

Recorded: 10/3/2023 at 10:14:05.0 AM
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: 2481



Prepared by & Return To: Jami Hill, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-233-7750
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 (CORPORATE GRANTOR)

For the consideration of Twenty Two Thousand Two Hundred-Thirty Dollars AND NO/100----(\$ 22,230.00)----DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, **MOORMAN, INC.**, a corporation organized and existing under the laws of the State of Iowa, 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 the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and in the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$), all in Section Six (6), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) Principal Meridian, 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 Six (6), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) Principal Meridian, Delaware County, Iowa; thence North 02° 35' 31" East 946.42 feet along the East line of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Six (6) to the Southeast corner of a parcel of land described by warranty deed recorded in Book 2010, page 2631 in the Office of the Delaware County Recorder; thence South 89° 25' 58" West 33.05 feet along the South line of said parcel of land described by warranty deed recorded in Book 2010, page 2631 to the existing Westerly right of way line of Iowa Highway 13 and the Point of Beginning; thence South 02° 35' 31" West 14.19 feet along said existing Westerly right of way line; thence continuing along said existing Westerly right of way line North 87° 29' 59" West 8.63 feet; thence continuing along said existing Westerly right of way line South 02° 42' 59" West 2261.94 feet to the South line of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Six (6); thence North 89° 37' 18" West 22.36 feet along the South line of said Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); thence North 01° 18' 32" West 41.58 feet; thence North 02° 06' 46" East 320.02 feet; thence

North 06° 05' 20" East 474.77 feet; thence North 08° 56' 22" West 49.03 feet; thence North 01° 54' 24" West 169.58 feet; thence North 02° 11' 19" East 358.02 feet; thence North 03° 10' 14" East 838.01 feet; thence North 38° 15' 39" East 34.50 feet to the South line of said parcel of land described by warranty deed recorded in Book 2010, Page 2631; thence North 89° 25' 58" East 9.48 feet along the South line of said parcel of land described by warranty deed recorded in Book 2010, Page 2631 to the Point of Beginning, containing 1.14 acres, more or less.

Note: The East line of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Six (6), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) Principal Meridian, Delaware County, Iowa is assumed to bear North 02° 35' 31" 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 23, 2023, at Book 2023, Page 2024, as Document No. _____, except for those terms that survive the execution of this document.

The additional amount of \$870.00, 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.

The corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to grant an easement on the real estate; and it covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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 August 10, 2023

MOORMAN, INC.,

By: Lavern H. Moorman (Sign in Ink)
Lavern H. Moorman, President

No Seal
~~(AFFIX CORPORATE SEAL ABOVE)~~

STATE OF Iowa, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on August 10, 2023, by Lavern H. Moorman, as President,, respectively of Moorman, Inc.



[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. 61
 SECTION 6 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC, EASE 1.14 ± AC, EXCESS-FEE _____ AC
 ACQUIRED FROM _____

PARCEL 61 ACREAGE SUMMARY TABLE
SECTION 6, T90N, R5W

LOCATION	NEW R.O.W.
SE 1/4 NE 1/4	0.52 ± AC.
NE 1/4 SE 1/4	0.62 ± AC.
TOTAL	1.14 ± AC.

STATION/OFFSET
NEW R.O.W. ACQUISITION

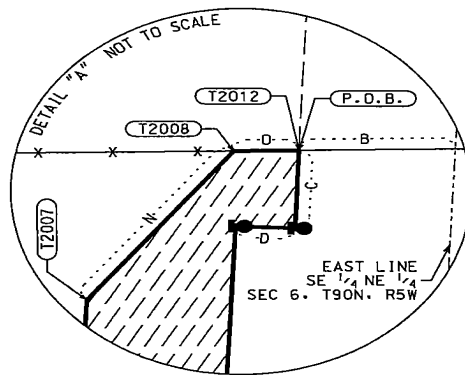
POINT	STATION	OFFSET
T2001	1488+73.00	76.00'
T2002	1491+93.00	80.00'
T2003	1496+67.00	53.00'
T2004	1497+15.00	63.00'
T2005	1498+84.00	77.00'
T2006	1502+42.00	81.00'
T2007	1510+80.00	76.00'
T2008	1511+08.11	56.00'
T2009	1488+31.53	73.00'
T2012	1511+08.67	46.54'

