Del. Co. Aud.

Entered for taxation 31st day of January A.D. 2005
Sharon McCabe Auditor
By Deb Bratkiewicz Deputy
88-56

Cedar Valley Motorsports Park, Ltd
to
Delaware County

DELAWARE COUNTY IOWA
FILED
2005 JA 31 PM 1:00
BOOK 2005 PAGE 331
DEBORAH L. LEYTON
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:

Cedar Valley Motorsports Park, Ltd. By Reid E. Kuhlman, President and Jane M. Kuhlman, Vice President

In consideration of the lump sum of **Forty nine hundred thirty five** DOLLARS ($**4,935.00**), 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:

1) Property as described net acquired right of way and shown on the attached plat and legal description of parcel number 18 for project number L-G-04(01)—73-28. Said plat is part of the SW ¼ - NW ¼ and part of the NW FR. ¼ - NW ¼ Section 2, T88N, R4W of the Fifth P.M., Delaware County, and is fully described on the aforementioned plat.

2) Property as described net acquired right of way and shown on the attached plat and legal description of parcel number 19 for project number L-G-04(01)—73-28. Said plat is part of the NW FR. ¼ - NW ¼ Section 2, T88N, R4W of the Fifth P.M., Delaware County, and is fully described on the aforementioned plat.

and **Cedar Valley Motorsports Park, Ltd. By Reid E. Kuhlman, President and Jane M. Kuhlman, Vice President** hereby covenant with the said Delaware County that **Cedar Valley Motorsports Park, Ltd. By Reid E. Kuhlman, President and Jane M. Kuhlman, Vice President** is 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 **Cedar Valley Motorsports Park, Ltd. By Reid E. Kuhlman, President and Jane M. Kuhlman, Vice President** has good and lawful authority to sell and convey the same, and **Cedar Valley Motorsports Park, Ltd. By Reid E. Kuhlman, President and Jane M. Kuhlman, Vice President** hereby covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Signed on this **30** day of **December** A.D. ~~2004~~ 2004

Reid E Kuhlman Pres.
Reid E. Kuhlman, President

Jane M Kuhlman VP
Landowner(s) of Record
Jane M. Kuhlman, Vice President

STATE OF IOWA)
Delaware County)s.s
)

On this **30** day of **December** A.D. 2004, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared **Reid E. Kuhlman and Jane M. Kuhlman** known by me to be the person(s) named herein who, being by me duly sworn did say that they are the President and Vice President 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 **Reid E. Kuhlman and Jane M. Kuhlman** 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.

JoEllen Holtorf
Notary Public in and for said County
JoEllen Holtorf

Seal or Stamp above

JoELLEN HOLTORF
COMMISSION NUMBER 119322
MY COMMISSION EXPIRES
4-7-05

DELAWARE COUNTY IOWA
FILED ✓

2005 JA 12 PM 3:51

BOOK 2005 PAGE 145
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
12.00

FILED
SHARON [illegible]

