

AUDITOR PARCEL 2026-44

AUDITOR PARCEL 2026-44 IS A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST FRACTIONAL 1/4 ALL IN SECTION 7, TOWNSHIP 79 NORTH, RANGE 11 WEST OF THE 5TH P.M., IOWA COUNTY, IOWA AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 11 WEST; THENCE S 01°16'27" E ALONG THE WEST LINE OF THE SOUTHWEST FRACTIONAL 1/4, A DISTANCE OF 1051.83 FEET TO THE POINT OF BEGINNING; THENCE N 88°43'33" E, A DISTANCE OF 287.00 FEET; THENCE S 01°16'27" E, A DISTANCE OF 400.00 FEET; THENCE S 88°43'33" W, A DISTANCE OF 287.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST FRACTIONAL 1/4; THENCE N 01°16'27" W ALONG SAID WEST LINE, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.64 ACRES OF WHICH 0.30 ACRE IS EXISTING COUNTY ROAD RIGHT OF WAY AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ACCESS EASEMENT

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 11 WEST; THENCE S 01°16'27" E ALONG THE WEST LINE OF THE SOUTHWEST FRACTIONAL 1/4, A DISTANCE OF 1051.83 FEET; THENCE N 88°43'33" E, A DISTANCE OF 287.00 FEET; THENCE S 01°16'27" E, A DISTANCE OF 199.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 01°16'27" E, A DISTANCE OF 108.96 FEET; THENCE N 87°30'48" W, A DISTANCE OF 254.55 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF G AVENUE; THENCE N 01°16'27" W ALONG SAID EAST LINE, A DISTANCE OF 30.06 FEET; THENCE S 87°30'48" E, A DISTANCE OF 219.41 FEET; THENCE N 23°19'38" E, A DISTANCE OF 84.23 FEET TO THE POINT OF BEGINNING CONTAINING 9019.7 SQUARE FEET.