

Recorded: 9/13/2023 at 9:50:52.0 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: 2249



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 THREE THOUSAND FOUR HUNDRED FORTY AND NO/100---
--(\$3,440.00)-----DOLLARS and other valuable consideration in hand paid by Iowa
Department of Transportation, **ROBERT KROGMAN**, 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 C in the NW¹/₄ of the NW¹/₄ 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 NW¹/₄ of the NW¹/₄ of Section 8, Township
89 North, Range 5 West of the 5th P.M., Delaware County, Iowa; thence North
02°23'43" East 593.23 feet along the East line of the NW¹/₄ of the NW¹/₄ of said Section
8; thence North 87°36'17" West 260.43 feet to an Easterly corner of Parcel C as
recorded in Book 2005, Page 113 in the Office of the Delaware County Recorder;
thence South 12°26'11" West 300.10 feet along an Easterly line and to the
Southeasterly corner of said Parcel C; thence South 51°41'07" West 14.22 feet along
the Southerly line of said Parcel C to the Point of Beginning; thence continuing along
the Southerly line of said Parcel C South 51°41'07" West 15.96 feet to the existing
Easterly right of way line of Iowa Highway 13; thence North 38°21'03" West 450.31
feet along said existing Easterly right of way line to the Northerly line of said Parcel C;
thence North 81°21'59" East 19.48 feet along the Northerly line of said Parcel C;
thence South 44°51'12" East 132.55 feet; thence South 04°01'32" East 49.65 feet;
thence South 45°55'16" East 129.12 feet; thence South 36°18'35" East 140.04 feet to
the Point of Beginning, containing 0.19 acres more or less.

Note: The East line of the NW¹/₄ of the NW¹/₄ of Section 8, Township 89 North, Range
5 West of the 5th P.M., Delaware County, Iowa is assumed to bear North 02°23'43"
East.

This easement is given in fulfillment of a certain Purchase Agreement dated August 21,
2023, and recorded in the Delaware County Recorder's Office on August 22, 2023, at
Book 2023, Page 2012, except for those terms that survive the execution of this
document.

The additional amount of \$ 130.00, 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 July 18, 2023

ROBERT KROGMAN

By Jeff Krogman P.O.A.
Jeff Krogman, Attorney-in-Fact

STATE OF Iowa, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on July 18, 2023, by Jeff Krogman as Attorney-in-Fact for Robert Krogman.



[Signature]
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A"



