

Recorded: 8/24/2023 at 12:25:57.0 PM
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: 2038



Prepared by & Return To: Stacia L. Turner, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1269
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 THIRTY SIX THOUSAND THREE HUNDRED AND NO/100----- (\$36,300.00)-----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **Hahn Family Farms of Eastern Iowa, LLC**, a limited liability company organized and existing under the laws of the State of Iowa, does 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:

Parcel A

A parcel of land located in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Eight (8), 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 Southwest corner of Section Eight (8), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) P. M., Delaware County, Iowa; thence North 89° 26' 15" East 33.00 feet along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of said Section Eight (8) to the existing Easterly right of way line of Iowa Highway 13 and the Point of Beginning; thence North 06° 05' 57" East 255.40 feet along said existing Easterly right of way line; thence continuing along said existing Easterly right of way line North 00° 13' 41" East 1040.99 feet to the North line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); thence North 85° 58' 19" East 39.01 feet along the North line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); thence South 06° 19' 59" West 169.28 feet; thence South 08° 59' 50" East 199.58 feet; thence South 10° 02' 54" West 105.55 feet; thence South 08° 14' 58" East 162.78 feet; thence South 02° 07' 12" West 224.87 feet; thence South 09° 24' 01" East 225.54 feet; thence South 18° 43' 42" West 126.52 feet; thence South 04° 47' 11" West 99.93 feet to the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); thence South 89° 26' 15" West 67.24 feet along the South line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) to the Point of Beginning, containing 1.57 acres more or less.

Note: The West line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Eight (8), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) P. M., Delaware County, Iowa is assumed to bear North 00° 06' 56" East.

And

Parcel B

A parcel of land located in the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seventeen (17), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (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 Seventeen (17), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) P. M., Delaware County, Iowa; thence North 89° 26' 15" East 33.00 feet along the North line of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Seventeen (17) 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 Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) North 89° 26' 15" East 67.24 feet; thence South 04° 47' 11" West 75.77 feet; thence South 16° 38' 39" West 112.54 feet; thence South 01° 01' 35" West 615.14 feet; thence South 02° 59' 52" West 452.04 feet; thence South 13° 22' 39" East 78.02 feet to the South line of said Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$); thence South 86° 42' 47" West 38.06 feet along the South line of said Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) to said existing Easterly right of way line of Iowa Highway 13; thence North 02° 14' 20" East 860.18 feet along said existing Easterly right of way line; thence continuing along said existing Easterly right of way line North 07° 26' 05" West 152.10 feet; thence continuing along said existing Easterly right of way line North 02° 10' 12" East 317.09 feet to the Point of Beginning, containing 0.85 acres more or less.

Note: The West line of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seventeen (17), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) P. M., Delaware County, Iowa is assumed to bear South 02° 10' 35" West.

This easement is given in fulfillment of a certain Purchase Agreement dated July 3, 2023, and recorded in the Delaware County Recorder's Office on July 13, 2023, at Book 2023, Page 1614, except for those terms that survive the execution of this document.

The additional amount of \$1,532.00, 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.

Grantor does hereby covenant with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to grant an easement on the real estate; and it covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Grantor hereby states that the person executing this instrument is duly authorized by the grantor and has the legal capacity to execute this instrument.

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.

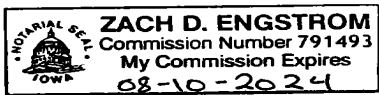
Dated June 5, 2023

HAHN FAMILY FARMS OF EASTERN IOWA, LLC

By: Dorothy Hahn (Sign in Ink)
DOROTHY HAHN, Manager

STATE OF Iowa, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on June 5, 2023, by Dorothy Hahn as Manager of Hahn Family Farms of Eastern Iowa, LLC.



[Signature] (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. 54
 SECTION 8 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 1.57 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM HAHN FAMILY FARMS OF EASTERN IOWA, LLC.

