

Recorded: 8/22/2023 at 9:04:08.0 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: 2000



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 Iowa DOT, ROW-Property Management, 800 Lincoln Way, Ames, IA 50010

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of SIX THOUSAND EIGHT HUNDRED SIXTY AND NO/100----- (\$6,860.00)-----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 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 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 Northeast 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 02°19'16" West 702.50 feet along the East line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8; thence North 87°40'44" West 33.00 feet to the existing Westerly right of way line of Iowa Highway 13 and the Point of Beginning; thence South 02°19'16" West 614.72 feet along said existing Westerly right of way line to the existing Northerly right of way line of 180th Street; thence South 88°12'48" West 26.79 feet along said existing Northerly right of way line; thence North 01°51'06" East 440.56 feet; thence North 12°05'32" East 178.69 feet to the Point of Beginning, containing 0.35 acres more or less.

Note: The East 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 02°19'16" West.

This easement, and a certain Easement to Delaware County, Iowa or 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 \$ 5,003.00, 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 0.35 +/- AC EXCESS-FEE _____ AC
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE
 ACQUIRED FROM _____

LINE	BEARING	DISTANCE
L1	N 87°40'44" W	33.00'
L2	S 88°12'48" W	26.79'

NE CORNER SW1/4 SW1/4
SEC. 8, T89N, R5W
FD. CUT X IN CONCRETE

DIMENSION LINE ONLY

STA. 1105+76.00

☉ 44.14'

P.O.B.


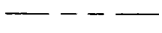

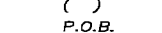
PART OF THE SW1/4 SW1/4
SEC. 8, T89N, R5W

STA. 1104+00.00

☉ 75.00'

IOWA HIGHWAY #13
☉ PER PROJECT NO.
NHSN-013-2(43)--2R-28
☉ BEARING: N 02°08'45" E

LEGEND

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

NORTHERLY R.O.W. LINE OF
180TH STREET AS DESCRIBED
IN DEED BOOK 70, PAGE 258

STA. 1099+61.52

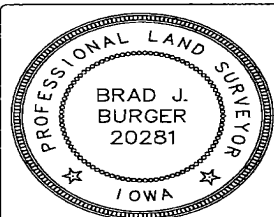
☉ 75.00'

PT STA. 1101+21.47

☉ CURVE DATA:	
PC:	1097+14.63
PT:	1101+21.47
L:	406.84'
R:	5730.00'
Δ:	04°04'05"
CH BRG:	N 00°06'43" E
CH:	406.76'

180TH STREET

SE CORNER SW1/4 SW1/4
SEC. 8, T89N, R5W
FOUND PK NAIL



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 8/10/2022
BRAD J. BURGER LICENSE NO. 20281 DATE

My license renewal date is December 31, 2022.

Pages or sheets covered by this seal: This page only

SCALE: 1" = 100'

