

Recorded: 8/22/2023 at 9:04:06.0 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: 1999



Prepared by & Return To: Maura M. Miller, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1029
Address Tax Statements: Tax Exempt-IA Code Sec. 427.2 Delaware County Engineer's Office, 2139 Highway 38,
Manchester, IA 52057

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of THREE HUNDRED NINETY-FIVE AND NO/100-----(\$395.00)-----
-DOLLARS and other valuable consideration in hand paid by Iowa Department of
Transportation, **JOHN G. HOFFMANN AND LORIE N. HOFFMANN**, HUSBAND AND
WIFE, do hereby grant to **DELAWARE COUNTY, 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 the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 89
North, Range 5 West of the 5th P.M., 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:

Commencing at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section
8, Township 89 North, Range 5 West of the 5th P.M., Delaware County,
Iowa; thence South 88°12'48" West 56.57 feet along the South line of the
SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8; thence North 01°47'12" West 46.00
feet to the existing Northerly right of way line of 180th Street and the Point
of Beginning; South 88°12'48" West 59.96 feet along said existing Northerly
right of way line; thence North 68°16'22" East 65.29 feet; thence South
01°51'06" West 22.31 feet to the Point of Beginning, containing 0.02 acres
more or less.

Note: The South line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 89
North, Range 5 West of the 5th P.M., Delaware County, Iowa is assumed to
bear South 88°12'48" West.

This easement, and a certain Easement to the State of Iowa, executed by the above
named grantors are given in fulfillment of a certain Purchase Agreement dated July 10,
2023, and recorded in the Delaware County Recorder's Office on July 11, 2023, at Book
2023, Page 1584, except for those terms that survive the execution of this document.

The additional amount of \$ 0.00, 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 13, 2023

John G. Hoffmann (Sign in Ink)
John G. Hoffmann

Lorie N. Hoffmann (Sign in Ink)
Lorie N. Hoffmann

STATE OF Iowa, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on June 13, 2023 by John G. Hoffmann and Lorie N. Hoffmann.



[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. 15
 SECTION 8 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 _____

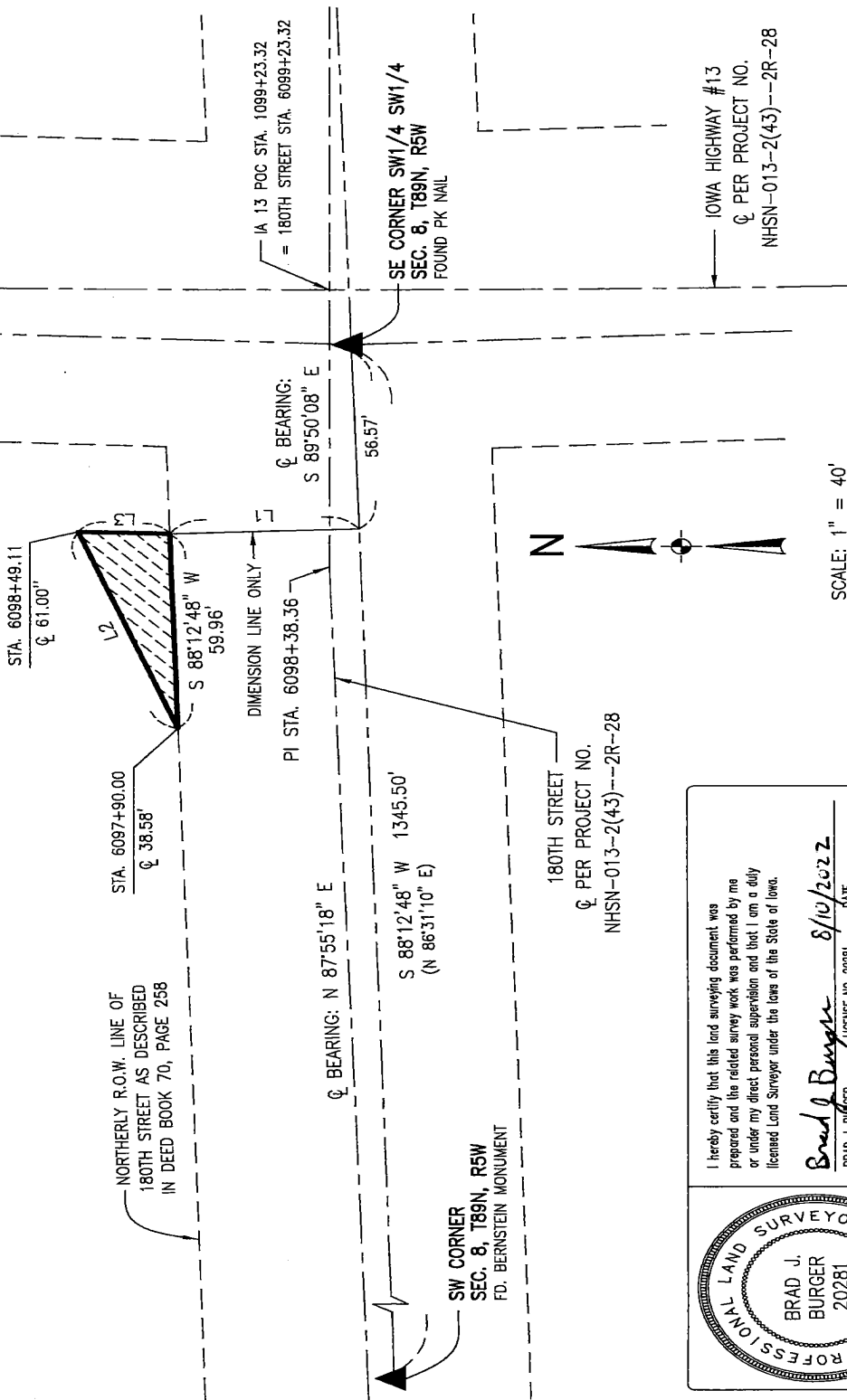
* ACQUIRED IN THE NAME OF DELAWARE COUNTY

LINE	BEARING	DISTANCE
L1	N 01°47'12" W	46.00'
L2	N 68°16'22" E	65.29'
L3	S 01°51'06" W	22.31'

PART OF THE SW1/4 SW1/4
 SEC. 8, T89N, R5W

PERMANENT EASEMENT

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



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
 BRAD J. BURGER LICENSE NO. 20281 DATE 8/10/2022
 My license renewal date is December 31, 2022.

Pages or sheets covered by this seal: _____ This page only

PROFESSIONAL
 LAND SURVEYOR
 BRAD J.
 BURGER
 20281
 IOWA