

**PROPERTY DESCRIPTIONS**

**PARCEL 'E', S1/2 SW1/4 SW1/4, SEC. 12-77-26**

A PARCEL OF LAND IN PARCEL 'A' OF THE S $\frac{1}{2}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ , AN OFFICIAL PARCEL RECORDED IN FARM BOOK 2, PAGE 152 AT THE MADISON COUNTY RECORDER'S OFFICE, AND PARCEL 'A' OF THE S $\frac{1}{2}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ , AN OFFICIAL PARCEL RECORDED IN FARM BOOK 2, PAGE 554 AT THE MADISON COUNTY RECORDER'S OFFICE, ALL IN SECTION 12, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 152), SAID SW CORNER ALSO BEING ON THE SOUTH LINE OF SAID SECTION 12; THENCE N00°23'06"E, 291.96 FEET ALONG THE WEST LINE OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 152) TO THE NE CORNER OF PARCEL 'B', AN OFFICIAL PARCEL RECORDED IN SAID FARM BOOK 2, PAGE 152 AT THE MADISON COUNTY RECORDER'S OFFICE, SAID NE CORNER ALSO BEING ON THE WEST LINE OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 554); THENCE N00°31'53"E, 170.37 FEET ALONG THE WEST LINE OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 554) TO A POINT; THENCE N83°36'05"E, 180.75 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 152); THENCE S37°57'35"E, 174.04 FEET TO A POINT 2.00 FEET WEST OF AN EXISTING FENCE CORNER, SAID FENCE RUNS EAST AND SOUTH FROM SAID FENCE CORNER; THENCE S10°07'12"E, 307.00 FEET ALONG A LINE PARALLEL TO AND 2.00 FEET WEST OF SAID FENCE LINE TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 152), SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; THENCE S83°34'35"W, 349.46 FEET ALONG THE SOUTH LINE OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 152) AND SAID SW $\frac{1}{4}$  SW $\frac{1}{4}$  TO THE POINT OF BEGINNING AND CONTAINING 3.09 ACRES INCLUDING 0.49 ACRES OF PUBLIC HIGHWAY EASEMENT.

**PARCEL 'G', S $\frac{1}{2}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ , SEC. 12-77-26**

A PARCEL OF LAND IN PARCEL 'A' OF THE S $\frac{1}{2}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ , AN OFFICIAL PARCEL RECORDED IN FARM BOOK 2, PAGE 152 AT THE MADISON COUNTY RECORDER'S OFFICE, AND PARCEL 'A' OF THE S $\frac{1}{2}$  SW $\frac{1}{4}$  SW $\frac{1}{4}$ , AN OFFICIAL PARCEL RECORDED IN FARM BOOK 2, PAGE 554 AT THE MADISON COUNTY RECORDER'S OFFICE, ALL IN SECTION 12, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID PARCEL 'A' (BOOK 2, PAGE 554), SAID SE CORNER ALSO BEING THE SE CORNER OF SW $\frac{1}{4}$  SW $\frac{1}{4}$  OF SAID SECTION 12; THENCE S83°34'35"W, 500.24 FEET ALONG THE SOUTH LINE OF SAID SW $\frac{1}{4}$  SW $\frac{1}{4}$  TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'A' (BOOK 2, PAGE 152); THENCE N10°07'12"W, 307.00 FEET ALONG A LINE 2.00 FEET WEST OF AND PARALLEL TO AN EXISTING FENCE LINE TO A POINT THAT IS 2.00 FEET WEST OF AN EXISTING FENCE CORNER, SAID FENCE RUNS EAST AND SOUTH FROM SAID FENCE CORNER; THENCE N37°57'53"W, 174.04 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 152); THENCE S83°36'05"W, 180.75 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 554); THENCE N00°31'53"E, 194.08 FEET ALONG SAID WEST LINE TO THE NW CORNER OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 554); THENCE N83°36'02"E, 849.64 FEET ALONG THE NORTH LINE OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 554) TO THE NE CORNER OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 554), SAID NE CORNER ALSO BEING ON THE EAST LINE OF SAID SW $\frac{1}{4}$  SW $\frac{1}{4}$ ; THENCE S00°27'55"W, 661.05 FEET ALONG THE EAST LINE OF SAID PARCEL 'A' (FARM BOOK 2, PAGE 554) AND THE EAST LINE OF SAID SW $\frac{1}{4}$  SW $\frac{1}{4}$  TO THE POINT OF BEGINNING AND CONTAINING 9.72 ACRES INCLUDING 0.70 ACRES OF PUBLIC HIGHWAY EASEMENT.

