

LEGAL DESCRIPTIONS

PARCEL 'Y'

A PART OF PARCEL 'P' AND 'O' OF THE PLAT OF SURVEY RECORDED IN BOOK 1948, PAGE 5450, OF THE DALLAS COUNTY RECORDER'S OFFICE IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SW CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE N83°19'11"E, 75.58 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF 68TH STREET; THENCE N00°22'38"E, 107.60 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1075.00 FEET AND A CHORD BEARING OF N03°05'15"W, AN ARC LENGTH OF 130.01 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E.P. TRUE PARKWAY; THENCE N28°41'36"E, 50.64 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE N65°01'19"E, 137.81 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET AND A CHORD BEARING OF N74°33'41"E, AN ARC LENGTH OF 306.35 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE N84°06'02"E, 151.75 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NW CORNER OF LOT 1, KINGS POINTE, AN OFFICIAL PLAT; THENCE S00°15'14"W, 447.03 FEET ALONG THE WEST LINE OF SAID KINGS POINTE TO THE SW CORNER OF SAID KINGS POINTE; THENCE S83°13'07"W, 540.50 FEET ALONG THE SOUTH LINE OF SAID PARCELS 'O' AND 'P' TO THE POINT OF BEGINNING AND CONTAINING 5.716 ACRES.

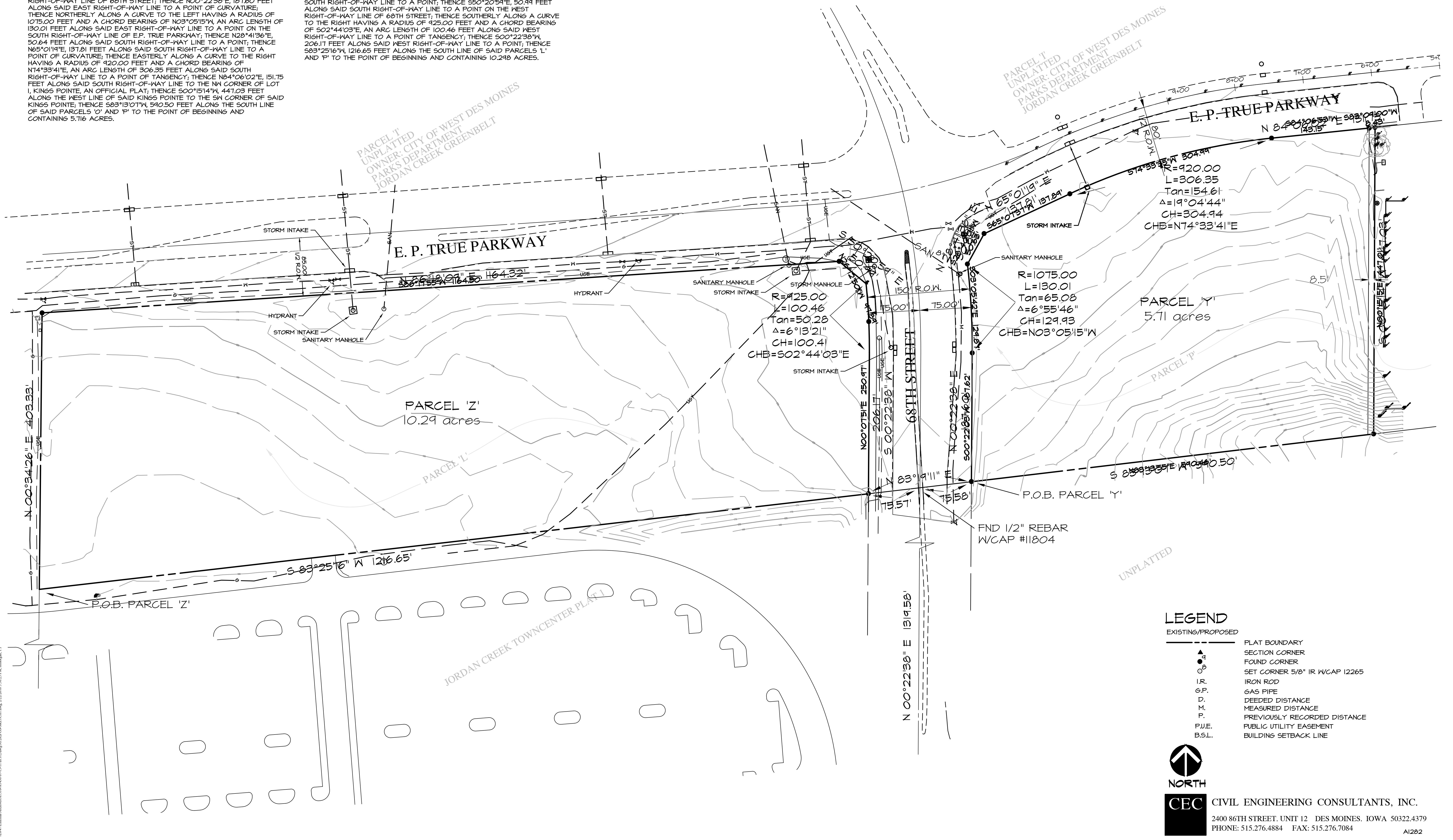
PARCEL 'Z'

A PART OF PARCEL 'L', 'P' AND LOT 'A' OF THE PLAT OF SURVEY RECORDED IN BOOK 1948, PAGE 5450, OF THE DALLAS COUNTY RECORDER'S OFFICE IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 'L'; THENCE N00°34'26"E, 403.33 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E.P. TRUE PARKWAY; THENCE N86°18'09"E, 116.432 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S50°20'54"E, 50.94 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 68TH STREET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING OF S02°44'03"E, AN ARC LENGTH OF 100.46 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF TANGENCY; THENCE S00°22'38"W, 206.17 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE S83°25'16"W, 1216.65 FEET ALONG THE SOUTH LINE OF SAID PARCELS 'L' AND 'P' TO THE POINT OF BEGINNING AND CONTAINING 10.249 ACRES.

AREA LAYOUT SKETCH

FOR: DALLAS COUNTY FARMS CO., INC.
112 S. 16TH STREET
WINTERSET, IOWA 50273



LEGEND

- | | | | |
|--------|--------------------------------|--------|------------------------------|
| --- | EXISTING/PROPOSED | --- | PLAT BOUNDARY |
| ▲ | SECTION CORNER | ○ | FOUND CORNER |
| ○ | SET CORNER 5/8" IR W/CAP 12265 | ○ | IRON ROD |
| ○ | GAS PIPE | ○ | DEEDED DISTANCE |
| D. | MEASURED DISTANCE | P. | PREVIOUSLY RECORDED DISTANCE |
| P.U.E. | PUBLIC UTILITY EASEMENT | B.S.L. | BUILDING SETBACK LINE |



NORTH

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