

Recorded: 9/26/2023 at 12:39:07.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 2420



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 FOUR THOUSAND FIVE HUNDRED AND NO/100—(\$ 4,500.00)—DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **ASHLEY M. LANSING**, 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:

Parcel A

A parcel of land located in Parcel B in the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), 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", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the East Quarter (E $\frac{1}{4}$) corner of Section Seven (7), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) P. M., Delaware County, Iowa; thence South 00° 06' 56" West 335.04 feet along the East line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Seven (7) to the Northeast corner of Parcel B as recorded in Book 2001, Page 439 in the Office of the Delaware County Recorder; thence North 89° 53' 19" West 37.84 feet along the North line of said Parcel B to the existing Westerly right of way line of Iowa Highway 13 and the Point of Beginning; thence South 00° 14' 37" East 171.43 feet along said existing Westerly right of way line; thence continuing along said existing Westerly right of way line South 32° 47' 43" East 18.25 feet; thence continuing along said existing Westerly right of way line South 00° 06' 56" West 88.10 feet; thence North 25° 23' 11" West 69.87 feet; thence North 11° 55' 33" West 66.49 feet; thence North 04° 07' 36" East 147.12 feet to the North line of said Parcel B; thence South 89° 53' 19" East 22.67 feet along the North line of said Parcel B to the Point of Beginning, containing 0.17 acres more or less.

And

Parcel B

A parcel of land located in Parcel B in the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Seven (7), 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", attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the East Quarter (E ¼) corner of Section Seven (7), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) P. M., Delaware County, Iowa; thence South 00° 06' 56" West 1044.71 feet along the East line of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of said Section Seven (7) to the Southeast corner of Parcel B as recorded in Book 2001, Page 439 in the Office of the Delaware County Recorder; thence North 89° 53' 02" West 26.85 feet along the South line of said Parcel B 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 B North 89° 53' 02" West 47.07 feet; thence North 17° 33' 21" East 157.04 feet to said existing Westerly right of way line; thence South 00° 06' 56" West 149.82 feet along said existing Westerly right of way line to the Point of Beginning, containing 0.08 acres more or less.

Note: The East line of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Seven (7), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) P. M., Delaware County, Iowa is assumed to bear South 00° 06' 56" West.

This easement is given in fulfillment of a certain Purchase Agreement dated July 24th, 2023, and recorded in the Delaware County Recorder's Office on July 27, 2023, at Book 2023, Page 1754, as Document No. _____, except for those terms that survive the execution of this document.

The additional amount of \$ 3,550.00, 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 7, 2023.

Ashley M Lansing (Sign in Ink)
ASHLEY M LANSING

STATE OF Indiana, COUNTY OF Clayton, ss:

This instrument was acknowledged before me on July 7, 2023 by Ashley M. Lansing.



[Signature] (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. 59
 SECTION 7 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 0.25 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM Ashley M. Lansing

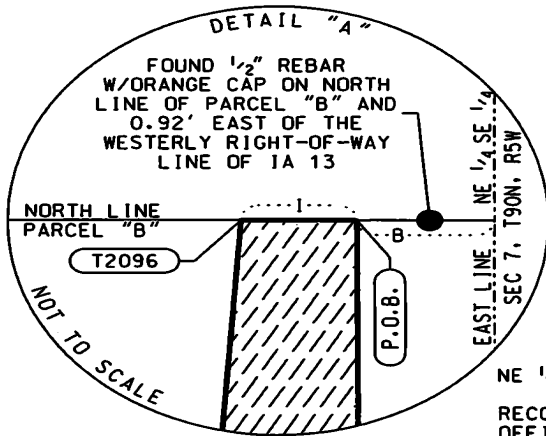
PARCEL 59 ACREAGE SUMMARY TABLE
SECTION 7, T90N, R5W

