

Recorded: 11/28/2023 at 2:52:45.0 PM
 County Recording Fee: \$77.00
 Iowa E-Filing Fee: \$3.00
 Combined Fee: \$80.00
 Revenue Tax:
 Delaware County, Iowa
 Daneen Schindler RECORDER
 BK: 2023 PG: 2979

Return to and Prepared by Mark Holm, Right of Way Bureau, Iowa Department of Transportation,
 800 Lincoln Way, Ames, IA 50010, 515-233-7867

Form 634028 (07-16)



Right of Way Bureau, 800 Lincoln Way, Ames, Iowa 50010

Toll-Free: 866-282-5809
 FAX: 515-239-1247
www.iowadot.gov/rightofway

PURCHASE AGREEMENT

Parcel Number: 58 County: Delaware
 Project Number: NHSN-013-2(43) -2R-28 Route Number: 013
 Seller: James B. Arthur, Trustee of the James B. Arthur 2008 Revocable Trust dated 5-13-08

THIS AGREEMENT entered into this 20th day of November, 2023
 by and between, Seller and the Iowa Department of Transportation, acting for the State of Iowa, Buyer.

- The Seller agrees to sell and furnish to the Buyer a conveyance document, on form(s) furnished by the Buyer, and the Buyer agrees to buy the following real estate, hereinafter referred to as the premises, in parts of the following: SW 1/4 of the SW 1/4 and NW 1/4 of the SW 1/4, Section 5, T90N, R5W of the 5th P. M.; SE 1/4 of the SE 1/4 of Section 6, T90N, R5W of the 5th P.M.; NE 1/4 of the NE 1/4 of Section 7, T90N, R5W of the 5th P.M.; NW 1/4 of the NW 1/4, SW 1/4 of the NW 1/4, and NW 1/4 of the SW 1/4 of Section 8, T90N, R5W of the 5th P.M.; all in Delaware County, Iowa, and more particularly described on pages 7-15 including the following buildings, improvements and other property:
 All land, trees, shrubs, landscaping and surfacing attached to the premises sought and described herein.
- The Buyer agrees to pay, and the Seller agrees to grant, the right of possession, convey title and surrender physical possession of the premises as shown on or before the dates listed below:

| Payment Amount | Agreed Performance | Date of Performance |
|---------------------|------------------------------|------------------------------|
| | On conveyance of title | |
| | On surrender of possession | |
| \$127,872.00 | On possession and conveyance | 90 days after Buyer approval |
| \$127,872.00 | Total Lump-Sum Amount | |

| Breakdown | Ac/Sq. Ft. | | | | |
|------------------------------------------------------------|------------|-------|-------|-----|-------------|
| Land by fee title | N/A | | Fence | N/A | rods woven |
| Underlying fee title | N/A | | Fence | 67 | rods barbed |
| Permanent easement to State of Iowa for roadway purposes | 6.60 | acres | | | |
| Permanent easement to Delaware County for roadway purposes | .10 | acres | | | |


3. Possession of the premises is the essence of this agreement and the Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. The Seller grants the Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. The Seller may surrender possession of the premises, building, improvement, or any part thereof, prior to the time that he/she has agreed to do so, and agrees to give the Buyer 10 days notice of the Seller's intention to surrender possession by calling the Buyer at 1-866-282-5809.
 4. The Seller warrants that there are no tenants on the premises holding under lease, except Dennis Wegmann.
 5. This agreement shall apply to and bind the legal successors in interest of the Seller, and the Seller agrees to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession, as required by the Iowa Code section 427.2 and agrees to warrant good and sufficient title.
 6. The Buyer may include mortgagees, lien holders, encumbrances, and taxing authorities as payees on warrants issued in payment of this agreement. In addition to the total lump-sum payment amount, the Buyer agrees to pay \$150.00 for the cost of adding title documents required by this transaction to the Seller's abstract of title. If requested to do so, the Seller will deliver to the Iowa Department of Transportation, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, an abstract of title to the premises. The Buyer agrees to pay the cost of abstract continuation. The Seller agrees to provide the documents as may be required by Iowa Land Title Standards to convey merchantable title to the Buyer. The Seller also agrees to obtain court approval of this agreement, if requested by the Buyer, in the event title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. The Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to the Buyer, except attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed invoices.
 7. The Buyer agrees that any agricultural drain tiles that are located within the premises that are damaged or require relocation by highway construction shall be repaired or relocated at no expense to the Seller. Where the Buyer specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access control purposes at no expense to the Seller. The Buyer has the right of entry upon the Seller's remaining property along the right-of-way line, if necessary, for the purpose of connecting the drain tile, and constructing and maintaining the fence. The Seller may pasture against the fence at his/her own risk. The Buyer will not be liable for fencing private property or maintaining it to restrain livestock.
 8. If the Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, the Buyer will pay any remaining proceeds to the survivor of that joint tenancy, and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of the Seller.
 9. These premises are being acquired for public purposes. This transfer is exempt from the requirements for the filing of a "Declaration of Value" in accordance with Iowa Code section 428A.1.
 10. The premises also includes all estates, rights, title, and interests, including all easements, and all advertising devices and the right to erect such devices as are located thereon. The Seller consents to any change of grade of the highway and accepts payment under this agreement for any and all damages arising from those changes. The Seller acknowledges full settlement and payment from the Buyer for all claims per the terms of this agreement, and discharges the Buyer from liability because of this agreement and the construction of the public improvement project.
 11. The Seller states and warrants that, to the best of the Seller's knowledge, there is no burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except (none).
 12. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
 13. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.
 14. Buyer agrees to construct entrances at the following locations:
 - Type "C" at Sta. 1443+02 on the right side
 - Type "C" at Sta. 1450+36 on the right side
 - Type "D" at Sta. 1469+25 on the left side
 - Type "C" at Sta. 1480+03 on the left side
 - Type "C" at Sta. 1489+49 on the right side
- It is understood and agreed all other entrances within the construction limits not listed or allowed in this agreement will be eliminated.
15. The Sellers grant to the Buyer temporary easements for the purpose of constructing entrances. The Right-of-Way Design Plot Plan, attached as pages 5-6 of this agreement, graphically illustrates the proposed temporary easement areas being granted. The temporary easements shall terminate on completion of this highway project.
 16. It is understood and agreed that the entrance at Sta. 1473+20 will be closed.

17. The Buyer agrees to pay the cost of 67 rods of barbed fencing and 12 corner sets. Payment will be made at the rate of \$40.00 per rod and \$166.00 per corner set and is included in the total lump-sum payment amount shown on page 1 of this agreement. Payment will not be made for replacement of gates. The Seller may salvage any existing gates and/or fencing prior to construction of the project. Any existing gates and/or fencing that are not removed shall become the property of the Buyer.

