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J. J. Snyder
EMMET COUNTY RECORDER**RESOLUTION TO
CREATE AN AGRICULTURAL AREA**

On October 7, 1997, the Emmet County, Iowa, Board of Supervisors received a petition to create an agricultural area, as provided for in Iowa Code Chapter 352. On November 4, 1997, after the required public notice, the Board of Supervisors held a public hearing on this petition. On November 12, 1997, the County Board of Supervisors, on a motion made and seconded approved the creation of the following described agricultural area.

Property Owners: Mark J. Neppel, Ann L. Neppel, Neppel Farms Inc., and Hawkey Four Inc.

Size 300 Acres, more or less.

Legal Description:

- A. Parcel located in the North One-Half of Section 14-99-32. That part of the North Half of Section 14, Township 99 North, Range 32 West of the 5th P.M., Emmet County, Iowa, described as follows: Beginning at the Northwest corner of said Section 14; thence North 89°11.6' East (Assumed Bearing) 2680.59 feet along the Northerly line of said Section 14 to the Easterly line of the West 33 feet of the Northeast Quarter of said Section 14; thence South 1°14.3' East 2531.42 feet parallel with the Westerly line of said Northeast Quarter to the Northerly right-of-way line of the railway across said Section 14; thence South 88°42.8' West 33.00 feet along said railway right-of-way line to the Westerly line of said Northeast Quarter; thence North 1°14.3' West 150.00 feet along said railway right-of-way line and the Westerly line of said Northeast Quarter; thence South 88°42.8' West 1976.00 feet along said railway right-of-way line; thence South 1°17.2' East 150.00 feet along said railway right-of-way line; thence South 88°42.8' West 51.94 feet along said railway right-of-way line to a point 674.9 feet Easterly from the Westerly line of said North Half of Section 14; thence north 1°17.2' West 150.00 feet; thence South 88°42.8' West 11.57 feet to a point 666.0 feet Easterly from the Westerly line of said North Half of Section 14; thence North 0°00.0' East 69.50 feet; thence South 88°42.8' West 627.00 feet to the Easterly right-of-way line of the County Road along the Westerly line of said Section 14; thence South 0°00.0' West 219.53 feet along said County Road right-of-way line to the Northerly right-of-way line of said railway across Section 14; thence South 88°42.8' West 33.00 feet along said railway right-of-way line to the Westerly line of said North Half of Section 14; thence North 0°00.0' East 2554.52 feet to the point of beginning, containing 148.08 acres subject to public roads right-of-ways along the Northerly and Westerly lines of said Section 14.