LOCATION	NEW R.D.W.
SW 1/4 SW 1/4	1.57 AC. ±
SEC 8, T90N, R5W	1.57 AC. ±
TOTAL	1.57 AC. ±

WEST 1/4 CORNER
SECTION 8, T90N, R5W
FOUND 1/2" SMOOTH IRON ROD
PER CORNER CERTIFICATE
BOOK 2020, PAGE 4679

Point	Station	Offset
T2054	1435+93.32	88.00'
T2138	1423+99.00	105.00'
T2139	1425+19.00	142.00'
T2140	1427+39.00	101.00'
T2141	1429+63.00	108.00'
T2142	1431+24.00	84.00'
T2143	1432+28.00	102.00'
T2144	1434+25.00	70.00'
T2150	1422+99.69	100.37'

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

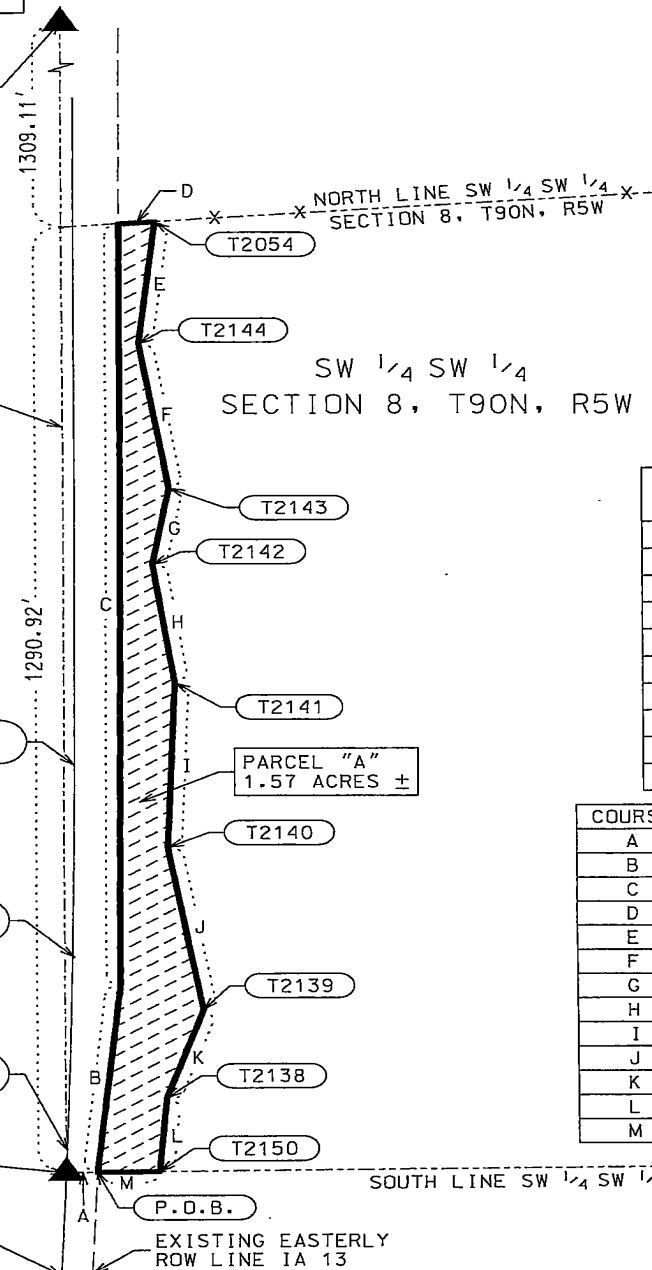
WEST LINE SW 1/4 SW 1/4
SECTION 8, T90N, R5W

SW 1/4 SW 1/4
SECTION 8, T90N, R5W

SW CORNER TO
W 1/4 CORNER
BEARING/DISTANCE
N 00° 06' 56" E
2600.03'