JAN 12

JAN 12 2005

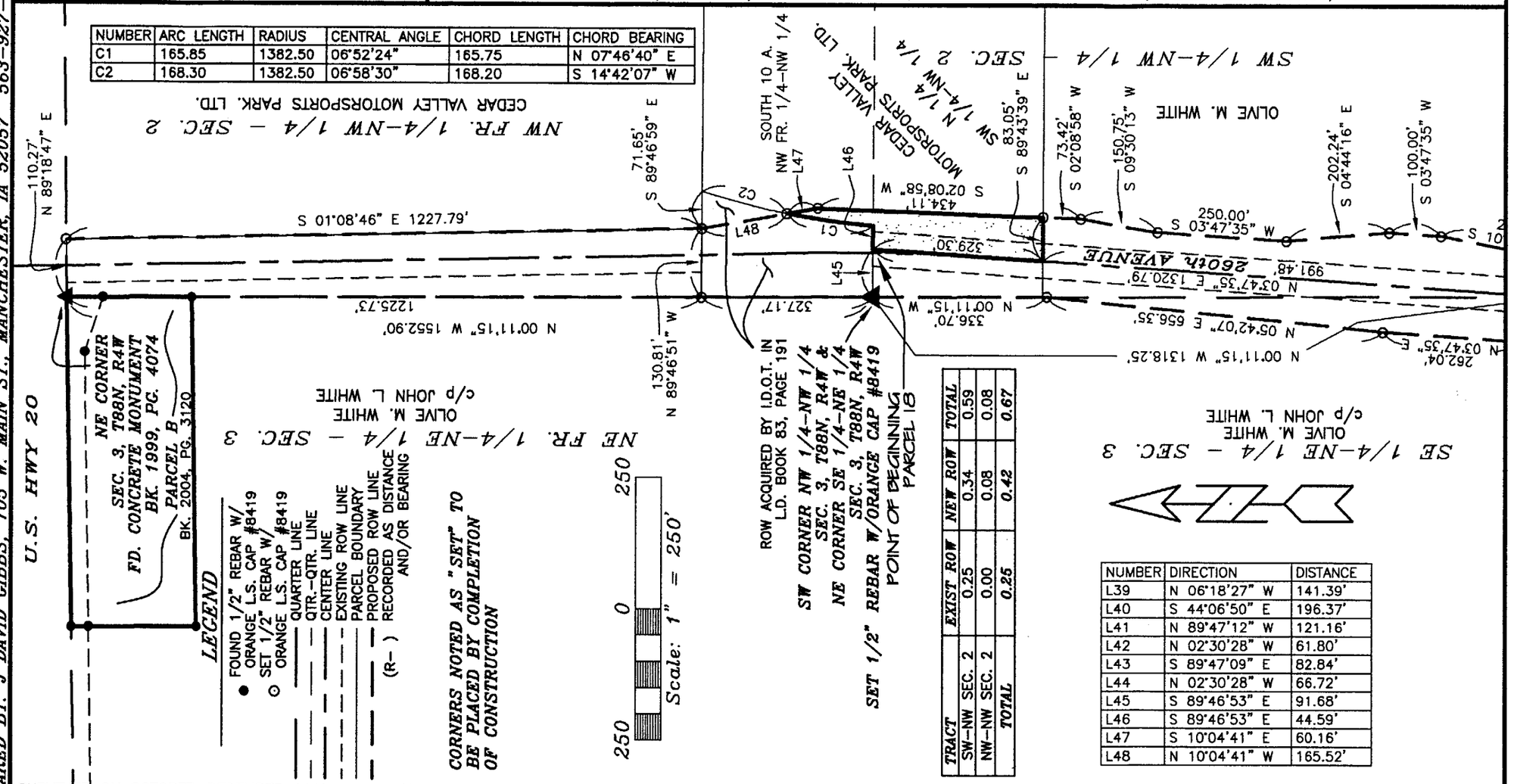
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

JAN 12 2005

PLAT OF SURVEY

PARCEL NO. 18 – PROJECT NO. L-C-04(01)--73-28, PART OF THE SW 1/4-NW 1/4, AND PART OF THE NW FR. 1/4- NW 1/4, SEC. 2, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	165.85	1382.50	06°52'24"	165.75	N 07°46'40" E
C2	168.30	1382.50	06°58'30"	168.20	S 14°42'07" W



TRACT	EXIST ROW	NEW ROW	TOTAL
SW-NW SEC. 2	0.25	0.34	0.59
NW-NW SEC. 2	0.00	0.08	0.08
TOTAL	0.25	0.42	0.67

NUMBER	DIRECTION	DISTANCE
L39	N 06°18'27" W	141.39'
L40	S 44°06'50" E	196.37'
L41	N 89°47'12" W	121.16'
L42	N 02°30'28" W	61.80'
L43	S 89°47'09" E	82.84'
L44	N 02°30'28" W	66.72'
L45	S 89°46'53" E	91.68'
L46	S 89°46'53" E	44.59'
L47	S 10°04'41" E	60.16'
L48	N 10°04'41" W	165.52'

SURVEYED ON: OCTOBER–DECEMBER 2003 SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

SCALE: 1"=250'	PROPRIETORS: CEDAR VALLEY MOTORSPORTS, LTD.
DATE: 6/1/2004	PROJECT NO. 03-92
DRAWN BY: RLR	
CHECKED BY: JDG	
REVISED	
SHEET 1 OF 2	

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 1/12/05

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

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

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

BOOK 2005 PAGE 145

LEGAL DESCRIPTION:

