

Recorded: 8/21/2023 at 2:43:49.0 PM
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 1988



Prepared by & Return To: Carrie Crabtree, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-233-7753

PURCHASER'S AFFIDAVIT

RE: Parcel A

A parcel of land located in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nineteen (19), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) 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 Southeast corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nineteen (19), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) P. M., Delaware County, Iowa; thence South 89° 46' 13" West 63.36 feet along the South line of the Northeast Quarter (NE $\frac{1}{4}$) 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 continuing along the South line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) South 89° 46' 13" West 14.23 feet; thence North 18° 50' 04" West 119.95 feet; thence North 08° 11' 43" East 360.34 feet; thence North 05° 39' 36" West 180.47 feet; thence North 10° 46' 09" East 132.67 feet; thence North 18° 20' 16" East 59.50 feet to the said existing Westerly right of way line; thence South 01° 39' 07" West 836.89 feet along said existing Westerly right of way line to the Point of Beginning, containing 0.59 acres more or less.

AND

Parcel B

A parcel of land located in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nineteen (19), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) 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 Northeast corner of Section Nineteen (19), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) P. M., Delaware County, Iowa; thence South 01° 53' 37" West 307.73 feet along the East line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Nineteen (19); thence North 88° 06' 23" West 67.61 feet to the existing Westerly right of way line of Iowa Highway 13 and the Point of Beginning; thence North 19° 42' 35" West 19.33 feet; thence North 02° 42' 21" West 115.11 feet; thence North 06° 45' 14" East 139.69 feet to the existing Southerly right of way line of 130th Steet; thence North 89° 39' 48" East 3.37 feet along said existing Southerly right of way line to said existing Westerly right of way line of Iowa Highway 13; thence South 01° 39' 07" West 272.03 feet along said existing Westerly right of way line to the Point of Beginning, containing 0.06 acres more or less.

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

AND

Parcel C

A parcel of land located in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Twenty (20), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) 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 Southwest corner of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Twenty (20), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) P. M., Delaware County, Iowa; thence North 87° 27' 39" East 56.83 feet along the South line of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of said Section Twenty (20) to the existing Easterly right of way line of Iowa Highway 13 and the Point of Beginning; thence North 01° 39' 07" East 576.21 feet along said existing Easterly right of way line; thence continuing along said existing Easterly right of way line North 89° 57' 37" West 21.24 feet; thence continuing along said existing Easterly right of way line North 01° 53' 37" East 267.03 feet; thence South 25° 56' 45" East 25.96 feet; thence South 01° 40' 58" East 154.26 feet; thence South 36° 20' 13" East 40.61 feet; thence South 06° 57' 07" West 162.69 feet; thence South 06° 07' 26" East 376.47 feet; thence South 01° 23' 30" East 93.86 feet to the South line of said Northwest Quarter (NW¼) of the Northwest Quarter (NW¼); thence South 87° 27' 39" West 66.96 feet along the South line of said Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) to the Point of Beginning, containing 0.64 acres more or less.

Note: The West line of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Twenty (20), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) P. M., Delaware County, Iowa is assumed to bear North 01° 53' 37" East.

AND

Parcel D

A parcel of land located in the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Nineteen (19), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) 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 Northeast corner of Section Nineteen (19), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) P. M., Delaware County, Iowa; thence South 89° 39' 48" West 122.16 feet along the North line of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of said Section Nineteen (19); thence South 00° 20' 12" East 33.00 feet to the existing Southerly right of way line of 130th Street and the Point of Beginning; thence North 89° 39' 48" East 48.70 feet along said existing Southerly right of way line; thence South 06° 45' 14" West 9.86 feet; thence North 78° 41' 30" West 48.49 feet to the Point of Beginning, containing 0.01 acres more or less.

Note: The North line of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Nineteen (19), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) P. M., Delaware County, Iowa is assumed to bear South 89° 39' 48" West.

AND

Parcel E

A parcel of land located in the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Twenty (20), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) 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 Northwest corner of Section Twenty (20), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) P. M., Delaware County,

Iowa; thence North 89° 57' 49" East 166.63 feet along the North line of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of said Section Twenty (20); thence South 00° 02' 12" East 33.00 feet to the existing Southerly right of way line of 130th Street and the Point of Beginning; thence South 60° 04' 28" West 158.46 feet to the existing Easterly right of way line of Iowa Highway 13; thence North 01° 53' 37" East 79.01 feet along said existing Easterly right of way line to said existing Southerly right of way line of 130th Street; thence North 89° 57' 49" East 134.72 feet along said existing Southerly right of way line to the Point of Beginning, containing 0.12 acres more or less.