**PROPERTY OWNER:**

K PROPERTIES LLC  
5465 MILLS CIVIC PARKWAY, SUITE 400  
WEST DES MOINES, IA 50266

**PREPARED FOR:**

KNAPP PROPERTIES  
5000 WESTOWN PARKWAY, SUITE #400  
WEST DES MOINES, IA 50266

**LEGAL DESCRIPTION**

ORIGINAL PARCELS (WHITFIELD & EDDY, P.L.C. TITLE OPINION NO. A30478)

PARCEL 'A' LOCATED IN THE SOUTH HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (1/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 5.887 ACRES AS SHOWN IN FARM PLAT BOOK 2, PAGE 152 ON MAY 12, 1984, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA, AND PARCEL 'A' LOCATED IN THE SOUTH HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (1/4) OF SAID SECTION TWELVE (12), CONTAINING 6.92 ACRES, MORE OR LESS, AS SHOWN IN PLAT OF SURVEY FILED IN FARM PLAT BOOK 2, PAGE 554 ON MARCH 7, 1995, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

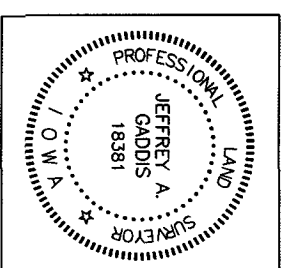
**PARCEL 'E' AREAS**

3.09 ACRES GROSS  
0.49 ACRES RIGHT-OF-WAY EASEMENT  
2.60 ACRES NET

**PARCEL 'G' AREAS**

9.72 ACRES GROSS  
0.70 ACRES RIGHT-OF-WAY EASEMENT  
9.02 ACRES NET

**CERTIFICATION**



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE 03-29-2014  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2014

PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1, 2, 3, & 4

Document 2014 683

Book 2014 Page 683 Type 06 026 Pages 3  
Date 3/28/2014 Time 12:16 PM  
Rec Amt \$17.00

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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SHEET

1

**K PROPERTIES LLC**

S1/2 SW1/4 SW1/4, SEC. 12-78-26, MADISON COUNTY, IOWA

DATE: MAR. 25, 2014

DATE OF SURVEY: FEB. 14, 2014

DESIGNED BY: JAG

DRAWN BY: JAG

REVISIONS

COMMENTS

1	
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Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 Fax: 515.276.7084 mail@ceclac.com

**NOTES**

1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS, LICENSES, OR AGREEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
2. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
3. ALL BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> SECTION 12-78-26 15 ASSUMED AS 583°34'35" W DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD 1983 SOUTH ZONE GRID NORTH.

**LEGEND**

- PROPERTY BOUNDARY
- PARCEL LINES
- SECTION LINES
- EXISTING PARCEL & LOT LINES
- EXISTING FENCE LINE @ TIME OF SURVEY
- EASEMENT LINES
- FOUND PROPERTY CORNER (1/2" I.R. W/YELLOW CAP #5041 UNLESS OTHERWISE NOTED)
- SET PROPERTY CORNER (3/8" I.R. W/BBLUE CAP #18381 UNLESS OTHERWISE NOTED)
- M. MEASURED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- P.O.B. POINT OF BEGINNING
- ④495 ADDRESS
- (BK. XXX, PG. XXX) COUNTY RECORDER'S INDEX BOOK & PAGE
- B5L BUILDING SETBACK LINE

