

FILED NO. 2229

BOOK 135 PAGE 758

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MICHELLE UTZEL  
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, PARK BOARD OF THE CITY OF WINTERSET, IOWA  
MADISON COUNTY, IOWA CONSERVATION BOARD

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 the East One-Half of the Southwest Quarter of Section 6, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, and that part of the South One-Half of the Northwest Quarter of the said Section 6, described as follows:

Commencing at the southeast corner of the Southwest Quarter of the said Section 6;  
thence on an assumed bearing of South 89 degrees 38 minutes 19 seconds West 585.95 feet along the south line of the said Southwest Quarter to the centerline of the present highway and the point of beginning;  
thence North 17 degrees 05 minutes 09 seconds West 1613.83 feet along the centerline of the present highway;  
thence northeasterly 788.73 feet along said centerline on a tangential curve concave southeasterly and having a radius of 1146.00 feet; a central angle of 39 degrees 26 minutes 00 seconds and a chord 773.25 feet in length bearing North 02 degrees 37 minutes 51 seconds East;  
thence North 22 degrees 20 minutes 51 seconds East 415.04 feet along said centerline;  
thence northwesterly 885.23 feet along said centerline on a tangential curve concave southwesterly and having a radius of 573.00 feet; a central angle of 88 degrees 31 minutes 00 seconds and a chord 799.79 feet in length bearing North 21 degrees 54 minutes 39 seconds West;  
thence North 66 degrees 10 minutes 09 seconds West 251.88 feet along said centerline;  
thence northwesterly 615.43 feet along said centerline on a tangential curve concave northeasterly and having a radius of 1146.00 feet, a central angle of 29 degrees 11 minutes 57 seconds and a chord 608.06 feet in length bearing North 50 degrees 47 minutes 04 seconds West;  
thence South 88 degrees 32 minutes 26 seconds East 50.51 feet to the easterly right of way line of the present highway;  
thence continuing South 88 degrees 32 minutes 26 seconds East 92.62 feet;  
thence South 50 degrees 15 minutes 07 seconds East 395.76 feet;  
thence South 64 degrees 28 minutes 02 seconds East 288.59 feet;  
thence North 25 degrees 31 minutes 58 seconds East 65.00 feet;  
thence southeasterly 558.29 feet along a non-tangential curve concave southwesterly having a radius of 908.94 feet a central angle of 35 degrees 11 minutes 32 seconds and a chord 549.56 feet in length bearing South 46 degrees 52 minutes 16 seconds East.  
thence South 60 degrees 43 minutes 30 seconds West 20.00 feet;  
thence southeasterly 843.03 feet along a non-tangential curve concave southwesterly having a radius of 888.94 feet, a central angle of 54 degrees 20 minutes 10 seconds and a chord 811.79 feet in length bearing South 02 degrees 06 minutes 25 seconds East;  
thence South 17 degrees 31 minutes 06 seconds West 76.18 feet;  
thence South 25 degrees 03 minutes 40 seconds West 211.73 feet;  
thence southwesterly 166.09 feet along a tangential curve concave southeasterly and having a radius of 1010.92 feet, a central angle of 09 degrees 24 minutes 49 seconds and a chord 165.91 feet in length bearing South 20 degrees 21 minutes 15 seconds West;  
thence North 74 degrees 21 minutes 13 seconds West 45.00 feet;  
thence southeasterly 603.25 feet along a non-tangential curve concave northeasterly having a radius of 1055.92 feet, a central angle of 32 degrees 44 minutes 00 seconds and a chord 595.08 feet in length bearing South 00 degrees 43 minutes 09 seconds East;  
thence North 72 degrees 54 minutes 51 seconds East 10.00 feet;  
thence South 17 degrees 05 minutes 10 seconds East 245.34 feet;  
thence South 72 degrees 54 minutes 51 seconds West 20.00 feet;  
thence South 17 degrees 05 minutes 09 seconds East 40.69 feet;

thence South 16 degrees 29 minutes 19 seconds East 959.36 feet;  
thence South 48 degrees 02 minutes 59 seconds East 116.62 feet;  
thence South 17 degrees 05 minutes 09 seconds East 136.03 feet;  
thence South 89 degrees 38 minutes 19 seconds West 93.98 feet to the easterly right of way line of the present highway;  
thence continuing South 89 degrees 38 minutes 19 seconds West 41.77 feet to the centerline of the present highway and the point of beginning. Said tract contains 14.60 acres more or less, including the present highway and is subject to encumbrances of record.

