



Book 2018 Page 2704

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Date 9/25/2018 Time 11:43:44AM
Rec Amt \$.00

INDEX LEGEND

Location: Section 34, T88N, R4W
XX1/4
Requestor: Delaware County Engineer
Proprietor: Randall J. and Deborah H. Miles
Prepared by: Craig A. Davis
Return to: Delaware county Engineer's Office
Delaware County Engineer's Office
2139 Highway 38
Manchester, Iowa 52057

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

EASEMENT FOR PUBLIC HIGHWAY

Delaware County, Iowa

KNOW ALL, that the undersigned **Randall J. and Deborah H. Miles** owner(s) of the real estate herein after described, for the sum of Three thousand dollars and zero cents (\$3,000.00) and other considerations, do hereby relinquish and grant, unto DELAWARE COUNTY, IOWA, for use as a public highway and for highway purposes, the real estate in said County described as follows, to-wit:

Description of Premises: Parcel No. 1- being part of the NE1/4 of the SE1/4 of Section 34, T88N, R4W = (13,068 square feet)

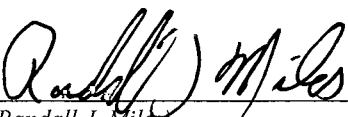
The easement upon the above parcels shall be located as shown on Surveyors Certificate and/or from the centerline of the roadway stations and in accordance with the property plat attached and by this reference made a part hereof.

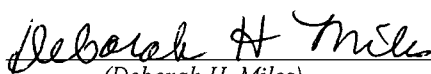
Containing 0.30 acre(s), more or less, of additional right of way.

And the grantors do hereby covenant with the said COUNTY OF DELAWARE in the STATE OF IOWA that said grantors are lawfully seized of said premises; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever; and said grantors covenant to warrant and defend title to said premises against the lawful claims of all persons whomsoever, and each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as feminine or masculine gender, according to the context.

Signed this 20th day of September A.D., 2018.

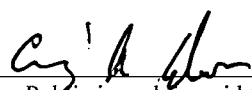

(Randall J. Miles)


(Deborah H. Miles)

State of IOWA
County of DELAWARE

On this 20th day of September A.D., 2018, before me Craig A. Davis a Notary Public in and for Delaware County, State of Iowa personally appeared Randall J. and Deborah H. Miles to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.




Notary Public in and for said County

Instructions: If there be any encumbrances, fill out blank waivers Forms 477E or F.

