Recorded: 9/29/2020 at 3:32:17.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 3407

Prepared by & Return to: Marc W. Casey, P.O. Box 304, Dyersville, Iowa 52040-0304 Phone: 563-875-9112

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of TWENTY SEVEN THOUSAND ONE HUNDRED FIFTY ---- ($27,150.00)----DOLLARS and other valuable consideration in hand paid by the City of Dyersville, Iowa, Dyersville Ready Mix, Inc., a Iowa corporation, does hereby grant to the City of Dyersville, Iowa, a permanent easement for road purposes and for use as a Public Highway and a temporary construction easement in, to, on, over and across the following described real estate in Delaware County, Iowa:

THE EASEMENT FOR HIGHWAY PURPOSES IS
TO LAND DESCRIBED AS FOLLOWS:

1. A parcel of land located in the North Half of the Northwest Quarter of Section 36, Township 89 North, Range 3 West of the 5th Principal Meridian, Delaware County, Iowa, as shown on the Acquisition Plat Exhibit "A", attached hereto and by reference made a part hereof and more particularly described as follows:

2. Commencing at the North Quarter Corner of said Section 36;

   Thence South 02 Degrees 13 Minutes 36 Seconds East along the East Line of Northeast Quarter of the Northwest Quarter of said Section 36, 560.90 feet;

   Thence South 87 Degrees 46 Minutes 24 Seconds West, 165.81 feet to the point of beginning at the Northeast Corner of said Parcel 2016-15;

   Thence South 07 Degrees 59 Minutes 07 Seconds East, along the Westerly Right-of-Way Line of County Road X49 (332nd Avenue), 285.73 feet;

   Thence North 21 Degrees 37 Minutes 21 Seconds West, 229.41 feet;

Thence North 40 Degrees 41 Minutes 22 Seconds West, 80.64 feet;

Thence North 87 Degrees 45 Minutes 18 Seconds West, 151.96 feet;

Thence North 64 Degrees 44 Minutes 55 Seconds West, 153.05 feet;

Thence North 20 Degrees 45 Minutes 07 Seconds East, 27.52 feet to the Southerly Right-of-Way line of 210th Street;

Thence Easterly along said Southerly Right-of-Way Line and the Arc of a Circular Curve Concave to the North, an Arc Length of 389.28 feet, having a radius of 1,470.96 feet, a Central Angle of 15 Degrees 09 Minutes 47 Seconds, and whose chord bears of South 76 Degrees 49 Minutes 47 Seconds East, 388.15 feet, to the point of beginning;

Containing 22,150 square feet, more or less, and subject to easements, reservations, restrictions, and right-of-way record and not of record.

This easement and transfer is exempt from transfer tax. Iowa Code Sec. 428A.2(17).

This easement is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

The grantor hereby covenants with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

Words and phrases herein, including the acknowledgement hereof, shall be construed as in the singular or plural number, according to the context.

Agreed to this 31st day of December, 2019

DYERSVILLE READY MIX, INC., AN IOWA CORPORATION

BY: _____

STATE OF IOWA, COUNTY OF Delaware

This record was acknowledged before me this 31st day of December, 2019, by **Ben Schroeder, Land and Mine Development Manager** of Dyersville Ready Mix, Inc.

Penny Offerman
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
PENNY OFFERMAN
COMMISSION NUMBER 735387
MY COMMISSION EXPIRES
7/18/20

Exhibit "A"

ACQUISITION PLAT

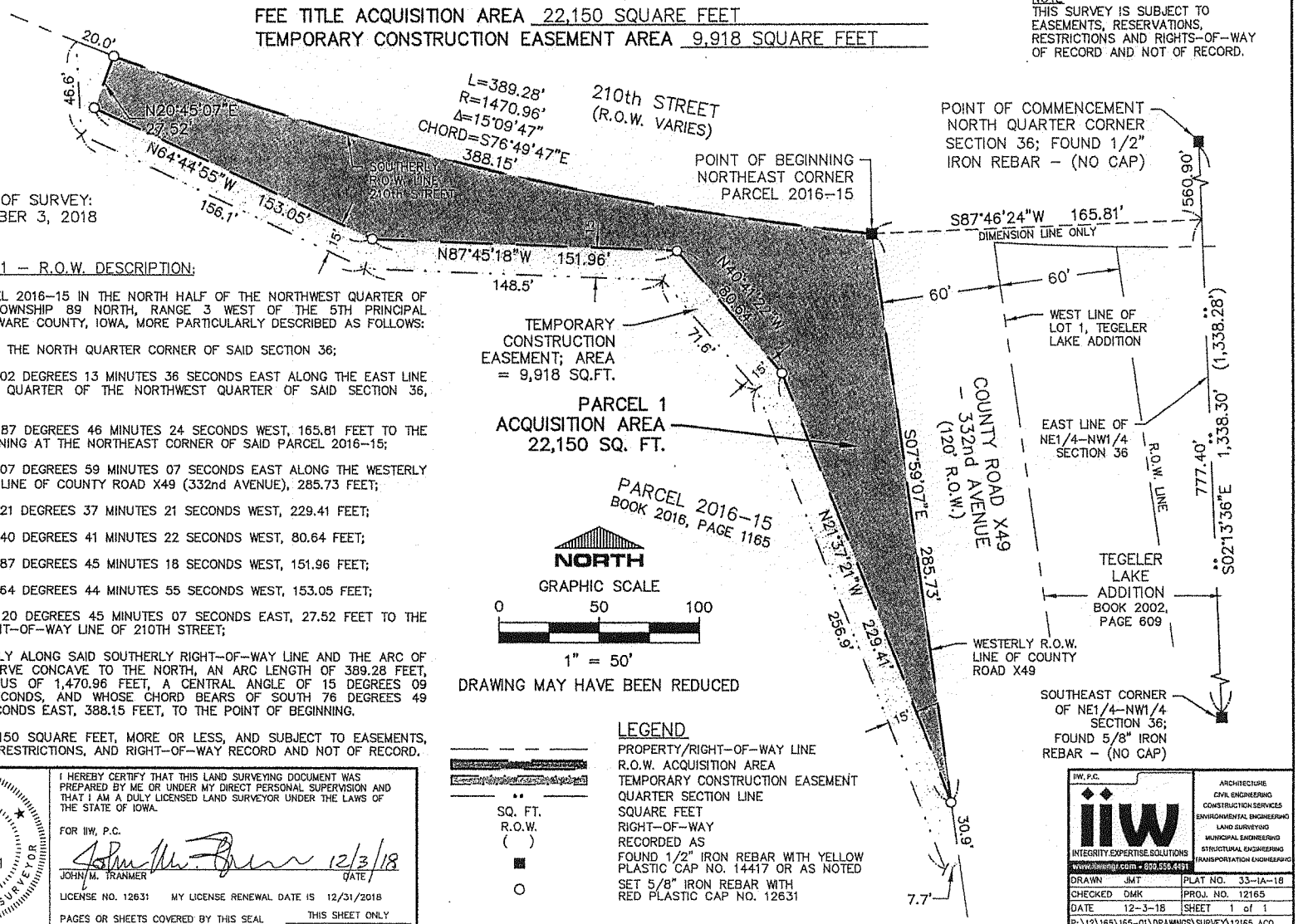
COUNTY DELAWARE PROJECT NO. _____ PARCEL NO. 1

