

Recorded: 8/21/2023 at 10:51:38.0 AM  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 1971



Prepared by & Return To: Stacia L. Turner, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1269

## INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The South one half of the Northeast Quarter of Section 18, Township 90 North, Range 5 West of the 5<sup>th</sup> P.M., Delaware County Iowa and The Southeast Quarter of the Northeast Quarter of Section 19, Township 90 North, Range 5 West of the 5<sup>th</sup> P.M., except Parcel "A" being part of the Southeast Quarter of the Northeast Quarter of Section 19, Township 90 North, Range 5 West of the 5<sup>th</sup> P.M., Delaware County, Iowa according to plat recorded in Book 2000, Page 1160 (and other real estate)

STATE OF Iowa, COUNTY OF Delaware, ss:

I, ROSE ANN KELCHEN, Trustee under the Rosa Ann Kelchen Revocable Trust, being first duly sworn and under oath, state of my personal knowledge that:

1. I, ROSE ANN KELCHEN the trustee under the Rose Ann Kelchen Revocable Trust, to which the above described real estate was conveyed to the trustee by Rose Ann Kelchen, pursuant to an instrument recorded in the Delaware County Recorder's Office on July 24, 2009, as Document No. 2009 2917.

2. I am the presently existing trustee under the Trust and I am authorized to grant an easement to the **STATE OF IOWA**, without any limitation or qualification whatsoever:

### Parcel A

A parcel of land located in the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eighteen (18), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5<sup>th</sup>) P. M., Delaware County, Iowa, as shown on the Acquisition Plat Exhibit "A-1 of 2", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the East Quarter (E $\frac{1}{4}$ ) Corner of Section Eighteen (18), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5<sup>th</sup>) P. M., Delaware County, Iowa; thence South 89° 23' 53" West 64.07 feet along the South line of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Eighteen (18) to the existing Westerly right of way line of Iowa Highway 13 and the Point of Beginning; thence continuing along the South line of said Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) South 89° 23' 53" West 36.13 feet; thence North 02° 54' 56" East 84.48 feet; thence North 04° 18' 14" East 388.25 feet; thence North 08° 34' 39" East 135.83 feet; thence North 01° 25' 36" East 212.02 feet; thence North 06° 03' 05" East 105.23 feet; thence North 04° 08' 49" West 143.89 feet; thence North 03° 11' 03" East 121.02 feet; thence North 15° 42' 12" West 149.34 feet to the North line of said Southeast Quarter (SE $\frac{1}{4}$ ) of the

Northeast Quarter (NE $\frac{1}{4}$ ); thence North 89° 40' 51" East 62.18 feet along the North line of said Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) to said existing Westerly right of way line of Iowa Highway 13; thence South 02° 14' 20" West 1331.54 feet along said existing Westerly right of way line to the Point of Beginning, containing 0.62 acres more or less.

**Note:** The East line of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Eighteen (18), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5<sup>th</sup>) P. M., Delaware County, Iowa is assumed to bear North 02° 10' 35" East.

And

**Parcel B**

A parcel of land located in the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Nineteen (19), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5<sup>th</sup>) P. M., Delaware County, Iowa, as shown on the Acquisition Plat Exhibit "A-2 of 2", attached hereto and by reference made a part hereof and more particularly described as follows: Commencing at the East Quarter (E $\frac{1}{4}$ ) Corner of Section Nineteen (19), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5<sup>th</sup>) P. M., Delaware County, Iowa; thence South 89° 20' 36" West 57.80 feet along the South line of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Nineteen (19) to the existing Westerly right of way line of Iowa Highway 13 and the Point of Beginning; thence North 07° 47' 44" West 240.06 feet; thence North 09° 04' 08" East 201.68 feet; thence North 05° 54' 12" West 258.25 feet; thence North 02° 39' 03" East 289.73 feet to the South line of Parcel A as recorded in Book 2000, Page 1160 in the office of the Delaware County Recorder; thence North 89° 39' 50" East 71.22 feet along the South line of said Parcel A to said existing Westerly right of way line of Iowa Highway 13; thence South 01° 53' 37" West 433.10 feet along said existing Westerly right of way line; thence continuing along said existing Westerly right of way line North 88° 06' 23" West 27.07 feet; thence continuing along said existing Westerly right of way line South 01° 39' 08" West 551.97 feet to the Point of Beginning, containing 0.98 acres more or less.