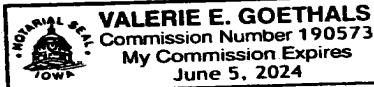
Seller's signature and claimant's certification: Upon due approval and execution by the Buyer, the undersigned sellers/claimants certify the total lump-sum payment amount shown here is just and unpaid.
 James B. Arthur, Trustee of the James B. Arthur 2008 Revocable Trust dated 5-13-08

By: X *James B. Arthur*
 James B. Arthur, Trustee
 3609 153rd St.
 Urbandale, IA 50323

This section to be completed by a Notary Public.

| SELLER'S ACKNOWLEDGEMENT | CAPACITY CLAIMED BY SIGNER: |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STATE OF <u>Iowa</u> } COUNTY OF <u>Dallas</u> } ss: On this <u>18th</u> day of <u>October</u> A.D. <u>2023</u> before me, the undersigned, a notary public in and for said state, personally appeared <u>James B. Arthur</u> <input type="checkbox"/> to me personally known; or <input checked="" type="checkbox"/> proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me 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 the entity upon behalf of which the person(s) acted, executed the instrument. <u><i>Zach D. Engstrom</i></u> (Sign in ink) <u>Zach D. Engstrom</u> (Print/type name) Notary Public in and for the State of <u>Iowa</u> My commission expires <u>August 10, 2024</u> (NOTARIAL SEAL)  | <input type="checkbox"/> INDIVIDUAL <input type="checkbox"/> CORPORATE Title(s) of Corporate Officer(s): <input type="checkbox"/> Corporate Seal is affixed <input type="checkbox"/> No Corporate Seal procured <input type="checkbox"/> Limited Partnership <input type="checkbox"/> General Partnership <input type="checkbox"/> ATTORNEY-IN-FACT <input checked="" type="checkbox"/> EXECUTOR(s) or TRUSTEE(s) <input type="checkbox"/> GUARDIAN(s) or CONSERVATOR(s) <input type="checkbox"/> Other: SIGNER IS REPRESENTING: <i>List name(s) of entity(ies) or person(s)</i> James B. Arthur, Trustee of the James B. Arthur 2008 Revocable Trust dated 5-13-08 |

| BUYER'S APPROVAL | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Recommended by (Sign in ink): X <u><i>Scott Henning</i></u> (Printed Name): <u>Scott Henning</u> Project Agent Approved by (Sign in ink): X <u><i>Brad Hofer</i></u> (Printed Name): <u>Brad Hofer</u> Right of Way Director | (Date) <u>11/15/2023</u> (Date) NOV 20 2023 |

| BUYER'S ACKNOWLEDGEMENT | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| STATE OF IOWA } COUNTY OF STORY } ss: On this <u>20th</u> day of <u>November</u> <u>2023</u> , before me, the undersigned, personally appeared ROW Director, <u>Brad Hofer</u> known to me to be a Right of Way Director of the Buyer and who did say that the instrument was signed on behalf of the Buyer by its authority duly recorded in its minutes, and said right of way director acknowledged the execution of the instrument, whose signature appears hereon, to be the voluntary act and deed of the Buyer, and by it voluntarily executed.  (NOTARIAL SEAL) <u><i>Valerie E. Goethals</i></u> Notary Public in and for the State of Iowa | |

IOWA DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY BUREAU
 PLOT PLAN

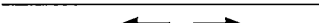
PARCEL NO.: 58


OWNER: James B Arthur 2008 Revocable Trust

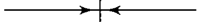
SECTION: 6 & 7 T 90 N-R 5 W.

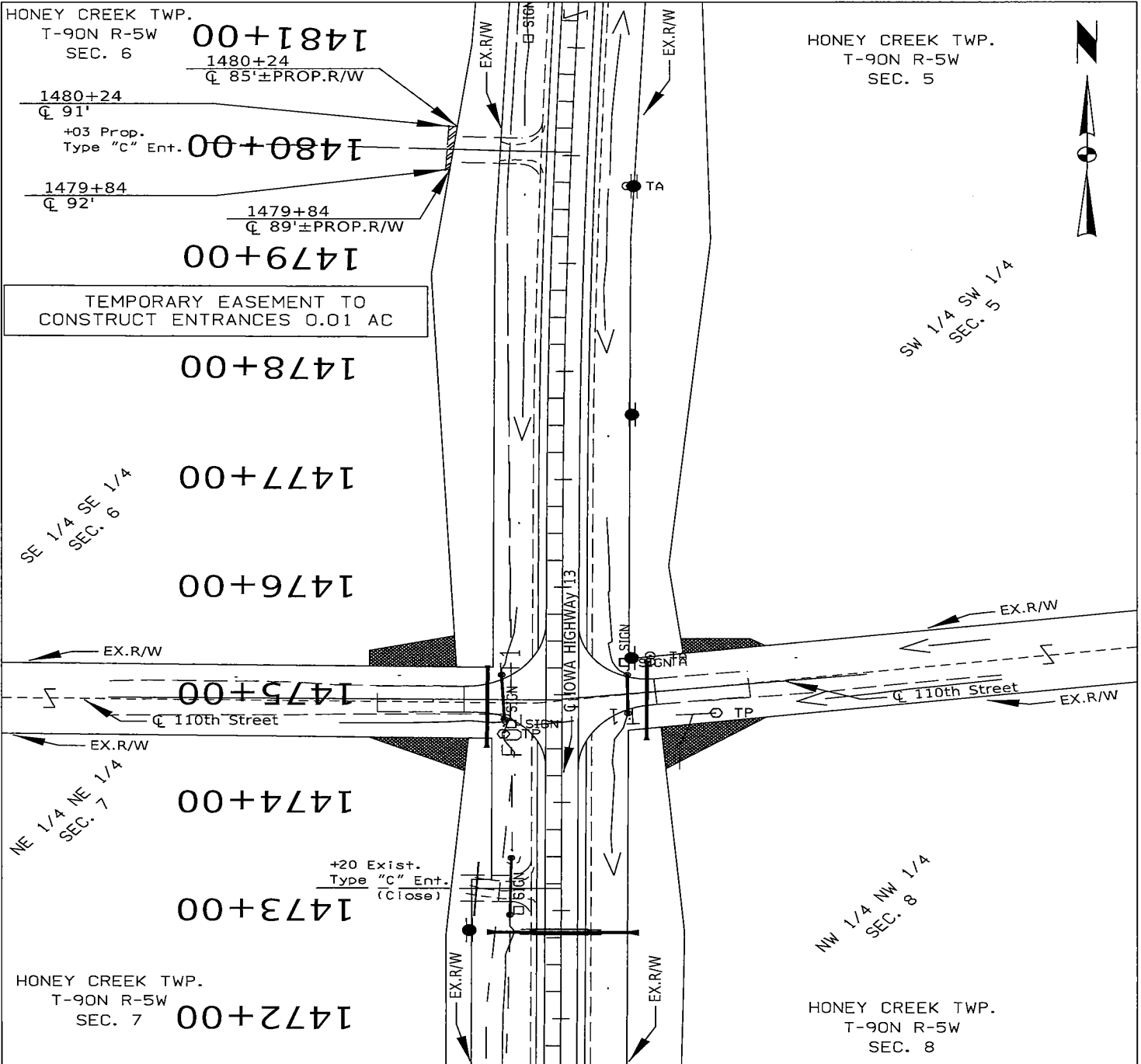
SCALE: 1" = 100'

LEGEND

W.D. OR EASEMENT LINE: 

ACCESS LOCATION POINT: 

PROPERTY LINE: 



COUNTY: DELAWARE

PROJECT NO.: NHSN-013-2(43)--2R-28

IOWA DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY BUREAU
 PLOT PLAN


PARCEL NO.: 58


OWNER: James B Arthur 2008 Revocable Trust


SECTION: 6 & 7 T 90 N-R 5 W.