ALSO:

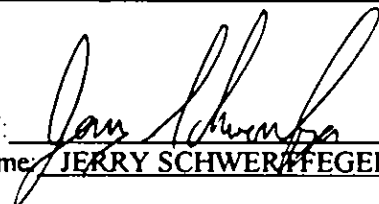
That part of Lot 1 of Subdivision in East One-Half of the Northwest Quarter of Section 7, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

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 450.21 feet along the north line of the Northwest Quarter to the point of beginning;  
thence continuing South 89 degrees 38 minutes 19 seconds West 30.79 feet along the north line of the Northwest Quarter;  
thence South 27 degrees 00 minutes 00 seconds West 86.98 feet to the easterly right of way line of the existing highway;  
thence South 17 degrees 05 minutes 09 seconds East 18.46 feet along the easterly right of way line of the existing highway;  
thence South 50 degrees 45 minutes 00 seconds East 78.28 feet;  
thence North 24 degrees 06 minutes 00 seconds East 70.78 feet;  
thence North 17 degrees 05 minutes 09 seconds West 83.97 feet to the north line of the said Northwest Quarter and the point of beginning;  
Said tract contains 0.19 acres more or less exclusive of the present highway right of way 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 incumbrance \_\_\_\_\_ 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, PARK BOARD OF THE  
CITY OF WINTERSET, IOWA, MADISON  
COUNTY, IOWA CONSERVATION BOARD**

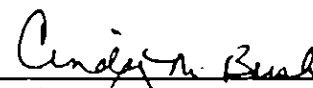
BY:   
Name: JERRY SCHWERTFEGER, Mayor

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

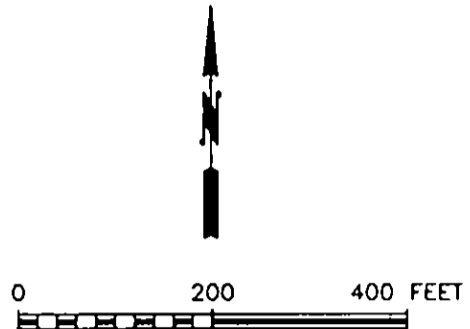
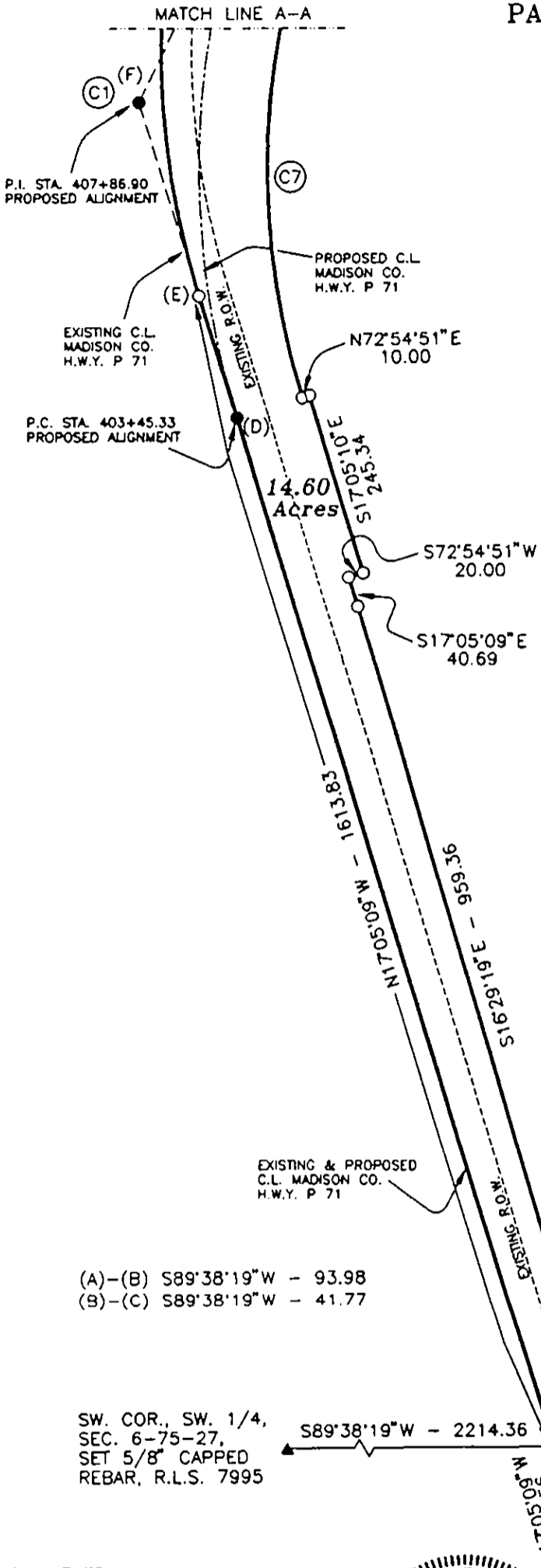
to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



