

Recorded: 8/24/2023 at 12:06:50.0 PM  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2023 PG: 2035



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

## **PARTIAL RELEASE OF MORTGAGE**

The undersigned, Citizens State Bank, the present owner of the mortgage hereinafter described, for valuable consideration, receipt of which is hereby acknowledged, does hereby acknowledge that the following described real estate to real estate situated in Delaware County, Iowa, to-wit:

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

#### **Parcel A**

A parcel of land located in the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) and in the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), all in Section Seventeen (17), Township Ninety North (T90N), Range Five West (R5W) of the of the Fifth P. M., Delaware County, Iowa, also being part of Parcel A as recorded in Book 2001, Page 1221 in the Office of the Delaware County Recorder, 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 Southwest corner of Section Seventeen (17), Township Ninety North (T90N) , Range Five West (R5W) of the of the Fifth P. M., Delaware County, Iowa; thence North 02° 10' 35" East 1328.48 feet along the West line of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Seventeen (17) to the Southwest corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of said Section Seventeen (17); thence North 87° 06' 47" East 44.73 feet along the South line of said Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) to the existing Easterly right of way line of Iowa Highway 13 and the Point of Beginning; thence North 02° 14' 20" East 1954.04 feet along said existing Easterly right of way line to the South line of Parcel A as recorded in Book 2001, Page 1221 in the Office of the Delaware County Recorder; thence continuing along said existing Easterly right of way line and the South line of said Parcel A North 87° 41' 33" West 13.69 feet to the Southwest corner of said Parcel A; thence continuing along said existing Easterly right of way line and the West line of said Parcel A North 02° 10' 35" East 47.94 feet; thence South 33° 06' 41" East 18.39 feet; thence South 08° 35' 50" East 212.79 feet; thence South 05° 54' 50" West 249.51 feet; thence South 12° 46' 52" East 169.80 feet; thence South 08° 57' 54" West 375.59 feet; thence South 06° 02' 03" East 229.39 feet; thence South 10° 50' 11" West 207.33 feet; thence South 04° 06' 10" East 289.77 feet; thence South 05° 38' 51" West 268.98 feet to the South line of said Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ); thence South 87° 06' 47" West 39.11 feet along the South line of said Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) to the Point of Beginning, containing 1.71 acres more or less.

**Note:** The West line of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Seventeen (17), 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 Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Seventeen (17), Township Ninety North (T90N), Range Five West (R5W) of the of the Fifth P. M., Delaware County, Iowa, also being part of Parcel A as recorded in Book 2001, Page 1221 in the Office of the Delaware County Recorder, 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 West Quarter (W $\frac{1}{4}$ ) corner of Section Seventeen (17), Township Ninety North (T90N), Range Five West (R5W) of the of the Fifth P. M., Delaware County, Iowa; thence North 02° 10' 35" East 1331.16 feet along the West line and to the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section Seventeen (17); thence North 86° 42' 47" East 57.72 feet along the North line of said Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) to the existing Easterly right of way line of Iowa Highway 13 and the Point of Beginning; thence continuing along the North line of said Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) North 86° 42' 47" East 38.06 feet; thence South 10° 11' 49" West 231.09 feet; thence South 07° 39' 24" East 87.30 feet; thence South 08° 59' 12" West 177.78 feet to a West line of Parcel A as recorded in Book 2001, Page 1221 in the Office of the Delaware County Recorder and said existing Easterly right of way line of Iowa Highway 13; thence North 02° 14' 20" East 487.75 feet along said existing Easterly right of way line to the Point of Beginning, containing 0.18 acres more or less.

**Note:** The West line of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Seventeen (17), 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.

is hereby released from the lien of the mortgage, executed by **Kenneth J. Hahn and Linda L. Hahn, husband and wife**, dated **May 12, 202**, recorded in the Delaware County Recorder's Office, State of Iowa, at **Book 2020 Page 1493**, specifically reserving and retaining the mortgage lien and all mortgage rights against all of the remaining property embraced in the mortgage above described.

