

Courthouse at Winterset
Madison County, Iowa
Built in 1876 of native limestone

REC \$ None
AUD \$ Fee
R.M.F. \$

Madison County Office of Zoning and Environmental Health

C. J. (Jeff) Nicholl, Administrator
FILED NO. _____

COMPUTER
RECORDED
COMPARED # 004439

BOOK 2001 PAGE 4439

2001 OCT -2 PM 3: 06

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

SPECIAL USE PERMIT AND VARIANCE

PERMIT NO: 2542

DATE: September 11, 2001


After the Public Hearing held on September 11, 2001, 2001, the Madison County Board of Adjustment hereby grants a Special Use Permit and Variance to Sprint PCS of Rosemont, Illinois. on the following described real estate:

EXHIBIT A

The Special Use Permit and Variance will allow the construction of a two hundred (200) foot free standing Cellular Tower on 0.06 acres

A Special Use Permit is granted to allow Sprint PCS to construction a 200 foot Cellular tower as required by Section 14 "SPECIAL USES" 11.

A Variance on the lot size requirement of three (3) acres and set back has also been granted. The Variance was granted under the provision of Section 17, D.1.(b)(c) and D.2. (a) through (g).


Fred Howell, Chairperson
Madison County
Board of Adjustment

PROPRIETOR:
MICHAEL K. JOHNSON
MILLSVILLE, IOWA 50273

PROPERTY DESCRIPTION:
THE SOUTHWEST QUARTER EXCEPT A TRACT OF LAND COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER RANGING THERE, WEST 80 FEET, THENCE SOUTH 46 FEET, THENCE EAST 80 FEET, WEST OF THE 5TH P.M. RAILROAD CO. IN SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M. RAILROAD CO. IN IOWA.

LEASE AREA

LEASE AREA: The Lease Area is located in the Southwest Quarter of Section 25, Township 76 North, Range 28 West of the 5th P.M. Railroad Co., Iowa. More particularly, it is described as follows: Commencing at the Southwest Corner of said Section 25, thence South 46 feet, thence East 80 feet, thence North 46 feet, thence West 80 feet, to a point on the south line of the previously described lease area, containing 0.31 acres.

LEASE AREA - ACCESS EASEMENT

ACCESS EASEMENT: The Access Easement is located in the Southwest Quarter of Section 25, Township 76 North, Range 28 West of the 5th P.M. Railroad Co., Iowa. More particularly, it is described as follows: Commencing at the Southwest Corner of said Section 25, thence South 46 feet, thence East 80 feet, thence North 46 feet, thence West 80 feet, to a point on the south line of the previously described lease area, containing 0.31 acres.

UTILITY EASEMENT

UTILITY EASEMENT: The Utility Easement is located in the Southwest Quarter of Section 25, Township 76 North, Range 28 West of the 5th P.M. Railroad Co., Iowa. More particularly, it is described as follows: Commencing at the Southwest Corner of said Section 25, thence South 46 feet, thence East 80 feet, thence North 46 feet, thence West 80 feet, to a point on the south line of the previously described lease area, containing 0.31 acres.

COORDINATE INFORMATION

STATE PLANE COORDINATES
NAD 83
E = 1487375.05
N = 49885.01
GEODETIC COORDINATES (NAD 83)
LONGITUDE 91° 02' 48.11"
LATITUDE 42° 02' 48.11"
GROUND ELEVATION = 1108.22' NGVD