  
Name: Cindy Bush  
Notary Public in and for said County

# RIGHT OF WAY ACQUISITION PLAT

E. 1/2, SW. 1/4 AND S. 1/2 NW. 1/4 SEC. 6, T-75N, R-27W  
MADISON COUNTY, IOWA  
PARCEL 13A



TRACT ACREAGE

E. 1/2 SW. 1/4 SEC. 6-75-27 R.O.W.	= 10.41
PLUS EXISTING ROAD R.O.W.	= 4.19
<b>TOTAL ACREAGE OF R.O.W.</b>	<b>= 14.60 AC.</b>

C1 CURVE DATA

DELTA =	39°26'00"
T =	410.70
D =	4°59'59"
R =	1146.00
L =	788.73
L.C. =	N02°37'51"E - 773.25

C7 CURVE DATA

DELTA =	32°44'00"
T =	310.11
D =	5°25'34"
R =	1055.92
L =	603.25
L.C. =	S00°43'09"E - 595.08

(D)-(E) N17°05'09"W - 171.53  
(E)-(F) N17°05'09"W - 270.04

EXISTING & PROPOSED  
C.L. MADISON CO.  
H.W.Y. P 71

(A)-(B) S89°38'19"W - 93.98  
(B)-(C) S89°38'19"W - 41.77

SW. COR., SW. 1/4,  
SEC. 6-75-27,  
SET 5/8" CAPPED  
REBAR, R.L.S. 7995

SOUTH LINE  
SW. 1/4 SEC. 6-75-27

SE. COR., SW. 1/4,  
SEC. 6-75-27,  
FOUND 1/2" CAPPED  
IRON PIN, #3169

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.)



