



Book 2018 Page 2705

Document 2018 2705 Type 03 006 Pages 3
Date 9/25/2018 Time 11:44:03AM
Rec Amt \$.00

INDEX LEGEND

Location: Section 34, T88N, R4W
XX1/4
Requestor: Delaware County Engineer
Proprietor: Craig A. 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 Craig A. 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. 2 – Being part of the NE1/4 of the SE1/4 of Section 34, T88N, R4W = 0.30 acres (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.

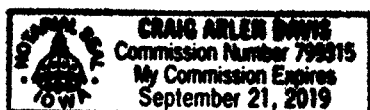
Signed this 19th day of September A.D., 2018.

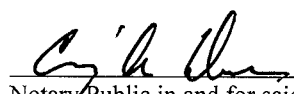

(Craig A. Miles)


(typed name)

State of IOWA
County of DELAWARE

On this 19th day of September A.D., 2018, before me Craig A. Davis a Notary Public in and for Delaware County, State of Iowa personally appeared Craig A. 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.

ACQUISITION PLAT

PROJECT NO. BROS-SWAP-C028(93)-SE-28 PARCEL NO. 2 R.O.W. EASEMENT 0.30 +/- ACRES

SECTION 34 TOWNSHIP 88 NORTH RANGE 4 WEST

ACQUIRED FROM CRAIG A. MILES

INDEX LEGEND

LOCATION: PARCEL A IN SE OF NE & NE OF SE SECTION 34, T88N, R4W

REQUESTOR: DELAWARE COUNTY ENGINEER

PROPRIETOR: CRAIG A. MILES

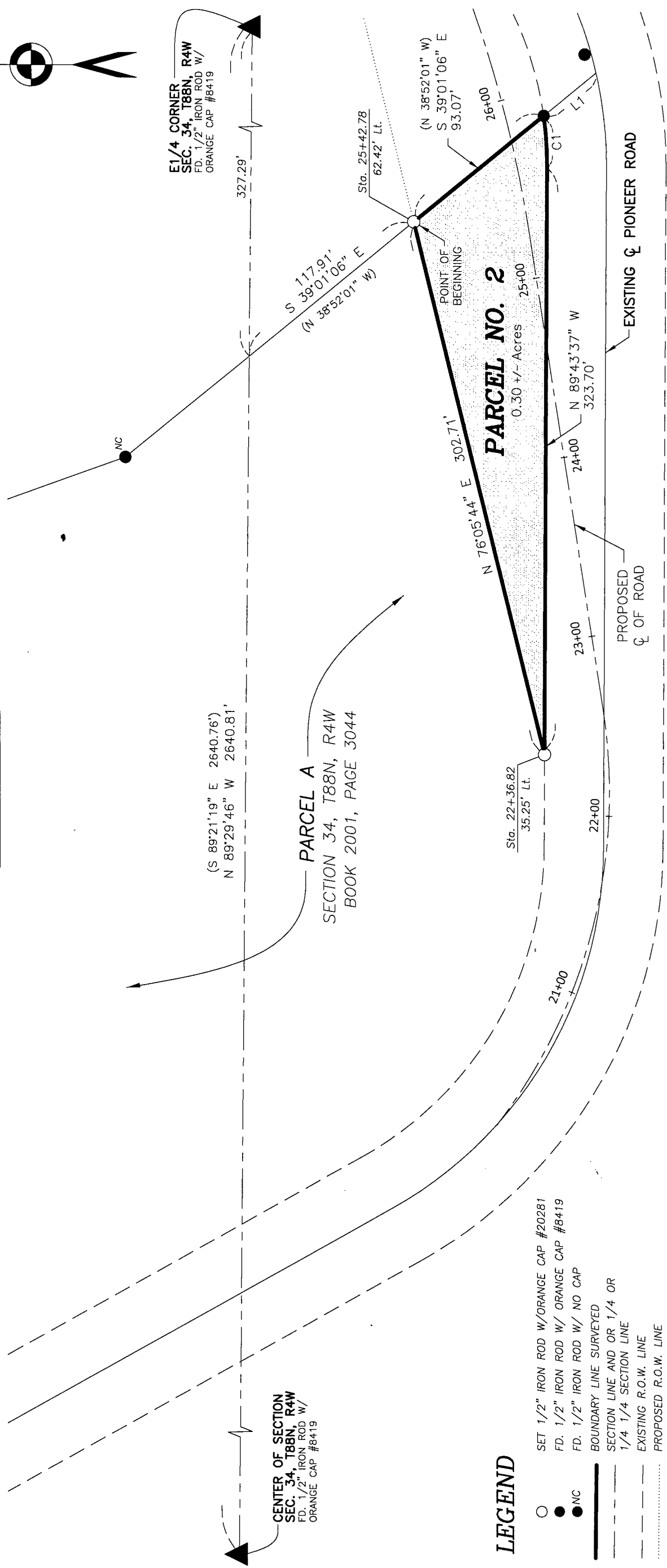
SURVEYOR: BRAD J. BURGER

DELAWARE 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



CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	28.83'	08°25'03"	196.21'	28.80'	S 86°03'51" W

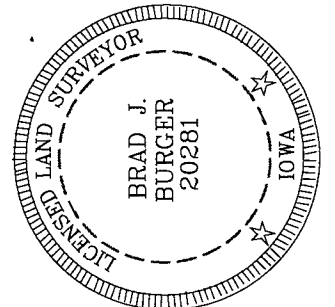
LINE	BEARING	DISTANCE
L1	N 39°01'06" W (N 38°52'01" W)	37.51'

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LEGEND

- SET 1/2" IRON ROD W/ORANGE CAP #20281
- FD. 1/2" IRON ROD W/ ORANGE CAP #8419
- NC
- 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
- P.O.B. POINT OF BEGINNING



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 9/25/18 DATE

BRAD J. BURGER #20281

Delaware County Engineer's Office
2139 Highway 38
Manchester, Iowa 52057

LEGAL DESCRIPTION

PARCEL NO. 2, PROJECT NO. BROS-SWAP-CO28(93)—SE-28 – part of Parcel A in Section Thirty-four (34), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, 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 an Easterly line of Parcel A in said Section Thirty-four (34) as recorded in the Office of the Delaware County Recorder in Book 2001, Page 3044;

Thence South 39°-01'-06" East 117.91 feet along said Easterly line of Parcel A to the **POINT OF BEGINNING**;

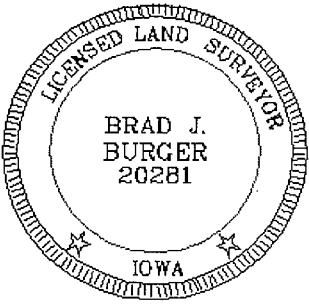
Thence continuing along said Easterly line of Parcel A South 39°-01'-06" East 93.07 feet to the existing Northerly right of way line of Pioneer Road;

Thence along said Northerly right of way line of Pioneer Road and along a circular curve concave Northerly for an arc length of 28.83 feet, said circular curve having a central angle of 08°-25'-03", a radius of 196.21 feet, a chord bearing of South 86°-03'-51" West and a chord length of 28.80 feet;

Thence continuing along said Northerly right of way line of Pioneer Road North 89°-43'-37" West 323.70 feet;

Thence North 76°-05'-44" East 302.71 feet 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.

	<u>SURVEYORS CERTIFICATE</u> 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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