

REC \$ 15.00
AUD \$
R.M.F. \$ 7.00
5.00

FILED NO. 4239
BOOK 2003 PAGE 3839



2003 JUL 18 AM 8:47

COMPUTER	✓
RECORDED	✓
COMPARED	✓

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA



e1
Sandy Jo Messingham, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1345
Address tax statement: Property Mgt. Supv. @ above address

EASEMENT FOR PUBLIC HIGHWAY

For the consideration of Four Thousand Eighty (\$4,080.00)---Dollars and other valuable consideration in hand paid by Iowa Department of Transportation, **James L. Koch and Margaret E. Koch**, husband and wife, do hereby grant to the **STATE OF IOWA**, a permanent easement for road purposes and for use as a Public Highway in, to, on, over and across real estate in Madison County, Iowa:

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

A parcel of land located in the Fractional NW $\frac{1}{4}$ NW $\frac{1}{4}$ and the Fractional SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6, T77N, R27W, of the 5th P.M., Madison County, Iowa, as shown on Acquisition Plat Exhibit "A" attached hereto and by reference made a part hereof. Said parcel being more particularly described as follows:

Commencing at the W $\frac{1}{4}$ Corner of said Section 6; thence N2°07'51"W 823.09 feet along the west line of the Fractional SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 6; thence N87°52'09"E 87.35 feet to a point on the present easterly right of way line of Primary Road No. U.S. 169, the Point of Beginning, thence along said present easterly right of way line for the following three (3) courses; N1°30'02"E 347.85 feet; N5°38'15"W 142.13 feet; N3°30'43"W 189.80 feet; thence S37°38'03"E 197.85 feet; thence S1°34'58"E 169.22 feet; thence S17°10'14"W 369.23 feet to a point on said present easterly right of way, the Point of Beginning.
Said parcel contains 1.02 acres.

This easement is given in fulfillment of a certain purchase agreement dated June 23rd, 2003, and recorded in the Madison County Recorder's Office on July 1 2003, in Book 2003, Page 3871, except those terms that survive the execution of this document.

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

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

The additional amount of \$2,920.00, as agreed to by the purchase agreement, is paid as severance damages to the remaining property and is not subject to real estate transfer tax.

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.

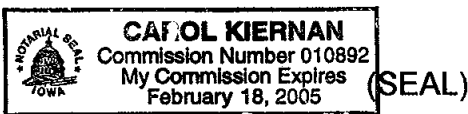
Dated July 11, 2003 (SIGN IN INK)

James L. Koch
James L. Koch

Margaret E. Koch
Margaret E. Koch

STATE OF IOWA, Madison COUNTY, ss:

On this 11 day of July, A.D. 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared James L. Koch, Margaret E. Koch, to me known to be the identical persons named in and who executed the forgoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Carol Kiernan (Sign in Ink)
Carol Kiernan (Print/Type Name)
Notary Public in and for said State of Iowa

IOWA DEPARTMENT OF TRANSPORTATION



ACQUISITION PLAT
EXHIBIT "A"

COUNTY MADISON STATE CONTROL NO. 11-00
 PROJECT NO. STPN-169-3(39)--2J-61 PARCEL NO. 31
 SECTION 6 TOWNSHIP 77 N RANGE 27 W
 ROW - FEE _____ AC, EASE 1.02 AC, EXCESS - FEE _____ AC
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE _____
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE _____
 ACQUIRED FROM James L. And Margaret E. Koch

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MICKI UETSLER
RECORDER
MADISON COUNTY, IOWA

NE1/4NE1/4
Sec. 1-77-28W

NW1/4NW1/4
Sec. 6-77-27W
Easement = 0.27 Ac.

SW1/4NW1/4
Sec. 6-77-27W
Easement = 0.75 Ac.

☉ Primary Road No. 1A. 169
 P.I. Sta. 587+97.90
 $\Delta = 00^{\circ}44'46''$ RT.
 $D = 0^{\circ}07'28''$
 $T = 300.00'$
 $L = 600.00'$
 $E = 00.98'$
 $R = 46.072.00'$

