2°05'36"
C2	100.00'	181.00'	157.28'	S 41°33'24" E	105°41'54"
C3	2738.92'	377.76'	377.48'	N 01°01'35" E	7°54'08"
C4	213.93'	73.04'	72.69'	S 77°23'35" E	19°33'46"



Lot 1 description

A part of Parcel "F" in Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison county, Iowa, described as follows:

Commencing at a 1/2" iron pin at the Northwest corner of said Parcel "F"; thence S 89°49'44" E a distance of 41.47' to a 1/2" iron pin; thence Southerly along a 2738.92' radius curve, concave Westerly, an arc distance of 100.07' to a 1/2" iron pin at the point of beginning; thence S 89°49'44" E a distance of 326.92' to a 1/2" iron pin; thence S 00°24'04" W a distance of 335.82' to a iron pin; thence N 90°00'00" W a distance of 2.00' to a iron pin; thence S 00°24'04" W a distance of 205.74' to a iron pin; thence N 89°54'26" W a distance of 243.46' to a iron pin; thence Northwesterly along a 100.00' radius curve, concave Northeasterly, an arc length of 181.00' to a 1/2" iron pin; thence N 06°27'14" E a distance of 147.98' to a iron pin; thence Northerly along a 2738.92' radius curve, concave Westerly, an arc length of 277.69' to the point of beginning.

Containing 4.139 acres including 0.621 acres of county road right of way easement.

Lot 2 description

A part of Parcel "F" in Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison county, Iowa, described as follows:

Commencing at a 1/2" iron pin at the Northwest corner of Parcel "F"; thence S 89°49'45" E a distance of 41.47' to a 1/2" iron pin at the point of beginning; thence S 89°49'45" E a distance of 615.79' to a 1/2" iron pin; thence S 00°24'04" W a distance of 469.61' to a 1/2" iron pin; thence S 87°34'47" E a distance of 59.29' to a 1/2" iron pin; thence S 76°00'02" E a distance of 113.76' to a 1/2" iron pin; thence S 89°49'19" E a distance of 54.16' to a 1/2" iron pin; thence S 00°24'04" W a distance of 157.93' to a 1/2" iron pin; thence N 89°49'19" W a distance of 223.99' to a 1/2" iron pin; thence N 89°49'26" W a distance of 86.31' to a 1/2" iron pin; thence Northwesterly along a 213.54' radius curve, concave Southwesterly, an arc length of 71.97' to a 1/2" iron pin; thence N 89°54'26" W a distance of 130.53' to a 1/2" iron pin; thence N 00°24'04" E a distance of 205.74' to a 1/2" iron pin; thence N 90°00'00" E a distance of 2.00' to a 1/2" iron pin; thence N 00°24'04" E a distance of 335.82' to a 1/2" iron pin; thence N 89°49'44" E a distance of 326.92' to a 1/2" iron pin; thence Northerly along 8.92 radius curve, concave Westerly, an arc length of 100.07' to the point of beginning.

Containing 5.889 acres including

Outlot "A" Deeded to Adjoiner

A part of Parcel "F" in Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison county, Iowa, described as follows:

Beginning at a 1/2" iron rod at the Northwest corner of parcel "F"; thence S 89°49'24" E a distance of 41.47' to a 1/2" iron rod at the point of beginning; thence Southerly along a 2738.92' radius curve, concave Westerly, an arc length of 377.75' to a 1/2" iron pin; thence S 06°27'14" W a distance of 147.98' to a 1/2" iron rod; thence Southeasterly along a 100.00' radius curve, concave Northeasterly, an arc length of 181.00' to a 1/2" iron rod; thence S 00°10'34" W a distance of 15.10' to a 1/2" iron rod; thence N 89°49'26" W a distance of 126.48' to a 1/2" iron rod; thence N 00°21'34" E a distance of 656.98' to the point of beginning.

Containing 0.623 acres including 0.502 acres of county road right of way easement.

Outlot "B" Deeded to Adjoiner

A part of Parcel "F" in Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison county, Iowa, described as follows:

Commencing at a 1/2" iron pin at the Southwest corner of Parcel "F"; thence N 89°49'26" W a distance of 126.43' to a 1/2" iron pin at the point of beginning; thence N 00°10'34" E a distance of 15.10' to a 1/2" iron pin; thence S 89°49'17" E a distance of 373.99' to a 1/2" iron pin; thence Southeasterly along a 213.93' radius curve concave Southwesterly, an arc length of 73.04' to a 1/2" iron pin; thence N 89°49'26" W a distance of 443.98' to the point of beginning.

Containing 0.145 acres including 0.145 acres of county road right of way easement.