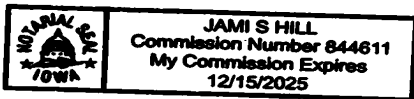
Note: The North line of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section Twenty (20), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) P. M., Delaware County, Iowa is assumed to bear North 89° 57' 49" East.

STATE OF IOWA, STORY COUNTY, ss:

I, Carrie Crabtree, being first duly sworn (or affirmed) under oath, depose and state that I am a Right of Way Agent for the Iowa Department of Transportation, acting for the STATE OF IOWA AND DELAWARE COUNTY, IOWA, the purchaser of the real estate described above. The purchaser has relied upon the Affidavit from DONALD E. KEPPLER AND CATHERINE A. KEPPLER, dated the 22nd day of June, 2023. The purchaser has no notice or knowledge of any adverse claims arising out of the execution and recording of the deed from the trustee. This Affidavit is given to establish reliance on the Affidavit referred to above for all purposes contemplated under Iowa Code Section 614.14.

Carrie Crabtree (Sign in Ink)
Carrie Crabtree, Affiant

Subscribed and sworn to before me by Carrie Crabtree on this 21st day of August, 2023.



Jami S Hill (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. 48
 SECTION 19 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 0.65 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM Donald E. and Catherine A. Keppler Living Trust

LOCATION	NEW R.O.W.
NE 1/4 NE 1/4	0.65 AC. ±
TOTAL	0.65 AC. ±

POINT	STATION	OFFSET
T2252	1356+50.64	75.00'
T2273	1357+63.00	117.00'
T2281	1361+21.00	76.00'
T2282	1363+00.00	99.00'
T2283	1364+31.00	78.00'
T2286	1366+86.00	68.00'
T2287	1368+00.00	77.00'
T2288	1369+39.26	66.00'
T2290	1364+88.00	60.93'
T2296	1366+68.00	60.96'

R.O.W. STATIONS/OFFSETS
ARE PERPENDICULAR
TO PROJECT \mathcal{C}

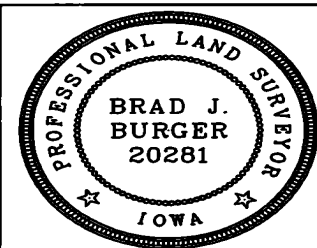
COURSE	BEARING	DISTANCE
A	S 01° 53' 37" W	307.73'
B	N 88° 06' 23" W	67.61'
C	N 19° 42' 35" W	19.33'
D	N 02° 42' 21" W	115.11'
E	N 06° 45' 14" E	139.69'
F	N 89° 39' 48" E	3.37'
G	S 01° 39' 07" W	272.03'
H	S 89° 46' 13" W	63.36'
I	S 89° 46' 13" W	14.23'
J	N 18° 50' 04" W	119.95'
K	N 08° 11' 43" E	360.34'
L	N 05° 39' 36" W	180.47'
M	N 10° 46' 09" E	132.67'
N	N 18° 20' 16" E	59.50'
O	S 01° 39' 07" W	836.89'

COURSE	BEARING	DISTANCE
STA 1316+79.88 TO	N 01° 39' 43" E	5097.24'
STA 1367+77.12 TO	N 02° 14' 14" E	196.85'
STA 1369+73.96		

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

1" = 200'

