

Recorded: 8/14/2023 at 8:54:37.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1908



Prepared by & Return To: Allyssa Myers, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1757
Address Tax Statements: Tax Exempt-IA Code Sec. 427.2 (Iowa DOT, ROW-Property Management, 800 Lincoln Way, Ames, IA 50010)

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of SEVEN HUNDRED FIFTY EIGHT AND NO/100----(\$758.00)---
-DOLLARS and other valuable consideration in hand paid by Iowa Department of
Transportation, **CECIL E. OLSON AND CHARITY M. OLSON**, husband and wife, do
hereby grant to the **STATE OF IOWA**, a permanent easement for road purposes and for
use as a Public Highway in, to, on, over and across the following described real estate in
Delaware County, Iowa:

THE EASEMENT GRANTED FOR HIGHWAY PURPOSES IS TO LAND DESCRIBED AS FOLLOWS:

A parcel of land located in Lots 1, 2 and 3 of Block 1 of Sunset Beach, a
Subdivision of parts of Sections Seventeen (17), Eighteen (18), and Twenty
(20), Township Eighty-nine North (T89N), Range Five West (R5W) of the
Fifth (5th) Principal Meridian, Delaware County, Iowa, as shown on the
Acquisition Plat Exhibit "A", attached hereto and by reference made a part
hereof and more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of Block 1 of Sunset Beach, a
Subdivision of parts of Sections Seventeen (17), Eighteen (18), and Twenty
(20), Township Eighty-nine North (T89N), Range Five West (R5W) of the
Fifth (5th) Principal Meridian, Delaware County, Iowa as recorded in Plat
Book 2, Page 20 in the Office of the Delaware County Recorder; thence
South 01° 54' 04" East 150.00 feet along the East line of Block 1 of said
Sunset Beach and the existing Westerly right of way line of Iowa Highway
13 to the Southeast corner of Lot 3 of Block 1 of said Sunset Beach; thence
South 88° 53' 19" West 4.29 feet along the South line of said Lot 3; thence
North 02° 18' 15" West 150.02 feet to the North line of said Lot 1; thence
North 88° 56' 53" East 5.35 feet along the North line of said Lot 1 to the
Point of Beginning, containing 0.02 acres more or less.

Note: The North line of Lot 1 of Block 1 of Sunset Beach, a Subdivision of
parts of Sections Seventeen (17), Eighteen (18), and Twenty (20),
Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth
(5th) Principal Meridian, Delaware County, Iowa is assumed to bear North
88° 56' 53" East.

This easement is given in fulfillment of a certain Purchase Agreement dated June 26,
2023, and recorded in the Delaware County Recorder's Office on June 28, 2023, at Book
2023, Page 1460, except for those terms that survive the execution of this document.

The additional amount of \$5,500.00, as agreed to by the aforesaid Agreement, is paid as
severance damages to the remaining property and is not subject to real estate

transfer tax.

This easement and transfer is exempt from transfer tax. Iowa Code Sec. 428A.2(17).

This easement is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to grant an easement on the real estate; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the easement.

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

Dated June 6, 2023

Cecil E Olson (Sign in Ink)
Cecil E. Olson

Charity M Olson (Sign in Ink)
Charity M. Olson

STATE OF Iowa, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on June 6, 2023 by Cecil E. Olson and Charity M. Olson.



[Signature] (Sign in Ink)
Notary Public.

