

Recorded: 9/15/2023 at 9:41:39.0 AM
County Recording Fee: \$42.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$45.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2291



Prepared by & Return To: Carrie Crabtree, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-33-7753
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 Sixteen thousand one hundred sixty-eight AND NO/100---(\$ 16,168.00)---DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **JOAN JEFFERIS, A SINGLE PERSON, AND LAURIE HOPP AND JERRY HOPP, WIFE AND HUSBAND, AND DAVID PONSFORD AND TAMMY PONSFORD, HUSBAND AND WIFE**, do 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 NE Fr.¼ of the NE Fr.¼ of Section Six (6), Township Eighty-nine North (T89N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, as shown on the Acquisition Plat Exhibit "A1 of 2", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the N¼ corner of Section Six (6), Township Eighty-nine North (T89N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa; thence North 88° 34' 06" East 2571.95 feet along the North line of the NE Fr.¼ of said Section Six (6) to the Point of Beginning; thence continuing along the North line of said NE Fr.¼ North 88° 34' 06" East 21.75 feet to the existing Westerly right of way line of Primary Road No. IA 13; thence South 01° 47' 44" West 1309.01 feet along said existing Westerly right of way line; thence North 16° 33' 23" West 60.01 feet; thence North 01° 17' 47" East 619.01 feet; thence North 03° 49' 40" East 265.19 feet; thence North 00° 57' 18" East 322.02 feet; thence North 00° 53' 32" West 44.87 feet to the Point of Beginning, containing 0.59 acre more or less.

Note: The North line of the NE Fr.¼ of Section Six (6), Township Eighty-nine North (T89N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa is assumed to bear North 88° 34' 06" East.

and,

Parcel B

A parcel of land located in the SE¼ of the SE¼ of Section Thirty-one (31), Township Ninety North (T90N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa, as shown on the Acquisition Plat Exhibit "A2 of 2", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the Southeast corner of Section Thirty-one (31), Township Ninety North (T90N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa; thence South 88° 34' 06" West 61.49 feet along the South line of the SE¼ of the SE¼ of said Section Thirty-one (31) to the existing Westerly right of way line of Primary Road No. IA 13 and the Point of Beginning; thence continuing along the South line of said SE¼ of the SE¼ South 88° 34' 06" West 21.75 feet; thence North 00° 53' 32" West 134.31 feet; thence North 01° 40' 00" East 181.00 feet; thence North 08° 13' 36" East 254.82 feet to said existing Westerly right of way line, corner also being on the South line of a parcel of land described by warranty deed recorded in Book 2001, Page 1651 in the Office of the Delaware County Recorder; thence South 01° 48' 29" West 567.15 feet along said existing Westerly right of way line to the Point of Beginning, containing 0.27 acre more or less.

Note: The South line of the SE¼ of the SE¼ of Section Thirty-one (31), Township Ninety North (T90N), Range Five West (R5W) of the 5th P.M., Delaware County, Iowa is assumed to bear South 88° 34' 06" West.

This easement, is given in fulfillment of a certain Purchase Agreement dated August 21st, 2023, and recorded in the Delaware County Recorder's Office on August 23, 2023, 2023, at Book 2023, Page 2023, as Document No. _____, except for those terms that survive the execution of this document.

The additional amount of \$ 7,136.00, 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 12, 2023

JOAN JEFFERIS

By Keven M. Jefferis (Sign in Ink)
Keven M. Jefferis, Attorney-in-fact

STATE OF Illinois, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on July 12, 2023,
by Keven M. Jefferis as Attorney-in-Fact for Joan Jefferis.

Debra S. Wien (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)



Laurie Hopp (Sign in Ink)
Laurie Hopp

Jerry Hopp (Sign in Ink)
Jerry Hopp A/K/A Gerald L. Hopp, Jr.

STATE OF _____, COUNTY OF _____, ss:

This instrument was acknowledged before me on _____, 20____,
by Laurie Hopp and Jerry Hopp.