DATE DRAWN: 6/21/2022 DCF

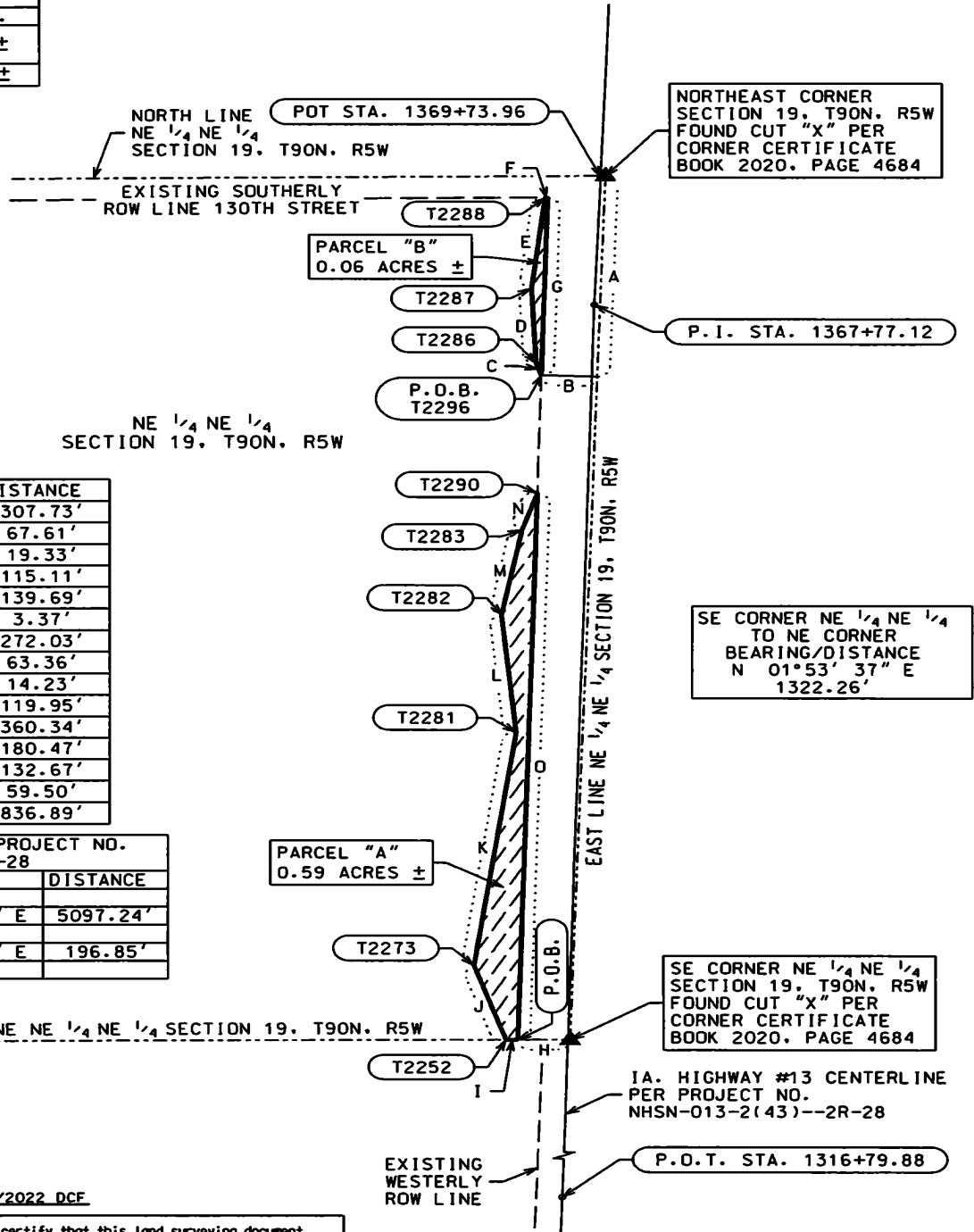
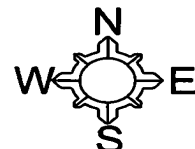


I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 8/11/2022
 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

LEGEND

- R.O.W. LINE
- - - SECTION LINE AND OR 1/4 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- ▨ PERMANENT EASEMENT



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. 48
 SECTION 20 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 0.64 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM Donald E. and Catherine A. Keppler Living Trust