**Note:** The East line of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Nineteen (19), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5<sup>th</sup>) P. M., Delaware County, Iowa is assumed to bear North 01° 53' 37" East.

3. The Trust is in existence and I as trustee am authorized to transfer the interests in the real estate as described in paragraph 2, free and clear of any adverse claims.
4. The grantor of the trust is alive.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Rose Ann Kelchen (Sign in Ink)  
ROSE ANN KELCHEN, Affiant

Subscribed and sworn to before me by Rose Ann Kelchen on this 26<sup>th</sup> day of June, 2023.



Z D Engstrom (Sign in Ink)  
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

Iowa Department of Transportation

ACQUISITION PLAT  
EXHIBIT "A-1 OF 2"



COUNTY DELAWARE STATE CONTROL NO. \_\_\_\_\_  
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 45  
 SECTION 18 TOWNSHIP 90 NORTH RANGE 5 WEST  
 ROW-FEE \_\_\_\_\_ AC ±, EASE 0.62 AC ±, EXCESS-FEE \_\_\_\_\_ AC ±  
 ACQUIRED FROM ROSE ANN KELCHEN REVOCABLE TRUST UNDER AGREEMENT DATED SEPTEMBER 4, 2008

PARCEL 45 ACREAGE SUMMARY TABLE SECTION 18, T90N, R5W	
LOCATION	NEW R.O.W.
SE 1/4 NE 1/4	0.62 AC. ±

STATION/OFFSET NEW R.O.W. ACQUISITION		
POINT	STATION	OFFSET
T2153	1409+58.07	123.00'
T2243	1396+27.52	97.00'
T2244	1397+12.00	96.00'
T2245	1401+00.00	82.00'
T2246	1402+35.00	67.00'
T2247	1404+47.00	70.00'
T2248	1405+52.00	63.00'
T2249	1406+95.00	79.00'
T2250	1408+16.00	77.00'

R.O.W. STATIONS/OFFSETS  
ARE PERPENDICULAR  
TO PROJECT  $\phi$

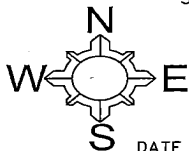
SE 1/4 NE 1/4  
SECTION 18, T90N, R5W

COURSE	BEARING	DISTANCE
A	S 89° 23' 53" W	64.07'
B	S 89° 23' 53" W	36.13'
C	N 02° 54' 56" E	84.48'
D	N 04° 18' 14" E	388.25'
E	N 08° 34' 39" E	135.83'
F	N 01° 25' 36" E	212.02'
G	N 06° 03' 05" E	105.23'
H	N 04° 08' 49" W	143.89'
I	N 03° 11' 03" E	121.02'
J	N 15° 42' 12" W	149.34'
K	N 89° 40' 51" E	62.18'
L	S 02° 14' 20" W	1331.54'

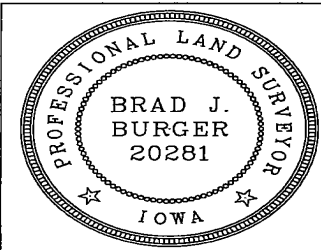
IA. 13 CENTERLINE DATA FOR PROJECT NO. NHSN-013-2(43)--2R-28		
COURSE	BEARING	DISTANCE
POT 1369+73.96 TO	N 02° 14' 14" E	5350.61'
P.C. 1423+24.57		

