

Recorded: 2/20/2024 at 3:19:37.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 385



Prepared by & Return To: Lisa Obrecht, Right of Way Bureau, 800 Lincoln Way, Ames, IA 50010, 515-239-1813
Address Tax Statements: Tax Exempt-IA Code Sec. 427.2 Delaware County Engineer's Office, 2139 Highway 38, Manchester, IA 52057

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of Three Hundred Twenty AND NO/100—(\$ 320.00)—DOLLARS and other valuable consideration in hand paid by Iowa Department of Transportation, DANIEL TEKIPPE AND MARY TEKIPPE, HUSBAND AND WIFE, do hereby grant DELAWARE COUNTY, 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 NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section Thirty (30), 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 Northeast corner of Section Thirty (30), Township Ninety North (T90N), Range Five West (R5W) of the Fifth (5th) Principal Meridian, Delaware County, Iowa; thence South 89° 33' 26" West 115.83 feet along the North line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section Thirty (30); thence South 00° 26' 34" East 33.00 feet to the existing Southerly right of way line of 140th Street and the Point of Beginning; thence North 89° 33' 26" East 60.91 feet along said existing Southerly right of way line; thence South 00° 40' 33" West 24.70 feet; thence North 72° 23' 33" West 42.57 feet; thence North 60° 27' 56" West 23.03 feet to the Point of Beginning, containing 0.02 acres more or less.

Note: The North line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section Thirty (30), Township Ninety North (T90N), Range Five West (R5W), of the Fifth (5th) Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 33' 26" West.

This easement, and a certain Easement, to the State of Iowa, executed by the above named grantors is given in fulfillment of a certain Purchase Agreement dated July 31, 2023, and recorded in the Delaware County Recorder's Office on August 2, 2023, at Book 2024, Page 1815, as Document No. _____, except for those terms that survive the execution of this document.

The additional amount of \$ 0.00, 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).

Delaware County Project No. NHSN-013-2(43)—2R-28
Daniel Tekippe, et ux) (Parcel No. 39)

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 7-11-23, 2023.

Daniel Tekippe (Sign in Ink)
Daniel Tekippe

Mary Tekippe (Sign in Ink)
Mary Tekippe

STATE OF Iowa, COUNTY OF Delaware, ss:

This instrument was acknowledged before me on July 11, 2023, by Daniel Tekippe and Mary Tekippe.



Zach Engstrom (Sign in Ink)
Notary Public.

(AFFIX NOTARIAL SEAL ABOVE ▲)

Iowa Department of Transportation

ACQUISITION PLAN
EXHIBIT "A"