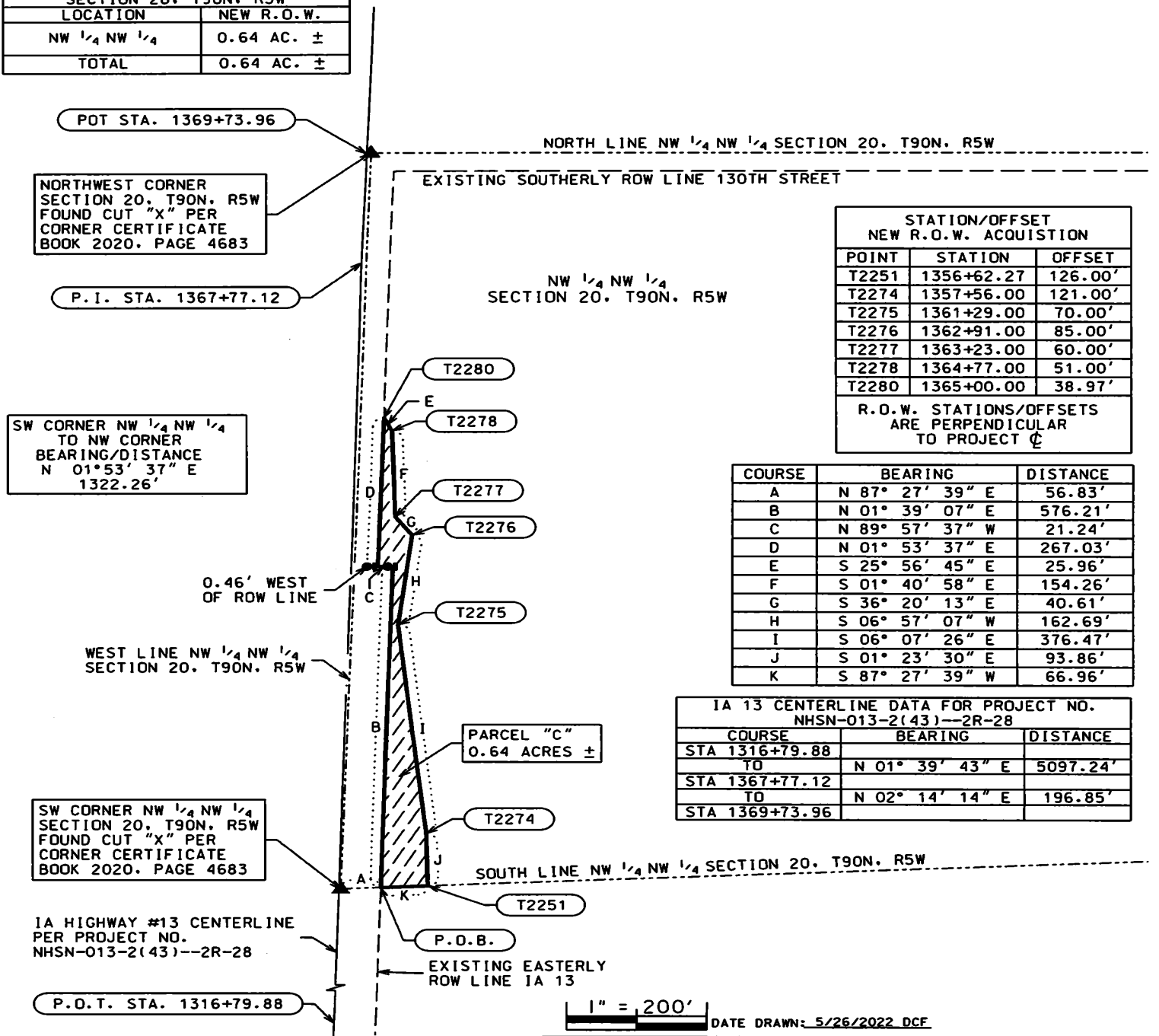
LOCATION	NEW R.O.W.
NW 1/4 NW 1/4	0.64 AC. ±
TOTAL	0.64 AC. ±

POINT	STATION	OFFSET
T2251	1356+62.27	126.00'
T2274	1357+56.00	121.00'
T2275	1361+29.00	70.00'
T2276	1362+91.00	85.00'
T2277	1363+23.00	60.00'
T2278	1364+77.00	51.00'
T2280	1365+00.00	38.97'

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

COURSE	BEARING	DISTANCE
A	N 87° 27' 39" E	56.83'
B	N 01° 39' 07" E	576.21'
C	N 89° 57' 37" W	21.24'
D	N 01° 53' 37" E	267.03'
E	S 25° 56' 45" E	25.96'
F	S 01° 40' 58" E	154.26'
G	S 36° 20' 13" E	40.61'
H	S 06° 57' 07" W	162.69'
I	S 06° 07' 26" E	376.47'
J	S 01° 23' 30" E	93.86'
K	S 87° 27' 39" W	66.96'

COURSE	BEARING	DISTANCE
STA 1316+79.88 TO	N 01° 39' 43" E	5097.24'
STA 1367+77.12 TO	N 02° 14' 14" E	196.85'