See Attachment for Notary (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

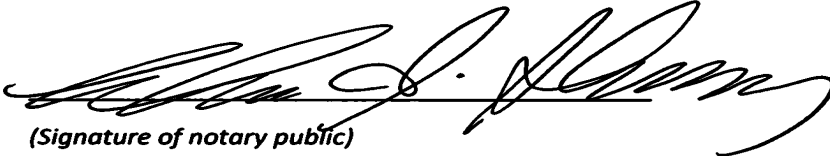
FL Acknowledgement Notary Certificate

Document Name: EASEMENT FOR PUBLIC HIGHWAY

**STATE OF FLORIDA
COUNTY OF VOLUSIA**

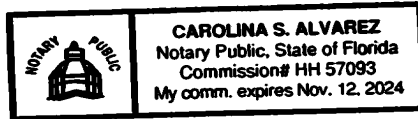
On 07/28/2023, before me, CAROLINA S. ALVAREZ a notary public, personally appeared by physical presence, GERALD L. HOPP JR AND LAURIE R. HOPP who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached EASEMENT FOR PUBLIC HIGHWAY instrument and acknowledged to me that that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.


Personally known _____ OR
Produced identification Type of identification produced: FL DRIVER LICENSES



(Signature of notary public)

My commission expires: NOVEMBER 12, 2024_



 (Sign in Ink)
David Ponsford

 (Sign in Ink)
Tammy Ponsford

STATE OF Florida, COUNTY OF NASSAU, ss:

This instrument was acknowledged before me on July 28, 2023,
by David Ponsford and Tammy Ponsford.



 (Sign in Ink)
Notary Public.

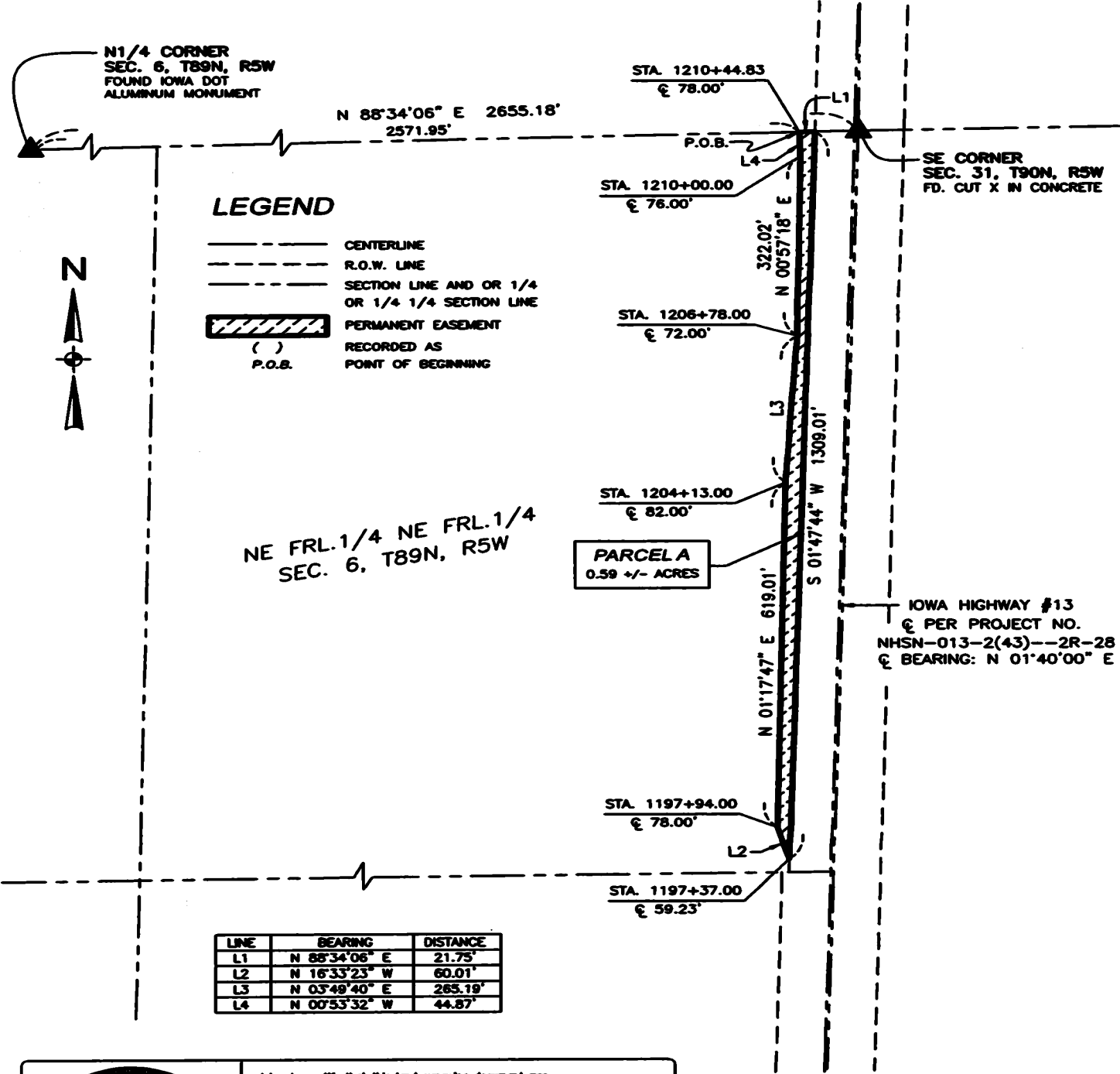
(AFFIX NOTARIAL SEAL ABOVE ▲)