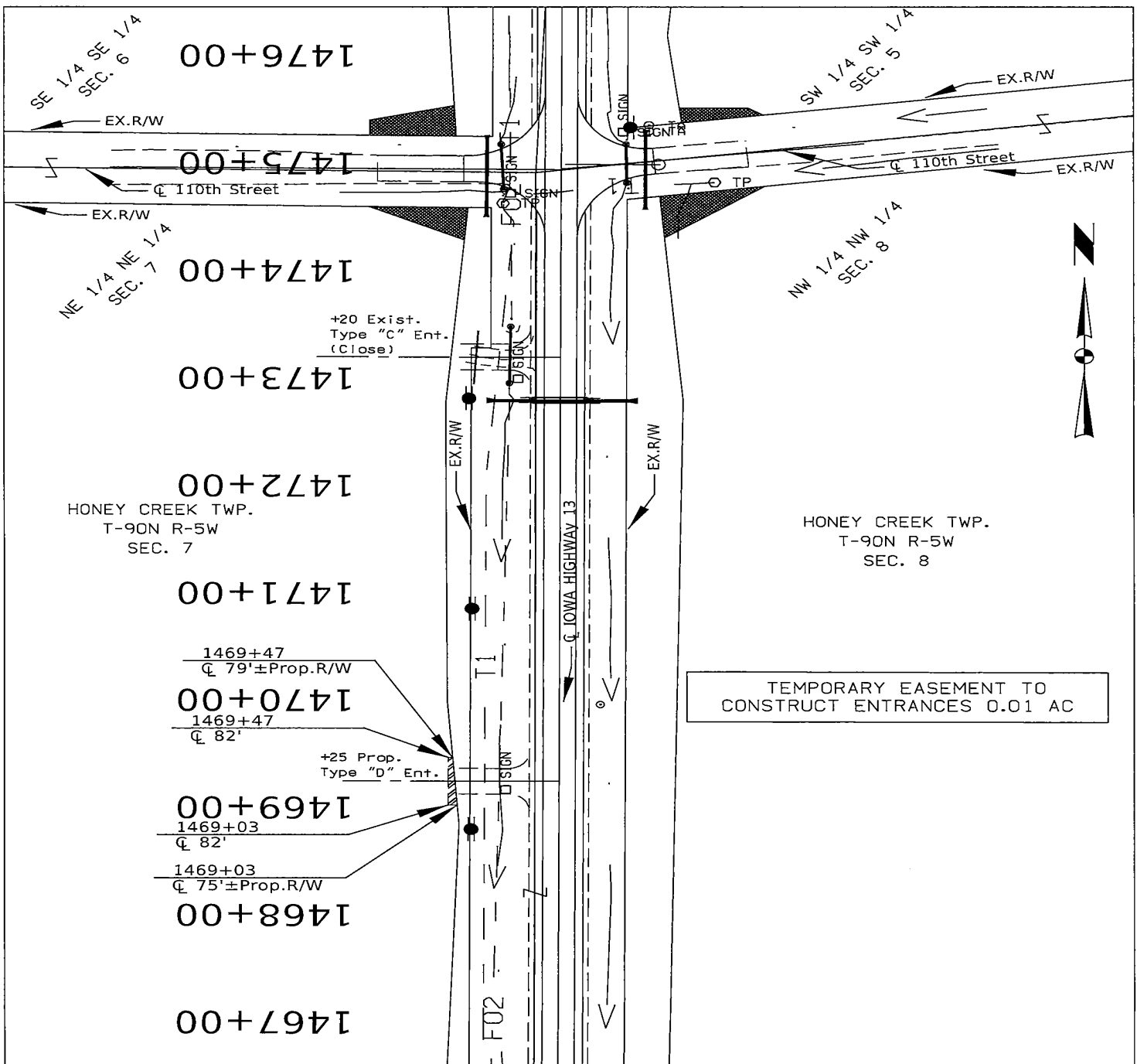
SCALE: 1" = 100'

LEGEND

W.D. OR EASEMENT LINE: 

ACCESS LOCATION POINT: 

PROPERTY LINE: 



COUNTY: DELAWARE

PROJECT NO.: NHSN-013-2(43)--2R-28

Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A-1 OF 5"

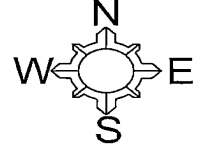


COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 58
 SECTION 5 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 1.84 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM _____

PARCEL 58 ACREAGE SUMMARY TABLE
SECTION 5, T90N, R5W

| LOCATION | NEW R.O.W. |
|---------------|------------|
| NW 1/4 SW 1/4 | 0.80 AC. ± |
| SW 1/4 SW 1/4 | 1.04 AC. ± |
| TOTAL | 1.84 AC. ± |

WEST 1/4 CORNER
SECTION 5, T90N, R5W
FOUND CUT "X"
PER CORNER CERTIFICATE
BOOK 2020, PAGE 4678



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

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

| | |
|---------------|-----------------|
| P. I. STATION | 1479+25.05 |
| DELTA | 02°35' 59" (RT) |
| RADIUS | 11460.00' |
| DEGREE | 00°30' 00" |
| TANGENT | 260.05' |
| LENGTH | 520.00' |
| P.C. STATION | 1476+65.00 |
| BEARING BACK | S 00°13' 44" W |
| P.T. STATION | 1481+85.01 |
| BEARING AHEAD | N 02°49' 44" E |

| COURSE | BEARING | DISTANCE |
|--------|-----------------|----------|
| A | N 82° 52' 09" E | 60.20' |
| B | N 82° 52' 09" E | 31.81' |
| C | S 04° 34' 22" W | 394.31' |
| D | S 00° 37' 34" W | 286.21' |
| E | S 03° 25' 08" W | 1068.06' |
| F | S 01° 34' 33" E | 507.08' |
| G | S 05° 53' 26" W | 303.08' |
| H | S 07° 28' 48" E | 82.00' |
| I | S 83° 09' 23" W | 40.27' |
| J | N 00° 13' 41" E | 388.27' |
| K | N 02° 50' 35" E | 2250.44' |

WEST LINE NW 1/4 SW 1/4
SECTION 5, T90N, R5W

WEST LINE SW 1/4 SW 1/4
SECTION 5, T90N, R5W

NW 1/4 SW 1/4
SECTION 5, T90N, R5W

STATION/OFFSET
NEW R.O.W. ACQUISITION

| POINT | STATION | OFFSET |
|-------|------------|---------|
| T2018 | 1501+80.12 | 81.00' |
| T2041 | 1497+86.00 | 69.00' |
| T2042 | 1495+00.00 | 80.00' |
| T2043 | 1484+32.00 | 69.00' |
| T2047 | 1479+24.00 | 105.00' |
| T2048 | 1476+20.00 | 78.00' |
| T2049 | 1475+38.74 | 89.00' |

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

LEGEND

- R.O.W. LINE
- FENCE LINE
- - - SECTION LINE AND OR 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- PERMANENT EASEMENT

1" = 300'

DATE DRAWN: 5/23/2022 DCF

PT 1481+85.01

PARCEL "A"
1.84 ACRES ±

SW 1/4 SW 1/4
SECTION 5, T90N, R5W

PI STA. 1479+25.05

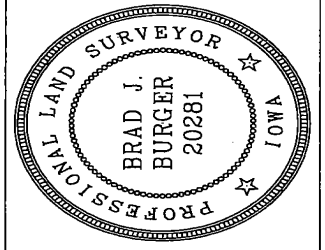
PC STA. 1476+65.00

SW CORNER SECTION 5, T90N, R5W
FOUND PK NAIL PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4678

IA HIGHWAY #13 CENTERLINE
PER PROJECT NO.
NHSN-013-2(43)--2R-28

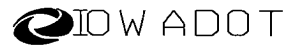
I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 8/19/2022
Date
Brad J. Burger
License number 20281
My license renewal date is December 31, 2022
Pages or Sheets covered by this seal: Sheet 1 of 1



Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A-2 OF 5"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 58
 SECTION 6 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 0.83 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM _____