LEGEND

- SECTION LINE AND OR 1/4 SECTION LINE
- P.O.B. POINT OF BEGINNING
- R.O.W. LINE
- R.O.W. RAIL
- ( ) RECORDED AS
- PERMANENT EASEMENT
- 1" = 200'

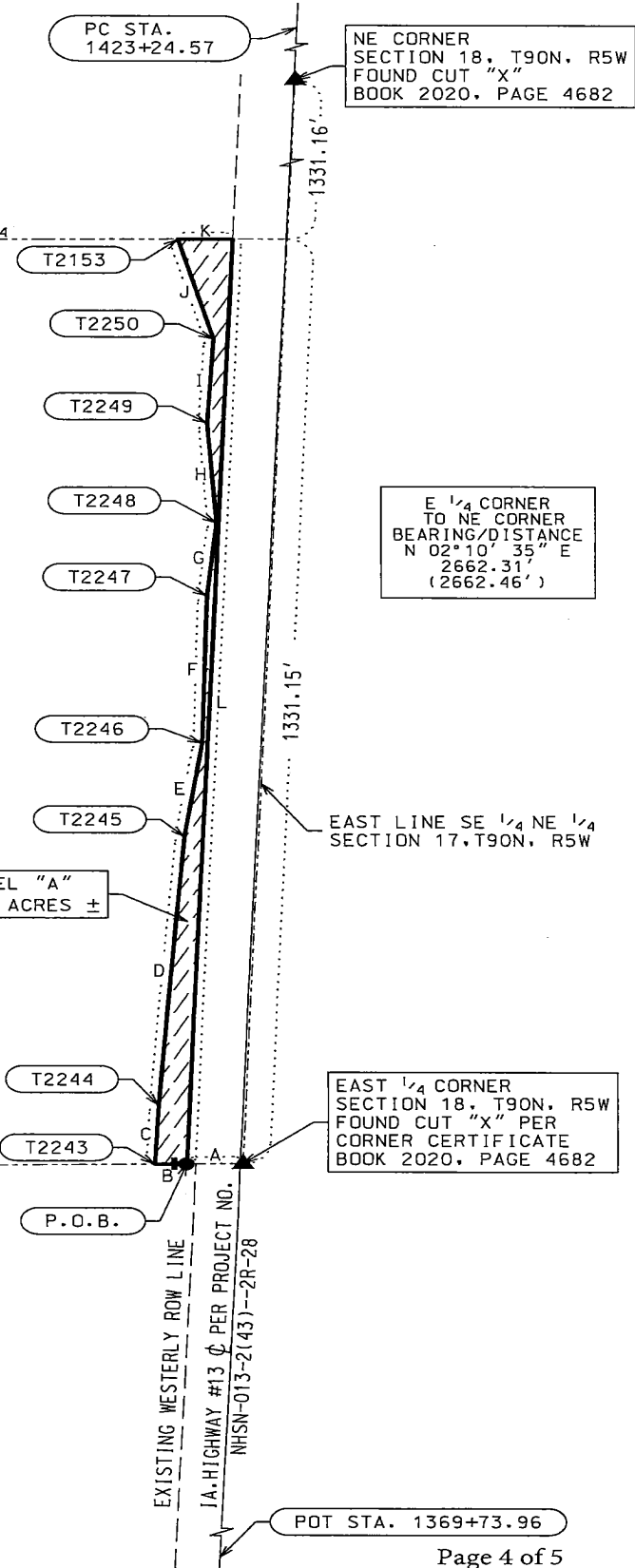


DATE DRAWN: 6/20/2022 DCF



I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 8/12/2022  
 Brad J. Burger Date  
 License number 20281  
 My license renewal date is December 31, 2022  
 Pages or Sheets covered by this seal: Sheet 1 of 1



Iowa Department of Transportation

ACQUISITION PLAT  
EXHIBIT "A-2 OF 2"