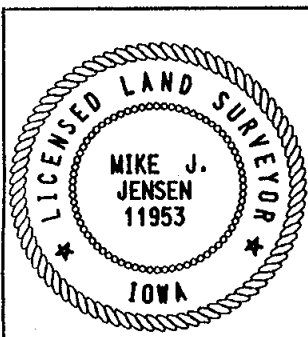
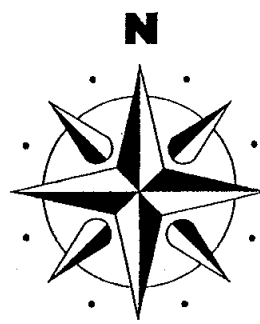
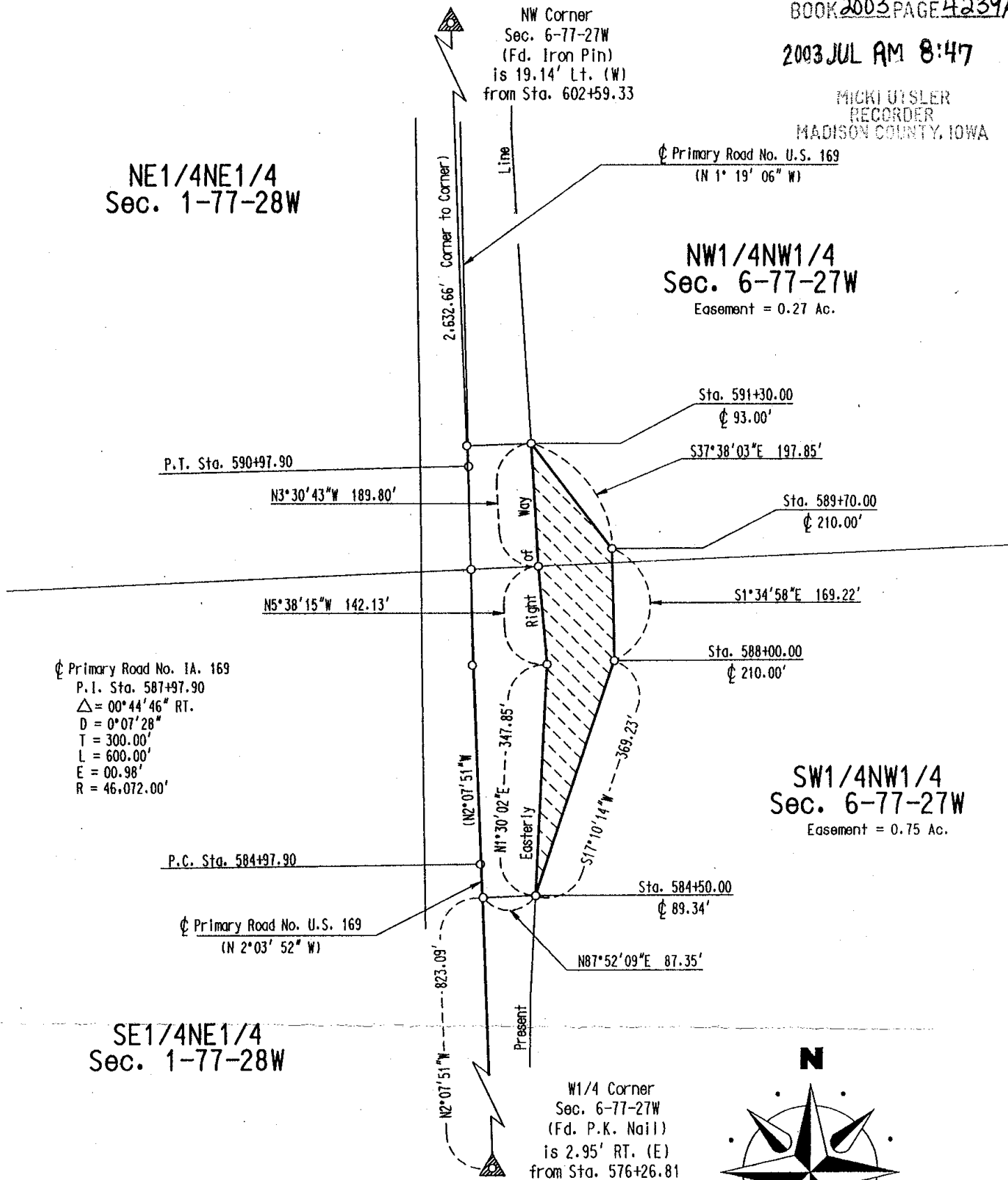
P.C. Sta. 584+97.90

☉ Primary Road No. U.S. 169
 (N 2°03'52" W)

SE1/4NE1/4
Sec. 1-77-28W

NW Corner
 Sec. 6-77-27W
 (Fd. Iron Pin)
 is 19.14' Lt. (W)
 from Sta. 602+59.33

W1/4 Corner
 Sec. 6-77-27W
 (Fd. P.K. Nail)
 is 2.95' RT. (E)
 from Sta. 576+26.81



I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Mike J. Jensen 11-13-02
 Mike J. Jensen Date

License number 11953
 Pages covered by this seal 1
 My Registration Renewal date is December 31, 2002

