DELAWARE CO. AUDITOR

Entered for taxation of March 17th day A.D., 2005
Sharon McGuire Auditor
By Deputy
88-57

Donald J. Sellner
to
Delaware County

Book 2005 Page 850
Document 2005 850 Type 03 06 Pages 3
Date 3/14/2005 Time 8:13 AM
Rec Amt $.00

DEBORAH L. PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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:

Donald J. Sellner

In consideration of the lump sum of Six thousand two hundred fifty and 00/100 DOLLARS ($6250.00), 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:

Property as described net acquired right of way and shown on the attached plat and legal description of parcel number 13 for project number L-G-04(01)—73-28. Said plat is part of the SE ¼ - SE ¼ Section 3, T88N, R4W of the Fifth P.M., Delaware County, and is fully described on the aforementioned plat.

and **Donald J. Sellner** hereby covenant with the said Delaware County that **Donald J. Sellner** 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 **Donald J. Sellner** has good and lawful authority to sell and convey the same, and **Donald J. Sellner** hereby covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever.

Signed on this 6th day of January A.D. 2005

STATE OF IOWA)
Delaware County)s.s
)

Donald John Sellner
Landowner(s) of Record

On this 6th day of January A.D. 2005, before me, the undersigned Notary Public, personally appeared to me known **Donald J. Sellner** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Donald J. Sellner** executed the same as a voluntary act and deed.

