LISA SMITH, COUNTY RECORDER
MADISON IOWA

Document 2008 303
Book 2008 Page 303 Type 06 026 Pages 1
Date 1/28/2008 Time 3:52 PM
Rec Amt $7.00

INDX
ANNO
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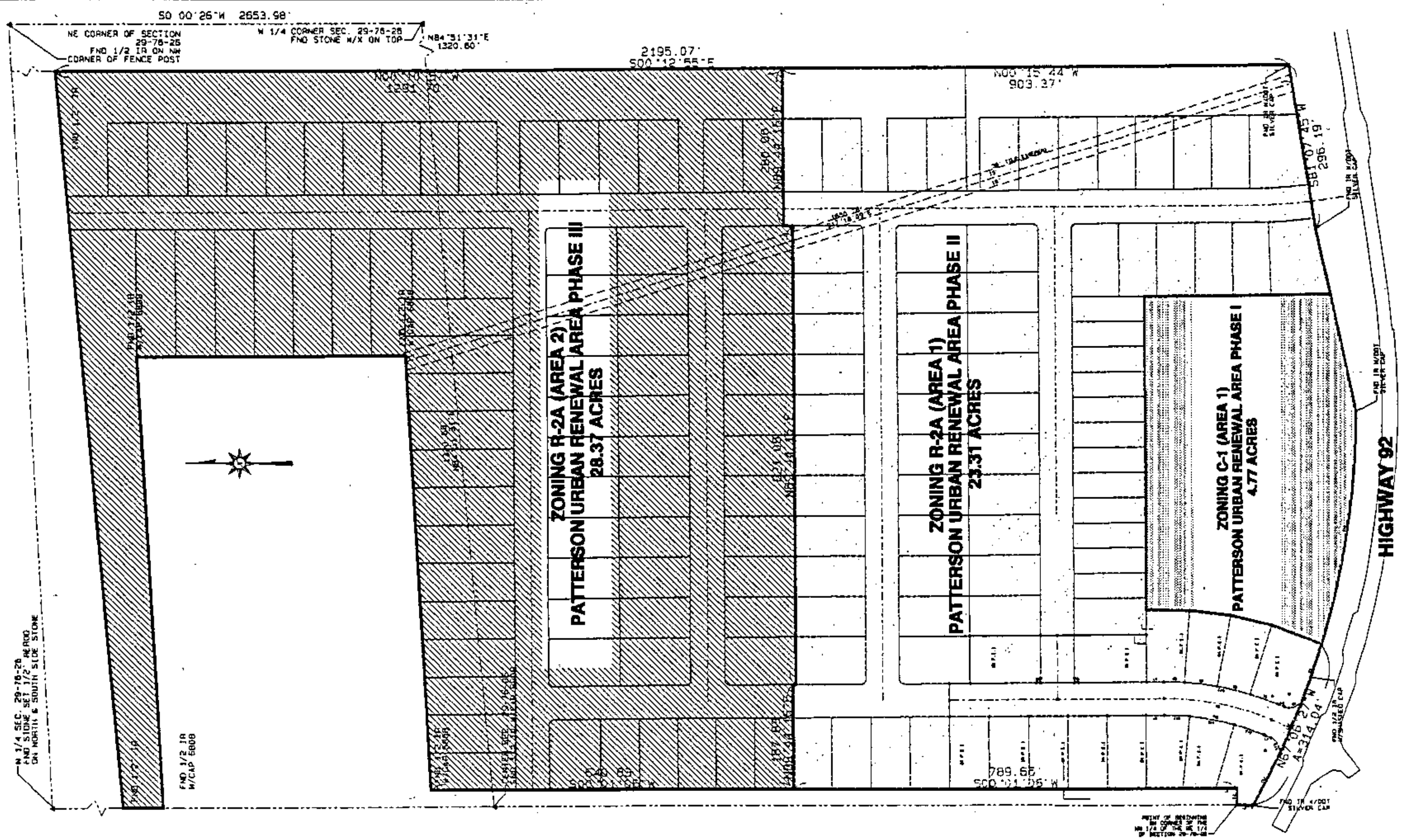
FOX BEND



Legal Description "ZONING R-2A (AREA-1)"
Beginning at the Southwest Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa;
thence South 89°57'41" East, a distance of 30.00 feet; thence North 00°01'06" East, a distance of 789.65 feet; thence North 89°44'16" East, a distance of 187.83 feet; thence South 00°15'44" East, a distance of 4.81 feet; thence North 89°44'16" East, a distance of 821.05 feet; thence North 00°15'44" West, a distance of 16.37 feet; thence North 89°44'16" East, a distance of 280.00 feet; thence South 00°15'44" East, a distance of 903.37 feet; thence South 81°07'45" West, a distance of 296.19 feet; thence South 77°39'28" West, a distance of 119.80 feet; thence North 00°15'43" West, a distance of 331.41 feet; thence South 89°44'16" West, a distance of 561.05 feet; thence South 00°59'10" West, a distance of 77.08 feet; thence South 07°14'42" West, a distance of 75.25 feet; thence South 13°58'05" West, a distance of 75.25 feet; thence South 21°20'09" West, a distance of 94.23 feet to the beginning of a curve concave to the northeast having a radius of 1467.89 feet and a central angle of 12°15'28" and being subtended by a chord which bears North 67°06'27" West 313.44 feet; thence westerly and northwesterly along said curve, a distance of 314.04 feet; thence North 02°05'28" East, a distance of 29.10 feet to the Point of Beginning. Containing 23.31 ACRES, more or less.

