Rel. Co. Asd.

Entered for taxation 30th day of April A.D., 2003
at Quasi
Sharon McGuire, Auditor
By Linda Buck, Deputy

88-174;
88-177

Delaware County

to

Allan L. & Ruth M. Boge

DELAWARE COUNTY IOWA
FILED
2003 AP 29 PM 4:21
BOOK 3 PAGE 2038
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:

ALLAN L. BOGE AND RUTH M. BOGE

In consideration of the lump sum of TEN THOUSAND SIX HUNDRED TWENTY AND 00/100 DOLLARS ($10,620.00), 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. 3; *PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SIX (26), AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-FIVE (25), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 7.06 acres, including 1.75 acres of existing public road right of way, as shown on the attached plat of survey for Parcel No. 3.

and ALLAN L. BOGE AND RUTH M. BOGE hereby covenant with the said Delaware County that ALLAN L. BOGE AND RUTH M. BOGE 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 ALLAN L. BOGE AND RUTH M. BOGE have good and lawful authority to sell and convey the same, and ALLAN L. BOGE AND RUTH M. BOGE hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Signed on this 26th day of March A.D. 2003

Allan L. Boge
Allan L. Boge

Ruth M. Boge
Ruth M. Boge

Landowner(s) of Record

STATE OF IOWA)
Delaware County)s.s
)

On this 26th day of March A.D. 2003, before me, the undersigned Notary Public, personally appeared to me known ALLAN L. BOGE AND RUTH M. BOGE to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that ALLAN L. BOGE AND RUTH M. BOGE executed the same as a voluntary act and deed.