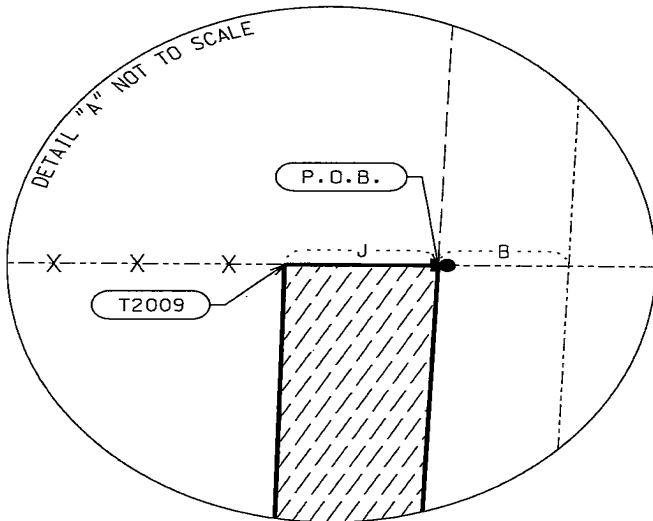
| PARCEL 58 ACREAGE SUMMARY TABLE | |
|-----------------------------------|------------|
| LOCATION | NEW R.O.W. |
| SE 1/4 SE 1/4 SEC 6, T90N, R5W | 0.83 AC. ± |
| TOTAL | 0.83 AC. ± |

| IA 13 C DATA FOR PROJECT NO. NHSN-013-2(43)--2R-28 | |
|-------------------------------------------------------|------------------|
| P.I. STATION | 1479+25.05 |
| DELTA | 02° 35' 59" (RT) |
| RADIUS | 11460.00' |
| DEGREE | 00° 30' 00" |
| TANGENT | 260.05' |
| LENGTH | 520.00' |
| P.C. STATION | 1476+65.00 |
| BEARING BACK | S 00° 13' 44" W |
| P.T. STATION | 1481+85.01 |
| BEARING AHEAD | N 02° 49' 44" E |

EAST 1/4 CORNER
SECTION 6, T90N, R5W
FOUND CUT "X"
PER CORNER CERTIFICATE
BOOK 2020, PAGE 4677

IA HIGHWAY #13 C
PER PROJECT NO.
NHSN-013-2(43)--2R-28

X-----X-NORTH LINE SE 1/4 SE 1/4 SECTION 6, T90N, R5W-X-----X

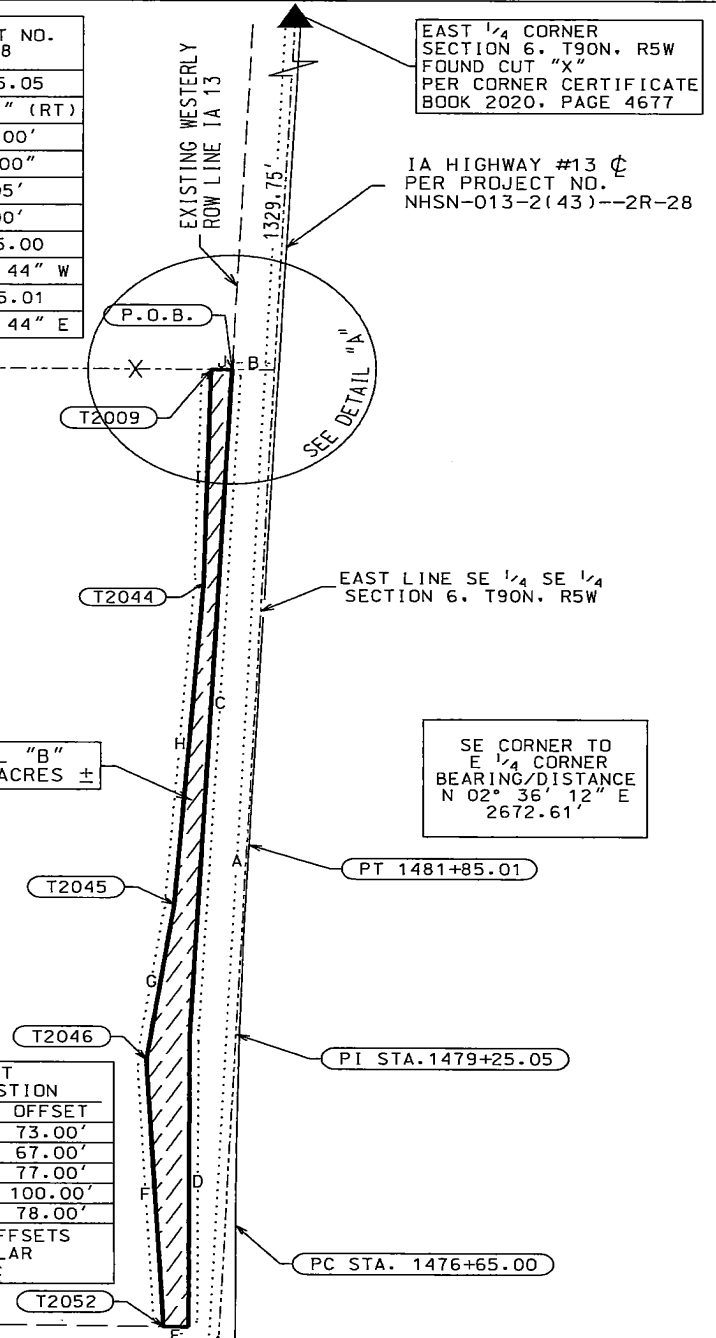


SE 1/4 SE 1/4
SECTION 6, T90N, R5W

| COURSE | BEARING | DISTANCE |
|--------|-----------------|----------|
| A | N 02° 36' 12" E | 1342.86' |
| B | N 89° 37' 18" W | 46.31' |
| C | S 02° 50' 35" W | 910.56' |
| D | S 00° 13' 41" W | 398.93' |
| E | N 89° 15' 51" W | 27.03' |
| F | N 02° 53' 02" W | 364.83' |
| G | N 08° 01' 06" E | 214.87' |
| H | N 04° 05' 27" E | 439.68' |
| I | N 01° 39' 14" E | 292.59' |
| J | S 89° 37' 18" E | 22.36' |

| STATION/OFFSET NEW R.O.W. ACQUISITION | | |
|------------------------------------------|------------|---------|
| POINT | STATION | OFFSET |
| T2009 | 1488+31.53 | 73.00' |
| T2044 | 1485+39.00 | 67.00' |
| T2045 | 1481+00.00 | 77.00' |
| T2046 | 1478+88.00 | 100.00' |
| T2052 | 1475+25.64 | 78.00' |

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



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

NORTHERLY ROW LINE 110TH ST

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

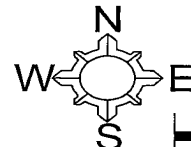


I hereby certify that this land surveying document was prepared and related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Brad J. Burger 8/22/2022
 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

LEGEND

- FOUND R.O.W. RAIL
- R.O.W. LINE
- X-X-X- FENCE LINE
- SECTION LINE AND OR 1/4 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- ▨ PERMANENT EASEMENT



1" = 200'

DATE DRAWN: 5/19/2022 DCF

Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A-3 OF 5"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 58
 SECTION 7 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 0.46 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM _____

| LOCATION | NEW R.O.W. |
|--------------------------------|------------|
| NE 1/4 NE 1/4 SEC 7, T90N, R5W | 0.46 AC. ± |
| TOTAL | 0.46 AC. ± |

