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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

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R.M.F. S

Prepared By: J. Brian Morrissey, P.E. & L.S., Madison County Engineer, P.O. Box 152, Winterset, Iowa 50273, Telephone: (515) 462-1136

EASEMENT FOR PUBLIC HIGHWAY

KNOW ALL MEN BY THESE PRESENTS

THAT MICHAEL N. RODGERS and CHRISTIE RODGERS

of MADISON County, State of IOWA in consideration of the sum of
Six Thousand Five Hundred and NO/100 -----DOLLARS-----(\$ 6,500.00)

in hand paid by MADISON COUNTY, IOWA, do hereby sell and convey unto the said MADISON COUNTY, for road purposes and for use as a Public Highway, the following described premises situated in the County of Madison, State of Iowa, to-wit:

That part of Lots 9, 10, 11, 12 of the Subdivision in the East One-Half of the Northwest Quarter of Section 7, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, and that part of the Northeast Quarter of the Southwest Quarter of said Section 7, described as follows:

Commencing at the southwest corner of the Southwest Quarter of the said Section 7;
thence on an assumed bearing of North 89 degrees 37 minutes 05 seconds East 2409.00 feet
along the south line of the said Section 7 to the centerline of the existing highway;
thence North 10 degrees 03 minutes 15 seconds East 1332.91 feet along the centerline of the
existing highway;
thence northwesterly 7.37 feet along said centerline on a tangential curve concave southwesterly
and having a radius of 1432.50 feet; a central angle of 00 degrees 17 minutes 41 seconds and a
chord 7.37 feet in length bearing North 09 degrees 54 minutes 25 seconds East to the point of
beginning;
thence continuing northwesterly 375.74 feet along the said centerline on a tangential curve
concave southwesterly and having a radius of 1432.50 feet; a central angle of 15 degrees 01
minutes 42 seconds and a chord 374.66 feet in length bearing North 02 degrees 14 minutes 43
seconds East;
thence North 05 degrees 16 minutes 08 seconds West 1469.48 feet along the centerline of the
existing highway;
thence South 84 degrees 43 minutes 52 seconds West 40.00 feet to the westerly right of way line
of the existing highway;
thence continuing South 84 degrees 43 minutes 52 seconds West 20.00 feet;
thence South 05 degrees 16 minutes 08 seconds East 885.68 feet;
thence North 84 degrees 43 minutes 52 seconds East 20.00 feet to the westerly right of way line
of the existing highway;
thence South 05 degrees 16 minutes 08 seconds East 239.00 feet;
thence North 84 degrees 43 minutes 52 seconds East 7.00 feet to the westerly right of way line
of the existing highway;
thence South 05 degrees 16 minutes 08 seconds East 21.00 feet along the westerly right of way
line of the existing highway;
thence South 13 degrees 41 minutes 29 seconds West 113.88 feet to the westerly right of way line
of the existing highway;
thence South 05 degrees 16 minutes 08 seconds East 157.31 feet along the westerly right of way
line of the existing highway;
thence southwesterly 417.61 feet on a tangential curve concave westerly and having a radius of
1799.53 feet; a central angle of 13 degrees 17 minutes 47 seconds and a chord 416.67 feet in
length bearing South 01 degrees 22 minutes 45 seconds West;
thence South 80 degrees 09 minutes 00 seconds East 1.12 feet to the westerly right of way line of
the existing highway;
thence South 82 degrees 00 minutes 04 seconds East 70.04 feet to the centerline of the existing
highway and the point of beginning. Said tract contains 2.55 acres more or less, including the
present highway and is subject to encumbrances of record.

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and we hereby covenant with the said MADISON COUNTY that we are lawfully seized of said premises; that they are free from encumbrance(s) _____, that we have good and lawful authority to sell and convey the same, and we do hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever and the said CHRISTIE RODGERS, hereby relinquishes her right of dower in and to the premises hereinbefore conveyed.

Signed this 10 day of JANUARY, A. D. 19 96.

Michael N. Rodgers
Name: MICHAEL N. RODGERS
Christie Rodgers
Name: CHRISTIE RODGERS

STATE OF IOWA
MADISON COUNTY, ss.

