

LEGAL DESCRIPTION:

WATTS & CORKREAN ADDITION, PLAT NO. 2

A part of the East 45.52 Acres of the North Half (N1/2) of the Northwest Fractional Quarter (NW.Fr.1/4) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Northwest Corner of Lot 7, Block 1, Watts & Corkrean Addition to Winterset, Iowa, Plat No. 1 which is the Point of Beginning; thence South 00°37'58"East 794.31 feet to the Southwest Corner of Lot 3, Block 1, said Watts & Corkrean Addition; thence South 90°00'00"West 279.60 feet; thence North 00°56'00"West 15.00 feet; thence South 90°00'00"West 60.00 feet; thence South 00°56'00"East 134.60 feet; thence South 90°00'00"West 369.61 feet; thence South 00°45'36"East 290.40 feet to the South line of the Northeast Quarter (NE1/4) of the Northwest Fractional Quarter (NW.Fr.1/4) of said Section 31 which is the North line of Lane Street; thence South 90°00'00"West 451.43 feet; thence North 00°50'03"West 1253.75 feet to the South right-of-way of Iowa Highway #92; thence South 82°43'31"East 225.90 feet; thence South 88°18'00"East 550.09 feet; thence South 89°20'30"East 390.42 feet to the Point of Beginning. Said parcel contains 26.796 Acres and is divided into 17 Lots including Lots 8 through 12 in Block 1, Lots 1 through 9 and 11 through 12 in Block 2, and Lot A which is a portion of 8th Street.