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

Dated July 24<sup>th</sup>, 2023

CITIZENS STATE BANK

By: Audrey G. Savage (Sign in Ink)  
Audrey G. Savage, President  
(Type/Print Name and Title)

By: Nels Petersen VP (Sign in Ink)  
Nels Petersen Vice President  
(Type/Print Name and Title)

(AFFIX CORPORATE SEAL ABOVE)

STATE OF Iowa, COUNTY OF Jones, SS:

This instrument was acknowledged before me on July 24<sup>th</sup>, 2023,  
by Audrey G. Savage and Nels Petersen  
as President and Vice President  
respectively, of Citizens State Bank.

[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. 52  
 SECTION 17 TOWNSHIP 90 NORTH RANGE 5 WEST  
 ROW-FEE \_\_\_\_\_ AC ±, EASE 1.89 AC ±, EXCESS-FEE \_\_\_\_\_ AC ±  
 ACQUIRED FROM KENNETH J. HAHN and LINDA L. HAHN, HUSBAND AND WIFE

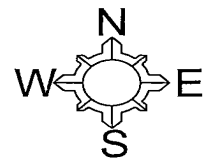
LOCATION	NEW R.O.W.
SW 1/4 NW 1/4 "A"	0.63 AC. ±
EXCEPT PARCEL "A" OF THE SW 1/4 NW 1/4	0.02 AC. ±
THE NW 1/4 SW 1/4	1.24 AC. ±
<b>TOTAL</b>	<b>1.89 AC. ±</b>

COURSE	BEARING	DISTANCE
A	N 02° 10' 35" E	1331.16'
B	N 86° 42' 47" E	57.72'
C	N 86° 42' 47" E	38.06'
D	S 10° 11' 49" W	231.09'
E	S 07° 39' 24" E	87.30'
F	S 08° 59' 12" W	177.78'
G	N 02° 14' 20" E	487.75'
H	N 87° 06' 47" E	44.73'
I	N 02° 14' 20" E	1954.04'
J	N 87° 41' 33" W	13.69'
K	N 02° 10' 35" E	47.94'
L	S 33° 06' 41" E	18.39'
M	S 08° 35' 50" E	212.79'
N	S 05° 54' 50" W	249.51'
O	S 12° 46' 52" E	169.80'
P	S 08° 57' 54" W	375.59'
Q	S 06° 02' 03" E	229.39'
R	S 10° 50' 11" W	207.33'
S	S 04° 06' 10" E	289.77'
T	S 05° 38' 51" W	268.98'
U	S 87° 06' 47" W	39.11'

COURSE	BEARING	DISTANCE
POT 1369+76.42		
TO	N 02° 14' 14" E	5348.15'
P.C. 1423+24.57		

POINT	STATION	OFFSET
T2145	1409+72.86	97.00'
T2159	1404+81.45	59.11'
T2167	1383+11.49	88.00'
T2168	1407+44.00	65.00'
T2169	1406+58.00	80.00'
T2170	1403+10.00	35.36'
T2171	1402+95.00	46.00'
T2172	1400+86.00	86.00'
T2173	1398+37.00	70.00'
T2174	1396+73.00	114.00'
T2175	1393+00.00	70.00'
T2176	1390+73.00	103.00'
T2177	1388+68.00	72.00'
T2178	1385+80.00	104.00'

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



LEGEND

- R.O.W. LINE
- SECTION LINE AND OR 1/4 1/4 SECTION LINE
- FOUND R.O.W. RAIL
- FOUND 1/2" REBAR W/ORANGE CAP STAMPED "8419"
- FOUND 1/2" REBAR W/NO CAP
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING
- ▨ PERMANENT EASEMENT

1" = 400'