Iowa Department of Transportation

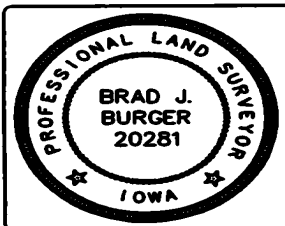
ACQUISITION PLAT
EXHIBIT "A1 OF 2"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 32
 SECTION 6 TOWNSHIP 89 NORTH RANGE 5 WEST
 ROW-FEE _____ AC, EASE 0.59 +/- AC EXCESS-FEE _____ AC
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE
 ACQUIRED FROM _____



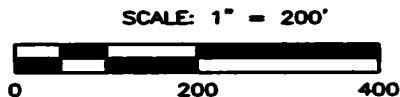
LINE	BEARING	DISTANCE
L1	N 88°34'06" E	21.75'
L2	N 16°33'23" W	60.01'
L3	N 03°49'40" E	265.19'
L4	N 00°53'32" W	44.87'



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 5/31/2023
 BRAD J. BURGER LICENSE NO. 20281 DATE
 My license renewal date is December 31, 2024
 Pages or sheets covered by this plat: _____ This page only _____

DATE DRAWN: 8/12/2022
 DATE REVISED: 10/10/2022 AND 5/31/2023



Iowa Department of Transportation

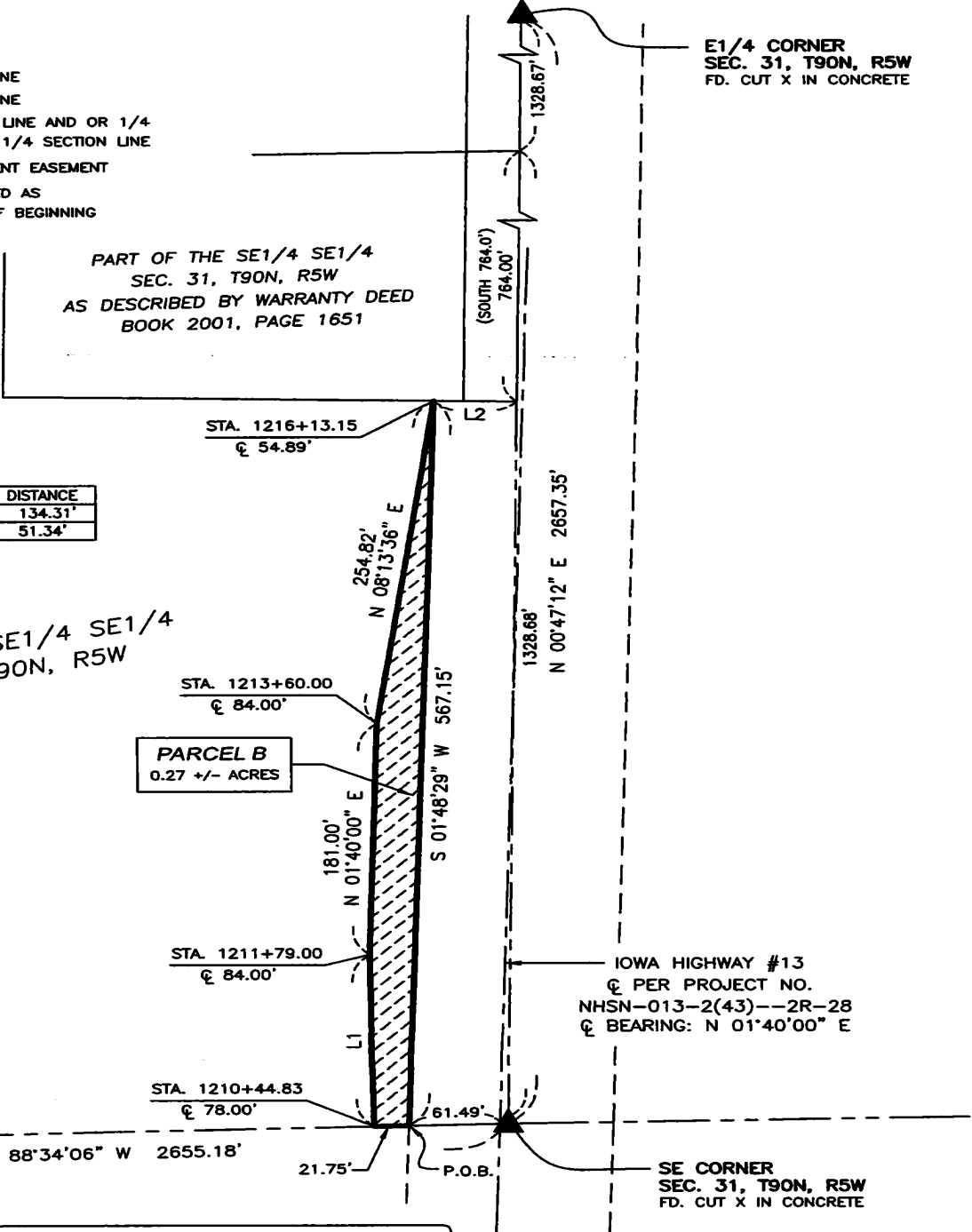
ACQUISITION PLAT
EXHIBIT "A2 OF 2"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 32
