



LEGAL DESCRIPTION:

Lots 1 and 2 of the Northwest Quarter of the Northeast Quarter, and Lot 2 of the Northeast Quarter of the Northeast Quarter, except for Parcels "C" and "D", and including Parcels "E" and "F", all located in Section 14, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter corner of Section 14, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence South 89°55'52" East, 351.97 feet along the North line of the Northeast Quarter of said Section 14 to a point on the East right-of-way line of US Highway No. 169, which is the Point of Beginning; thence South 89°55'52" East, 1289.89 feet along the North line of the Northeast Quarter of said Section 14; thence South 0°18'01" East, 121.30 feet; thence South 54°58'01" East, 165.00 feet; thence South 33°01'59" West, 343.20 feet; thence South 5°28'01" East, 314.64 feet to a point on the existing centerline of Middle River; thence Westerly along said existing river centerline to a point on the East right-of-way line of US Highway No. 169; thence North 3°35'22" East, 818.27 feet along said R.O.W. line to the Point of Beginning. Said Parcel contains 24.435 acres.

NOTE: Bearings and distances for the existing centerline of Middle River can be found on the two plats of survey previously filed at the Madison County Recorder's Office in Plat Book 2003, Pages 1180 and 1181.