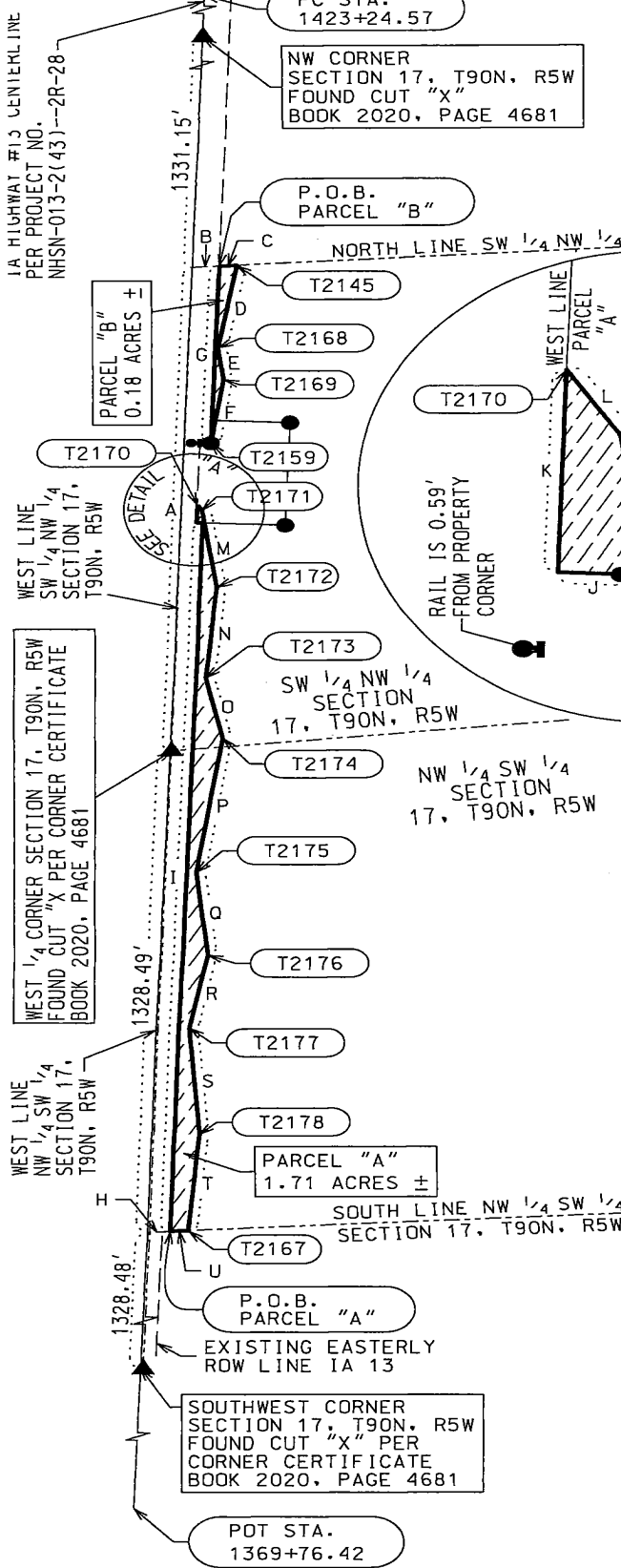
DATE DRAWN: 6/01/2022 DCF



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.

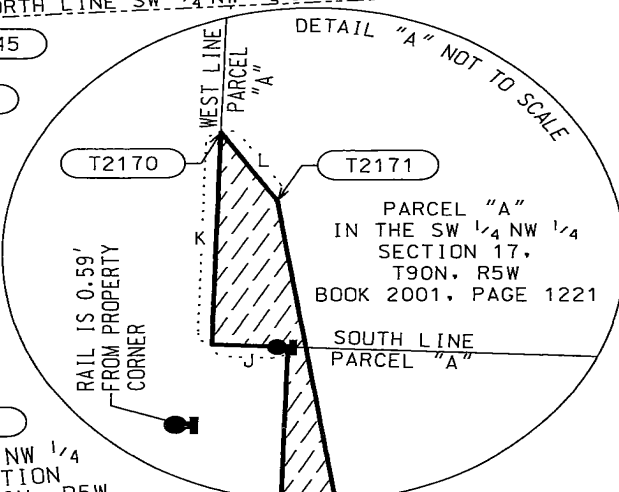
Brad J. Burger 8/18/2022  
 Brad J. Burger Date

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



PC STA. 1423+24.57  
 NW CORNER SECTION 17, T90N, R5W FOUND CUT "X" BOOK 2020, PAGE 4681

CORNER TO CORNER BEARINGS & DISTANCES  
 NW CORNER N 02° 10' 35" E, 2662.31'  
 W 1/4 CORNER N 02° 10' 35" E, 2656.97'  
 SW CORNER



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

WEST LINE SW 1/4 NW 1/4 SECTION 17, T90N, R5W

WEST 1/4 CORNER SECTION 17, T90N, R5W FOUND CUT "X" PER CORNER CERTIFICATE BOOK 2020, PAGE 4681

POT STA. 1369+76.42