 SECTION 31 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC, EASE 0.27 +/- AC EXCESS-FEE _____ AC
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ MAIN LINE _____ SIDE
 ACCESS RIGHTS ACQUIRED - STA _____ STA _____ SIDE ROAD _____ SIDE
 ACQUIRED FROM _____

LEGEND

- 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



LINE	BEARING	DISTANCE
L1	N 00°53'32" W	134.31'
L2	N 89°12'48" W (WEST)	51.34'

PART OF THE SE1/4 SE1/4
SEC. 31, T90N, R5W

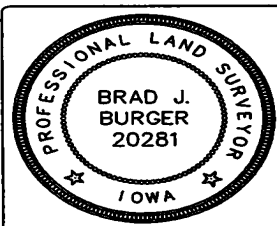
PARCEL B
0.27 +/- ACRES



N1/4 CORNER
SEC. 6, T89N, R5W
FOUND IOWA DOT
ALUMINUM MONUMENT

IOWA HIGHWAY #13
PER PROJECT NO.
NHSN-013-2(43)--2R-28
BEARING: N 01°40'00" E

SE CORNER
SEC. 31, T90N, R5W
FD. CUT X IN CONCRETE



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 5/31/2023
 BRAD J. BURGER LICENSE NO. 20281 DATE
 My license renewal date is December 31, 2024
 Pages or sheets covered by this set: This page only

DATE DRAWN: 8/12/2022
 DATE REVISED: 10/10/2022 AND 5/31/2023
 SCALE: 1" = 100'

