Del. Co. Aud.

Entered for taxation this 12th day of February A.D. 2002
Sharon Mitchell Auditor
By Cathy Rubio Deputy
87-129

Double S. Farms to Delaware Co., Iowa

DELAWARE COUNTY IOWA FILED
2002 FEB 14 AM 10:42
BOOK 2008 PAGE 184
DEBORAH L. HERTOG
DELAWARE CO. RECORDER
NIC

THIS DOCUMENT WAS PREPARED BY MARK NAHRA, DELAWARE COUNTY ENGINEER'S OFFICE, 2139 HIGHWAY 38., DELAWARE, IA 52036 563-927-3505

EASEMENT FOR PUBLIC HIGHWAY

KNOWN ALL PERSONS BY THESE PRESENTS THAT:

DOUBLE S FARMS BY LARRY K. AND MARGARET A. SHEPPARD

In consideration of the lump sum of FIFTY FOUR THOUSAND ONE HUNDRED EIGHTY EIGHT AND 89/100 DOLLARS ($54,188.89), in hand paid by Delaware County, hereby grants unto said Delaware County a permanent easement upon sellers real estate, hereafter referred to as the premises, for the purpose of highway construction and maintenance.
Said premises is situated in the County of Delaware, State of Iowa, to-wit:

Property as described on the attached plat and legal description of parcel number 11 for project number LFM-28(34)—73-28. Said plat is in sections 3, township 87N, range 5W and is fully described on the aforementioned plat. 10

and DOUBLE S FARMS BY LARRY K. AND MARGARET A. SHEPPARD hereby covenant with the said Delaware County that DOUBLE S FARMS BY LARRY K. AND MARGARET A. SHEPPARD are lawfully seized of said premises; that said premises are free from encumbrance, that there are no known wells, solid waste disposal sites, hazardous wastes, underground storage tanks, or any other similar hazardous conditions adversely affecting the environment, that DOUBLE S FARMS BY LARRY K. AND MARGARET A. SHEPPARD have good and lawful authority to sell and convey the same, and DOUBLE S FARMS BY LARRY K. AND MARGARET A. SHEPPARD hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Signed on this 12th day of February A.D. 2002

STATE OF IOWA
)
Delaware County)s.s
)

Larry K Sheppard
LARRY K. SHEPPARD, PRESIDENT
Margaret A. Sheppard
MARGARET A. SHEPPARD, SEC. TREASURER
Landowner(s) of Record

On this 12th day of February A.D. 2002, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared LARRY K. AND MARGARET A. SHEPPARD known by me to be the person(s) named herein who, being by me duly sworn did say that they are the President and Secretary Treasurer respectively of said corporation executing the within and foregoing instrument to which this is attached, that no seal has been secured by said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and that LARRY K. AND MARGARET A. SHEPPARD as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Mark J. Nahra
COMMISSION NUMBER 165627
MY COMMISSION EXPIRES
7-2-2004

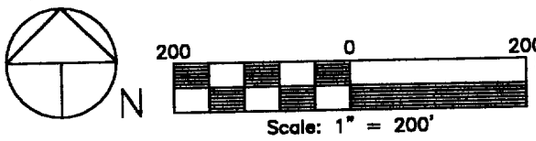
Mark J. Nahra
Notary Public in and for said County

Seal or Stamp above

PREPARED BY: J DAVID GIBBS; P.O. BOX 295 MANCHESTER, IA 52057 319-927-2434

PLAT OF SURVEY

ACQUISITION PLAT – PARCEL NO. 11
PROJECT NO. LFM-28(34)--73-28
LOCAL FARM TO MARKET GRADING, DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION:
PARCEL NO. 11 OF PROJECT NO. LFM-28(34)--73-28, LOCAL FARM TO MARKET GRADING, DELAWARE COUNTY, IOWA, Part of the Northwest Quarter (NW 1/4) of Section Ten (10), Township Eighty-Seven North (T87N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa; subject to easements of record and more specifically described by metes and bounds as follows:

BEGINNING at the West Quarter Corner of Section Ten (10), Township Eighty-Seven North (T87N), Range Five West (R5W), of the Fifth Principal Meridian; Thence along the Westerly Line of the Northwest Quarter (NW 1/4) of said Section Ten (10), North 00°13'45" West to the Northwest Corner of said Section 10, 2650.03 feet; Thence along the Northerly line of the Northwest Quarter (NW 1/4) of said Section 10, North 89°46'30" East, 60.00 feet; Thence South 00°13'45" East, 1316.18 feet; Thence South 00°03'05" West, 1027.62 feet; Thence South 02°42'33" East, 192.09 feet; Thence South 30°18'48" East, 86.32 feet; Thence South 00°00'00" East, 39.80 feet; Thence along the Southerly Line of the Northwest Quarter (NW 1/4) of said Section Ten (10), South 89°51'31" West, 106.39 feet to the POINT OF BEGINNING.
The Westerly Line of the Northwest Quarter (NW 1/4) of said Section Ten (10) is assumed to bear North 00°13'45" West.

ROW(ACRES)-SEC.10	SW-NW	NW-NW	TOTAL
TOTAL	1.85	1.83	3.68
EXISTING	1.36	1.22	2.58
NET ACQUIRED	0.49	0.61	1.10
NET VACATED	0.00	0.00	0.00

NO.	DIRECTION	DIST.
L1	N 10°07'28" W	109.70'
L2	N 00°13'45" W	1185.72'
L3	S 89°19'00" E	60.00'
L4	N 89°46'30" E	60.00'
L5	S 02°42'33" E	192.09'
L6	S 30°18'48" E	86.32'
L7	S 00°00'00" E	39.80'
L8	N 89°34'29" W	23.41'
L9	S 89°51'31" W	106.39'

Central Angle 10°10'35"
Chord Bearing N 05°02'12" W
Radius 1492.39'
Arc Length 265.07'
Chord Length 264.72'

NOTE: Curve starts at a point N 10°07'30" W, 1.50 feet from ROW corner monument.

LEGEND

⊙	SET 1/2" IRON ROD W/ L.S. CAP #8419
P.T.	POINT OF TANGENCY
	QUARTER LINE
	QTR.-QTR. LINE
	CENTER LINE
	EXISTING ROW LINE
	PARCEL BOUNDARY
	BOUNDARY ESTABLISHED

SURVEY REQUESTED BY: DELAWARE COUNTY SECONDARY ROADS

SURVEYED ON: 5/18/99, 5/19/99, 7/99

PROPRIETORS: DOUBLE S FARMS LTD.

PROJECT NO. 99-31

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.

J. David Gibbs 8/24/00

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1

GIBBS ENGINEERING & SURVEYING
PROFESSIONAL SERVICES BUILDING
223 WEST MAIN STREET, MANCHESTER, IA 52057

SCALE: 1" = 200'
DATE: 6/22/99
DRAWN BY: KRS
CHECKED BY: JDG
FIELD BK: D.L.
REVISED 8/23/2000
SHEET 1 OF 1