***PARCEL NO. 18**, PROJECT NO. L-G-04(01)—73-28, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼), AND PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FR. ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWO (2), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 0.67 acres, including 0.25 acres of existing public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest Corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, also being the Southwest Corner of a Parcel acquired by the I.D.O.T. in L.D. Book 83, Page 191 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Two (2), also being the Southerly Line of said Parcel acquired by the I.D.O.T., South 89° 46' 53" East, to the centerline of the former Robinson Road North Extension, 91.68 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section Two (2), and the Southerly Line of said Parcel acquired by the I.D.O.T., South 89° 46' 53" East, to the Southeast Corner of the Parcel acquired by the I.D.O.T., 44.59 feet;

THENCE along the Easterly Line of said Parcel acquired by the I.D.O.T. along a circular curve, concave Southeasterly for an arc length of 165.85 feet, said circular curve having a radius of 1382.50 feet, a central angle of 06° 52' 24", a chord length of 165.75 feet, and a chord bearing of North 07° 46' 40" East;

THENCE South 10° 04' 41" East, 60.16 feet;

THENCE South 02° 08' 58" West, to the Southerly Line of the North One-quarter (N ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Two (2), 434.11 feet;

THENCE along the Southerly Line of the North One-quarter (N ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section Two (2), North 89° 43' 39" East, to the centerline of the former Robinson Road North Extension, 83.05 feet;

THENCE along the centerline of the former Robinson Road North Extension, North 03° 47' 35" East, 329.30 feet to the **POINT OF BEGINNING**;

Containing a total of 0.67 acres, including 0.25 acres of existing public road right of way, subject to easements of record.

The Westerly Line of the Northwest Quarter (NW ¼) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 11' 15" West.

DELAWARE COUNTY IOWA
FILED ✓

2005 JA 12 PM 3:54

BOOK 2005 PAGE 148
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
12.00

FILED
SHARON [illegible]
DELAWARE CO.

JAN 12

JAN. 12 2005

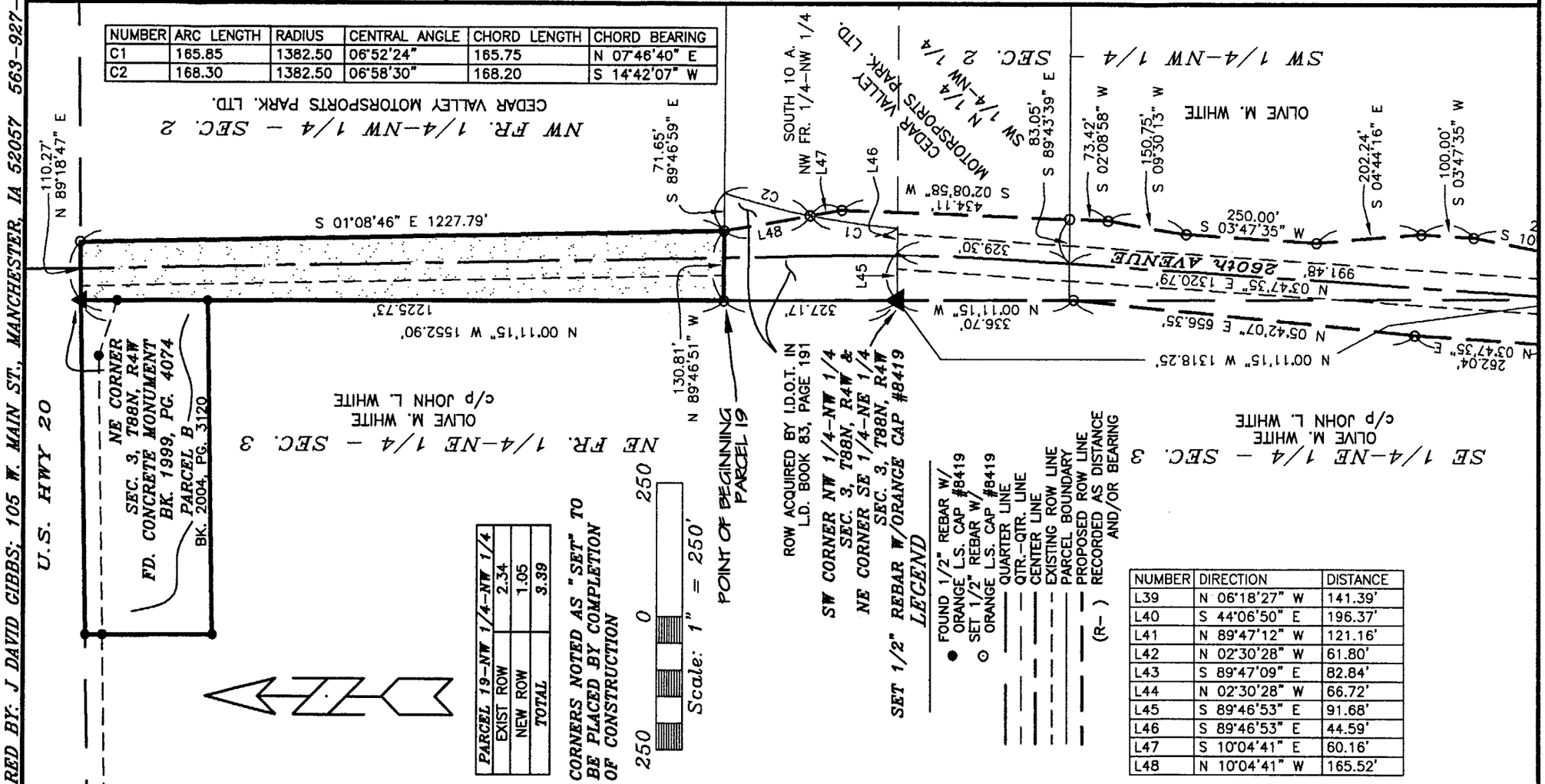
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

