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County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax:
CAROLYN SIEBRECHT, RECORDER
Linn County, Iowa
Unique Doc ID: 2756209

Prepared by and after recording return to:

Michael J. Pugh
Pugh Hagan Prahm PLC

425 E Oakdale Blvd., Ste. 201
Coralville, Iowa

(319) 351-2028
Facsimile (319) 351-1102

**MINIMUM LOW OPENING COVENANT
OF
FOUNDERS GROVE – PART ONE
ELY, LINN COUNTY, IOWA**

The undersigned, being the owner of the following described real estate:

See Exhibit “A”

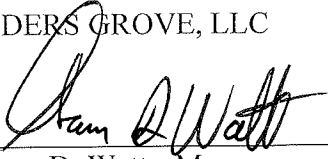
(“Subdivision”), for the mutual benefit of those persons who may purchase any of the lots in the Subdivision now owned by the undersigned, hereby impose the following Minimum Low Opening Covenant (the “MLO”) on certain lots in the Subdivision, which shall be binding upon all the present and future owners of each lot as a covenant running with the land and with such force and effect as if contained in each subsequent conveyance of land.

Lots 1 through 4, Lots 12 through 14 and Lots 54, 55 and 92 have restrictive minimum low opening (MLO) elevations. The MLO for these lots are as follows in accordance with the approved construction plans on file with the City of Ely:

MLO TABLE	
LOT NUMBER	ELEVATION
1	750.25
2	750.25
3	750.25
4	750.25
12	747.85
13	747.85
14	753.00 (North Only)
54	758.25
55	758.25
92	767.75

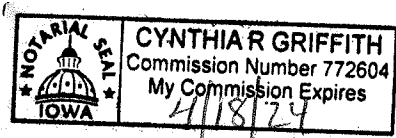
[Signature page to follow]

FOUNDERS GROVE, LLC

By: 
Gary D. Watts, Manager

STATE OF IOWA)
) ss:
JOHNSON COUNTY)

This instrument was acknowledged before me, on the 24th day of October, 2023, by Gary D. Watts, Manager of Founders Grove, LLC



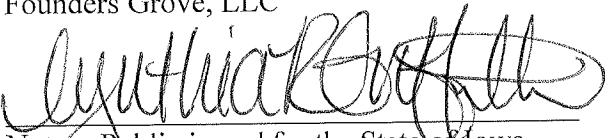

Notary Public in and for the State of Iowa

EXHIBIT "A"

LEGAL DESCRIPTION

**FOUNDERS GROVE – PART ONE
ELY, LINN COUNTY, IOWA**

Commencing at the South Quarter Corner of Section 29, Township 82 North, Range 6 West, of the Fifth Principal Meridian, Ely, Linn County, Iowa; Thence S89°36'48"W, along the South Line of the South One-Half of the Southwest Quarter of said Section 29, a distance of 1324.74 feet, to the POINT OF BEGINNING; Thence continuing S89°36'48"W, along said South Line, 808.02 feet, to the Southeast Corner of Parcel "A" of Plat of Survey #1690, in accordance with the Plat thereof Recorded in Book 7969 at Pages 260-261 of the Records of the Linn County Recorder's Office; Thence N07°56'23"E, along the East Line of said Parcel "A", 553.55 feet; Thence N35°51'18"E, along said East Line, 792.89 feet; Thence N09°20'38"E, along said East Line, 110.52 feet, to the Northeast Corner thereof; Thence S89°16'23"W, along the North Line of said Parcel "A", and the South Right-of-Way Line of Rogers Creek Road, 154.87 feet, to a Point on the South Line of Meadow Brook Addition, in accordance with the Plat thereof Recorded in Book 6151 at Pages 304-315 of the Records of the Linn County Recorder's Office; Thence N00°43'37"W, along said South Line, 33.00 feet; Thence N89°16'23"E, along said South Line, and the North Line of the South One-Half of the Southwest Quarter of said Section 29, a distance of 376.57 feet, to the Northwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 29; Thence N89°09'59"E, along the North Line of the South One-Half of the Southwest Quarter of said Section 29, a distance of 339.68 feet; Thence S00°50'01"E, 33.00 feet; Thence S26°52'15"W, 165.65 feet; Thence S37°37'32"W, 190.00 feet; Thence Northwesterly, 27.02 feet, along a 230.00 foot radius curve, concave Northeasterly, whose 27.01 foot chord bears N49°00'30"W; Thence N45°38'32"W, 15.40 feet; Thence S44°21'28"W, 130.00 feet; Thence S20°53'40"W, 35.90 feet; Thence S69°06'20"E, 51.32 feet; Thence S20°53'40"W, 190.00 feet; Thence N69°06'20"W, 3.00 feet; Thence S20°53'40"W, 130.00 feet; Thence S69°06'20"E, 237.00 feet; Thence S20°53'40"W, 130.00 feet; Thence S69°06'20"E, 36.91 feet; Thence S20°53'40"W, 190.00 feet; Thence N69°06'20"W, 519.39 feet; Thence Southeasterly, 214.36 feet, along a 170.00 foot radius curve, concave Northeasterly, whose 200.44 foot chord bears S29°52'02"E; Thence Southeasterly, 116.44 feet, along a 230.00 foot radius curve, concave Southwesterly, whose 115.20 foot chord bears S51°29'18"E; Thence N53°00'53"E, 130.00 feet; Thence S42°05'46"E, 121.32 feet; Thence S04°11'18"W, 122.23 feet, to the Point of Beginning. Said Tract of Land contains 20.93 Acres, and is subject to easements and restrictions of record.