SW CORNER NW 1/4 NW 1/4
TO NW CORNER
BEARING/DISTANCE
N 01° 53' 37" E
1322.26'

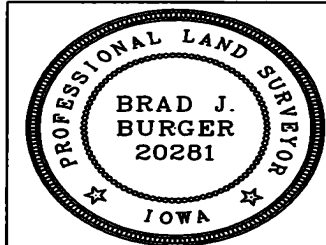
SW CORNER NW 1/4 NW 1/4
SECTION 20, T90N, R5W
FOUND CUT "X" PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4683

IA HIGHWAY #13 CENTERLINE
PER PROJECT NO.
NHSN-013-2(43)--2R-28
P.O.T. STA. 1316+79.88

1" = 200'
DATE DRAWN: 5/26/2022 DCF

LEGEND

- R.O.W. LINE
- FOUND ROW RAIL
- - - SECTION LINE AND OR 1/4 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- ▨ PERMANENT EASEMENT



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.

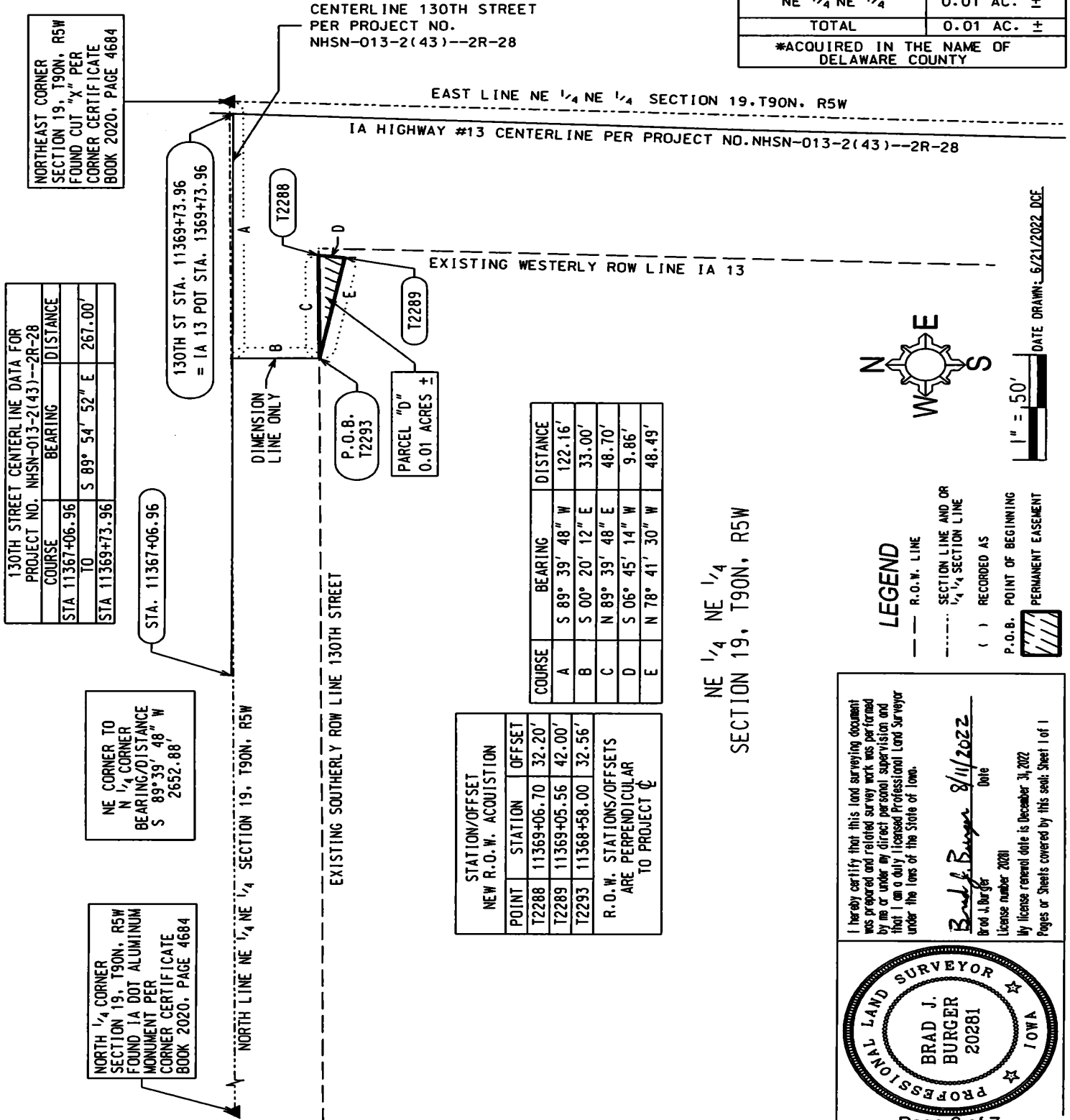
Brad J. Burger 8/11/2022
 Brad J. Burger Date
 License number 20281
 My license renewal date is December 31, 2022
 Pages or Sheets covered by this seal: Sheet 1 of 1