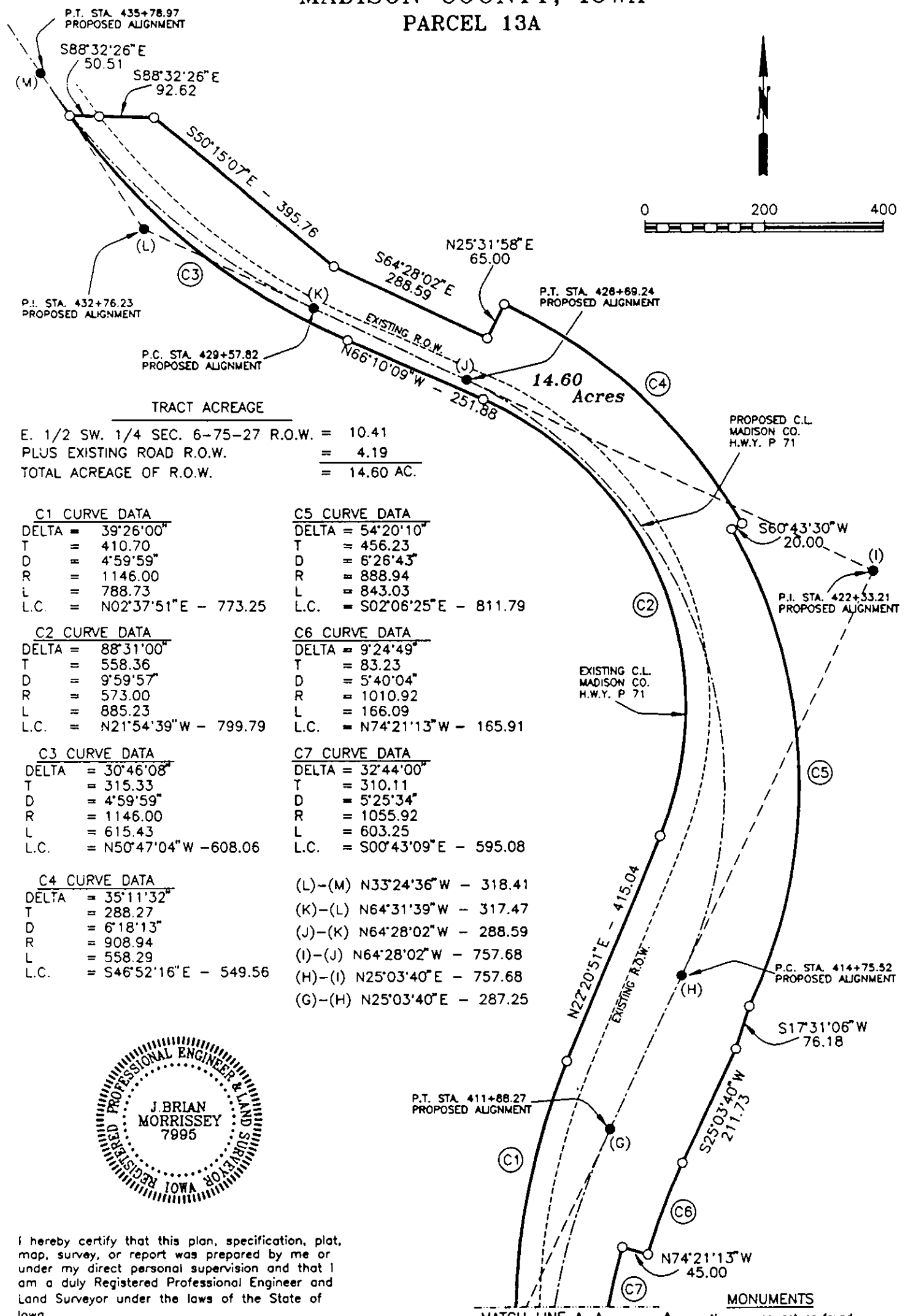
I hereby certify that this plan, specification, plat,  
map, survey, or report was prepared by me or  
under my direct personal supervision and that I  
am a duly Registered Professional Engineer and  
Land Surveyor under the laws of the State of  
Iowa.

My registration renewal date is December 31, 1995.

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

# RIGHT OF WAY ACQUISITION PLAT

## E. 1/2, SW. 1/4 AND S. 1/2 NW. 1/4 SEC. 6, T-75N, R-27W MADISON COUNTY, IOWA PARCEL 13A



**TRACT ACREAGE**

E. 1/2 SW. 1/4 SEC. 6-75-27 R.O.W.	= 10.41
PLUS EXISTING ROAD R.O.W.	= 4.19
<b>TOTAL ACREAGE OF R.O.W.</b>	<b>= 14.60 AC.</b>

**C1 CURVE DATA**

DELTA =	39°26'00"
T =	410.70
D =	4°59'59"
R =	1146.00
L =	788.73
L.C. =	N02°37'51"E - 773.25

**C5 CURVE DATA**

DELTA =	54°20'10"
T =	456.23
D =	6°26'43"
R =	888.94
L =	843.03
L.C. =	S02°06'25"E - 811.79

**C2 CURVE DATA**

DELTA =	88°31'00"
T =	558.36
D =	9°59'57"
R =	573.00
L =	885.23
L.C. =	N21°54'39"W - 799.79

**C6 CURVE DATA**

DELTA =	9°24'49"
T =	83.23
D =	5°40'04"
R =	1010.92
L =	166.09
L.C. =	N74°21'13"W - 165.91

**C3 CURVE DATA**

DELTA =	30°46'08"
T =	315.33
D =	4°59'59"
R =	1146.00
L =	615.43
L.C. =	N50°47'04"W - 608.06

**C7 CURVE DATA**

DELTA =	32°44'00"
T =	310.11
D =	5°25'34"
R =	1055.92
L =	603.25
L.C. =	S00°43'09"E - 595.08

**C4 CURVE DATA**

DELTA =	35°11'32"
T =	288.27
D =	6°18'13"
R =	908.94
L =	558.29
L.C. =	S46°52'16"E - 549.56

(L)-(M) N33°24'36"W - 318.41  
 (K)-(L) N64°31'39"W - 317.47  
 (J)-(K) N64°28'02"W - 288.59  
 (I)-(J) N64°28'02"W - 757.68  
 (H)-(I) N25°03'40"E - 757.68  
 (G)-(H) N25°03'40"E - 287.25