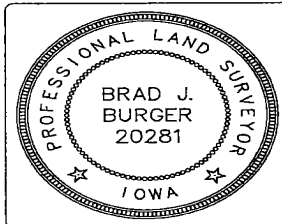
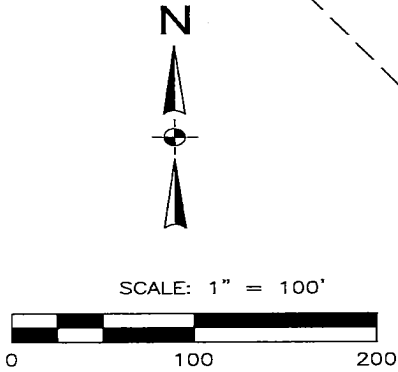
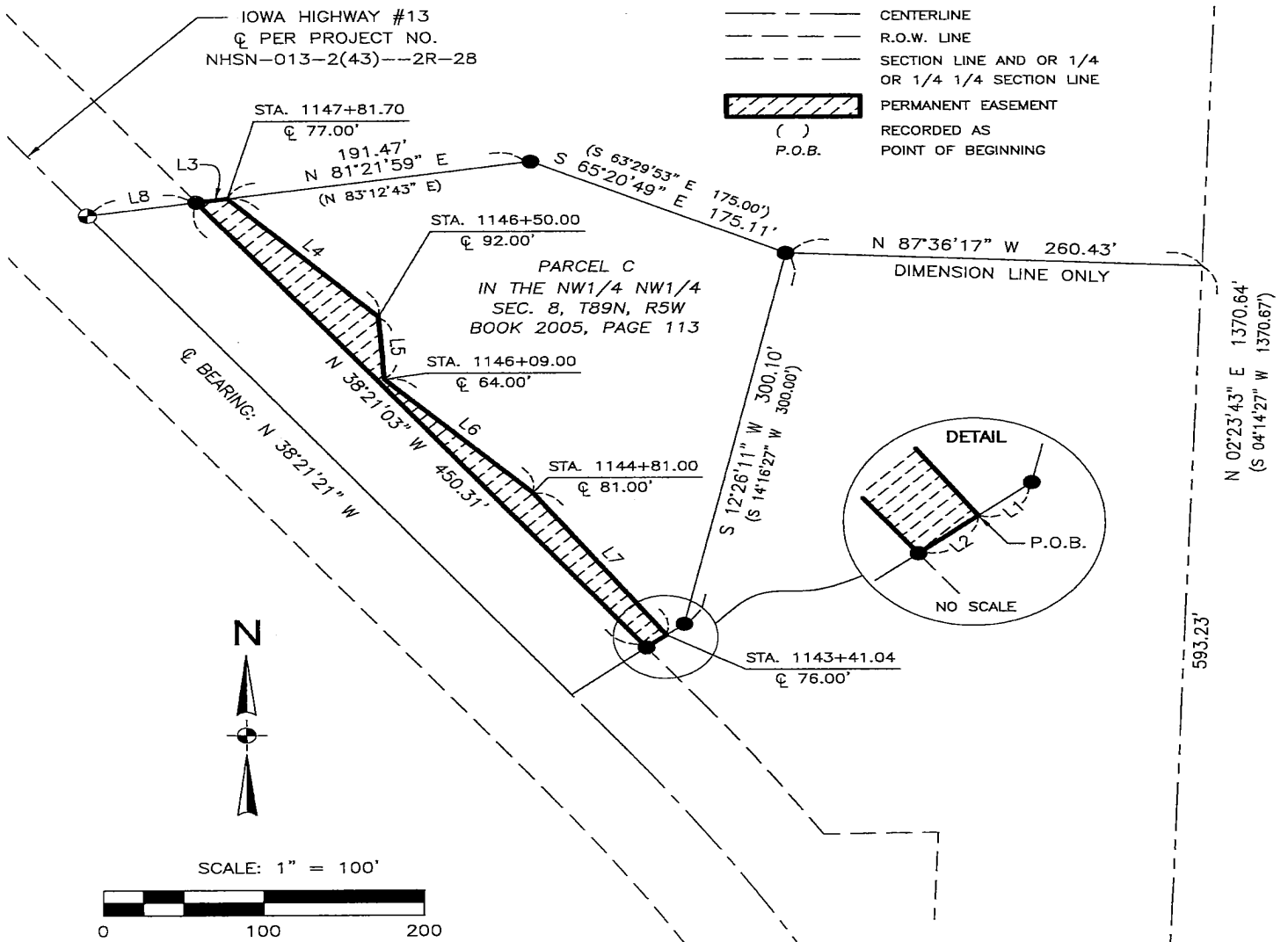
COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 24
 SECTION 8 TOWNSHIP 89 NORTH RANGE 5 WEST
 ROW-FEE _____ AC, EASE 0.19 +/- AC EXCESS-FEE _____ AC
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE
 ACQUIRED FROM _____

LINE	BEARING	DISTANCE
L1	S 51°41'07" W (S 53°28'20" W)	14.22'
L2	S 51°41'07" W (S 53°28'20" W)	15.96'
L3	N 81°21'59" E (N 83°12'43" E)	19.48'
L4	S 44°51'12" E	132.55'
L5	S 04°01'32" E	49.65'
L6	S 45°55'16" E	129.12'
L7	S 36°18'35" E	140.04'
L8	N 81°21'59" E (N 83°12'43" E)	69.03' (69.10')

NE CORNER NW1/4 NW1/4
 SEC. 8, T89N, R5W
 FD. 1/2" IRON ROD W/
 ORANGE CAP #8419

LEGEND

- FD. 1/2" IRON ROD W/
ORANGE CAP #8419
- ⊗ FD. CUT X IN CONCRETE
- 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



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

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