

Recorded: 9/6/2023 at 10:23:36.0 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: 2175



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 TWELVE THOUSAND FIVE HUNDRED FIFTY AND NO/100----- (\$12,550.00)-----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **DAVID A. BROGHAMMER**, A SINGLE PERSON, 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:

A parcel of land located in Parcel J of the NW $\frac{1}{4}$ 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 NW $\frac{1}{4}$ 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°42'04" West 42.51 feet along the South line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8, also being the South line of Parcel J as recorded in Book 2012, Page 4420 in the Office of the Delaware County Recorder to the existing Westerly right of way line of Iowa Highway 13 and the Point of Beginning; thence North 29°44'12" West 57.89 feet; thence North 01°22'55" East 225.02 feet; thence North 04°26'11" East 200.16 feet; thence North 00°24'39" East 429.32 feet to the North line of said Parcel J; thence North 88°46'21" East 38.85 feet along the North line of said Parcel J to said existing Westerly right of way line of Iowa Highway 13; thence South 02°09'33" West 905.57 feet along said existing Westerly right of way line to the Point of Beginning, containing 0.64 acres more or less.

Note: The South line of the NW $\frac{1}{4}$ 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°42'04" West.

This easement is given in fulfillment of a certain Purchase Agreement dated July 13, 2023, and recorded in the Delaware County Recorder's Office on July 17, 2023, at Book 2023, Page 1644, except for those terms that survive the execution of this document.

The additional amount of \$ 385.00, 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 22, 2025

David A. Broghammer
David A. Broghammer

STATE OF Iowa, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on June 22, 2025 by David A. Broghammer.



[Signature]
Notary Public. (Sign in Ink)

(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. 18
 SECTION 8 TOWNSHIP 89 NORTH RANGE 5 WEST
 ROW-FEE _____ AC, EASE 0.64 +/- AC EXCESS-FEE _____ AC
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE
 ACQUIRED FROM _____

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

(N 88°34'49" E 1334.40')
N 88°46'21" E 1334.44'

STA. 1121+79.12
☉ 90.00'

38.85'

461.39'

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. POINT OF BEGINNING

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

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

STA. 1117+50.00
☉ 77.00'

N 00°24'39" E 429.32'

S 02°09'33" W 905.57'

S 02°17'51" W 1367.03'
(S 02°06'23" W)

STA. 1115+50.00
☉ 85.00'

L2

SW CORNER NW1/4 SW1/4
SEC. 8, T89N, R5W
FD. 1/2" IRON ROD W/
ALUMINUM CAP #7060

STA. 1113+25.00
☉ 82.00'

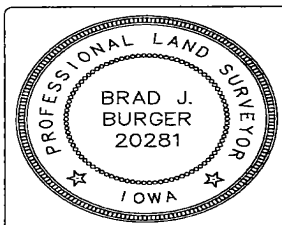
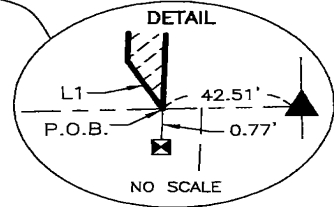
L1

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

S 88°42'04" W 1338.75'
(S 88°30'44" W 1338.69')

STA. 1112+75.85
☉ 51.42'

LINE	BEARING	DISTANCE
L1	N 29°44'12" W	57.89'
L2	N 01°22'55" E	225.02'
L3	N 04°26'11" E	200.16'



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 8/9/2022
 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" = 150'