**TITLE OPINION NOTES**

- A TITLE OPINION PREPARED BY WHITFIELD & EDDY, P.L.C. UNDER TITLE OPINION NO. A30478 WAS PROVIDED FOR THIS SURVEY WITH THE FOLLOWING ITEMS.
1. SURVEY/LEGAL DESCRIPTIONS.
    - a. PLAT OF SURVEY FILED MAY 12, 1989, IN FARM PLAT BOOK 2 PAGE 152 OF THE MADISON COUNTY RECORDS.
    - b. PLAT OF SURVEY FILED MARCH 7, 1995, IN FARM PLAT BOOK 2 PAGE 554 OF THE MADISON COUNTY RECORDS.
  2. EASEMENTS.
    - a. GAS PIPELINE EASEMENT RECORDED IN DEED RECORD 90 PAGES 380 AND 415. THIS EASEMENT WAS LAST ASSIGNED TO ONEOK NORTH SYSTEM L.L.C. BY A CONVEYANCE AND ASSIGNMENT DOCUMENT FILED OCTOBER 9, 2007, IN BOOK 2007 PAGE 3767. THIS IS A 'BLANKET-TYPE' EASEMENT THAT DESCRIBES ALL OF THE SOUTHWEST QUARTER OF SECTION 12-77-26. THIS EASEMENT IS NOT PLOTTABLE.
    - b. GAS PIPELINE EASEMENT TO HYDROCARBON TRANSPORTATION, INC. FILED SEPTEMBER 5, 1969, IN DEED RECORD 91 PAGE 344. THE EASEMENT IS DESCRIBED AS BEING SIXTY FEET IN WIDTH IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF 12-77-26. THE EASEMENT LOCATION WAS TO BE DETERMINED BY THE CONSTRUCTION OF THE FIRST PIPELINE, AND TO BE 30 FEET ON EACH SIDE OF THE CENTERLINE OF SAID PIPELINE. THE EXACT LOCATION OF THE FIRST PIPELINE INSTALLED IS UNKNOWN, THEREFORE THIS EASEMENT IS NOT PLOTTABLE.
    - c. EASEMENT FOR PUBLIC HIGHWAY TO MADISON COUNTY, IOWA, FILED NOVEMBER 23, 1970, IN DEED RECORD 100 PAGE 181.
    - d. WATER PIPELINE EASEMENTS TO WARREN WATER, INC. ALL OF THE FOLLOWING EASEMENTS ARE DESCRIBED AS BEING 32 FEET IN WIDTH, THE CENTERLINE OF WHICH SHALL BE THE WATER PIPELINE AND NECESSARY APPURTENANCES THERETO. THIS EASEMENT IS SHOWN BASED ON THE SURFACE MARKINGS PROVIDED BY THE IOWA ONE CALL UTILITY LOCATES; HOWEVER, THE EXACT LOCATION OF THE WATER MAIN IS UNKNOWN.
      - DEED RECORD 121 PAGE 546 (SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>)
      - DEED RECORD 127 PAGE 287 (SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> EXCEPT N. 520' S. 250') THERE APPEARS TO BE A SCRIVENER'S ERROR IT SHOULD BE IN SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>
      - DEED RECORD 132 PAGE 163 (PARCEL 'A' FARM BOOK 2, PAGE 554)
    - e. ANCHOR EASEMENT TO MIDAMERICAN ENERGY COMPANY FILED MAY 14, 2012, IN BOOK 2012 PAGE 1405 OF THE MADISON COUNTY RECORDS. THIS EASEMENT IS LOCATED IN PARCEL "A" OF PLAT OF SURVEY IN FARM PLAT BOOK 2 PAGE 152.
  3. SOIL DISTRICT: THE PROPERTY IS LOCATED IN THE BADGER CREEK WATERSHED SOIL CONSERVATION SUBDISTRICT PURSUANT TO A DECLARATION FILED JULY 1, 1960, IN MISCELLANEOUS RECORD 26 PAGE 549 OF THE MADISON COUNTY RECORDS. CERTAIN SET BACK REQUIREMENTS FOR GRADE STABILIZATION STRUCTURES LOCATED IN THE BADGER CREEK WATERSHED WERE FILED DECEMBER 12, 2006, IN BOOK 2006 PAGE 5157.

