FILED NO. 2228
BOOK 135 PAGE 756
96 FEB 20 AM 11: 26
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER ✓
RECORDED ✓
COMPARED ✓

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 **CITY OF WINTERSET**

of MADISON County, State of IOWA in consideration of the sum of

EXEMPT DOLLARS ($ -0-)

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 1 and 2 of the Subdivision in the East One-Half of Northwest Quarter of Section 7, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the northeast corner of the Northwest Quarter of the said Section 7;
thence on an assumed bearing of South 89 degrees 38 minutes 19 seconds West 585.95 feet along the north side of the said Northwest Quarter to the centerline of the present highway and the point of beginning;
thence South 17 degrees 05 minutes 09 seconds East 133.98 feet along the centerline of the present highway;
thence South 27 degrees 00 minutes 00 seconds West 58.53 feet to the westerly right of way line of the existing highway;
thence continuing South 27 degrees 00 minutes 00 seconds West 171.89 feet;
thence northwesterly 32.93 feet on a non-tangential curve concave southwesterly having a radius of 1749.86 feet; a central angle of 1 degree 04 minutes 42 seconds and a chord 32.93 feet in length bearing North 16 degrees 32 minutes 54 seconds West;
thence North 72 degrees 54 minutes 51 seconds East 20.00 feet;
thence North 17 degrees 05 minutes 09 seconds West 236.78 feet;
thence North 33 degrees 40 minutes 00 seconds East 83.03 feet;
thence North 89 degrees 38 minutes 19 seconds East 37.30 feet along the north line of the Northwest Quarter to the west right of way line of the existing highway;
thence continuing North 89 degrees 38 minutes 19 seconds East 41.75 feet along the north line of the Northwest Quarter to the centerline of the present highway and the point of beginning. Said tract contains 0.69 acres more or less, including the present highway and is subject to encumbrances of record.

and we hereby covenant with the said MADISON COUNTY that we are lawfully seized of said premises; that they are free from encumbrance 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 City of Winterset hereby relinquishes (her/his) right of dower in and to the premises hereinbefore conveyed.

Signed this 5th day of February, A. D. 19 96.

CITY OF WINTERSET

BY: Jerry Schwertfeger
Name: JERRY SCHWERTFEGER, Mayor

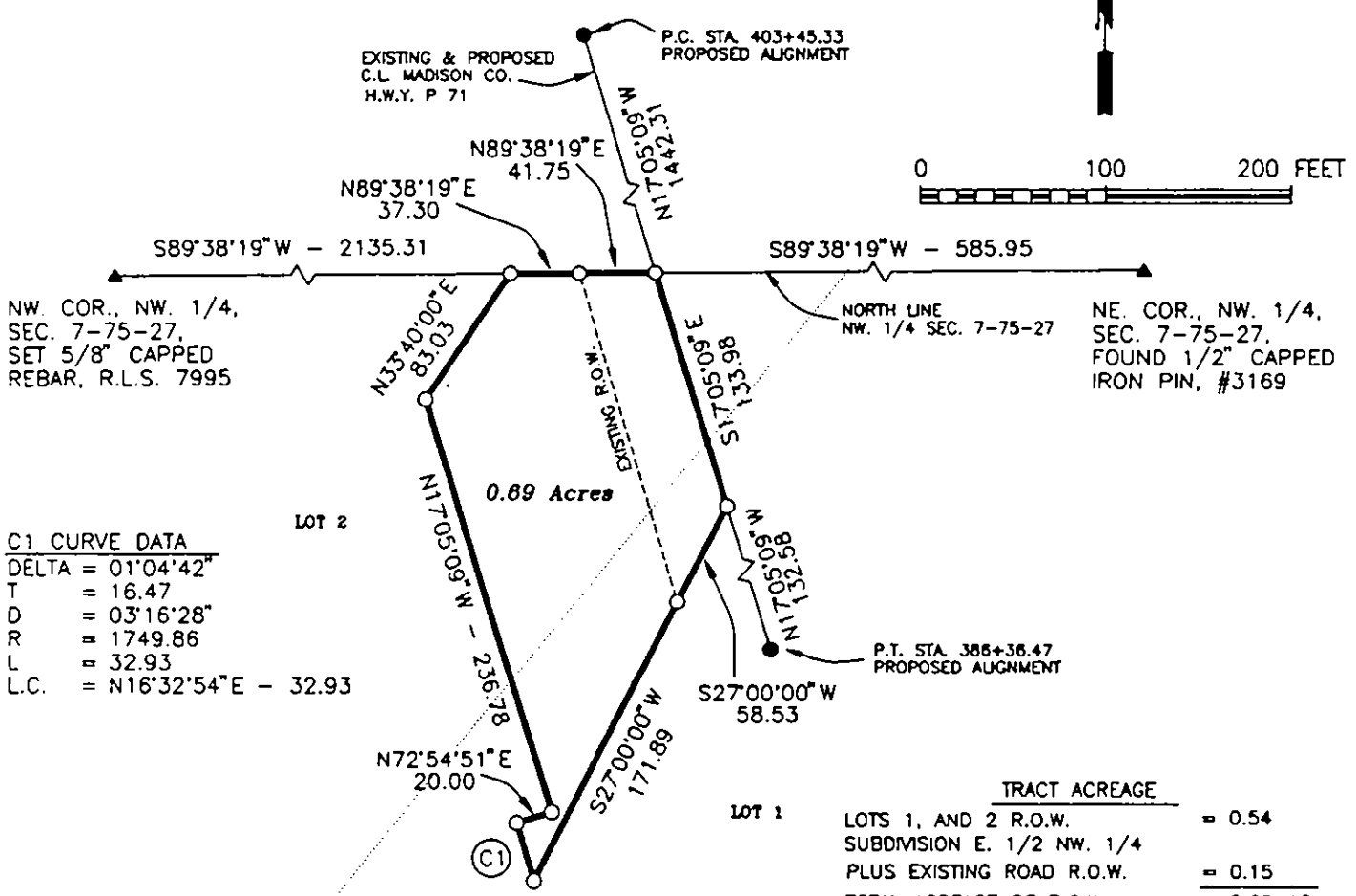
STATE OF IOWA, MADISON COUNTY, ss.