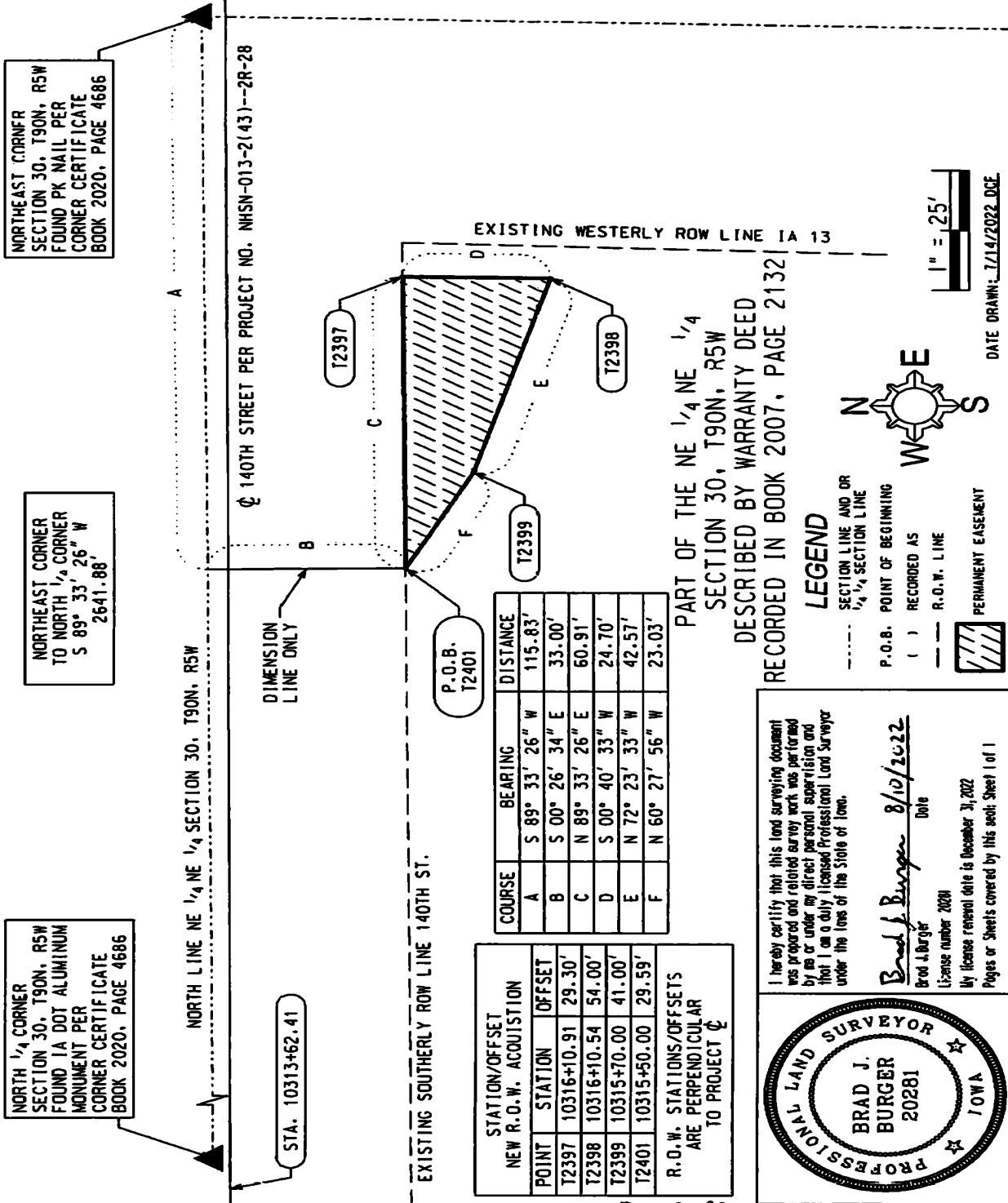


COUNTY DELAWARE STATE CONTROL NO. _____
 ROW PROJECT NO. NHSN-013-2(43)--2R-28 PARCEL NO. 39
 SECTION 30 TOWNSHIP 90 NORTH RANGE 5 WEST
 ROW-FEE _____ AC ±, EASE *0.02 AC ±, EXCESS-FEE _____ AC ±
 ACQUIRED FROM _____

*ACQUIRED IN THE NAME OF DELAWARE COUNTY

LOCATION	NEW R.O.W.
NE 1/4 NE 1/4	0.02 AC. ±
TOTAL	0.02 AC. ±

COURSE	BEARING	DISTANCE
STA 10313+62.41	N 89° 49' 37" E	317.47'
STA 10316+79.88		



NORTHEAST CORNER
SECTION 30, T90N, R5W
FOUND PK NAIL PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4686

NORTHEAST CORNER
TO NORTH 1/2 CORNER
S 89° 33' 26" W
2641.88'

NORTH 1/2 CORNER
SECTION 30, T90N, R5W
FOUND IA DOT ALUMINUM
MONUMENT PER
CORNER CERTIFICATE
BOOK 2020, PAGE 4686

140TH STREET PER PROJECT NO. NHSN-013-2(43)--2R-28

EXISTING WESTERLY ROW LINE IA 13

DIMENSION
LINE ONLY

EXISTING SOUTHERLY ROW LINE 140TH ST.

COURSE	BEARING	DISTANCE
A	S 89° 33' 26" W	115.83'
B	S 00° 26' 34" E	33.00'
C	N 89° 33' 26" E	60.91'
D	S 00° 40' 33" W	24.70'
E	N 72° 23' 33" W	42.57'
F	N 60° 27' 56" W	23.03'

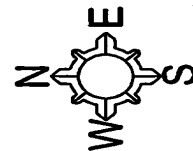
STATION/OFFSET NEW R.O.W. ACQUISITION	STATION	OFFSET
T2397	10316+10.91	29.30'
T2398	10316+10.54	54.00'
T2399	10315+70.00	41.00'
T2401	10315+50.00	29.59'

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

PART OF THE NE 1/4 NE 1/4
SECTION 30, T90N, R5W
DESCRIBED BY WARRANTY DEED
RECORDED IN BOOK 2007, PAGE 2132

LEGEND

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



DATE DRAWN: 7/14/2022 DCE

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 8/10/2022
 Brad J. Burger Date
 License number 20281
 My license renewal date is December 31, 2022
 Pages or Sheets covered by this sheet: Sheet 1 of 1