Seal or Stamp above

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

Mark J. Nahra
Notary Public in and for said County

DELAWARE COUNTY IOWA
FILED

2003 APR -4 PM 2:30

BOOK 2003 PAGE 1550
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
16.00

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

APR 4 2003

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

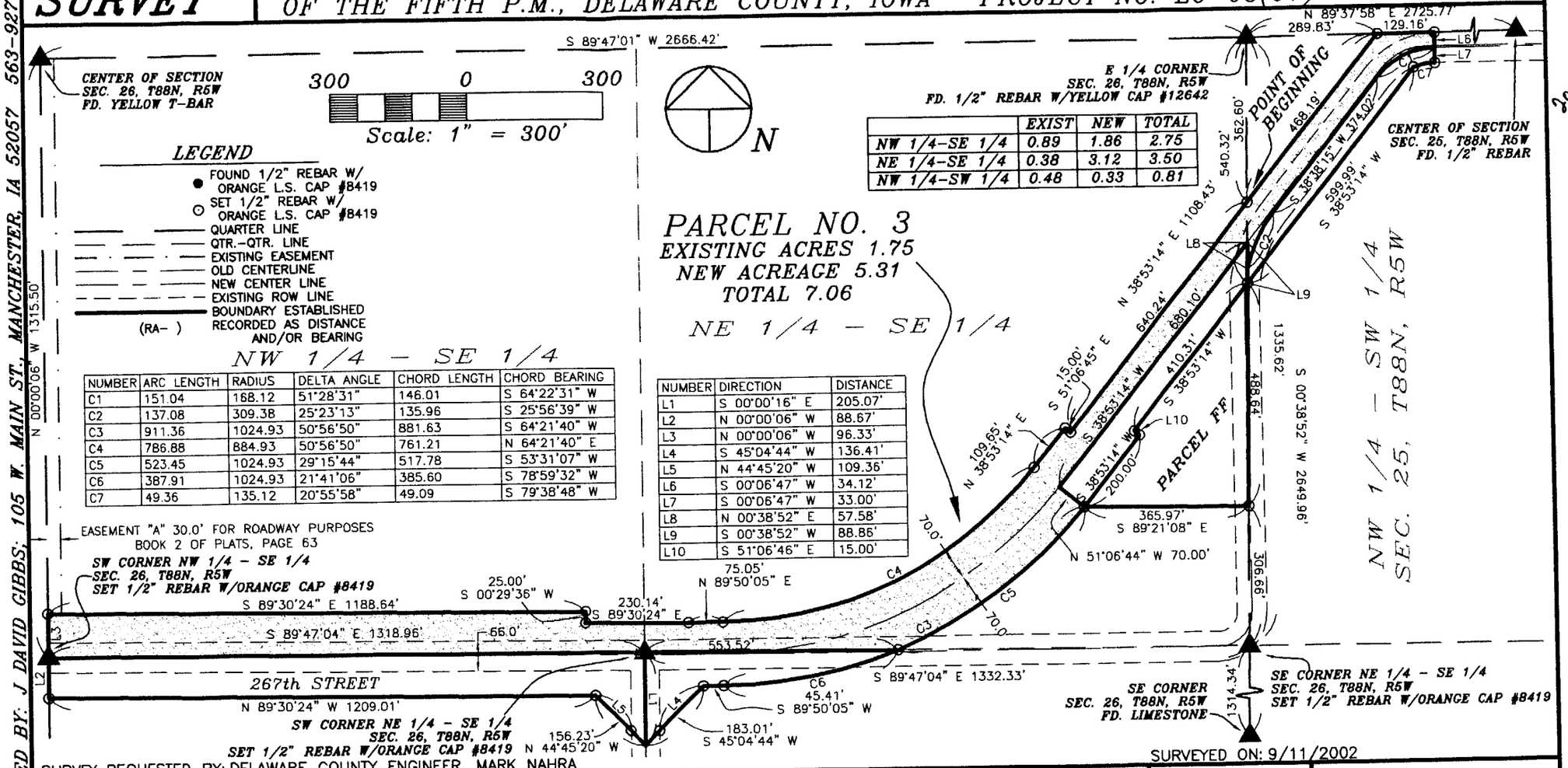
APR 4 2003

BOOK 2003 PAGE 1550

PLAT OF SURVEY

PARCEL NO. 3, PART OF THE NW 1/4–SE 1/4, & PART OF THE NE 1/4–SE 1/4 OF SEC. 26, & PART OF THE NW 1/4–SW 1/4 OF SEC. 25, ALL IN T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA PROJECT NO. LG-03(01)--73-28

PREPARED BY: J. DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434



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'

	EXIST	NEW	TOTAL
NW 1/4–SE 1/4	0.89	1.86	2.75
NE 1/4–SE 1/4	0.38	3.12	3.50
NW 1/4–SW 1/4	0.48	0.33	0.81

SURVEY REQUESTED BY: DELAWARE COUNTY ENGINEER, MARK NAHRA

SURVEYED ON: 9/11/2002

SCALE: 1"=300'	PROPRIETORS: ALLAN L. BOGE & RUTH M. BOGE
DATE: 2/24/2003	PROJECT NO. 02-51
DRAWN BY: RLR	
CHECKED BY: JDG	
FIELD BK: D.L.	
REVISED	
SHEET 1 OF 3	

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, P.E., L.S. LISCENSE #8419 DATE 4/4/03

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–3

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

BOOK 2003 PAGE 1550

LEGAL DESCRIPTION:

PARCEL NO. 3; *PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-SIX (26), AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-FIVE (25), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 7.06 acres, including 1.75 acres of existing public road right of way, and more particularly described as follows;

COMMENCING at the East Quarter Corner 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 Easterly Line of the Southeast Quarter (SE ¼), South 00° 38' 52" West, 362.60 feet to the **POINT OF BEGINNING**;

THENCE North 38° 53' 14" East, to the Northerly Line of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, 468.19 feet;

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of said Southwest Quarter (SW ¼), North 89° 37' 58" East, 129.16 feet;

THENCE South 00° 06' 47" West, to the centerline of 267th Street, 34.12 feet;

THENCE along the existing centerline of 267th Street along a circular curve concave Southeasterly for an arc length of 151.04 feet, said circular curve having a radius of 168.12 feet, a central angle of 51° 28' 31", a chord length of 146.01 feet, and a chord bearing of South 64° 22' 31" West to a point of tangency;

THENCE continuing along the existing centerline of 267th Street, South 38° 38' 15" West, 374.02 feet to a point of tangency;

THENCE continuing along the existing centerline of 267th Street along a circular curve concave Southeasterly for an arc length of 137.08 feet, said circular curve having a radius of 309.38 feet, a central angle of 25° 23' 13", a chord length of 135.96 feet, and a chord bearing of South 25° 56' 39" West to the Easterly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26) to a point of tangency;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), North 00° 38' 52" East, to the Northwesterly Line of Parcel FF, 57.58 feet;

THENCE along the Northwesterly Line of Parcel FF, South 38° 53' 14" West, 680.10 feet to a point of tangency;

THENCE South 51° 06' 44" East, 70.00 feet;

THENCE along a circular curve concave Northwesterly for an arc length of 523.45 feet, said circular curve having a radius of 1024.93 feet, a central angle of 29° 15' 44", a chord length of 517.78 feet, and a chord bearing of South 53° 31' 07" West to the Southerly Line of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26);

THENCE along the Southerly Line of the Northeast Quarter (NE ¼) of said Southeast Quarter (SE ¼), North 89° 47' 04" West, to the Southwest Corner of the Northeast Quarter (NE ¼) of said Southeast Quarter (SE ¼), 553.52 feet;

THENCE along the Southerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), North 89° 47' 04" West, to the Westerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), 1318.96 feet;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Twenty-six (26), North 00° 00' 06" West, 96.33 feet;

THENCE South 89° 30' 24" East, 1188.64 feet;

THENCE South 00° 29' 36" West, 25.00 feet;

THENCE South 89° 30' 24" East, 230.14 feet;

THENCE North 89° 50' 05" East, 75.05 feet;

THENCE along a circular curve concave Northwesterly for an arc length of 786.88 feet, said circular curve having a radius of 884.93 feet, a central angle of 50° 56' 50", a chord length of 761.21 feet, and a chord bearing of North 64° 21' 40" East to a point of tangency;

THENCE North 38° 53' 14" East, 109.65 feet;

THENCE South 51° 06' 45" East, 15.00 feet;

THENCE North 38° 53' 14" East, 640.24 feet to the **POINT OF BEGINNING**;

Containing a total of 7.06 acres including 1.75 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.