Recorded: 9/29/2020 at 3:32:18.0 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: 3408

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 TWO THOUSAND ONE HUNDRED EIGHT ----($22,108.00)----DOLLARS and other valuable consideration in hand paid by the City of Dyersville, Iowa, Ridley USA, Inc., a Minnesota 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 Lot 1 of the North Half 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, 472.00 feet to the point of beginning;

   Thence South 89 Degrees 48 Minutes 19 Seconds East, 168.28 feet;

   Thence South 02 Degrees 10 Minutes 30 Seconds East, 29.40 feet to the Northerly Right-of-Way Line of 210th Street;

   Thence South 87 Degrees 49 Minutes 30 Seconds West along said Northerly Right-of-Way Line, 138.99 feet;

Thence Westerly along said Northerly Right-of-Way Line and the Arc of a Circular Curve Concave to the North, an Arc Length of 29.11 feet, having a radius of 1,399.90 feet, a Central Angle of 01 Degree 11 Minutes 29 Seconds, and whose chord bears of South 87 Degrees 54 Minutes 00 Seconds West, 29.11 feet, to the East line of the Northeast Quarter of the Northwest Quarter of said Section 36;

Thence North 02 Degrees 13 Minutes 36 Seconds West along said East Line, 22.33 feet;

Thence South 87 Degrees 49 Minutes 30 Seconds West along said Northerly Right-of-Way line, 107.86 feet to the Easterly Right-of-Way line of County Road X49 (332nd Avenue);

Thence North 37 Degrees 05 Minutes 30 Seconds West along said Easterly Right-of-Way line, 313.19 feet;

Thence South 56 Degrees 10 Minutes 06 Seconds East, 198.83 feet;

Thence South 33 Degrees 05 Minutes 59 Seconds East, 65.51 feet;

Thence South 49 Degrees 21 Minutes 53 Seconds East, 101.51 feet;

Thence South 89 Degrees 48 Minutes 19 Seconds East, 18.15 feet to the point of beginning.

Containing 22,108 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 18 day of December, 2019

RIDLEY USA, INC., A MINNESOTA CORPORATION

BY: E. Michael Castle

STATE OF KENTUCKY, COUNTY OF JESSAMINE

This record was acknowledged before me this 18th day of December, 2019, by E. Michael Castle II, President of Ridley USA, Inc.

Amanda L. Munn

Notary Public in and for the State of ~~Iowa~~ Kentucky

Notary ID - 6015641

Commission Expires: February 17, 2023

EXHIBIT "A"

