DELAWARE COUNTY IOWA
FILED

2000 MR 22 PM 1:18

BOOK 2000 PAGE 894
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$21.00

⊗ PREPARE BY: JACQUE G. LAMSON P.O. BOX 156
New Lisbon, WI 53950

Document No. Cellcom Easement

This Space Reserved For Recording Data

Return To:

For good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned ("Grantor" whether one or more), hereby grants on to Redwood Wireless Wisconsin, LLC, d/b/a Cellcom "Grantee" the right to use an existing drive-way and additional parcel of land for the purpose of ingress and egress to Telecommunications facilities and is described as follows:

LEGAL DESCRIPTION - 20' INGRESS/EGRESS EASEMENT

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH PRINCIPAL MERIDIAN, AND PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH PRINCIPAL MERIDIAN, ALL IN DELAWARE COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE N1°43'25"W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, 567.15 FEET; THENCE S88°16'35"W, 368.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°16'35"W, 20.00 FEET; THENCE NORTHEASTERLY 637.62 FEET ALONG THE ARC OF A 410.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, (CHORD BEARS N42°49'45"E, 575.28 FEET); THENCE N87°22'55"E, 2040.55 FEET; THENCE SOUTHEASTERLY 153.14 FEET ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, (CHORD BEARS S48°30'15"E, 153.14 FEET); THENCE SOUTHEASTERLY 214.18 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, (CHORD BEARS S48°13'00"E, 193.89 FEET); THENCE N87°57'25"E, 257.67 FEET TO THE WEST RIGHT OF WAY OF 332ND AVENUE; THENCE S2°05'10"E, ALONG SAID WEST RIGHT OF WAY, 20.00 FEET; THENCE S87°57'25"W, 257.88 FEET; THENCE NORTHWESTERLY 244.77 FEET ALONG THE ARC OF A 160.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, (CHORD BEARS N48°13'00"W, 221.59 FEET); THENCE NORTHWESTERLY 138.59 FEET ALONG THE ARC OF A 90.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, (CHORD BEARS N48°30'15"W, 125.30 FEET); THENCE S87°22'55"W, 2040.55 FEET; THENCE SOUTHWESTERLY 606.52 FEET ALONG THE ARC OF A 390.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, (CHORD BEARS S42°49'50"W, 547.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.52 ACRES SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Subject to easements, restrictions, reservations and right-of-way of recordor use.

IN WITNESS WHEREOF, this instrument has been signed and sealed this 22 day of March, 2000.

GRANTORS:

Daniel C. Deutmeyer

name DANIEL C. Deutmeyer

Heidi Deutmeyer

name Heidi Deutmeyer

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 22nd day of March 2000, by Daniel C. Deutmeyer and Heidi Deutmeyer