P.I. STATION	1425+87.49
DELTA	02° 00' 30" (LT)
RADIUS	15,000.00'
DEGREE	00° 22' 55"
TANGENT	262.92'
LENGTH	525.78'
P.C. STATION	1423+24.57
BEARING BACK	S 02° 14' 14" W
P.T. STATION	1428+50.35
BEARING AHEAD	N 00° 13' 44" E

COURSE	BEARING	DISTANCE
A	N 89° 26' 15" E	33.00'
B	N 06° 05' 57" E	255.40'
C	N 00° 13' 41" E	1040.99'
D	N 85° 58' 19" E	39.01'
E	S 06° 19' 59" W	169.28'
F	S 08° 59' 50" E	199.58'
G	S 10° 02' 54" W	105.55'
H	S 08° 14' 58" E	162.78'
I	S 02° 07' 12" W	224.87'
J	S 09° 24' 01" E	225.54'
K	S 18° 43' 42" W	126.52'
L	S 04° 47' 11" W	99.93'
M	S 89° 26' 15" W	67.24'



PT STA.
1428+50.35

PI STA.
1425+87.49

PC STA.
1423+24.57

PARCEL "A"
1.57 ACRES ±

SW CORNER
SECTION 8, T90N, R5W
FOUND CUT "X"
BOOK 2020, PAGE 4679

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

EXISTING EASTERLY
ROW LINE IA 13

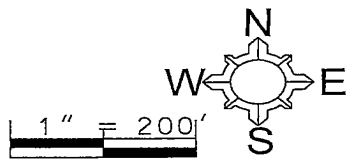


I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 11/16/2022
 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
- ×-×-× FENCE LINE
- SECTION LINE AND OR 1/4 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- PERMANENT EASEMENT
- REVISION
- DATE DRAWN: 11/05/2022 DCF



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. 54
 SECTION 17 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 0.85 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM HAHN FAMILY FARMS OF EASTERN IOWA, LLC.

LOCATION	NEW R.O.W.
NW 1/4 NW 1/4 SEC 17, T90N, R5W	0.85 AC. ±
TOTAL	0.85 AC. ±

PC STA.
1423+24.57

P.O.B.

NORTH LINE NW 1/4 NW 1/4 SECTION 17, T90N, R5W

NW CORNER
SECTION 17, T90N, R5W
FOUND CUT "X"
BOOK 2020, PAGE 4681

Point	Station	Offset
T2134	1410+48.00	76.00'
T2135	1415+00.00	82.00'
T2136	1421+15.00	69.00'
T2137	1422+24.00	97.00'
T2145	1409+72.86	97.00'
T2150	1422+99.69	100.37'

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

NW CORNER TO
W 1/4 CORNER
BEARING/DISTANCE
S 02° 10' 35" W
2662.31'

NW 1/4 NW 1/4
SECTION 17, T90N, R5W

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

PARCEL "B"
0.85 ACRES ±

COURSE	BEARING	DISTANCE
A	N 89° 26' 15" E	33.00'
B	N 89° 26' 15" E	67.24'
C	S 04° 47' 11" W	75.77'
D	S 16° 38' 39" W	112.54'
E	S 01° 01' 35" W	615.14'
F	S 02° 59' 52" W	452.04'
G	S 13° 22' 39" E	78.02'
H	S 86° 42' 47" W	38.06'
I	N 02° 14' 20" E	860.18'
J	N 07° 26' 05" W	152.10'
K	N 02° 10' 12" E	317.09'

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

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

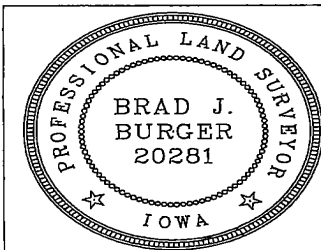
SOUTH LINE NW 1/4 NW 1/4 SECTION 17, T90N, R5W

1331.16'

EXISTING EASTERLY
ROW LINE IA 13

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

POT STA.
1369+76.42

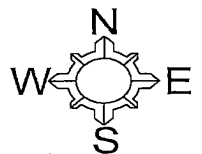


I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 11/16/2022
 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
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1" = 200'