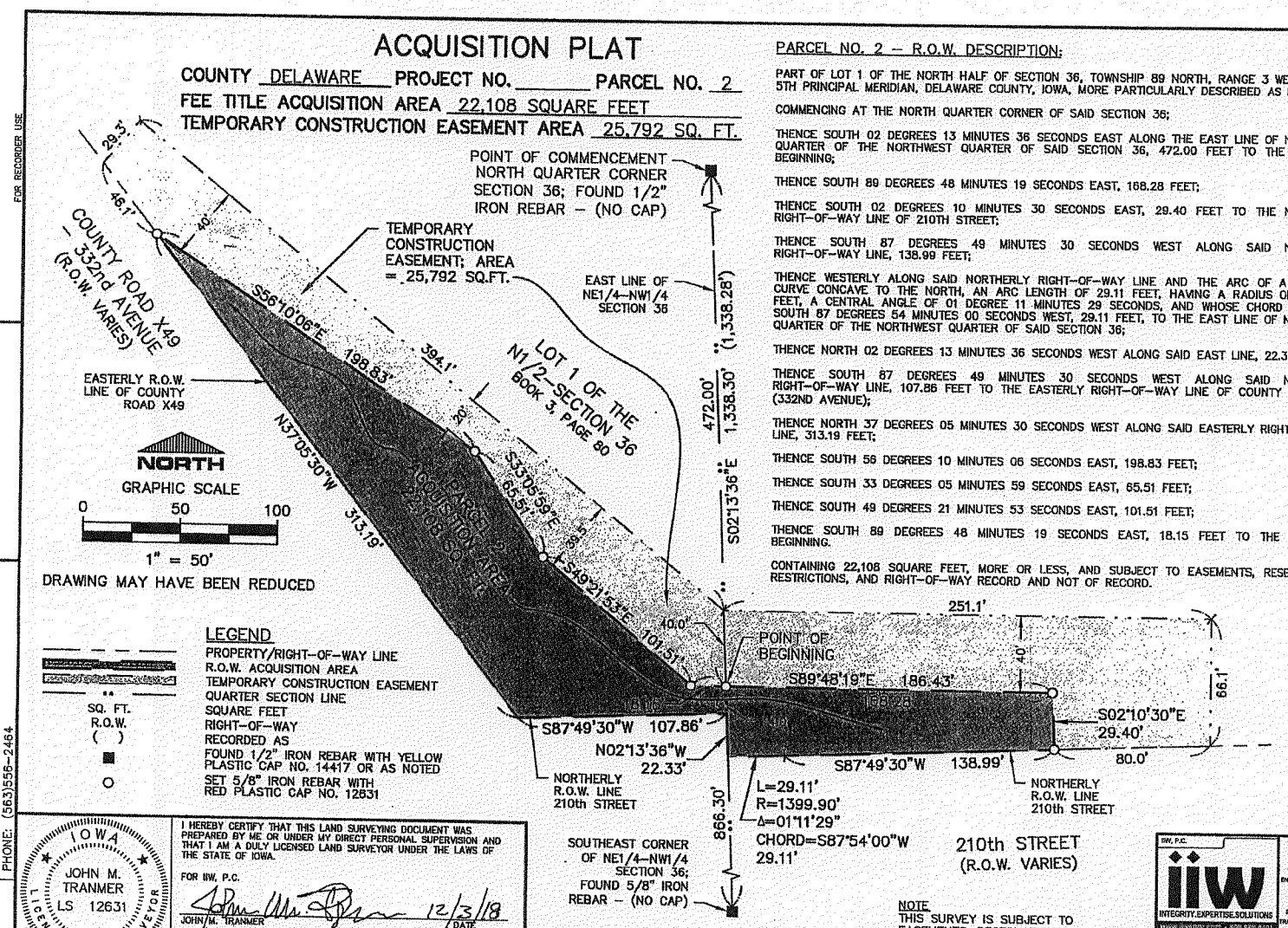
ACQUISITION PLAT

COUNTY DELAWARE PROJECT NO. _____ PARCEL NO. 2

FEE TITLE ACQUISITION AREA 22,108 SQUARE FEET

TEMPORARY CONSTRUCTION EASEMENT AREA 25,792 SQ. FT.

FOR RECORDER USE



DRAWING MAY HAVE BEEN REDUCED

LEGEND

- PROPERTY/RIGHT–OF–WAY LINE
- R.O.W. ACQUISITION AREA
- TEMPORARY CONSTRUCTION EASEMENT
- QUARTER SECTION LINE
- SQUARE FEET
- SQ. FT.
- R.O.W.
- 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

PARCEL NO. 2 – R.O.W. DESCRIPTION:

PART OF LOT 1 OF THE NORTH HALF 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, 472.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 48 MINUTES 19 SECONDS EAST, 186.28 FEET;

THENCE SOUTH 02 DEGREES 10 MINUTES 30 SECONDS EAST, 29.40 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE OF 210TH STREET;

THENCE SOUTH 87 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT–OF–WAY LINE, 138.99 FEET;

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT–OF–WAY LINE AND THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH, AN ARC LENGTH OF 29.11 FEET, HAVING A RADIUS OF 1,399.90 FEET, A CENTRAL ANGLE OF 01 DEGREE 11 MINUTES 29 SECONDS, AND WHOSE CHORD BEARS OF SOUTH 87 DEGREES 54 MINUTES 00 SECONDS WEST, 29.11 FEET, TO THE EAST LINE OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH 02 DEGREES 13 MINUTES 36 SECONDS WEST ALONG SAID EAST LINE, 22.33 FEET;

THENCE SOUTH 87 DEGREES 49 MINUTES 30 SECONDS WEST ALONG SAID NORTHERLY RIGHT–OF–WAY LINE, 107.86 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF COUNTY ROAD X49 (332ND AVENUE);

THENCE NORTH 37 DEGREES 05 MINUTES 30 SECONDS WEST ALONG SAID EASTERLY RIGHT–OF–WAY LINE, 313.19 FEET;

THENCE SOUTH 56 DEGREES 10 MINUTES 06 SECONDS EAST, 198.83 FEET;

THENCE SOUTH 33 DEGREES 05 MINUTES 59 SECONDS EAST, 65.51 FEET;

THENCE SOUTH 49 DEGREES 21 MINUTES 53 SECONDS EAST, 101.51 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 19 SECONDS EAST, 18.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,108 SQUARE FEET, MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHT–OF–WAY RECORD AND NOT OF RECORD.

DATE OF SURVEY: DECEMBER 3, 2018

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

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
DATE

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

PAGES OR SHEETS COVERED BY THIS SEAL THIS SHEET ONLY

IIW, P.C.
INTEGRITY.EXPERTISE.SOLUTIONS
ARCHITECTURE
CIVIL ENGINEERING
CONSTRUCTION SERVICES
ENVIRONMENTAL ENGINEERING
LAND SURVEYING
MUNICIPAL ENGINEERING
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING

DRAWN	JMT	PLAT NO.	34–1A–18
CHECKED	DMK	PROJ. NO.	12165
DATE	12–3–18	SHEET	1 of 1

P:\12\165\165-01\DRAWINGS\SURVEY\12165 ACQ PLAT3

Index Legend

Location:	LOT 1 NORTH HALF SECTION 36 , T89N, R3W DELAWARE COUNTY, IOWA
Proprietor:	RIDLEY USA, 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