INDEX LEGEND

LOCATION: LOT 2, MILES ACRES SUBDIVISION,
DELAWARE COUNTY, IOWA

REQUESTOR: DELAWARE COUNTY ENGINEER

PROPRIETOR: RANDALL J. & DEBORAH H. MILES

SURVEYOR: BRAD J. BURGER

DELTAWARE COUNTY ENGINEER'S OFFICE, 2139 HIGHWAY
38, MANCHESTER, IOWA 52057 | (563) 927 3505

FILED
Delaware Co. Assessor

SEP 25 2018

FILED
Delaware Co. Auditor

SEP 25 2018

PREPARED BY BRAD BURGER, DELAWARE COUNTY ENGINEER'S OFFICE 2139 HIGHWAY 38, MANCHESTER, IOWA 52057 (563) 927 3505

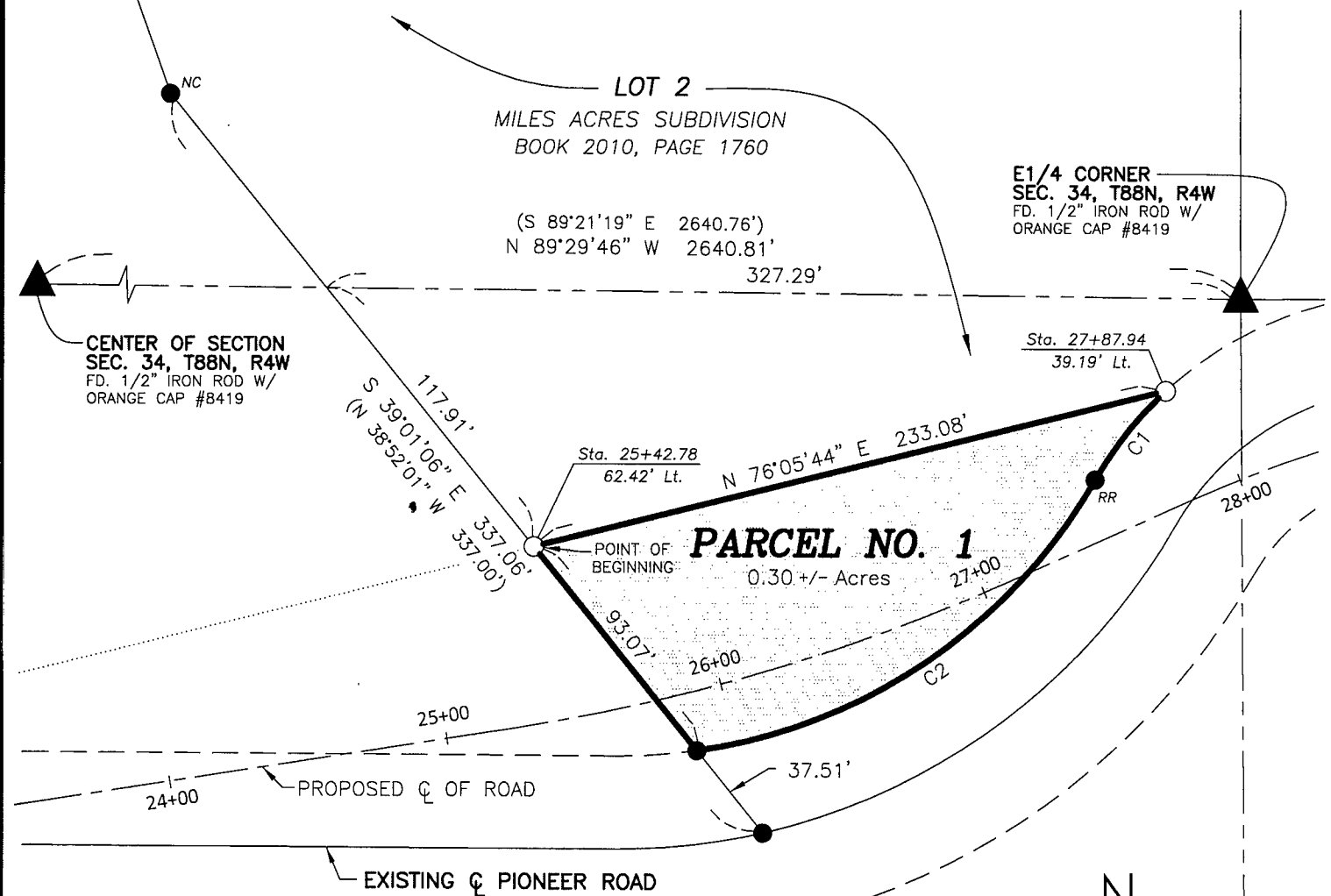
ACQUISITION PLAT

PROJECT NO. BROS-SWAP-CO28(93)--SE-28 PARCEL NO. 1 R.O.W. EASEMENT 0.30 +/- ACRES

SECTION 34 TOWNSHIP 88 NORTH RANGE 4 WEST

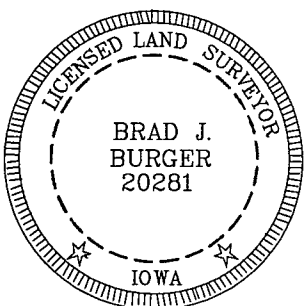
ACQUIRED FROM RANDALL J. & DEBORAH H. MILES

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	40.60'	17°29'33"	133.00'	40.45'	S 38°33'28" W
C2	178.23' (178.22')	52°02'37"	196.21'	172.16' (172.15')	S 55°50'01" W (N 55°59'14" E)



LEGEND

- SET 1/2" IRON ROD W/ORANGE CAP #20281
- FD. 1/2" IRON ROD W/ ORANGE CAP #8419
- RR FD. 1/2" IRON ROD W/ ORANGE CAP #17939
- NC FD. 1/2" IRON ROD W/ NO CAP
- BOUNDARY LINE SURVEYED
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED CENTERLINE OF ROAD
- () RECORDED AS



DATE OF SURVEY: 11/19/2013

SCALE: 1" = 60'

SHEET 1 OF 2

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS
PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR
UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY
LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

BRAD J. BURGER #20281

9/25/18

DATE

Delaware County
Engineer's Office2139 Highway 38
Manchester, Iowa 52057

LEGAL DESCRIPTION

PARCEL NO. 1, PROJECT NO. BROS-SWAP-CO28(93)—SE-28 – part of Lot 2 of Miles Acres Subdivision in Delaware County, Iowa; containing a total of 0.30 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

COMMENCING at the East Quarter (E1/4) corner of Section Thirty-four (34), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-29'-46" West 327.29 feet along the North line of the Southeast Quarter (SE1/4) of said Section Thirty-four (34) to a Westerly line of Lot 2 of Miles Acres Subdivision in Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Book 2010, Page 1760;

Thence South 39°-01'-06" East 117.91 feet along said Westerly line of Lot 2 to the **POINT OF BEGINNING**;

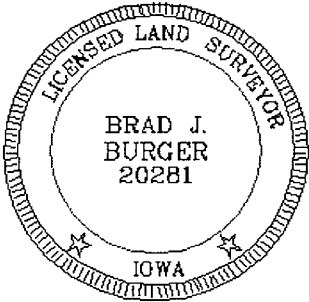
Thence North 76°-05'-44" East 233.08 feet to the existing Northerly right of way line of Pioneer Road;

Thence along said Northerly right of way line of Pioneer Road and along a circular curve concave Southeasterly for an arc length of 40.60 feet, said circular curve having a central angle of 17°-29'-33", a radius of 133.00 feet, a chord bearing of South 38°-33'-28" West and a chord length of 40.45 feet;

Thence continuing along said Northerly right of way line of Pioneer Road and along a circular curve concave Northwesterly for an arc length of 178.23 feet, said circular curve having a central angle of 52°-02'-37", a radius of 196.21 feet, a chord bearing of South 55°-50'-01" West and a chord length of 172.16 feet to said Westerly line of Lot 2;

Thence North 39°-01'-06" West 93.07 feet along said Westerly line of Lot 2 to the **POINT OF BEGINNING**, containing a total of 0.30 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Southeast Quarter (SE1/4), Section Thirty-four (34), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-29'-46" West.

	SURVEYORS CERTIFICATE I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa; My license renewal date is December 31, 2018 <u>Brad J. Burger</u> <u>9/25/18</u> Brad J. Burger Date Reg. No. 20281 Sheet No. <u>2</u> covered by this seal
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