Rel. Co. Aud.

Entered for taxation 25th day of March AD 2003
Sharon McCulloch Auditor
By [illegible], Deputy
88-177

Adam S. Ries & Karen & William Wallace to Delaware County

DELAWARE COUNTY IOWA FILED
2003 MR 21 PM 12:00
BOOK 3 PAGE 1277
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
N/C

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:

ADAM S. RIES, CONTRACT PURCHASER; KAREN KLAUS N.K.A. KAREN WALLACE & WILLIAM WALLACE

In consideration of the lump sum of Seven hundred forty and no/100 DOLLARS ($740.00), 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:

LEGAL DESCRIPTION:
PARCEL NO. 2; *PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.93 acres, including 0.56 acres of existing public road right of way, and more particularly described as follows;
BEGINNING at the Southwest Corner of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;
THENCE along the Northerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), South 89° 47' 04" East, 553.52 feet;
THENCE along a circular curve concave Northwesterly for an arc length of 387.91 feet, said circular curve having a radius of 1024.93 feet, a central angle of 21° 41' 06", a chord length of 385.60 feet, and a chord bearing of South 78° 59' 32" West;
THENCE South 89° 50' 05" West, 45.41 feet;
THENCE South 45° 04' 44" West, to the Westerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), 183.01 feet;
THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), North 00° 00' 16" West, 205.07 feet to the **POINT OF BEGINNING**;
Containing a total of 0.93 acres including 0.56 acres of existing public road right of way.
The Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and the Southerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 47' 04" East as shown on the accompanying plat.

and **ADAM S. RIES, CONTRACT PURCHASER; KAREN KLAUS N.K.A. KAREN WALLACE & WILLIAM WALLACE** hereby covenant with the said Delaware County that **ADAM S. RIES, CONTRACT PURCHASER; KAREN KLAUS N.K.A. KAREN WALLACE & WILLIAM WALLACE** 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 **ADAM S. RIES, CONTRACT PURCHASER; KAREN KLAUS N.K.A. KAREN WALLACE &WILLIAM WALLACE** have good and lawful authority to sell and convey the same, and **ADAM S. RIES, CONTRACT PURCHASER; KAREN KLAUS N.K.A. KAREN WALLACE & WILLIAM WALLACE** hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Signed on this 10th day of March A.D. 2003

STATE OF IOWA)
Delaware County)s.s
)

Adam S. Ries
Karen Wallace
William R. Wallace
Landowner(s) of Record

On this 10th day of March A.D. 2003, before me, the undersigned Notary Public, personally appeared to me known **ADAM S. RIES, CONTRACT PURCHASER; KAREN KLAUS N.K.A. KAREN WALLACE & WILLIAM WALLACE** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **ADAM S. RIES, CONTRACT PURCHASER; KAREN KLAUS N.K.A. KAREN WALLACE & WILLIAM WALLACE** executed the same as a voluntary act and deed.

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

DELAWARE COUNTY IOWA
FILED

2003 MR 18 AM 9:27

BOOK 2003 PAGE 1179
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
11.00

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

MAR 18 2003

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

MAR 18 2003

PLAT OF SURVEY

PARCEL NO. 2, PART OF THE SE 1/4 OF THE SE 1/4 OF SEC. 26, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA PROJECT NO. LG-03(01)--73-28

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	151.04	168.12	51°28'31"	146.01	S 64°22'31" W
C2	137.08	309.38	25°23'13"	135.96	S 25°56'39" W
C3	911.36	1024.93	50°56'50"	881.63	S 64°21'40" W
C4	786.88	884.93	50°56'50"	761.21	N 64°21'40" E
C5	523.45	1024.93	29°15'44"	517.78	S 53°31'07" W
C6	387.91	1024.93	21°41'06"	385.60	S 78°59'32" W
C7	49.36	135.12	20°55'58"	49.09	S 79°38'48" W

NUMBER	DIRECTION	DISTANCE
L1	S 00°00'16" E	205.07'
L2	N 00°00'06" W	88.67'
L3	N 00°00'06" W	96.33'
L4	S 45°04'44" W	136.41'
L5	N 44°45'20" W	109.36'
L6	S 00°06'47" W	34.12'
L7	S 00°06'47" W	33.00'
L8	N 00°38'52" E	57.58'
L9	S 00°38'52" W	88.86'
L10	S 51°06'46" E	15.00'

N 00°00'06" W 563-927-2434 PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057

EASEMENT "A" 30.0' FOR ROADWAY PURPOSES
BOOK 2 OF PLATS, PAGE 63

200 0 200
Scale: 1" = 200'

SW CORNER NW 1/4 - SE 1/4
SEC. 26, T88N, R5W
SET 1/2" REBAR W/ORANGE CAP #8419

S 89°30'24" E 1188.64'
25.00'
S 00°29'36" W
230.14'
S 89°30'24" E
75.05'
N 89°50'05" E
N 38°53'14" E 109.65'
70.0'
C4
C5
C3
70.0'
S 89°47'04" E 1332.33'
553.52'
S 89°47'04" E 1318.96'
66.0'
L3
L2
267th STREET
N 89°30'24" W 1209.01'
C6
45.41'
S 89°50'05" W
L7
L4
L5
183.01'
S 45°04'44" W
156.23'
N 44°45'20" W
66.0'
207th AVE.

SW CORNER NE 1/4 - SE 1/4
SEC. 26, T88N, R5W
SET 1/2" REBAR W/ORANGE CAP #8419
POINT OF BEGINNING

SE CORNER NE 1/4 - SE 1/4
SEC. 26, T88N, R5W
SET 1/2" REBAR W/ORANGE CAP #8419

N

SE 1/4 - SE 1/4

PARCEL NO. 2
EXISTING ACRES 0.56
NEW ACREAGE 0.37
TOTAL 0.93

LEGEND

- FOUND 1/2" REBAR W/ ORANGE L.S. CAP #8419
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- (RA-) RECORDED AS DISTANCE/BEARING
- QUARTER LINE
- QTR.-QTR. LINE
- OLD CENTERLINE
- NEW CENTER LINE
- EXISTING ROW LINE
- BOUNDARY ESTABLISHED

SURVEYED ON: 9/11/2002

SURVEY REQUESTED BY: DELAWARE COUNTY ENGINEER, MARK NAHRA

SCALE: 1"=200'	
DATE: 2/24/2003	
DRAWN BY: RLR	
CHECKED BY: JDG	
FIELD BK: D.L.	
REVISED	
SHEET 1 OF 2	

PROPRIETORS:
c/p ADAM S. RIES
KAREN KLAUS, n.k.a. KAREN WALLACE & WILLIAM WALLACE

PROJECT NO. 02-51

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 — 3/14/03

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET, MANCHESTER, IA 52057

BOOK 2003 PAGE 1179

LEGAL DESCRIPTION:

PARCEL NO. 2; *PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.93 acres, including 0.56 acres of existing public road right of way, and more particularly described as follows;

BEGINNING at the Southwest Corner of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), South 89° 47' 04" East, 553.52 feet;

THENCE along a circular curve concave Northwesterly for an arc length of 387.91 feet, said circular curve having a radius of 1024.93 feet, a central angle of 21° 41' 06", a chord length of 385.60 feet, and a chord bearing of South 78° 59' 32" West;

THENCE South 89° 50' 05" West, 45.41 feet;

THENCE South 45° 04' 44" West, to the Westerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), 183.01 feet;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), North 00° 00' 16" West, 205.07 feet to the **POINT OF BEGINNING**;

Containing a total of 0.93 acres including 0.56 acres of existing public road right of way.

The Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and the Southerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 47' 04" East.