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

- 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.) 761

**RIGHT OF WAY ACQUISITION PLAT**  
**E. 1/2, SW. 1/4 SEC. 6, T-75N, R-27W**  
**MADISON COUNTY, IOWA**  
**PARCEL 13A**

DESCRIPTION

That part of the East One-Half of the Southwest Quarter of Section 6, Township 75 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, and that part of the South One-Half of the Northwest Quarter of the said Section 6, described as follows:

Commencing at the southeast corner of the Southwest Quarter of the said Section 6;  
 thence on an assumed bearing of South 89 degrees 38 minutes 19 seconds West 585.95 feet along the south line of the said Southwest Quarter to the centerline of the present highway and the point of beginning;  
 thence North 17 degrees 05 minutes 09 seconds West 1613.83 feet along the centerline of the present highway;  
 thence northeasterly 788.73 feet along said centerline on a tangential curve concave southeasterly and having a radius of 1146.00 feet; a central angle of 39 degrees 26 minutes 00 seconds and a chord 773.25 feet in length bearing North 02 degrees 37 minutes 51 seconds East;  
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 thence northwesterly 885.23 feet along said centerline on a tangential curve concave southwesterly and having a radius of 573.00 feet; a central angle of 88 degrees 31 minutes 00 seconds and a chord 799.79 feet in length bearing North 21 degrees 54 minutes 39 seconds West;  
 thence North 66 degrees 10 minutes 09 seconds West 251.88 feet along said centerline;  
 thence northwesterly 615.43 feet along said centerline on a tangential curve concave northeasterly and having a radius of 1146.00 feet, a central angle of 29 degrees 11 minutes 57 seconds and a chord 608.06 feet in length bearing North 50 degrees 47 minutes 04 seconds West;  
 thence South 88 degrees 32 minutes 26 seconds East 50.51 feet to the easterly right of way line of the present highway;  
 thence continuing South 88 degrees 32 minutes 26 seconds East 92.62 feet;  
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 thence South 48 degrees 02 minutes 59 seconds East 116.62 feet;  
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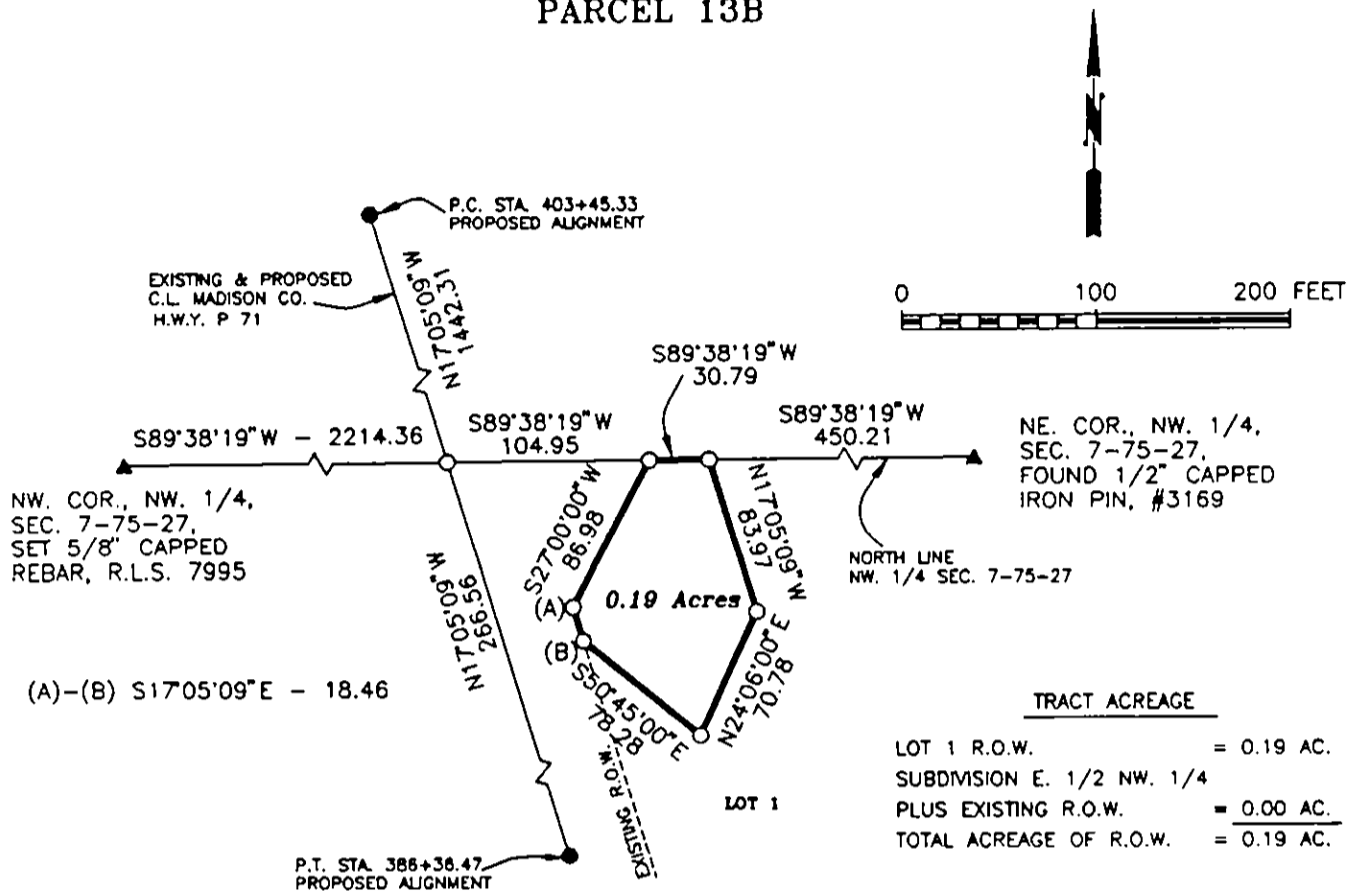
My registration renewal date is December 31, 1995.