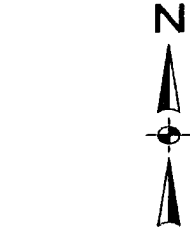
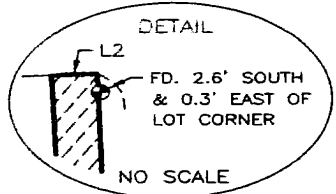
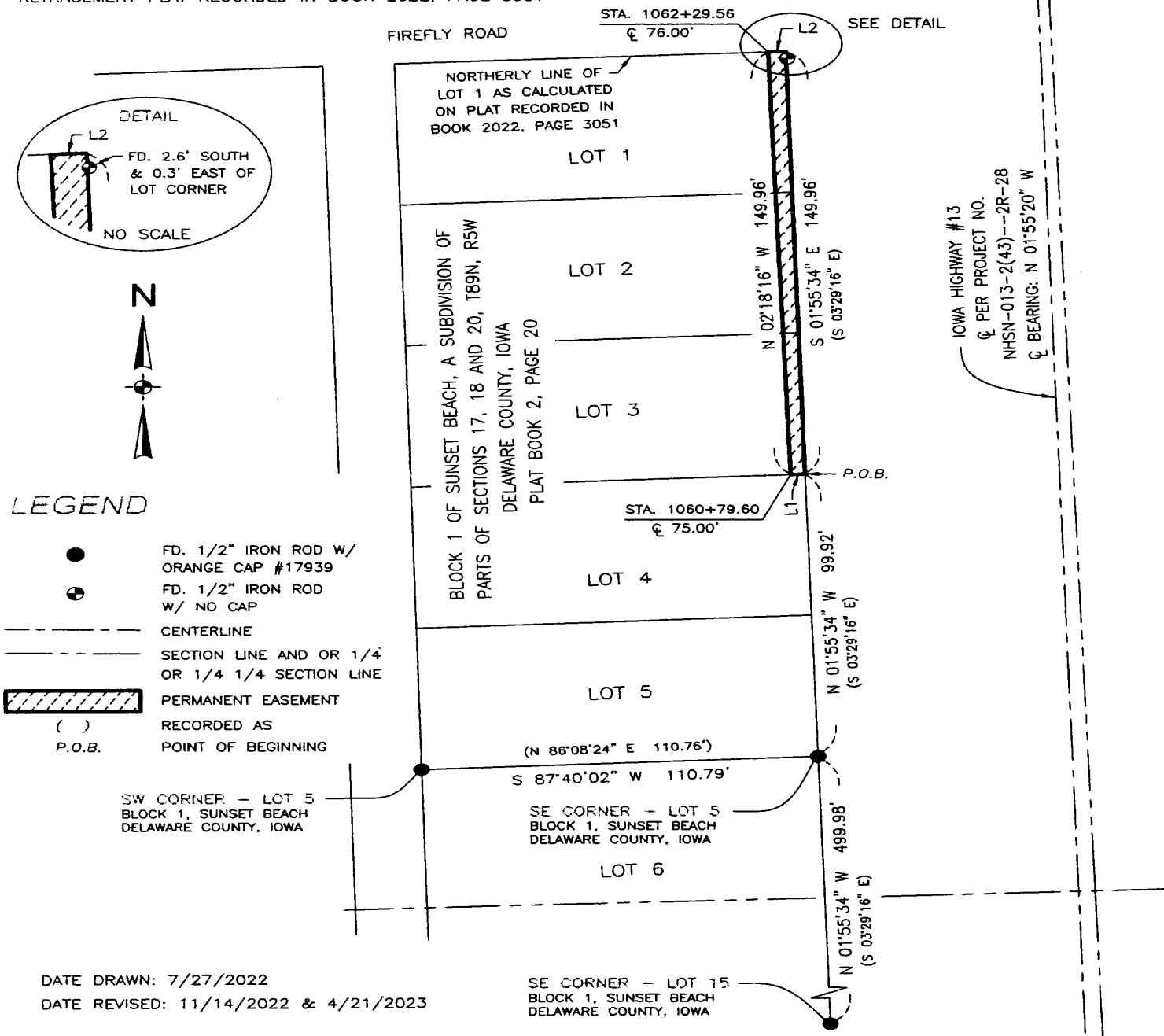
(AFFIX NOTARIAL SEAL ABOVE ▲)

Iowa Department of Transportation
ACQUISITION PLAT
EXHIBIT "A"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 8
 SECTION 17 TOWNSHIP 89 NORTH RANGE 5 WEST
 ROW-FEE _____ AC, EASE 0.02 +/- AC EXCESS-FEE _____ AC
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE _____
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE _____
 ACQUIRED FROM _____

NOTE: RECORDED AS BEARINGS AND DISTANCES ARE FROM
 RETRACEMENT PLAT RECORDED IN BOOK 2022, PAGE 3051



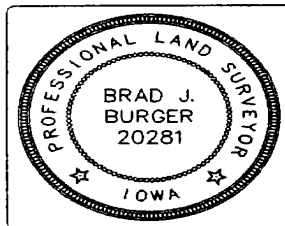
LEGEND

- FD. 1/2" IRON ROD W/ ORANGE CAP #17939
- ⊙ FD. 1/2" IRON ROD W/ NO CAP
- CENTERLINE
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- PERMANENT EASEMENT
- () RECORDED AS
- P.O.B. POINT OF BEGINNING

SW CORNER - LOT 5
 BLOCK 1, SUNSET BEACH
 DELAWARE COUNTY, IOWA

SE CORNER - LOT 15
 BLOCK 1, SUNSET BEACH
 DELAWARE COUNTY, IOWA

DATE DRAWN: 7/27/2022
 DATE REVISED: 11/14/2022 & 4/21/2023



I hereby certify that this land surveying document was prepared and the 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.

Brad J. Burger 4/24/2023
 BRAD J. BURGER LICENSE NO. 20281 DATE
 My license renewal date is December 31, 2024
 Pages or sheets covered by this seal: This page only

LINE	BEARING	DISTANCE
L1	S 87°42'20" W (N 86°10'41" E)	4.03'
L2	N 87°44'51" E (N 86°11'50" E)	5.02'

