

REC \$ No Fee
AUD \$ _____
R.M.F. \$ _____
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RECORDED ☒
COMPARED ☒

FILED NO. 1254
BOOK 139 PAGE 601
98 SEP 16 PM 3: 31
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Prepared By: ✓ Madison County Engineer's Office, P.O. Box 152, Winterset, Iowa 50273, Telephone: (515) 462-1136

EASEMENT FOR PUBLIC HIGHWAY

KNOW ALL MEN BY THESE PRESENTS

THAT CHET HIATT AND GINGER HIATT
of Madison County, State of Iowa in consideration of the sum of
Four Hundred Ninety Seven and 20/100-----DOLLARS-----(\$ 497.20)
in hand paid by MADISON COUNTY, IOWA, do hereby sell and convey unto the said MADISON COUNTY, for
road purposes and for use as a Public Highway, the following described premises situated in the County of Madison,
State of Iowa, to-wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 33, and the Southwest Quarter of the Northwest Quarter of Section 34, Township 74 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 33;
thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds West along the east line of the Southeast Quarter of the Northeast Quarter of said Section 33 a distance of 33.04 feet to the point of beginning;
thence South 00 degrees 00 minutes 00 seconds West along said east line a distance of 268.47 feet to the centerline of the proposed highway;
thence South 00 degrees 00 minutes 00 seconds West along said east line a distance of 147.77 feet to the centerline of the present highway;
thence southeasterly 27.29 feet along the centerline of the present highway and a curve concave northeasterly and not tangent with last described line, said curve has a radius of 308.27 feet, a central angle of 05 degrees 04 minutes 19 seconds, and a chord 27.28 feet in length bearing South 12 degrees 51 minutes 40 seconds East;
thence South 79 degrees 46 minutes 16 seconds West 6.17 feet to the east line of the Southeast Quarter of the Northeast Quarter of said Section 33;
thence South 79 degrees 46 minutes 16 seconds West 26.83 feet to the southwesterly right of way line of the present highway;
thence South 79 degrees 46 minutes 16 seconds West 33.52 feet;
thence North 61 degrees 36 minutes 56 seconds West 52.33 feet;
thence North 04 degrees 27 minutes 19 seconds West 213.13 feet;
thence North 39 degrees 59 minutes 32 seconds East 69.29 feet;
thence North 09 degrees 28 minutes 26 seconds East 164.07 feet to the northerly right of way line of the present highway;
thence North 87 degrees 18 minutes 40 seconds East along said northerly line a distance of 17.03 feet to the easterly right of way line of the present highway;
thence North 87 degrees 18 minutes 40 seconds East 33.06 feet to the centerline of the present and proposed highways;
thence North 87 degrees 18 minutes 40 seconds East 0.42 feet to the east line of the Southeast Quarter of the Northeast Quarter of said Section 33 and the point of beginning.

Said tract contains 0.95 acres including the present highway and is subject to encumbrances of record.

and we hereby covenant with the said MADISON COUNTY that we are lawfully seized of said premises; that they are free from encumbrance(s) _____ that we have good and lawful authority to sell and convey the same, and we do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever and the said GINGER HIATT hereby relinquishes her right of dower in and to the premises hereinbefore conveyed.

Signed this 27 day of July, A. D. 19 98.



Chet Hiatt
Name: CHET HIATT
Ginger Hiatt
Name: GINGER HIATT

STATE OF IOWA, MADISON COUNTY, ss.

On this 27 day of July, A. D. 19 98, before me Jan Henderson, a Notary Public in and for said County, personally appeared CHET HIATT AND GINGER HIATT, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he executed the same as their voluntary act and deed.

Jan L. Henderson
Name: JAN L. Henderson
Notary Public in and for said County Tipton, IN