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

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

MADISON COUNTY ENGINEER	WINTerset, IOWA	PROJ. # STP-S-TSF-0061(34)--5P-61	PAGE 3 OF 3
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**RIGHT OF WAY ACQUISITION PLAT**  
**LOT 1, SUBDIVISION E. 1/2 NW. 1/4**  
**SEC. 7, T-75N, R-27W**  
**MADISON COUNTY, IOWA**  
**PARCEL 13B**



TRACT ACREAGE

LOT 1 R.O.W.	= 0.19 AC.
SUBDIVISION E. 1/2 NW. 1/4	
PLUS EXISTING R.O.W.	= 0.00 AC.
<b>TOTAL ACREAGE OF R.O.W.</b>	<b>= 0.19 AC.</b>

DESCRIPTION

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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 450.21 feet along the north line of the Northwest Quarter to the point of beginning; thence continuing South 89 degrees 38 minutes 19 seconds West 30.79 feet along the north line of the Northwest Quarter; thence South 27 degrees 00 minutes 00 seconds West 86.98 feet to the easterly right of way line of the existing highway; thence South 17 degrees 05 minutes 09 seconds East 18.46 feet along the easterly right of way line of the existing highway; thence South 50 degrees 45 minutes 00 seconds East 78.28 feet; thence North 24 degrees 06 minutes 00 seconds East 70.78 feet; thence North 17 degrees 05 minutes 09 seconds West 83.97 feet to the north line of the said Northwest Quarter and the point of beginning; Said tract contains 0.19 acres more or less exclusive of the present highway right of way and is subject to encumbrances of record.

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.)



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My registration renewal date is December 31, 1995.

Signed *J. Brian Morrissey* Date December 21, 1995  
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SURVEY FOR: R.O.W. ACQUISITION PLAT, CITY OF WINTERSET, CITY PARK BOARD, 101 E. JEFFERSON, WINTERSET IA. 50273