COMPARED

FILED NO. 858 BOOK 130 PAGE 447 92 OCT -6 AM 9: 03

Fee \$15.00

MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

## EASEMENT FOR PUBLIC HIGHWAY

Know All Men By These Presents: That Nelson E. Thornton and Mariann Thornton, husband and wife, of Madison County, State of Iowa, in consideration of the sum of One Thousand Two Hundred Sixty and no/l00----(\$1,260.00)-----DOLLARS and other valuable considerations in hand paid by Iowa Department of Transportation, do hereby grant an easement unto the STATE OF IOWA, 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:

A parcel of land located in the NE 1/4 NE 1/4 of Sec. 32 and the NW 1/4 NW 1/4 of Sec. 33, all in T76N, 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.

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

Beginning at the NE Corner of said Sec. 32; thence N88°50'44"E, 192.00 ft. along the north line of the NW 1/4 NW 1/4 of said Sec. 33; thence S02°29'16"E, 75.02 ft.; thence S88°50'44"W, 1217.97 ft.; thence N02°06'59"W, 74.95 ft. to a point on the north line of the NE 1/4 NE 1/4 of said Sec. 32; thence N88°50'32"E, 1025.48 ft. along said north line to the NE Corner thereof, the Point of Beginning, excepting therefrom present easements of record; containing 0.70 acre, more or less, exclusive of said exceptions.

This easement is given in fulfillment of a certain real estate contract dated August 3, 1992, and recorded in the Madison County Recorder's Office on August 20, 1992, in Book 130, Page 266.

The additional amount of \$1,640.00, as agreed to by contract, is paid as severance damages to the remaining property.

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

And the grantors do hereby covenant with said grantees, that said grantors are lawfully seized of said premises; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever; and said grantors covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever, and each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

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

Madison County Project No. FN-92-4(15)--21-61 Nelson E. and Mariann Thornton (Parcel 20)

Signed this 9 day of September, A.D. 1992. (SIGN IN INK)
Nelson E. Thornton  Mariann Thornton
STATE OF Jawa, COUNTY OF Madison, SS:
On this day of
(SEAL)  (SEAL)  (Sign in Ink)  (Print/Type Name)  Notary Public in and for the State of

RECORDING INFORMATION: This easement is being acquired for public purposes by the Iowa Department of Transportation, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010; therefore a Declaration of Value is not required. Iowa Code Sec. 428A.1.

Madison County Project No. FN-92-4(15)--21-61 Nelson E. and Mariann Thornton (Parcel 20)

## IOWA DEPARTMENT OF TRANSPORTATION

634-177



## ACQUISITION PLAT EXHIBIT "A"

STATE CONTROL NO. 61-0600

COUNTY	MADISON		STAT	E CONTROL NO	<u>61-0600</u>
PROJECT NG	FN-92-4(15)21-61		F	PARCEL NO	20
	32 & 33	TOWNSHIP	76N	RANGE	
		_ AC. EASE	0.70	AC. FXCF22 - FEF	AC
ACQUIRED FROM			<del></del>		
N1/4 CORNER SEC. 33-76-278 (FD. NAIL IN SLAB) 16 N3-41'20"W 40.91' from Sta. 145+07.96	P.1. STA. 140+01.76  A = 6.25'00° LT.  D = 0.30'00°  NE1/4NW1/4  NE1/4NW1/4  1° = 600'  33-76-27W  0' * 300' 600'		NE CORNER SEC. 32-76-27# N88-50'44"E 192.00' (FD. NAIL IN SLAB)	¢ 75.00'	STA. 120+61.04  -L. STA. 120+59.29)
P.C. STA. 133+59.42	P.I. STA. 130+70,75		<b> </b>	OF WAY	
P.1. STA. 127+50.00 D = 3°12'30" RT. D = 0°30'00"	D.C. STA: 154+55-06 33-76-27# (0.11 ACRE)		i	SQUTHERLY RIGHT SOUTHERLY RIGHT SOUTHERLY 12	DETAIL "A"
SEE DETAIL "A"  NE CORNER  SEC. 32-76-278  (FD. NAIL IN SLAB)  = P.O.T. STA. 118+67.29	NE1/4NE1/4 32-76-27W (0.59 ACRE)			TN3S3Hd ¢ 75.0	00' STA. 108443.07 (P.L. STA. 108441.81)
7.7				C PRIMARY ROAD	NO. 1A. 92
N1/4 CORNER P.0.S.T. STA. 92+41.71 (M.L.) SEC. 32-76-278 (FD. M.A.I. IN SLAB) P.O.T. STA. 2092+41.65 (SIDE ROAD)	P.I. SIA. 94+90.68  # SIDE ROAD  P.C. STA. 89+93.76	P.1. SIA. 9242.22 A = 0.04'S1" R1. D = 0.00'38.56" U = 0.00'38.56"	ECORD 130	6263 Properties Surveyor	I haraby sartify that this plat is a frue and accurate representation of the land harain described, and by we or order my direct supervision, and that I as a daily registered tong duranger under the last of the State of 190.  The supervision of the supervision