PC STA. 1476+65.00

NE CORNER SECTION 7, T90N, R5W
 FOUND PK NAIL PER
 CORNER CERTIFICATE
 BOOK 2020, PAGE 4680

SOUTHERLY ROW LINE 110TH ST

| COURSE | BEARING | DISTANCE |
|---------------|-----------------|----------|
| PT 1428+50.35 | | |
| TO | N 00° 13' 44" E | 4814.65' |
| PC 1476+65.00 | | |

| COURSE | BEARING | DISTANCE | (RECORD) |
|--------|-----------------|----------|------------|
| A | S 00° 08' 57" W | 1281.00' | (1281.00') |
| B | S 89° 46' 21" W | 48.97' | |
| C | S 89° 46' 21" W | 9.05' | |
| D | N 01° 37' 39" W | 339.53' | |
| E | N 02° 16' 50" E | 335.21' | |
| F | N 04° 14' 45" W | 115.35' | |
| G | N 00° 11' 10" W | 276.01' | |
| H | N 05° 12' 38" E | 184.25' | |
| I | S 89° 15' 51" E | 17.28' | |
| J | S 00° 08' 57" W | 130.67' | |
| K | N 89° 50' 38" W | 14.43' | |
| L | S 00° 13' 41" W | 1117.99' | |

| POINT | STATION | OFFSET |
|-------|------------|--------|
| T2051 | 1474+59.56 | 69.00' |
| T2053 | 1462+10.65 | 75.00' |
| T2055 | 1472+76.00 | 85.00' |
| T2056 | 1470+00.00 | 83.00' |
| T2058 | 1468+85.00 | 74.00' |
| T2059 | 1465+50.00 | 86.00' |

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

NE 1/4 NE 1/4 SECTION 7, T90N, R5W

PARCEL "C" 0.46 ACRES ☺

T2051

T2055

T2056

T2058

T2059

T2053

P.O.B.

EXISTING WESTERLY ROW LINE IA 13

NE CORNER TO E 1/4 CORNER BEARING/DISTANCE S 00° 08' 57" W 2597.18'

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

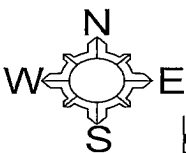
IA HIGHWAY #13 CENTERLINE PER PROJECT NO. NHSN-013-2(43)--2R-28

PT STA. 1428+50.35

-----X-----X-----X SOUTH LINE NE 1/4 NE 1/4 SECTION 7, T90N, R5W X-----X-----X

LEGEND

- R.O.W. LINE
- X-X- FENCE LINE
- SECTION LINE AND OR 1/4 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING



1" = 200'



DATE DRAWN: 5/19/2022 DCF

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 8/19/2022
 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



Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A-4 OF 5"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 58
 SECTION 8 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 2.04 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM _____

PARCEL 58 ACREAGE SUMMARY TABLE
SECTION 8, T90N, R5W

| LOCATION | NEW R.O.W. |
|---------------|------------|
| NW 1/4 NW 1/4 | 0.99 AC. ± |
| SW 1/4 NW 1/4 | 1.05 AC. ± |
| TOTAL | 2.04 AC. ± |

NW CORNER SECTION 8, T90N, R5W
FOUND PK NAIL PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4679

WEST LINE NW 1/4 NW 1/4
SECTION 8, T90N, R5W

STATION/OFFSET
NEW R.O.W. ACQUISITION

| POINT | STATION | OFFSET |
|-------|------------|---------|
| T2050 | 1474+70.25 | 73.00' |
| T2057 | 1472+80.00 | 91.00' |
| T2060 | 1458+97.00 | 72.00' |
| T2061 | 1456+39.00 | 90.00' |
| T2062 | 1454+93.00 | 71.00' |
| T2063 | 1451+37.00 | 105.00' |
| T2064 | 1450+20.00 | 101.00' |
| T2065 | 1449+09.00 | 79.00' |
| T2085 | 1449+05.95 | 79.76' |

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

W 1/4 CORNER
TO NW CORNER
BEARING/DISTANCE
N 00° 08' 57" E
2597.18'

WEST LINE SW 1/4 NW 1/4
SECTION 8, T90N, R5W

WEST 1/4 CORNER
SECTION 8, T90N, R5W
FOUND 1/2" SMOOTH IRON ROD
PER CORNER CERTIFICATE
BOOK 2020, PAGE 4679

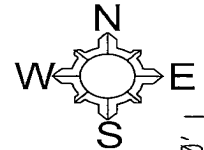
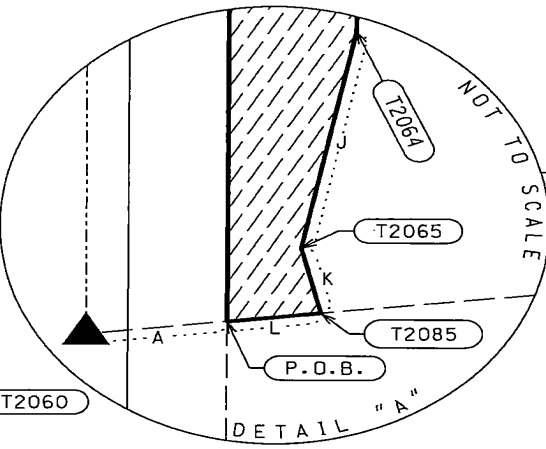
IA 13 CENTERLINE DATA FOR PROJECT NO.
NHSN-013-2(43)--2R-28

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

IA HIGHWAY #13 CL PER PROJECT NO.
NHSN-013-2(43)--2R-28
 POT STA. 1474+95.88
 NORTH LINE NW 1/4 NW 1/4 SECTION 8, T90N, R5W
 EXISTING SOUTHERLY ROW LINE 110 ST.

| COURSE | BEARING | DISTANCE |
|--------|-----------------|----------|
| A | N 83° 36' 57" E | 64.66' |
| B | N 00° 13' 41" E | 2564.89' |
| C | N 83° 09' 23" E | 24.15' |
| D | S 05° 10' 33" E | 191.10' |
| E | S 01° 00' 58" W | 1383.13' |
| F | S 03° 45' 43" E | 258.63' |
| G | S 07° 38' 37" W | 147.23' |
| H | S 05° 13' 35" E | 357.62' |
| I | S 02° 11' 13" W | 117.07' |
| J | S 11° 26' 23" W | 113.16' |
| K | S 13° 41' 01" E | 3.15' |
| L | S 83° 36' 57" W | 30.89' |

NW 1/4 NW 1/4
SECTION 8, T90N, R5W



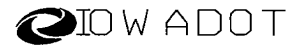
- LEGEND
- R.O.W. LINE
 - *** FENCE LINE
 - - - SECTION LINE AND OR 1/4 SECTION LINE
 - () RECORDED AS
 - P.O.B. POINT OF BEGINNING
 - PERMANENT EASEMENT

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 8/22/2022
 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

Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A-5 OF 5"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 58
 SECTION 8 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE 1.43 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM _____

| LOCATION | NEW R.O.W. |
|--------------------------------|------------|
| NW 1/4 SW 1/4 SEC 8, T90N, R5W | 1.43 AC. ± |
| TOTAL | 1.43 AC. ± |