LOCATION	NEW R.O.W.
PARCEL "B" PART OF THE NE 1/4 SE 1/4	0.25 AC. ±
TOTAL	0.25 AC. ±

EAST 1/4 CORNER SECTION 7, T90N, R5W
 FOUND 1/2" SMOOTH IRON ROD
 PER CORNER CERTIFICATE BOOK 2020, PAGE 4680

IA 13 CENTERLINE DATA FOR PROJECT NO. NHSN-013-2(43)--2R-28

COURSE	BEARING	DISTANCE
PT 1428+50.35 TO	N 00° 13' 44" E	4645.53'
POT 1474+95.88		



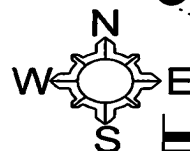
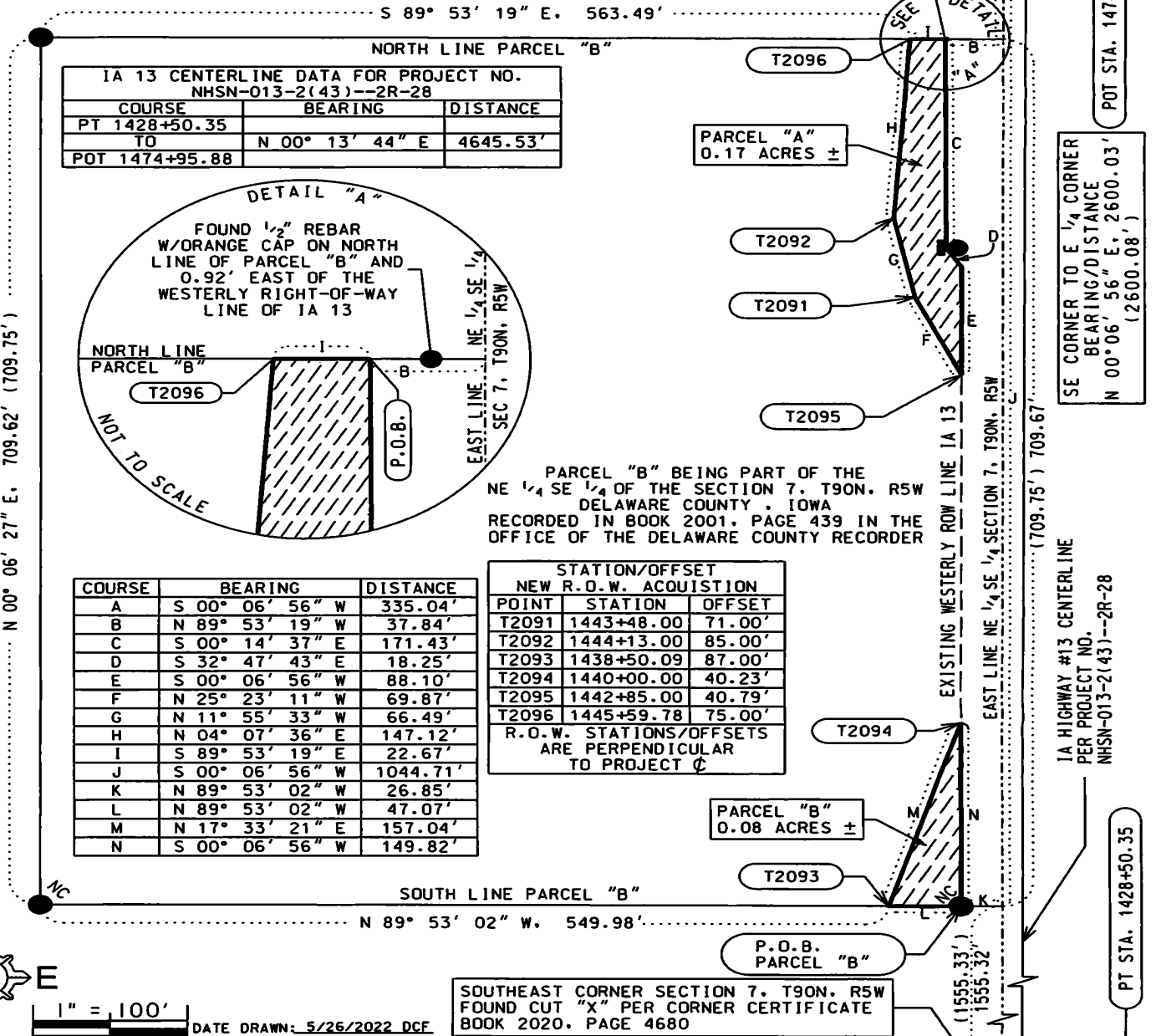
PARCEL "B" BEING PART OF THE NE 1/4 SE 1/4 OF THE SECTION 7, T90N, R5W DELAWARE COUNTY, IOWA RECORDED IN BOOK 2001, PAGE 439 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER

COURSE	BEARING	DISTANCE
A	S 00° 06' 56" W	335.04'
B	N 89° 53' 19" W	37.84'
C	S 00° 14' 37" E	171.43'
D	S 32° 47' 43" E	18.25'
E	S 00° 06' 56" W	88.10'
F	N 25° 23' 11" W	69.87'
G	N 11° 55' 33" W	66.49'
H	N 04° 07' 36" E	147.12'
I	S 89° 53' 19" E	22.67'
J	S 00° 06' 56" W	1044.71'
K	N 89° 53' 02" W	26.85'
L	N 89° 53' 02" W	47.07'
M	N 17° 33' 21" E	157.04'
N	S 00° 06' 56" W	149.82'

STATION/OFFSET NEW R.O.W. ACQUISITION

POINT	STATION	OFFSET
T2091	1443+48.00	71.00'
T2092	1444+13.00	85.00'
T2093	1438+50.09	87.00'
T2094	1440+00.00	40.23'
T2095	1442+85.00	40.79'
T2096	1445+59.78	75.00'

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



DATE DRAWN: 5/26/2022 DCF

SOUTHEAST CORNER SECTION 7, T90N, R5W
 FOUND CUT "X" PER CORNER CERTIFICATE BOOK 2020, PAGE 4680



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 8/22/2022
 Brod 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**
- FOUND ROW RAIL
 - SECTION LINE AND OR 1/4 SECTION LINE
 - FOUND 1/2" REBAR W/NO CAP UNLESS OTHERWISE NOTED
 - FOUND 1/2" REBAR W/ORANGE CAP #10165
 - R.O.W. LINE
 - RECORDED AS
 - P.O.B. POINT OF BEGINNING
 - PERMANENT EASEMENT