SHEET **2** OF 4  
A-1652

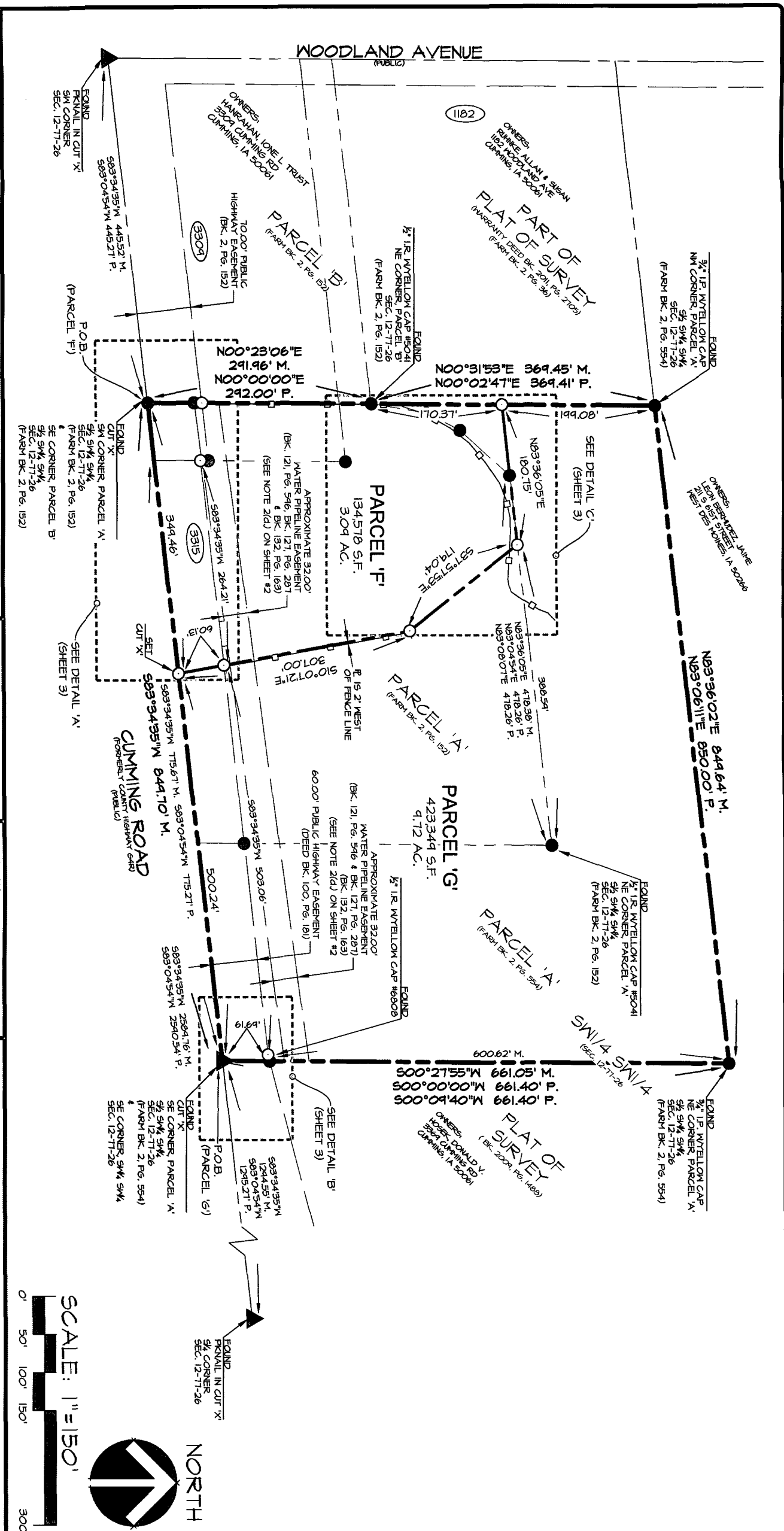
**K PROPERTIES LLC**  
S1/2 SW1/4 SW1/4, SEC. 12-78-26, MADISON COUNTY, IOWA

**PLAT OF SURVEY**

DATE:	REVISIONS	COMMENTS
MAR. 25, 2014	1	
	2	
	3	
DATE OF SURVEY: FEB. 14, 2014	4	
DESIGNED BY: JAG	5	
DRAWN BY: JAG	6	

**CCEC**

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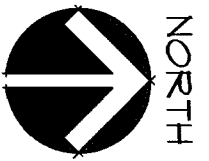
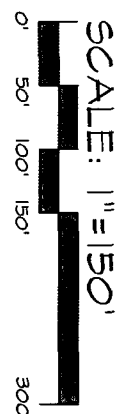


SHEET 3  
OF 4  
A-1652

**K PROPERTIES LLC**  
S1/2 SW1/4 SW1/4, SEC. 12-T8-26, MADISON COUNTY, IOWA  
**PLAT OF SURVEY**

DATE:	REVISIONS	COMMENTS
MAR. 25, 2014	1	
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