WEST 1/4 CORNER SECTION 8, T90N, R5W FOUND 1/2" SMOOTH IRON ROD PER CORNER CERTIFICATE BOOK 2020, PAGE 4679

NORTH LINE NW 1/4 SW 1/4 SECTION 8, T90N, R5W

| COURSE | BEARING | DISTANCE |
|--------|-----------------|----------|
| A | N 83° 36' 57" E | 64.66' |
| B | N 83° 36' 57" E | 30.89' |
| C | S 13° 41' 01" E | 221.44' |
| D | S 08° 09' 42" W | 369.54' |
| E | S 05° 54' 30" E | 187.07' |
| F | S 08° 26' 10" W | 210.15' |
| G | S 10° 50' 28" E | 93.74' |
| H | S 00° 41' 44" W | 245.69' |
| I | S 85° 58' 19" W | 39.01' |
| J | N 00° 13' 41" E | 1311.97' |

| POINT | STATION | OFFSET |
|-------|------------|---------|
| T2054 | 1435+93.32 | 88.00' |
| T2085 | 1449+05.95 | 79.76' |
| T2066 | 1446+91.00 | 133.00' |
| T2067 | 1443+25.00 | 82.00' |
| T2068 | 1441+39.00 | 102.00' |
| T2069 | 1439+31.00 | 72.00' |
| T2070 | 1438+39.00 | 90.00' |

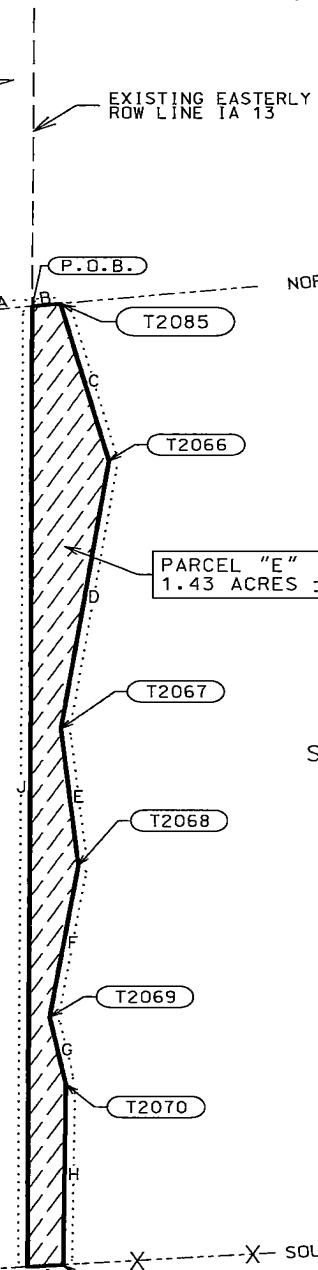
R.O.W. STATIONS/OFFSETS ARE PERPENDICULAR TO PROJECT ☺

NW 1/4 SW 1/4 SECTION 8, T90N, R5W

| COURSE | BEARING | DISTANCE |
|------------------|-----------------|----------|
| PT 1428+50.35 TO | N 00° 13' 44" E | 4814.65' |
| PC 1476+65.00 | | |

SW CORNER TO W 1/4 CORNER BEARING/DISTANCE N 00° 06' 56" E 2600.03'

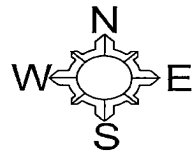
WEST LINE NW 1/4 SW 1/4 SECTION 8, T90N, R5W
 1309.11'
 NHSN-013-2(43)--2R-28 ☺
 1290.92'
 PT STA. 1428+50.35
 SW CORNER SECTION 8, T90N, R5W FOUND CUT "X" BOOK 2020, PAGE 4679



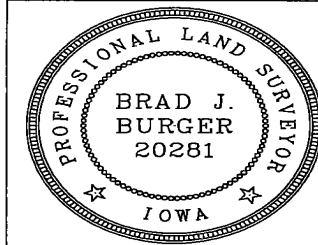
IA HIGHWAY #13 CENTERLINE PER PROJECT NO. NHSN-013-2(43)--2R-28

- LEGEND**
- R.O.W. LINE
 - - - - FENCE LINE
 - - - - SECTION LINE AND OR 1/4 1/4 SECTION LINE
 - () RECORDED AS
 - P.D.B. POINT OF BEGINNING
 - PERMANENT EASEMENT

1" = 200'



DATE DRAWN: 5/19/2022_DCF



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Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A-1 OF 4"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 58
 SECTION 5 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE *0.01 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM _____

| LOCATION | *NEW R.O.W. |
|-----------------------------------|-------------|
| SW 1/4 SW 1/4 SEC 5, T90N, R5W | 0.01 AC. ± |
| TOTAL | 0.01 AC. ± |

* ACQUIRED IN THE NAME OF DELAWARE COUNTY

* ACQUIRED IN THE NAME OF DELAWARE COUNTY

| STATION/OFFSET NEW R.O.W. ACQUISITION | |
|------------------------------------------|--------------------|
| POINT | OFFSET |
| T2071 | 12476+39.00 42.00' |
| T2079 | 12475+88.59 47.00' |
| T2080 | 12476+50.00 34.04' |

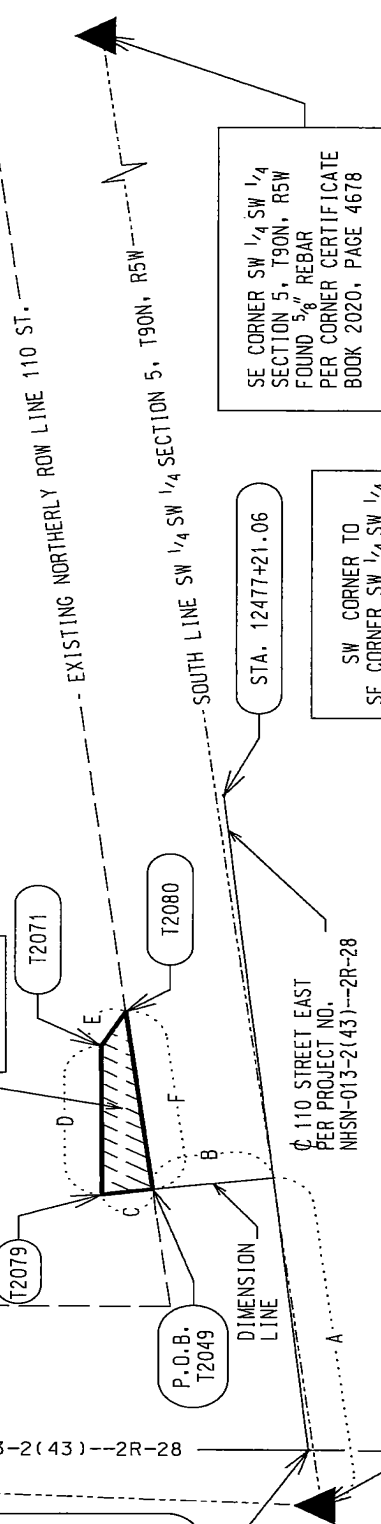
R.O.W. STATIONS/OFFSETS
ARE PERPENDICULAR
TO PROJECT ϕ

SW 1/4 SW 1/4
SECTION 5, T90N, R5W

| COURSE | BEARING | DISTANCE |
|--------|-----------------|----------|
| A | N 83° 09' 23" E | 112.69' |
| B | N 06° 50' 37" W | 33.00' |
| C | N 07° 28' 48" W | 13.94' |
| D | N 89° 44' 11" E | 50.66' |
| E | S 60° 02' 43" E | 13.58' |
| F | S 83° 09' 23" W | 61.04' |

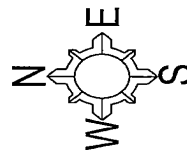
| COURSE | BEARING | DISTANCE |
|------------------|-----------------|----------|
| STA. 12474+95.88 | | |
| TO | N 84° 04' 20" E | 225.18' |
| STA. 12477+21.06 | | |