FEE TITLE ACQUISITION AREA 22,150 SQUARE FEET

TEMPORARY CONSTRUCTION EASEMENT AREA 9,918 SQUARE FEET

FOR RECORDER USE

NOTE
THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD.



DRAWING MAY HAVE BEEN REDUCED

DATE OF SURVEY:
DECEMBER 3, 2018

PARCEL NO. 1 – R.O.W. DESCRIPTION:

PART OF PARCEL 2016-15 IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36;

THENCE SOUTH 02 DEGREES 13 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, 560.90 FEET;

THENCE SOUTH 87 DEGREES 46 MINUTES 24 SECONDS WEST, 165.81 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2016-15;

THENCE SOUTH 07 DEGREES 59 MINUTES 07 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD X49 (332nd AVENUE), 285.73 FEET;

THENCE NORTH 21 DEGREES 37 MINUTES 21 SECONDS WEST, 229.41 FEET;

THENCE NORTH 40 DEGREES 41 MINUTES 22 SECONDS WEST, 80.64 FEET;

THENCE NORTH 87 DEGREES 45 MINUTES 18 SECONDS WEST, 151.96 FEET;

THENCE NORTH 64 DEGREES 44 MINUTES 55 SECONDS WEST, 153.05 FEET;

THENCE NORTH 20 DEGREES 45 MINUTES 07 SECONDS EAST, 27.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 210TH STREET;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, AN ARC LENGTH OF 389.28 FEET, HAVING A RADIUS OF 1,470.96 FEET, A CENTRAL ANGLE OF 15 DEGREES 09 MINUTES 47 SECONDS, AND WHOSE CHORD BEARS OF SOUTH 76 DEGREES 49 MINUTES 47 SECONDS EAST, 388.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING 22,150 SQUARE FEET, MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHT-OF-WAY RECORD AND NOT OF RECORD.

LEGEND

- PROPERTY/RIGHT-OF-WAY LINE
- R.O.W. ACQUISITION AREA
- TEMPORARY CONSTRUCTION EASEMENT
- QUARTER SECTION LINE
- SQUARE FEET
- RIGHT-OF-WAY
- RECORDED AS
- FOUND 1/2" IRON REBAR WITH YELLOW PLASTIC CAP NO. 14417 OR AS NOTED
- SET 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 12631

SQ. FT.
R.O.W.
( )

IOWA
JOHN M. TRANMER
LS 12631
LICENSED LAND SURVEYOR

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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.

FOR IIW, P.C.

JOHN M. TRANMER 12/3/18
JOHN M. TRANMER DATE

LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12/31/2018

PAGES OR SHEETS COVERED BY THIS SEAL THIS SHEET ONLY

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DRAWN JMT	PLAT NO. 33-1A-18
CHECKED DMK	PROJ. NO. 12165
DATE 12-3-18	SHEET 1 of 1

P:\12\165\165-01\DRAWINGS\SURVEY\12165 ACQ PLATS

Index Legend

Location:	PARCEL 2016-15 NORTH HALF NORTHWEST QUARTER SECTION 36 , T89N, R3W DELAWARE COUNTY, IOWA
Proprietor:	DYERSVILLE READY MIX, INC.
Requestor:	CITY OF DYERSVILLE
Surveyor:	JOHN M. TRANMER
Surveyor Company:	IIW, P.C., 4155 PENNSYLVANIA AVE DUBUQUE, IOWA 52002-2628 PHONE: (563)556-2464