On this 5th day of February A. D. 19 96, before me Cindy Bush, a Notary Public in and for said County, personally appeared Jerry Schwertfeger to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

CINDY M. BUSH
MY COMMISSION EXPIRES
10-1-96

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

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



C1 CURVE DATA
DELTA = 01°04'42"
T = 16.47
D = 03°16'28"
R = 1749.86
L = 32.93
L.C. = N16°32'54"E - 32.93

TRACT ACREAGE

LOTS 1, AND 2 R.O.W. SUBDIVISION E. 1/2 NW. 1/4	= 0.54
PLUS EXISTING ROAD R.O.W.	= 0.15
TOTAL ACREAGE OF R.O.W.	= 0.69 AC.

DESCRIPTION

That part of Lots 1 and 2 of the Subdivision in the East One-Half of Northwest Quarter of Section 7, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the northeast corner of the Northwest Quarter of the said Section 7; thence on an assumed bearing of South 89 degrees 38 minutes 19 seconds West 585.95 feet along the north side of the said Northwest Quarter to the centerline of the present highway and the point of beginning;
thence South 17 degrees 05 minutes 09 seconds East 133.98 feet along the centerline of the present highway;
thence South 27 degrees 00 minutes 00 seconds West 58.53 feet to the westerly right of way line of the existing highway;
thence continuing South 27 degrees 00 minutes 00 seconds West 171.89 feet;
thence northwesterly 32.93 feet on a non-tangential curve concave southwesterly having a radius of 1749.86 feet; a central angle of 1 degree 04 minutes 42 seconds and a chord 32.93 feet in length bearing North 16 degrees 32 minutes 54 seconds West;
thence North 72 degrees 54 minutes 51 seconds East 20.00 feet;
thence North 17 degrees 05 minutes 09 seconds West 236.78 feet;
thence North 33 degrees 40 minutes 00 seconds East 83.03 feet;
thence North 89 degrees 38 minutes 19 seconds East 37.30 feet along the north line of the Northwest Quarter to the west right of way line of the existing highway;
thence continuing North 89 degrees 38 minutes 19 seconds East 41.75 feet along the north line of the Northwest Quarter to the centerline of the present highway and the point of beginning. Said tract contains 0.69 acres more or less, including the present highway and is subject to encumbrances of record.

MONUMENTS

▲ - section corner; set or found, (pipe, stone, etc.)

● - monument to be set at completion of HWY. constructon with 5/8" rebar with cap R.L.S. 7995, or PK nail

○ - no monument found or set

■ - found lot cor. (pipe, stone, etc.)

PROFESSIONAL ENGINEER & LAND SURVEYOR
J.BRIAN MORRISSEY
7995
REGISTERED IOWA

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 Nov. 16, 1995
J. Brian Morrissey Iowa Reg. No. 7995

757

SURVEY FOR: R.O.W. ACQUISITION PLAT, CITY OF WINTERSET, CITY OF WINTERSET, 101 E. JEFFERSON, WINTERSET IA. 50273

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