PARCEL "F"
0.01 ACRES ±



LEGEND

- R.O.W. LINE
- FENCE LINE
- SECTION LINE AND OR 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- PERMANENT EASEMENT



DATE DRAWN: 5/19/2022_DCF

IA HIGHWAY #13 ϕ PER PROJECT NO. NHSN-013-2(43)--2R-28

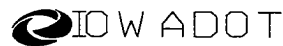
IA 13 POT STA. 1474+95.88
=110 ST. STA. 12474+95.88

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Brad J. Burger 8/22/2022
 Brad J. Burger
 License number 20281
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Iowa Department of Transportation

ACQUISITION PLAT EXHIBIT "A-2 OF 4"

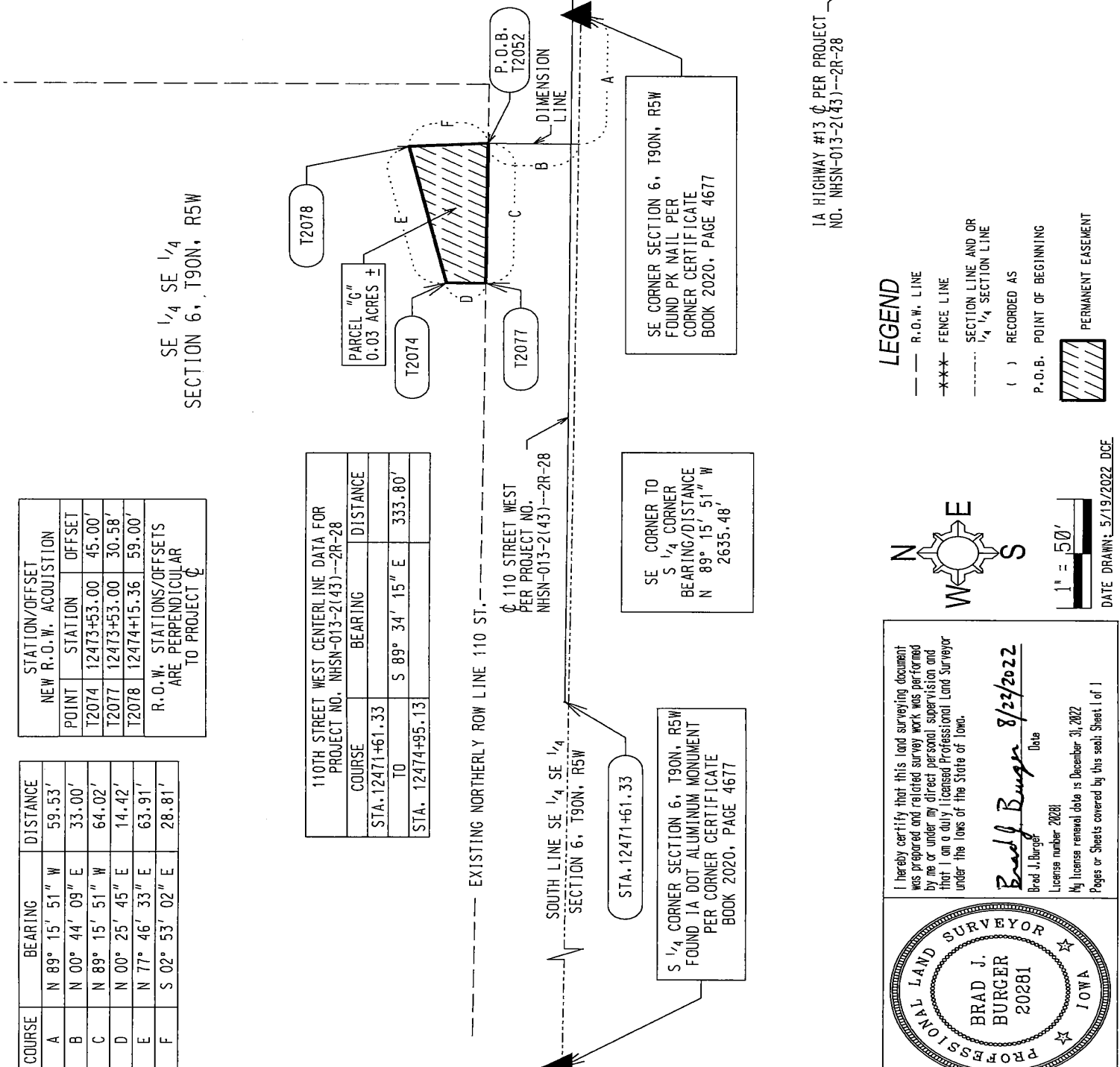


COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 58
 SECTION 6 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE *0.03 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM _____

* ACQUIRED IN THE NAME OF DELAWARE COUNTY

| LOCATION | *NEW R.O.W. |
|-----------------------------------|-------------|
| SE 1/4 SE 1/4 SEC 6. T90N, R5W | 0.03 AC. ± |
| TOTAL | 0.03 AC. ± |

* ACQUIRED IN THE NAME OF DELAWARE COUNTY



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

PARCEL "G"
0.03 ACRES ±

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

IA HIGHWAY #13 @ PER PROJECT
NO. NHSN-013-2(43)--2R-28

SE CORNER TO
S 1/4 CORNER
BEARING/DISTANCE
N 89° 15' 51" W
2635.48'

LEGEND

- R.O.W. LINE
- *- FENCE LINE
- - - SECTION LINE AND OR 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- PERMANENT EASEMENT

| STATION/OFFSET NEW R.O.W. ACQUISITION | STATION | OFFSET |
|------------------------------------------|-------------|--------|
| T2074 | 12473+53.00 | 45.00' |
| T2077 | 12473+53.00 | 30.58' |
| T2078 | 12474+15.36 | 59.00' |

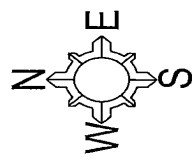
R.O.W. STATIONS/OFFSETS
ARE PERPENDICULAR
TO PROJECT @

| COURSE | BEARING | DISTANCE |
|---------------------|-----------------|----------|
| STA. 12471+61.33 TO | S 89° 34' 15" E | 333.80' |
| STA. 12474+95.13 | | |

| COURSE | BEARING | DISTANCE |
|--------|-----------------|----------|
| A | N 89° 15' 51" W | 59.53' |
| B | N 00° 44' 09" E | 33.00' |
| C | N 89° 15' 51" W | 64.02' |
| D | N 00° 25' 45" E | 14.42' |
| E | N 77° 46' 33" E | 63.91' |
| F | S 02° 53' 02" E | 28.81' |

EXISTING NORTHERLY ROW LINE 110 ST.
 @ 110 STREET WEST
 PER PROJECT NO.
 NHSN-013-2(43)--2R-28

S 1/4 CORNER SECTION 6, T90N, R5W
FOUND IA DOT ALUMINUM MONUMENT
PER CORNER CERTIFICATE
BOOK 2020, PAGE 4677



1" = 50'
DATE DRAWN: 5/19/2022 DCF

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Iowa Department of Transportation

ACQUISITION PLAT EXHIBIT "A-3 OF 4"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 58
 SECTION 7 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE *0.03 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM _____

| LOCATION | *NEW R.O.W. |
|-----------------------------------|-------------|
| NE 1/4 NE 1/4 SEC 7, T90N, R5W | 0.03 AC. ± |
| TOTAL | 0.03 AC. ± |

* ACQUIRED IN THE NAME OF DELAWARE COUNTY

* ACQUIRED IN THE NAME OF DELAWARE COUNTY

| POINT | STATION | OFFSET |
|-------|-------------|--------|
| T2076 | 12473+53.00 | 35.42' |
| T2082 | 12474+23.73 | 66.00' |