Iowa Department of Transportation
ACQUISITION PLAT
EXHIBIT "A-1 OF 2"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 48
 SECTION 19 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±. EASE *0.01 AC ±. EXCESS-FEE _____ AC ±
 ACQUIRED FROM Donald E. and Catherine A. Keppler Living Trust

PARCEL 48 ACREAGE SUMMARY TABLE SECTION 19, T90N, R5W	
LOCATION	*NEW R.O.W.
NE 1/4 NE 1/4	0.01 AC. ±
TOTAL	0.01 AC. ±
*ACQUIRED IN THE NAME OF DELAWARE COUNTY	



130TH STREET CENTERLINE DATA FOR PROJECT NO. NHSN-013-2(43)--2R-28		
COURSE	BEARING	DISTANCE
STA 11367+06.96	S 89° 54' 52" E	267.00'
TO		
STA 11369+73.96		

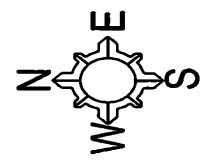
NORTH 1/4 CORNER
SECTION 19, T90N, R5W
FOUND IA DOT ALUMINUM
MONUMENT PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4684

NORTH 1/4 CORNER
SECTION 19, T90N, R5W
FOUND IA DOT ALUMINUM
MONUMENT PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4684

COURSE	BEARING	DISTANCE
A	S 89° 39' 48" W	122.16'
B	S 00° 20' 12" E	33.00'
C	N 89° 39' 48" E	48.70'
D	S 06° 45' 14" W	9.86'
E	N 78° 41' 30" W	48.49'

STATION/OFFSET NEW R.O.W. ACQUISITION		
POINT	STATION	OFFSET
T2288	11369+06.70	32.20'
T2289	11369+05.56	42.00'
T2293	11368+58.00	32.56'
R.O.W. STATIONS/OFFSETS ARE PERPENDICULAR TO PROJECT ☺		

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



LEGEND

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

1" = 50'

DATE DRAWN: 6/21/2022 DCE

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 8/11/2022
 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. 48
 SECTION 20 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE *0.12 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM Donald E. and Catherine A. Keppler Living Trust