UTILITY INFORMATION

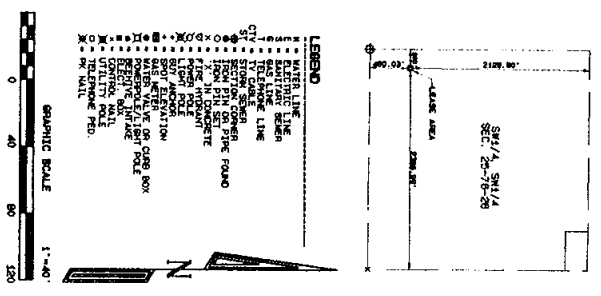
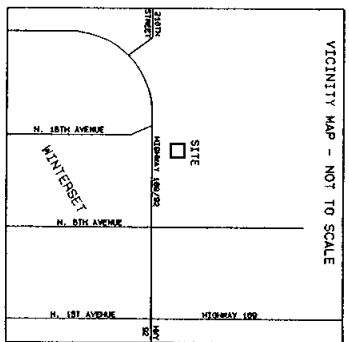
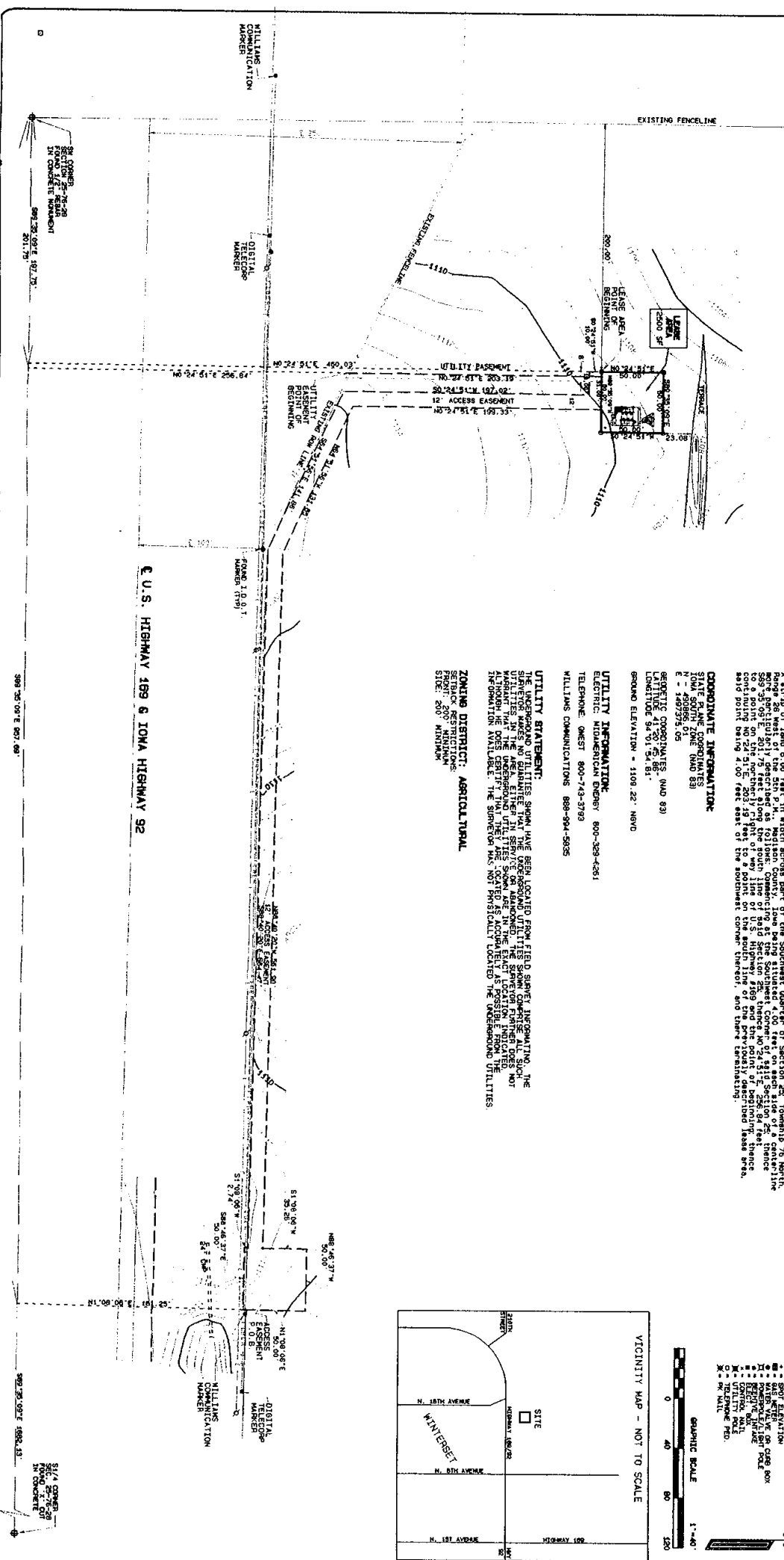
ELECTRIC MIDWESTERN ENERGY 800-328-4361
TELEPHONE ONE8T 800-743-3793
MILLSVILLE COMMUNICATIONS 888-944-5835

UTILITY STATEMENT

THE UNDERSIGNED UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE MAINTAINED RECORDS OF THE UTILITIES COMPANIES. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATELY LOCATED. THE SURVEYOR DOES NOT GUARANTEE THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED. THE SURVEYOR DOES NOT GUARANTEE THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED. THE SURVEYOR DOES NOT GUARANTEE THAT THE UTILITIES SHOWN ARE ACCURATELY LOCATED.

ZONING DISTRICT: AGRICULTURAL

RECORD RESTRICTIONS
STATE OF IOWA
SITE: 200' MINIMUM



STUMBO & ASSOCIATES
LAND SURVEYING, INC.
510 S. 17th STREET, SUITE 102 AMES, IOWA 50010
PHONE 515-233-3684 FAX 515-233-4403

LEASE AREA SURVEY
SPRINT PCS CELL SITE DM54XC182-H
JOHNSON FARM
HIGHWAY 92
WINTERSET, IOWA
SURVEY PREPARED FOR: ASSOCIATED ENGINEERING
JOB #14898 DATE: 7/13/01 PAGE: 1 of 1

Certification: I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Michael K. Johnson Date: 7-16-01
My license renewal date is December 31, 2002.