



Document 2020 4050

Book 2020 Page 4050 Type 06 001 Pages 3

Date 10/22/2020 Time 1:53:42PM

Rec Amt \$.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Carolyn Surman, JCG Land Services, Inc., 9001 Hickman Road, Suite 100, Urbandale, IA 50322, 515-382-1698

Return to: David Carroll, County Engineer's Office, 301 N. Buxton, Suite 211, Indianola, IA 50125

515-961-1050

Tax Statements: Tax Exempt-IA Code Sec. 427.2

→ Return to Madison County Secondary Roads

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of ONE and NO/100-----(\$1.00)-----DOLLARS and other valuable consideration in hand paid by Madison County, Iowa, **Agnes C. McLaughlin**, a single person, does hereby grant to **MADISON COUNTY, IOWA**, a permanent easement for road purposes and for use as a Public Highway in, to, on, over and across the following described real estate in Madison County, Iowa:

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

See Permanent Easement Exhibit attached hereto and by this reference made a part hereof.

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.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have 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 grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the easement.

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

Index Legend	
Location:	PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA
Requestor:	MADISON COUNTY ENGINEER
Proprietor:	AGNES MCLAUGHLIN
Surveyor/Prepared By:	MATTHEW A. FOUTS
Surveyor Company:	JEO CONSULTING GROUP INC.
Return To:	724 SIMON AVE. CARROLL, IA 51401

FOR RECORDER'S USE ONLY

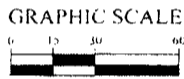
PERMANENT EASEMENT MADISON COUNTY, IA

NE COR SE1/4
SEC 25-T77N-R26W
FOUND 1/2" REBAR



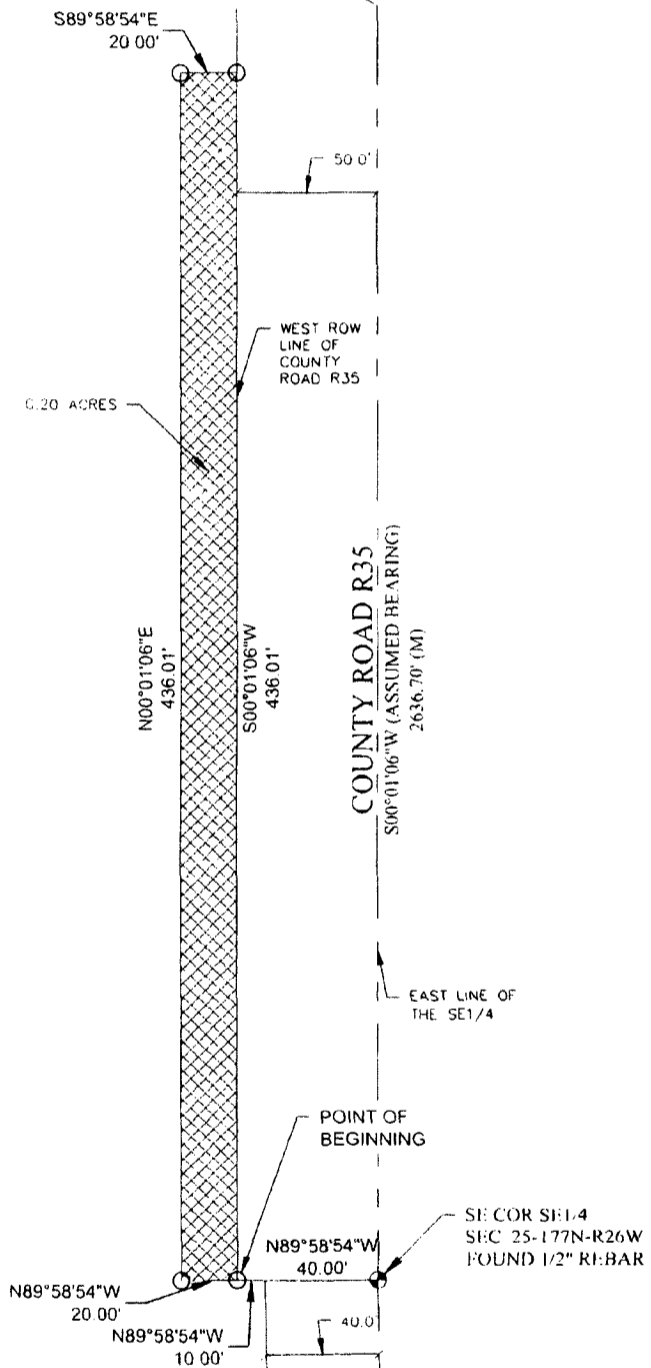
NOTE: ALL BEARINGS ARE ASSUMED

- LEGEND**
- MONUMENT FOUND
 - MONUMENT SET
 - CALCULATED POINT
 - D DEEDED DISTANCE
 - G GOVERNMENT DISTANCE
 - M MEASURED DISTANCE
 - P PLATTED DISTANCE
 - R RECORDED DISTANCE
 - Y P C YELLOW PLASTIC CAP
 - O P C ORANGE PLASTIC CAP
 - R P C RED PLASTIC CAP



PERMANENT EASEMENT DESCRIPTION

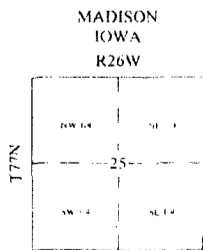
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: REFERRING TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25, THENCE S00°01'06"W (ASSUMED BEARING) ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 2636.70' TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE N89°58'54"W PERPENDICULAR TO THE EAST LINE OF THE SOUTHEAST QUARTER, 40.00 FEET TO A POINT OF INTERSECTION ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD R35; THENCE CONTINUING N89°58'54"W PERPENDICULAR TO SAID EAST LINE AND ON SAID WESTERLY ROW, 10.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE WESTERLY RIGHT OF WAY AND CONTINUING N89°58'54"W PERPENDICULAR TO SAID EAST LINE, 20.00 FEET; THENCE N00°01'06"E PARALLEL WITH SAID EAST LINE, 436.01 FEET; THENCE S89°58'54"E PERPENDICULAR TO SAID EAST LINE, 20.00 FEET TO SAID WESTERLY RIGHT OF WAY; THENCE S00°01'06"W PARALLEL WITH SAID EAST LINE AND ON SAID WESTERLY RIGHT OF WAY, 436.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES MORE OR LESS.



DATE	6/11/2020
SCALE	1" = 60'
DRAWN	TEP
JOB NO	191494
FIELD BOOK	112 WARREN COUNTY
FIELD WORK	PB/WG
SHEET	1 OF 1
FILE NO	



800.723.8567
Carroll, IA 712-792-9711
Ankeny, Iowa 515-964-5310
www.jeo.com



	<p>I hereby certify that this land surveying document was prepared and the related survey 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.</p> <p><i>Matthew A. Fouts</i> 6-11-20 (signature) (date)</p>
	<p>Printed or typed name: Matthew A. Fouts</p>
	<p>License Number: 23586</p>
	<p>My license renewal date is December 31, 2021</p>
	<p>Pages or sheets covered by this seal SHEET 1 OF 1</p>