Compared

EASEMENT FOR PUBLIC HIGHWAY FIDLAR & CHAMBERS CO. 1948

FILED NO.
BOOK 119 PAGE 673

No Fee
3pgs.

1986 MAR 21 PM 2:01

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENTS

That Raymond E. Rickets, Doris P. Rickets

(Contract Purchasers) Robert C. Johnson, Roslea Johnson

of Madison County, State of Iowa in consideration of the sum of

($2257.07) Two thousand two hundred fifty-seven and 07/100---------- DOLLARS

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: as attached:

Commencing at the Southwest Corner of the Southeast Quarter of Section 7, Township 74 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa;
thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the South line of the Southeast Quarter 1249.00 feet to the centerline of the existing Madison County Highway;
thence North 11 degrees 38 minutes 36 seconds West along said Centerline 273.83 feet;
thence South 89 degrees 58 minutes 00 seconds East 33.70 feet to the easterly right of way line of said highway and the point of beginning;
thence South 89 degrees 58 minutes 00 seconds East 177.67 feet;
thence North 0 degrees 02 minutes 00 seconds East 75.00 feet;
thence South 89 degrees 53 minutes 14 seconds East 131.66 feet;
thence South 47 degrees 34 minutes 04 seconds East 123.30 feet;
thence Southeasterly a distance of 392.22 feet along a non-tangential curve concave southwesterly, having a radius of 2152.60 feet, a central angle of 10 degrees 26 minutes 23 seconds and a chord 391.68 feet in length bearing South 81 degrees 33 minutes 42 seconds East;
thence South 74 degrees 24 minutes 46 seconds East 297.06 feet;
thence Southwesterly 282.08 feet along a non-tangential curve concave southeasterly and having a radius of 401.86 feet, a central angle of 40 degrees 13 minutes 02 seconds and a chord 276.32 feet in length bearing South 83 degrees 32 mintues 58 seconds West;
thence North 76 degrees 20 minutes 31 seconds West 37.41 feet;
thence Northwesterly 486.91 feet along a tangential curve concave southwesterly and having a radius of 2047.60 feet, a central angle of 13 degrees 37 minutes 29 seconds and a chord 485.76 feet in length bearing North 83 degrees 09 minutes 16 seconds West;
thence North 89 degrees 58 minutes 00 seconds West 249.51 feet;
thence North 18 degrees 06 minutes 37 seconds West 74.25 feet;
thence North 11 degrees 38 minutes 36 seconds West 40.27 feet to the point of beginning and containing 2.46 acres more or less exclusive of the present highway right of way and 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 Doris P. Rickets and Roslea Johnson hereby relinquishes their right of dower in and to the premises hereinbefore conveyed.

Signed this 14 day of March, A. D. 1986.

Roslea Johnson

Robert C Johnson

Raymond E Rickets

Doris P Rickets

STATE OF IOWA, Madison County, ss.

On this 14th day of March A. D. 1986, before me Roslea Johnson & Robert C. Johnson a Notary Public in and for said County, personally appeared

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

STATE OF IOWA MADISON COUNTY

Notary Public in and for said County.

For a valuable consideration, in hand paid by _____ County, Iowa, the undersigned hereby waives and quit claims unto the said county, for road and highway purposes, any interest he may have in the premises described in the foregoing instrument.

Signed this _____ day of _____, A. D. 19____.

_____

_____

_____

STATE OF IOWA, Madison County, ss.

On this 19th day of March A. D. 1986, before me Letty J Miller, a notary public in and for said county personally appeared Raymond E Ricketts + Doris L Ricketts

to me known to be the person named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Letty J Miller

Notary Public in and for Madison County

LETTY J. MILLER
MY COMMISSION EXPIRES
8-26-88

EASEMENT
FOR PUBLIC HIGHWAY

_____

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To

_____

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_____

Entered for taxation this _____ day of _____, A. D. 19____

_____

_____
County Auditor

Filed for Record on the 21 day of March, A. D. 1986

at 2:01 o'clock P M., and Recorded in Book 119 of Deeds on Page 623

_____
Recorder.

By Shirley L Heaney
Deputy.

DEED RECORD 119