COUNTY DELAWARE STATE CONTROL NO. \_\_\_\_\_  
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 45  
 SECTION 19 TOWNSHIP 90 NORTH RANGE 5 WEST  
 ROW-FEE \_\_\_\_\_ AC ±, EASE 0.98 AC ±, EXCESS-FEE \_\_\_\_\_ AC ±  
 ACQUIRED FROM ROSE ANN KELCHEN REVOCABLE TRUST UNDER AGREEMENT DATED SEPTEMBER 4, 2008

PARCEL 45 ACREAGE SUMMARY TABLE SECTION 19, T90N, R5W	
LOCATION	NEW R.O.W.
SE 1/4 NE 1/4	0.98 AC. ±

IA HIGHWAY #13 CENTERLINE  
PER PROJECT NO.  
NHSN-013-2(43)--2R-28

P.I. STA. 1367+77.12

NE CORNER SE 1/4 NE 1/4  
SECTION 19, T90N, R5W  
FOUND CUT "X" PER  
CORNER CERTIFICATE  
BOOK 2020, PAGE 4684

SE 1/4 NE 1/4  
SECTION 19, T90N, R5W

EAST LINE SE 1/4 NE 1/4  
SECTION 19, T90N, R5W

PARCEL "A"  
BOOK 2000,  
PAGE 1160

SOUTH LINE  
PARCEL "A"

STATION/OFFSET NEW R.O.W. ACQUISITION		
POINT	STATION	OFFSET
T2259	1343+29.21	60.56'
T2300	1353+11.68	103.00'
T2304	1345+66.00	100.00'
T2305	1347+66.00	74.00'
T2306	1350+22.00	108.00'

R.O.W. STATIONS/OFFSETS  
ARE PERPENDICULAR  
TO PROJECT C

COURSE	BEARING	DISTANCE
A	S 89° 20' 36" W	57.80'
B	N 07° 47' 44" W	240.06'
C	N 09° 04' 08" E	201.68'
D	N 05° 54' 12" W	258.25'
E	N 02° 39' 03" E	289.73'
F	N 89° 39' 50" E	71.22'
G	S 01° 53' 37" W	433.10'
H	N 88° 06' 23" W	27.07'
I	S 01° 39' 08" W	551.97'

EAST 1/4 CORNER TO  
NE CORNER SE 1/4 NE 1/4  
BEARING/DISTANCE  
N 01° 53' 37" E  
1321.67'

IA. 13 CENTERLINE DATA FOR PROJECT NO. NHSN-013-2(43)--2R-28		
COURSE	BEARING	DISTANCE
STA 1316+79.88 TO	N 01° 39' 43" E	5097.24'
STA 1367+77.12		

SOUTH LINE SE 1/4 NE 1/4 SECTION 19, T90N, R5W

LEGEND

- R.O.W. LINE
- SECTION LINE AND OR 1/4 1/4 SECTION LINE
- OR ● FOUND 1/2" REBAR W/ORANGE CAP STAMPED "10165"
- P.O.B. POINT OF BEGINNING
- MC ● FOUND 1/2" REBAR W/NO CAP
- ( ) RECORDED AS
- ▨ PERMANENT EASEMENT
- ROW RAIL

P.O.B.  
T2259

EAST 1/4 CORNER  
SECTION 19, T90N, R5W  
FOUND CUT "X" PER  
CORNER CERTIFICATE  
BOOK 2020, PAGE 4684

P.O.T. STA. 1316+79.88

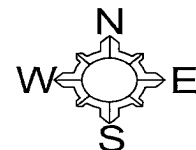


I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 8/12/2022  
 Brad J. Burger Date

License number 20281  
 My license renewal date is December 31, 2022  
 Pages or Sheets covered by this seal: Sheet 1 of 1

EXISTING WESTERLY ROW LINE



1" = 200'

DATE DRAWN: 6/26/2022 DCF