See Entry #55

- B. Parcel located in NE1/4 of Section 14-99-32. The NE1/4 of Section 14, Township 99 North, Range 32, West of the 5th P.M., except the West 33 feet and except that part of the Northeast Quarter of Section 14, Township 99 North, Range 32 West of the 5th Principal Meridian, Emmet County, Iowa, described as follows: Commencing at the northeast corner of said Section 14; thence South 1°53.9' East (South 1 degree 53.9 minutes East) 2509.37 feet along the easterly line of the Northeast Quarter of said Section 14 to a point 50 feet northerly of the centerline of the former Chicago, Rock Island and Pacific Railway; thence South 88°42.2' West 1628.72 feet parallel with said centerline to the point of beginning; thence continuing South 88°42.2' West 452.29 feet; thence North 1°36.3' East 577.75 feet; thence North 89°52.9' East 433.06 feet; thence South 0°17.7' East 568.19 feet to the point of beginning, containing 5.82 acres. The west line of the Northwest Quarter of said Section 14 is assumed to bear North 0°00.0' East.
- C. West Half of Section 11, Township 99 North, Range 32, West of the 5th P.M., Emmet County, Iowa.
- D. East Three-Fourths of Southeast Quarter (1/4) of Section Two (2), Township Ninety Nine (99) North, Range Thirty-Two (32) West of the 5th P.M., Emmet County, Iowa.
- E. Parcel located in Northeast Quarter of Section 11-99-32. The Northeast Quarter (NE1/4) of Section Eleven (11), Township Ninety-nine (99) North of Range Thirty-two (32), West of the 5th P.M., Emmet County, Iowa, except that portion heretofore conveyed to the Minnesota and Iowa Railway Company (now owned by the Chicago & Northwestern Railway Co.) containing 1/34 acre and except that portion conveyed to Emmet County, Iowa containing 1.16 acres. All that part of the Northeast Quarter (NE1/4) of Section eleven (11), Township ninety-nine (99), North of Range thirty-two (32), West of the 5th P.M., Emmet County, Iowa, which lies Northeasterly of a line parallel with and distant 50 feet Northeasterly measured at right angles from the center line of the main tract, as now located and established of the Chicago & Northwestern Railway Company (successor to the Minnesota and Iowa Railway Company), containing 0.82 of an acre, more or less, subject to mineral rights.
- F. A tract of land in the Southeast Quarter of the Southwest Quarter of Section 12, Township 99 North, Range 32 West of the 5th P.M., Emmet County, Iowa, described as follows: Beginning at the South quarter corner of Section 12-99-32; thence North 90 degrees 00.0' W (assumed bearing) along the South line of Southwest Quarter of said Section 12 815.67 feet; thence North 0 degrees 00.0' East 536.00 feet; thence South 90 degrees 00.0' East 809.71 feet to the easterly line of said Southwest Quarter of Section 12; thence South 0 degrees 38.2' East along said easterly line of Southwest Quarter of Section 12 a distance of 536.03 feet to the point of beginning, containing 10.00 acres, subject to existing public highway right-of-way easements of record, all as per plat of survey.

G. That part of the Southwest Quarter of the Northwest Quarter of Section 12, Township 99 North, Range 32 West, Emmet County, Iowa, described as follows: Commencing at the Northwest corner of said Section 12; thence on an assumed bearing of South 0 degrees 00 minutes West, along the West line of said section, a distance of 1383.00 feet to an iron monument said iron monument being the point of beginning of the tract to be described; thence North 90 degrees 00 minutes East a distance of 770.00 feet to an iron monument; thence South 0 degrees 00 minutes West a distance of 830.00 feet to an iron monument; thence South 90 degrees 00 minutes West a distance of 770.00 feet to an iron monument located on the west line of said section; thence North 0 degrees 00 minutes East, along said west line, a distance of 830.00 feet to the point of beginning, containing 14.67 acres, subject to easements now of record in said county and state.

H. The West Fractional One-Half (Wfr1/2) of Section Twelve (12), Township Ninety-Nine (99) North, Range Thirty-Two (32) West of the 5th P.M., Emmet County, Iowa, EXCEPT: The two properties contained in Paragraphs F and G above described

All the above land is in Swan Lake Township.

This document is hereby filed with the County Auditor and County Recorder on this 12th day of November, 1997, as required by Iowa Code Section 352.8.


Chairman
Emmet County Board of Supervisors

Received
10-7-97
Sg

**PROPOSAL FOR
CREATION OF AN AGRICULTURAL AREA**

TO: The Board of Supervisors of Emmet County, Iowa:

Pursuant to the authority of Iowa Code Chapter 352, Mark J. Neppel and Ann L. Neppel, Husband and wife; AND Neppel Farms, Inc., a Corporation; hereby petitions the Emmet County Board of Supervisors for the creation of an agricultural area within Emmet County. In support thereof, it is further stated:

- 1) The proposed agricultural area includes at least three hundred acres of farmland or is adjacent to an established agricultural area.
- 2) The above, being the owners of all the farmland included within the proposed agricultural area, do state that no land is included within this proposed agricultural area without the consent of the owners.
- 3) No part of the proposed agricultural area is located within the corporate limits of any city.
- 4) The territory included within the proposed agricultural area is a compact and nearly adjacent as feasible.
- 5) Except as provided by law, the use of the farmland in the proposed agricultural area, if it is created, shall be limited to farm operations only.
- 6) The land proposed to be included inside the agricultural area is legally described as follows:
 - A. Parcel located in North One-Half of Section 14-99-32, described in attached Exhibit "A-1 and A-2" owned by Mark Neppel. (See abstract opinion dated 10-2-97).
 - B. Parcel located in NE1/4 of Section 14-99-32, described in attached Exhibit "B-1, B-2 & B-3" owned by Mark J. Neppel and Ann L. Neppel, Husband and wife, as joint tenants. (See abstract opinion dated 9-26-97).
 - C. West Half of Section 11, Township 99 North, Range 32, West of the 5th P.M., Emmet County, Iowa, owned by Neppel Farms, Inc. (See abstract opinions dated 9-23-97).
 - D. East Three-Fourths of Southeast Quarter (1/4) of Section Two (2), Township Ninety Nine (99) North, Range Thirty-Two (32) West of the