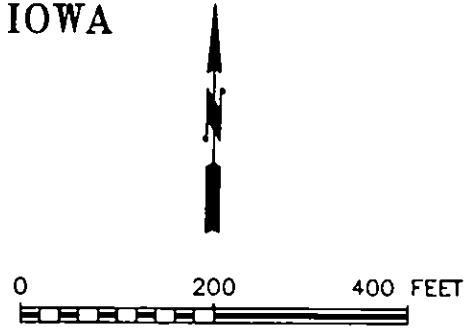
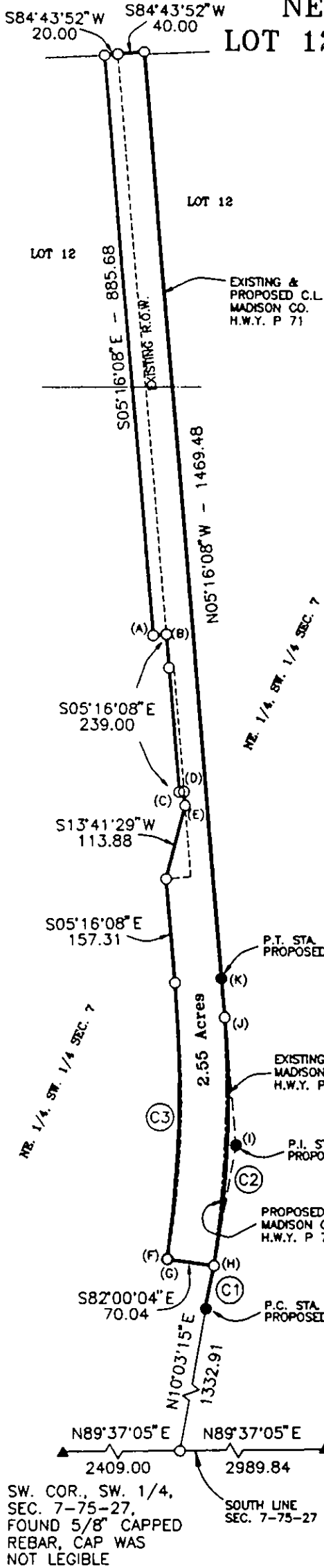
On this 10th day of January A. D. 1996 before me Cindy M. Bush
a Notary Public in and for said County, personally appeared Mike N. Rodger & Christine Rodger
to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Cindy M. Bush
Name:
Notary Public in and for said County

RIGHT OF WAY ACQUISITION PLAT

NE. 1/4, SW. 1/4 SEC. 7, AND
 LOT 12, SUBDIVISION E. 1/2 NW. 1/4,
 SEC. 7, T-75N, R-27W
 MADISON COUNTY, IOWA
 PARCEL 4



TRACT ACREAGE

NE. 1/4 SW. 1/4	= 0.28
AND LOT 12, R.O.W.	= 0.23
SUBDIVISION E. 1/2 NW. 1/4,	
PLUS EXISTING ROAD R.O.W.	= 2.04
TOTAL ACREAGE OF R.O.W.	= 2.55 AC.

C1 CURVE DATA

DELTA = 00°17'41"
T = 3.69
D = 04°00'00"
R = 1432.50
L = 7.37
L.C. = N09°54'25"E - 7.37

C2 CURVE DATA

DELTA = 15°01'42"
T = 188.95
D = 04°00'00"
R = 1432.50
L = 375.74
L.C. = N02°14'43"E - 374.66

C3 CURVE DATA

DELTA = 13°17'47"
T = 209.75
D = 03°11'02"
R = 1799.53
L = 417.61
L.C. = S01°22'45"W - 416.67

- (A)-(B) N84°43'52"E - 20.00
- (C)-(D) N84°43'52"E - 7.00
- (D)-(E) S05°16'08"E - 21.00
- (F)-(G) S80°09'00"E - 1.12
- (H)-(I) N10°03'36"E - 185.33
- (I)-(J) N05°16'08"W - 192.70
- (I)-(K) N05°16'08"W - 251.49
- (J)-(K) N05°16'08"W - 58.79

MONUMENTS

- ▲ - section corner; set or found (pipe, stone, etc.)
- - monument to be set at completion of HWY. construction with 5/8" rebar with cap R.L.S. 7995, or PK nail
- - no monument found or set
- - found lot cor. (pipe, stone, etc.)

I hereby certify that this plan, specification, plat, map, survey, or report was prepared by me or under my direct personal supervision and that I am a duly Registered Professional Engineer and Land Surveyor under the laws of the State of Iowa.

My registration renewal date is December 31, 1995.

Signed J. Brian Morrissey Date December 21, 1995
 J. Brian Morrissey Iowa Reg. No. 7995



SURVEY FOR: R.O.W. ACQUISITION PLAT, MICHAEL N. RODGER, R.R. #1 BOX 124, WINTERSET, IA. 50273

MADISON COUNTY ENGINEER WINTERSET, IOWA PROJ. # STP-S-TSF-0061(34)--5P-61 PAGE 1 OF 2

RIGHT OF WAY ACQUISITION PLAT
NE. 1/4, SW. 1/4 SEC. 7, AND
LOT 12, SUBDIVISION E. 1/2 NW. 1/4,
SEC. 7, T-75N, R-27W
MADISON COUNTY, IOWA
PARCEL 4

DESCRIPTION

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MADISON COUNTY ENGINEER

WINTERSET, IOWA

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