

Recorded: 9/6/2023 at 10:23:33.0 AM
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: 2172



Prepared by & Return To: Maura M. Miller, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1029

INDIVIDUAL TRUSTEE'S AFFIDAVIT

RE: The "Home Farm" and legally described as follows: The South $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 7, The North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 7, The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, all in Township 89 North, Range 5 West of the 5th P.M., except Parcel D in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 7-89-5, Delaware County, Iowa according to plat recorded in Book 2011, Page 2064.

STATE OF Iowa, COUNTY OF Delaware, ss:

We, Ellen L. Broesder and Susan K. Broghammer, being first duly sworn and under oath, state of our personal knowledge that:

1. We are the Successor Co-Trustees under the Trust Agreement of Anthony C. Broghammer dated January 6, 2012, to which the above described real estate was conveyed to the trustees by Anthony C. Broghammer and Delrose G. Broghammer, pursuant to an instrument recorded in the Delaware County Recorder's Office on January 9, 2012, in Book 2012, Page 80.

2. We are the presently existing trustees under the Trust and we are authorized to grant an easement to the **STATE OF IOWA**, without any limitation or qualification whatsoever:

A parcel of land located in Parcel I in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, all in 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 NW $\frac{1}{4}$ of Section 8, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa; thence South 02°17'51" West 461.39 feet along the East line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8, also being the East line of Parcel I as recorded in Book 2012, Page 4420 in the Office of the Delaware County Recorder to the Southeast corner of said Parcel I; thence South 88°46'21" West 44.70 feet along the South line of said Parcel I 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 Parcel I South 88°46'21" West 38.85 feet; thence North 03°21'34" West 52.12 feet; thence North 04°27'47" East 519.42 feet; thence North 00°21'50" East 450.22 feet; thence North 10°03'06" East 166.32 feet; thence North 13°29'38" West 442.21 feet to the North line of said Parcel I; thence North 89°28'38" East 32.49 feet along the North line of said Parcel I to

said existing Westerly right of way line; thence along said existing Westerly right of way line and along a circular curve concave Westerly for an arc length of 531.75 feet, said circular curve having a central angle of 22°02'50", a radius of 1381.90 feet, a chord bearing of South 08°51'52" East and a chord length of 528.47 feet; thence continuing along said existing Westerly right of way line South 02°09'33" West 1091.94 feet to the Point of Beginning, containing 1.18 acres more or less.

Note: The East line of the NW¼ of the SW¼ of Section 8, Township 89 North, Range 5 West, of the 5th P.M., Delaware County, Iowa is assumed to bear South 02°17'51" West.

3. The Trust is in existence and we as trustees are authorized to transfer the interests in the real estate as described in paragraph 2, free and clear of any adverse claims.

4. The grantor of the trust passed away on April 29, 2023.

5. The trust is revocable or, if the trust is irrevocable, none of the beneficiaries of the trust are deceased.

Dated July 12, 2023

Susan Broghammer Co-Trustee (Sign in Ink)
Susan K. Broghammer, Successor Co-Trustee

Subscribed and sworn to before me by Susan K. Broghammer on this 12 day of July, 2023



[Signature] (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

Dated June 23, 2023.

Ellen L. Broesder (Sign in Ink)
Ellen L. Broesder, Successor Co-Trustee,

Subscribed and sworn to before me by Ellen L. Broesder on this 24 day of June, 2023



Kathryn S. Blocker (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

Iowa Department of Transportation

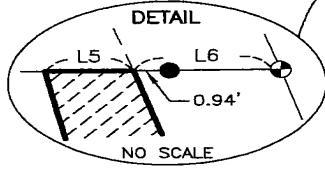
ACQUISITION PLAT EXHIBIT "A"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 19
 SECTION 8 TOWNSHIP 89 NORTH RANGE 5 WEST
 ROW-FEE _____ AC, EASE 1.18 +/- AC EXCESS-FEE _____ AC
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE
 ACQUIRED FROM _____

LEGEND

- FD. 1/2" IRON ROD W/
RED CAP #7060
- FD. CUT X IN CONCRETE
- FD. R.O.W. RAIL
- CENTERLINE
- R.O.W. LINE
- SECTION LINE AND OR 1/4
OR 1/4 1/4 SECTION LINE
- PERMANENT EASEMENT
- RECORDED AS
- P.O.B.



C CURVE DATA:	
PC:	1132+72.27
PT:	1142+84.89
L:	1012.62'
R:	1432.50'
Δ:	40°30'06"
CH BRG:	N 18°06'18" W
CH:	991.67'

PARCEL 1 IN THE SW1/4 NW1/4
AND THE NW1/4 SW1/4
ALL IN SEC. 8, T89N, R5W
BOOK 2012, PAGE 4420

ACREAGE SUMMARY TABLE

PARCEL	NW1/4 SW1/4 SEC. 8, T89N, R5W	SW1/4 NW1/4 SEC. 8, T89N, R5W
	ACRES	ACRES
19	0.38 +/-	0.80 +/-

LINE	BEARING	DISTANCE
L1	S 88°46'21" W	44.70'
L2	S 88°46'21" W	38.85'
L3	N 03°21'34" W	52.12'
L4	N 10°03'06" E	166.32'
L5	N 89°28'38" E	32.49'
L6	N 89°28'38" E	53.82'

STA. 1122+31.00
C 95.00'

STA. 1121+79.12
C 90.00'

S 88°46'21" W 1334.30'
(S 88°34'49" W 1334.40')

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	531.75'	1381.90'	22°02'50"	S 08°51'52" E	528.47'

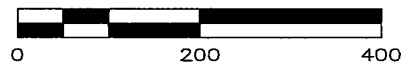


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 7/29/2022
 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" = 200'



NE CORNER SW1/4 NW1/4
SEC. 8, T89N, R5W
FD. 1/2" IRON ROD
WITH NO CAP

PT STA. 1132+72.27

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

SE CORNER SW1/4 NW1/4
SEC. 8, T89N, R5W
FD. CUT X IN CONCRETE

SE CORNER NW1/4 SW1/4
SEC. 8, T89N, R5W
FD. CUT X IN CONCRETE