EASEMENT FOR PUBLIC HIGHWAY FIDLAR & CHAMBERS CO., DAVENPORT, IOWA

IND ✓
REC ✓
PAGE ✓

KNOW ALL MEN BY THESE PRESENTS

That Gilbert Akin Estate (co-executors Emory A. Aikin, C.R. Bentz)

Jack A. Cavanah & Marjorie S. Cavanah (contract purchasers)

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

($901.05) Nine hundred one and 05/100---------- 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:

Commencing at the Southeast Corner of the Southeast Quarter of Section 28, Township 77 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa;
thence North 90 degrees 00 minutes 00 seconds West 1209.78 feet;
(this is an assumed bearing for the purpose of this description only);
thence South 0 degrees 39 minutes 19 seconds West 218.35 feet;
thence southwesterly a distance of 348.56 feet along a tangential curve concave to the northwest having a radius of 603.11 feet and a central angle of 33 degrees 06 minutes 48 seconds;
thence South 33 degrees 46 minutes 07 seconds West tangent to said curve a distance of 77.90 feet;
thence North 56 degrees 13 minutes 53 seconds West 33.00 feet;
thence North 23 degrees 49 minutes 41 seconds East 238.72 feet;
thence North 18 degrees 10 minutes 24 seconds East 196.76 feet
thence North 49 degrees 40 minutes 04 seconds West 155.91 feet;
thence North 0 degrees 39 minutes 43 seconds East 76.89 feet;
thence North 0 degrees 39 minutes 04 seconds West 123.11 feet;
thence North 35 degrees 38 minutes 50 seconds East 122.07 feet;
thence North 6 degrees 43 minutes 25 seconds East 236.49 feet;
thence North 90 degrees 39 minutes 19 seconds East 40.00 feet;
thence South 0 degrees 39 minutes 19 seconds West 456.73 feet to the point of beginning and containing 1.61 acres more or less including the present highway and subject to encumbrances of record.

Commencing 1385
FILED NO.
BOOK 119 PAGE 640
1986 JAN -7 AM 11:0
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
No Fee

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 Marjorie S. Cavanah hereby relinquishes her right of dower in and to the premises hereinbefore conveyed.

Signed this 25th day of November, A. D. 1985.

Jack A. Cavanah
Marjorie S. Cavanah

JOHN M. WILLCOCKSON
Iowa
NOTARIAL SEAL

STATE OF IOWA, Polk County, ss.

On this 25 day of November A. D. 1985, before me John M. Willcockson a Notary Public in and for said County, personally appeared M. Cavanah and J. Cavanah

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

John M. Willcockson
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_____.

JO ANN ALLEN
Iowa
NOTARIAL SEAL

_____

_____

_____

STATE OF IOWA, Madison County, ss.

On this 27 day of November, A. D. 1985, before me Jo Ann Allen, a notary public in and for said county personally appeared C. R. Bentz

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

Jo Ann Allen
Notary Public in and for Madison County

EASEMENT
FOR PUBLIC HIGHWAY

_____

_____

_____

To

_____

_____

_____

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

_____
County Auditor

Filed for Record on the 7 day of January, A. D. 1986 at 11:00 o'clock A M., and Recorded in Book 119 of Deeds on Page 640

Mary E. Kuehl
Recorder

By Kathie L. Hensley
Deputy