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

NORTHEAST CORNER SECTION 6, T90N, R5W
 FOUND MAG NAIL WITH STAINLESS STEEL WASHER
 PER CORNER CERTIFICATE BOOK 2020, PAGE 4677

SOUTH LINE OF A PARCEL
 OF LAND AS DESCRIBED
 BY WARRANTY DEED
 RECORDED IN BOOK 2010,
 PAGE 2631 IN THE
 OFFICE OF THE DELAWARE
 COUNTY RECORDER

SE 1/4 NE 1/4
SECTION 6, T90N, R5W



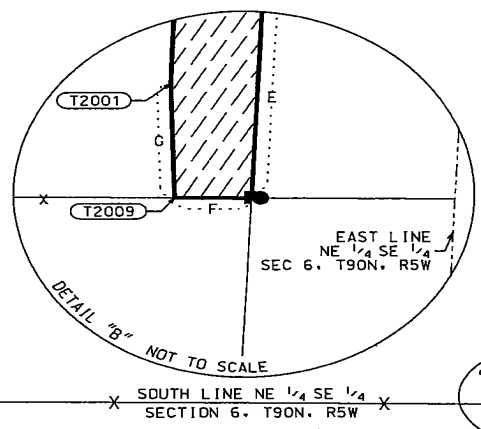
E 1/4 CORNER TO
NE CORNER
BEARING/DISTANCE
N 02° 35' 31" E
2678.44'

COURSE	BEARING	DISTANCE
A	N 02° 35' 31" E	946.42'
B	S 89° 25' 58" W	33.05'
C	S 02° 35' 31" W	14.19'
D	N 87° 29' 59" W	8.63'
E	S 02° 42' 59" W	2261.94'
F	N 89° 37' 18" W	22.36'
G	N 01° 18' 32" W	41.58'
H	N 02° 06' 46" E	320.02'
I	N 06° 05' 20" E	474.77'
J	N 08° 56' 22" W	49.03'
K	N 01° 54' 24" W	169.58'
L	N 02° 11' 19" E	358.02'
M	N 03° 10' 14" E	838.01'
N	N 38° 15' 39" E	34.50'
O	N 89° 25' 58" E	9.48'

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

COURSE	BEARING	DISTANCE
PT 1481+85.01		
TO	N 02° 49' 44" E	3287.44'
TS 1514+72.45		

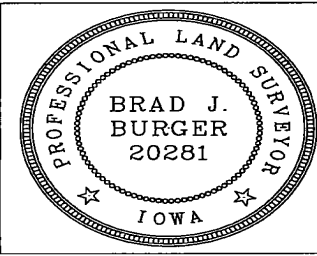
NE 1/4 SE 1/4
SECTION 6, T90N, R5W



SE CORNER TO
E 1/4 CORNER
BEARING/DISTANCE
N 02° 36' 12" E
2672.61'



- FOUND ROW RAIL
- FOUND 5/8" REBAR W/ALUMINUM DOT ROW CAP
- R.O.W. LINE
- FENCE LINE
- - - SECTION LINE AND OR 1/4 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- ▨ PERMANENT EASEMENT

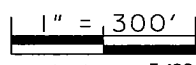


I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 8/17/2022
 Brad 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

EXISTING WESTERLY
ROW LINE IA 13

SOUTHEAST CORNER
SECTION 6, T90N, R5W
FOUND PK NAIL
PER CORNER CERTIFICATE
BOOK 2020, PAGE 4677



DATE DRAWN: 5/09/2022 DCF