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

NE CORNER TO N 1/4 CORNER BEARING/DISTANCE
 N 89° 15' 51" W
 2635.48'

Ø 110 STREET WEST PER PROJECT NO. NHSN-013-2(43)--2R-28

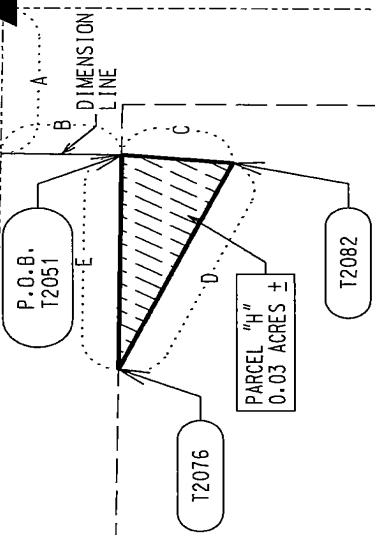
NORTH LINE NE 1/4 NE 1/4 SECTION 7, T90N, R5W

EXISTING SOUTHERLY ROW LINE 110 ST.

1A HIGHWAY #13 Ø PER PROJECT NO. NHSN-013-2(43)--2R-28

NE CORNER SECTION 7, T90N, R5W FOUND PK NAIL PER CORNER CERTIFICATE BOOK 2020, PAGE 4680

IA 13 POT STA. 1474+95.13 = 110 ST. STA. 12474+95.13



NE 1/4 NE 1/4 SECTION 7, T90N, R5W

| COURSE | BEARING | DISTANCE |
|--------|-----------------|----------|
| A | N 89° 15' 51" W | 49.94' |
| B | S 00° 44' 09" W | 33.00' |
| C | S 05° 12' 38" W | 30.30' |
| D | N 66° 11' 15" W | 77.06' |
| E | S 89° 15' 51" E | 73.26' |

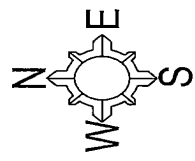
N 1/4 CORNER SECTION 7, T90N, R5W FOUND IA DOT ALUMINUM MONUMENT PER CORNER CERTIFICATE BOOK 2020, PAGE 4680

STA. 12471+61.33

| COURSE | BEARING | DISTANCE |
|--------------------------------------|-----------------|----------|
| STA. 12471+61.33 TO STA. 12474+95.13 | S 89° 34' 15" E | 333.80' |

LEGEND

- R.O.W. LINE
- *** FENCE LINE
- - - SECTION LINE AND OR 1/4 SECTION LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING
- PERMANENT EASEMENT



1" = 50'

DATE DRAWN: 5/19/2022_DCF

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Iowa Department of Transportation

ACQUISITION PLAT
EXHIBIT "A-4 OF 4"



COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 58
 SECTION 8 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE *0.03 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM _____

* ACQUIRED IN THE NAME OF DELAWARE COUNTY

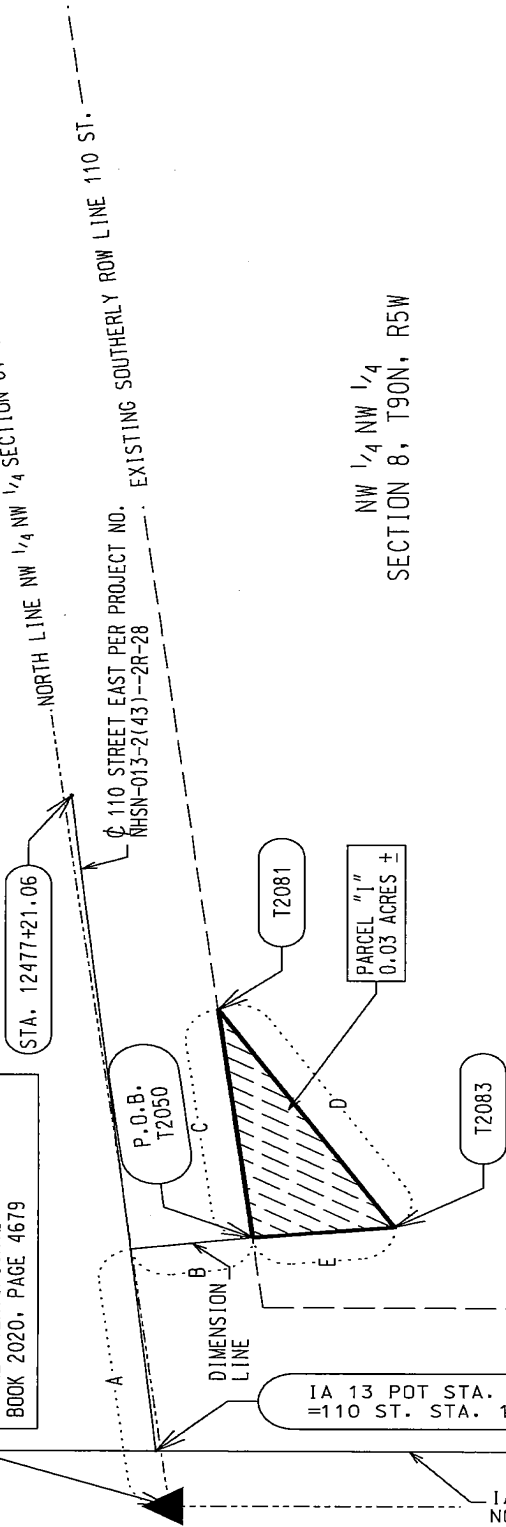
| LOCATION | *NEW R.O.W. |
|-----------------------------------|-------------|
| NW 1/4 NW 1/4 SEC 8, T90N, R5W | 0.03 AC. ± |
| TOTAL | 0.03 AC. ± |

* ACQUIRED IN THE NAME OF DELAWARE COUNTY

NE CORNER NW 1/4 NW 1/4
SECTION 8, T90N, R5W
FOUND 5/8" REBAR
PER CORNER CERTIFICATE
BOOK 2020, PAGE 4679

NW CORNER TO
NE CORNER NW 1/4 NW 1/4
BEARING/DISTANCE
N 83°09' 23" E
1492.11'

NW CORNER SECTION 8, T90N, R5W
FOUND PK NAIL PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4679



| STATION/OFFSET | NEW R.O.W. ACQUISITION |
|----------------|------------------------|
| POINT | STATION |
| T2081 | 12476+44.00 |
| T2083 | 12475+65.20 |

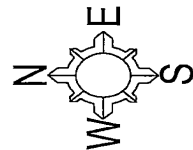
R.O.W. STATIONS/OFFSETS ARE PERPENDICULAR TO PROJECT ☐

| COURSE | BEARING | DISTANCE |
|--------|-----------------|----------|
| A | N 83° 09' 23" E | 88.37' |
| B | S 06° 50' 37" E | 33.00' |
| C | N 83° 09' 23" E | 78.30' |
| D | S 57° 11' 40" W | 88.34' |
| E | N 05° 10' 33" W | 38.69' |

| COURSE | BEARING | DISTANCE |
|--------------------------------------|-----------------|----------|
| STA. 12474+95.88 TO STA. 12477+21.06 | N 84° 04' 20" E | 225.18' |

LEGEND

- R.O.W. LINE
- FENCE LINE
- SECTION LINE AND OR 1/4 SECTION LINE
- () RECORDED AS P.O.B. POINT OF BEGINNING
- ▨ PERMANENT EASEMENT



1" = 50'

DATE DRAWN: 5/19/2022 DCF

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