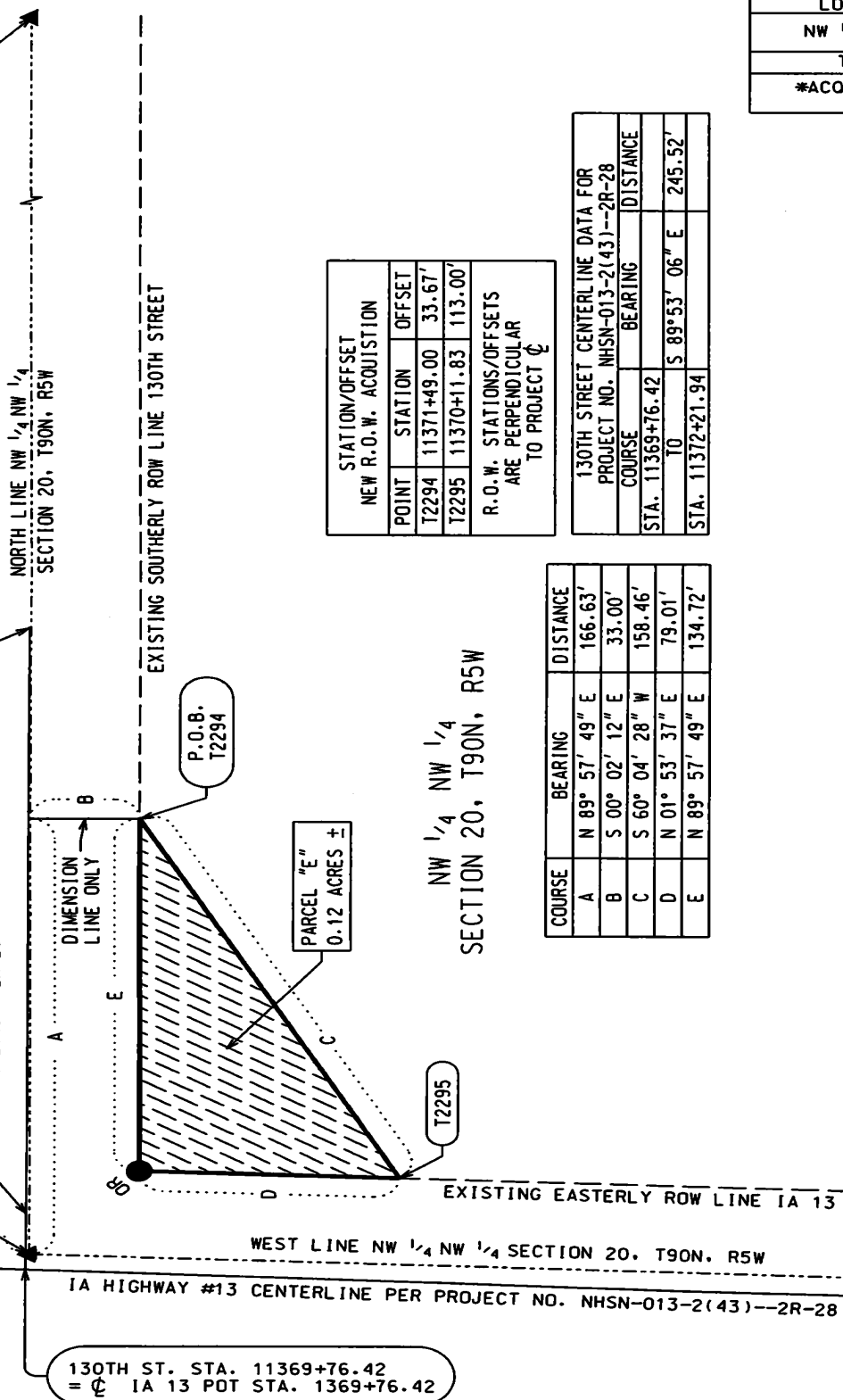
PARCEL 48 ACREAGE SUMMARY TABLE SECTION 20, T90N, R5W	
LOCATION	*NEW R.O.W.
NW 1/4 NW 1/4	0.12 AC. ±
TOTAL	0.12 AC. ±

*ACQUIRED IN THE NAME OF DELAWARE COUNTY

NORTH 1/4 CORNER
SECTION 20, T90N, R5W
FOUND 1/2" REBAR W/ORANGE
CAP STAMPED "20281" PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4683

NW CORNER TO N 1/4 CORNER
BEARING/DISTANCE
N 89°57'49" E, 2634.88'

NORTHWEST CORNER
SECTION 20, T90N, R5W
FOUND CUT "X" PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4683

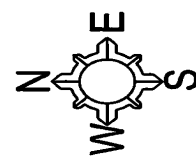


STATION/OFFSET NEW R.O.W. ACQUISITION	
POINT	STATION
T2294	11371+49.00
T2295	11370+11.83

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

130TH STREET CENTERLINE DATA FOR PROJECT NO. NHSN-013-2(43)--2R-28		
COURSE	BEARING	DISTANCE
STA. 11369+76.42 TO	S 89°53'06" E	245.52'
STA. 11372+21.94		

COURSE	BEARING	DISTANCE
A	N 89° 57' 49" E	166.63'
B	S 00° 02' 12" E	33.00'
C	S 60° 04' 28" W	158.46'
D	N 01° 53' 37" E	79.01'
E	N 89° 57' 49" E	134.72'



1" = 50'

DATE DRAWN: 6/22/2022 DCE

LEGEND

- FOUND 1/2" REBAR W/ORANGE CAP STAMPED "20281"
- R.O.W. LINE
- SECTION LINE AND OR 1/4 SECTION LINE
- RECORDED AS
- P.O.B. POINT OF BEGINNING
- PERMANENT EASEMENT

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 Date 8/11/2022
 License number 20281
 My license renewal date is December 31, 2022
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