STATE OF Iowa

COUNTY OF Dubuque

Helen Wegman

Notary Public, State of Iowa

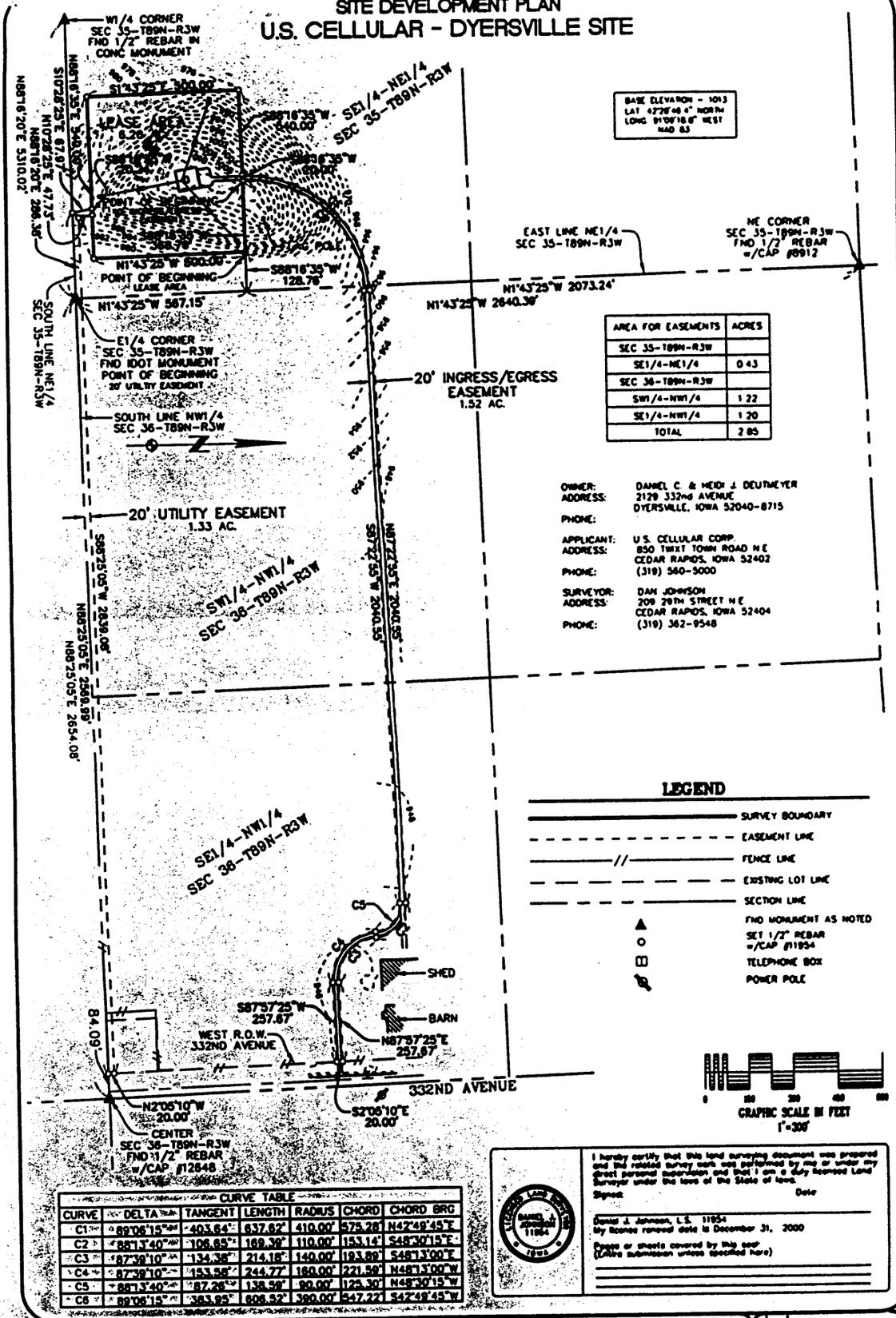
My Comission Expires 1/23/2001

HELEN WEGMAN NOTARIAL SEAL Dubuque

This Instrument Drafed by: _____

for: _____

SITE DEVELOPMENT PLAN
U.S. CELLULAR - DYERSVILLE SITE



AREA FOR EASEMENTS	ACRES
SEC 35-T89N-R3W	
SE1/4-NE1/4	0.43
SEC 36-T89N-R3W	
SW1/4-NW1/4	1.22
SE1/4-NW1/4	1.20
TOTAL	2.85

OWNER: DANIEL C. & HEIDI J. DEUTMEYER
ADDRESS: 2129 332nd AVENUE
DYERSVILLE, IOWA 52040-8715
PHONE:

APPLICANT: U.S. CELLULAR CORP.
ADDRESS: 850 TWIXT TOWN ROAD N.E.
CEDAR RAPIDS, IOWA 52402
PHONE: (319) 560-5000

SURVEYOR: DAN JOHNSON
ADDRESS: 209 29TH STREET N.E.
CEDAR RAPIDS, IOWA 52404
PHONE: (319) 362-9548

LEGEND

- SURVEY BOUNDARY
- EASEMENT LINE
- FENCE LINE
- EXISTING LOT LINE
- SECTION LINE
- FND MONUMENT AS NOTED
- SET 1/2" REBAR w/CAP #11954
- TELEPHONE BOX
- POWER POLE

0 200 400 800
GRAPHIC SCALE IN FEET
1"=400'

CURVE TABLE						
CURVE	DELTA	TANGENT	LENGTH	RADIUS	CHORD	CHORD BRG
C1	89°06'15"	403.64'	637.62'	410.00'	575.28'	N42°49'45"E
C2	88°13'40"	108.85'	169.39'	110.00'	153.14'	S48°30'15"E
C3	87°39'10"	134.38'	214.18'	140.00'	193.89'	S48°13'00"E
C4	87°39'10"	153.56'	244.77'	160.00'	221.59'	N48°13'00"W
C5	88°13'40"	87.26'	138.59'	90.00'	125.30'	N48°30'15"W
C6	89°06'15"	383.95'	606.52'	390.00'	547.22'	S42°49'45"W

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

Signed: Date

Daniel J. Johnson, L.S. 11954
My license renewal date is December 31, 2000

Pages or sheets covered by this seal:
(Entire submission unless specified here)

Project Number: 6934
Sheet 2 of 2 Sheets
Scale: 1"=100'
Field Book No.: "A" TOWERS "A"
Date: 12/19/99

Sheet Title: SITE DEVELOPMENT PLAN
U.S. CELLULAR - DYERSVILLE SITE
PART OF THE SE 1/4 OF NE 1/4
SECTION 35-T89N-R3W &
PART OF THE S 1/2 OF NW 1/4
SECTION 36-T89N-R3W
DELAWARE COUNTY, IOWA

HALL AND HALL ENGINEERS, INC.
209 29TH STREET N.E.
CEDAR RAPIDS, IOWA 52402
(319) 362-9548

Designed by:	Drawn by:	Checked by:
DJJ	TAV	DJJ

Revision No. & Date

CAD FILE: F:\USERS\TV\6934\6934801.DWG

PLOT DATE: 01/12/00