JAN 12 2005

PLAT OF SURVEY

PARCEL NO. 19 – PROJECT NO. L-C-04(01)--73-28,
PART OF THE NW FR. 1/4– NW 1/4, SEC. 2, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

NUMBER	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD LENGTH	CHORD BEARING
C1	165.85	1382.50	06°52'24"	165.75	N 07°46'40" E
C2	168.30	1382.50	06°58'30"	168.20	S 14°42'07" W



NUMBER	DIRECTION	DISTANCE
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L46	S 89°46'53" E	44.59'
L47	S 10°04'41" E	60.16'
L48	N 10°04'41" W	165.52'

SURVEYED ON: OCTOBER–DECEMBER 2003 SURVEY REQUESTED BY: MARK NAHRA, DELAWARE COUNTY ENGINEER

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

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

SCALE: 1"=250'
DATE: 6/1/2004
DRAWN BY: RLR
CHECKED BY: JDG
REVISED
SHEET 1 OF 2

PROPRIETORS:
CEDAR VALLEY MOTORSPORTS, LTD.

PROJECT NO.
03-92

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. LICENSE #8419 DATE 1/12/05

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2006

LICENSED LAND SURVEYOR
J. DAVID GIBBS
8419
IOWA

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

BOOK 2005 PAGE 148

LEGAL DESCRIPTION:

***PARCEL NO. 19**, PROJECT NO. L-G-04(01)—73-28, PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FR. ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWO (2), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 3.39 acres, including 2.34 acres of existing public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of the Northwest Fractional Quarter (NW FR. ¼) of the Northwest Quarter (NW ¼) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northwest Quarter (NW ¼) of said Section Two (2), North 00° 11' 15" West, to the Northerly Line of the South Ten (10) Acres of the Northwest Fractional Quarter (NW FR. ¼) of the Northwest Quarter (NW ¼) of Section Two (2), 327.17 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of the Northwest Quarter (NW ¼) of said Section Two (2), North 00° 11' 15" West, to the Northwest Corner of said Section Two (2), 1225.73 feet;

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of said Section Two (2), North 89° 18' 47" East, to the Easterly Line of a Delaware County Road Easement as recorded in Misc. Book 6, Page 114 in the Office of the Delaware County Recorder, 110.27 feet;

THENCE along the Easterly Line of said Delaware County Road Easement, South 01° 08' 46" East, to the Northerly Line of the South Ten (10) Acres of the Northwest Fractional Quarter (NW FR. ¼) of the Northwest Quarter (NW ¼) of said Section Two (2), 1227.79 feet;

THENCE along the Northerly Line of the South Ten (10) Acres of the Northwest Fractional Quarter (NW FR. ¼) of the Northwest Quarter (NW ¼) of said Section Two (2), North 89° 46' 51" West, 130.81 feet to the **POINT OF BEGINNING**;

Containing a total of 3.39 acres, including 2.34 acres of existing public road right of way.

The Westerly Line of the Northwest Quarter (NW ¼) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 11' 15" West.