5th P.M., Emmet County, Iowa, owned by Neppel Farms, Inc. (See abstract opinion dated September 25, 1997).

- E. Parcel located in Northeast Quarter of Section 11-99-32, described in attached Exhibit "C" owned by Neppel Farms, Inc. (See opinion dated September 25, 1997)
- F. A tract of land in the Southeast Quarter of the Southwest Quarter of Section 12, Township 99 North, Range 32 West of the 5th P.M., Emmet County, Iowa, described as follows:

Beginning at the south quarter corner of Section 12-99-32; thence North 90 degrees 00.0' W (assumed bearing) along the south line of Southwest Quarter of said Section 12 815.67 feet; thence North 0 degrees 00.0' East 536.00 feet; thence South 90 degrees 00.0' East 809.71 feet to the easterly line of said Southwest Quarter of Section 12; thence South 0 degrees 38.2' East along said easterly line of Southwest Quarter of Section 12 a distance of 536.03 feet to the point of beginning, containing 10.00 acres, subject to existing public highway right-of-way easements of record, all as per plat of survey attached hereto and hereby made a part of this description.

Owned by Mark J. Neppel and Ann L. Neppel, Husband and wife, as Tenants in Common, more particularly described in attached Exhibit "D". (See abstract opinion dated 9-25-97).

- G. That part of the Southwest Quarter of the Northwest Quarter of Section 12, Township 99 North, Range 32 West, Emmet County, Iowa, described as follows:

Commencing at the Northwest corner of said Section 12; thence on an assumed bearing of South 0 degrees 00 minutes West, along the West line of said section, a distance of 1383.00 feet to an iron monument said iron monument being the point of beginning of the tract to be described; thence North 90 degrees 00 minutes East a distance of 770.00 feet to an iron monument; thence South 0 degrees 00 minutes West a distance of 830.00 feet to an iron monument; thence South 90 degrees 00 minutes West a distance of 770.00 feet to an iron monument located on the west line of said section; thence

North 0 degrees 00 minutes East, along said west line, a distance of 830.00 feet to the point of beginning, containing 14.67 acres, subject to easements now of record in said county and state.

owned by Hawkeye Four, Inc., more particularly described in attached Exhibit "E." (See abstract opinion dated 9-25-97).

- H. The West Fractional One-Half (Wf1/2) of Section Twelve (12), Township Ninety-Nine (99) North, Range Thirty-Two (32) West of the 5th P.M., Emmet County, Iowa, EXCEPT: The two properties contained in Paragraphs F and G above described.

owned by Neppel Farms, Inc. (See attached abstract opinion dated 9-25-97).

- 7) The boundaries of the proposed agricultural area are described as shown on the map included with this petition, marked Exhibit F.

WHEREFORE, the owners of the farmland as described above do hereby petition the Board of Supervisors of the above county to publish notice, hold a public hearing, and take other steps as required by law to create the above proposed agricultural area.

IN WITNESS WHEREOF, we have signed our names as owners of the above described farmland on the dates stated below.

SIGNATURES

DATE

Mark J. Neppel
Mark J. Neppel

10/2/97

Ann L. Neppel
Ann L. Neppel

10-6-97

NEPPEL FARMS, INC., A Corporation

BY: Neppel Farms Inc by
Paul A Neppel 7 Oct 97

HAWKEYE FOUR, INC.

BY: Paul Neppel 10/2/97