Mark J. Nahra
COMMISSION NUMBER 165627
MY COMMISSION EXPIRES
7-2-2007

Seal or Stamp above

Mark J. Nahra
Notary Public in and for said County

3/1-2005

DELAWARE COUNTY IOWA
FILED ✓

2005 JA 12 PM 3:5

BOOK 2005 PAGE 146
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
12.00

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

JAN 12

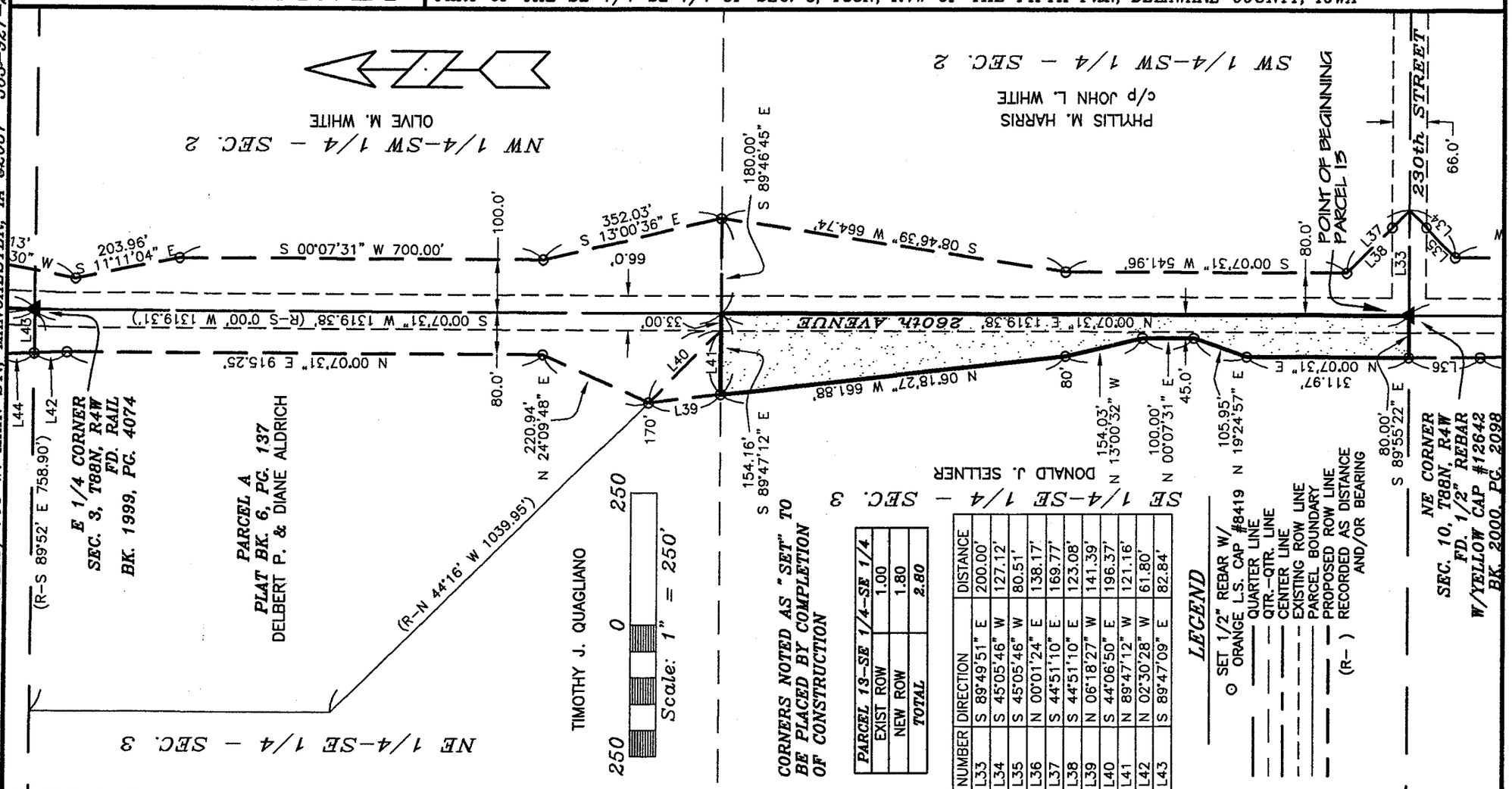
JAN 12 2005

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

JAN 12 2005

PLAT OF SURVEY

PARCEL NO. 13 – PROJECT NO. L-G-04(01)--73-28,
PART OF THE SE 1/4-SE 1/4 OF SEC. 3, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



PARCEL 13-SE 1/4-SE 1/4	
EXIST ROW	1.00
NEW ROW	1.80
TOTAL	2.80

NUMBER	DIRECTION	DISTANCE
L33	S 89°49'51" E	200.00'
L34	S 45°05'46" W	127.12'
L35	S 45°05'46" W	80.51'
L36	N 00°01'24" E	138.17'
L37	S 44°51'10" E	169.77'
L38	S 44°51'10" E	123.08'
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'

LEGEND

- ⊙ SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EXISTING ROW LINE
- PARCEL BOUNDARY
- PROPOSED ROW LINE
- (R-) RECORDED AS DISTANCE AND/OR BEARING

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

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

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

SCALE: 1"=250'	
DATE: 5/25/2004	
DRAWN BY: RLR	
CHECKED BY: JDG	
REVISED	
SHEET 1 OF 2	

PROPRIETORS: DONALD J. SELLNER

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 146

LEGAL DESCRIPTON:

PARCEL NO. 13, *PROJECT NO. L-G-04(01)--73-28, PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THREE (3), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total 2.80 acres, including 1.00 acres of existing public road right of way, and more particularly described as follows;

BEGINNING at the Southeast Corner of Section Three (3), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of said Section Three (3), North 89° 55' 22" West, 80.00 feet;

THENCE North 00° 07' 31" East, 311.97 feet;

THENCE North 19° 24' 57" East, 105.94 feet;

THENCE North 00° 07' 31" East, 100.00 feet;

THENCE North 13° 00' 32" West, 154.03 feet;

THENCE North 06° 18' 27" West, to the Northerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Three (3), 661.88 feet;

THENCE along the Northerly Line of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Three (3), South 89° 47' 12" East, to the Northeast Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Three (3), 154.16 feet;

THENCE along the Easterly Line of Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of said Section Three (3), South 00° 07' 31" West, 1319.38 feet to the **POINT OF BEGINNING**;

Containing a total 2.80 acres, including 1.00 acres of existing public road right of way.

The Easterly Line of the Southeast Quarter (SE ¼) of Section Three (3), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 07' 31" East.