Legal Description "ZONING R-2A (AREA-2)"
Commencing at the Southwest Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa;
thence South 89°57'41" East, a distance of 30.00 feet;
thence North 00°01'06" East, a distance of 789.65 feet to the Point of Beginning.
thence North 00°01'06" East, a distance of 640.83 feet;
thence North 86°41'51" East, a distance of 780.09 feet;
thence North 00°17'25" West, a distance of 480.00 feet;
thence South 86°39'13" West, a distance of 809.59 feet;
thence North 00°13'16" West, a distance of 71.33 feet;
thence North 84°48'47" East, a distance of 1322.02 feet;
thence South 00°10'57" East, a distance of 1291.70 feet;
thence South 89°44'16" West, a distance of 280.00 feet;
thence South 00°15'44" East, a distance of 16.37 feet;
thence South 89°44'16" West, a distance of 821.05 feet;
thence North 00°15'44" West, a distance of 4.81 feet;
thence South 89°44'16" West, a distance of 187.83 feet to the Point of Beginning.
Containing 28.37 ACRES, more or less.

Legal Description "ZONING C-1 (AREA-1)"
Commencing at the Southwest Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa;
thence North 89°57'41" West, a distance of 30.00 feet;
thence South 02°05'28" West, a distance of 29.10 feet to the beginning of a curve concave to the northeast having a radius of 1467.89 feet and a central angle of 12°15'28" and being subtended by a chord which bears South 67°06'27" East 313.44 feet; thence southeasterly and easterly along said curve, a distance of 314.04 feet to the Point of Beginning;
thence North 21°20'09" East, a distance of 94.23 feet;
thence North 13°58'05" East, a distance of 75.25 feet;
thence North 07°14'42" East, a distance of 75.25 feet;
thence North 00°59'10" East, a distance of 77.08 feet;
thence North 89°44'16" East, a distance of 561.05 feet;
thence South 00°15'43" East, a distance of 331.41 feet;
thence South 77°39'28" West, a distance of 215.26 feet to the beginning of a curve concave to the north having a radius of 1467.89 feet and a central angle of 16°27'28" and being subtended by a chord which bears North 81°27'55" West 420.19 feet; thence westerly along said curve, a distance of 421.64 feet to the Point of Beginning.
Containing 4.77 ACRES, more or less.

Legal Description. (ENTIRE ZONING R-2A)
Beginning at the Southwest Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa.
thence South 89°57'41" East, a distance of 30.00 feet;
thence North 00°01'06" East, a distance of 1430.47 feet;
thence North 86°41'51" East, a distance of 780.09 feet;
thence North 00°17'25" West, a distance of 479.24 feet;
thence South 86°42'27" West, a distance of 809.55 feet;
thence North 00°13'16" West, a distance of 71.33 feet;
thence North 84°48'47" East, a distance of 1322.02 feet;
thence South 00°12'55" East, a distance of 2195.07 feet;
thence South 81°07'45" West, a distance of 296.19 feet;
thence South 77°39'28" West, a distance of 119.80 feet;
thence North 00°15'43" West, a distance of 331.41 feet;
thence South 89°44'16" West, a distance of 561.05 feet;
thence South 00°59'10" West, a distance of 77.08 feet;
thence South 07°14'42" West, a distance of 75.25 feet;
thence South 13°58'05" West, a distance of 75.25 feet;
thence South 21°20'09" West, a distance of 94.23 feet to the beginning of a curve concave to the northeast having a radius of 1467.89 feet and a central angle of 12°15'28" and being subtended by a chord which bears North 67°06'27" West 313.44 feet; thence westerly and northwesterly along said curve, a distance of 314.04 feet;
thence North 02°05'28" East, a distance of 29.10 feet to the Point of Beginning.
Containing 51.70 ACRES, more or less.

Associated Engineering Company of Iowa
2917 Martin Luther King Jr. Parkway
Des Moines, Iowa 50310
Phone (515) 255-3156 Fax (515) 255-3157

FOX BEND PLAT 1

Midwest Real Estate Partners, L.L.C.
P.O. Box 309
De Soto, IOWA 50069
Phone #: (515) 834-2212

ENGINEER: VIC	CHECKED BY:	SCALE: 1"=50'	FIELD BK:	PG	
PROJECT #: 202550	Fri Jan 25, 2008 3:17:42PM				
FILE: Z:\AEC\JOBS\202501-3000\202550\20255002.prg					