

property. (Iowa Code section 6B.25; Iowa Code section 6B.26; Iowa Code section 6B.54(11))

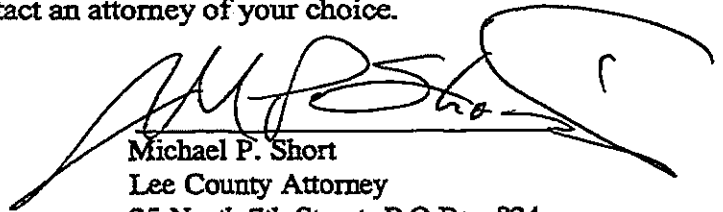
9. Reimbursement for expenses incidental to transferring title to the acquiring agency. (Iowa Code section 6B.33 as amended by 1999 Iowa Acts, House File 476, section 15; Iowa Code section 6B.54(10))

10. Reimbursement of certain litigation expenses: (a) if the award of the compensation commissioners exceeds 110 percent of the acquiring agency's final offer before condemnation; and (b) if the award on appeal in court is more than the compensation commissioners' award. (Iowa Code section 6B.33)

11. At least 90 days' written notice to vacate occupied property. (Iowa Code section 6B.54(4))

12. Relocation services and payments, if you are eligible to receive them, and the right to appeal your eligibility for and amount of the payments. (Iowa Code section 316.9; Iowa Code section 6B.42 as amended by 1999 Iowa Acts, House File 476, section 17)

The rights set out in this statement are not claimed to be a full and complete list or explanation of an owner's rights under the law. They are derived from Iowa Code chapters 6A, 6B and 316. For a more thorough presentation of an owner's rights, you should refer directly to the Iowa Code or contact an attorney of your choice.



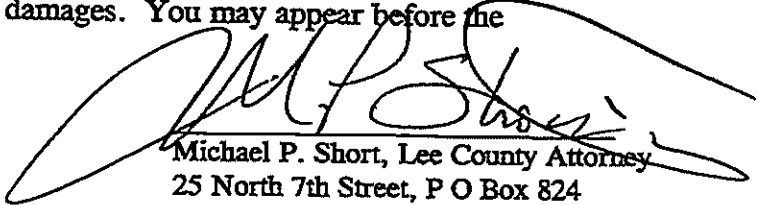
Michael P. Short  
Lee County Attorney  
25 North 7th Street, P O Box 824  
Keokuk, Iowa 52632  
(319)524-9590  
Fax: (319)524-1544

BACK TO THE POINT OF BEGINNING, CONTAINING 1.244 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED ROADWAY BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2012N-3236.

That such condemnation is sought for the following purpose: Construct, reconstruction and improvement of a County road right-of-way in connection with Lee County Roadway Project/Rise Grant, RC-CO56(87)-9A-56.

A commission has been appointed as provided by law for the purpose of appraising damages which will be caused by said condemnation.

The commission will meet at the Lee County Sheriff's Office on the 5<sup>th</sup> day of March, 2015 at 8:00 a.m. and thereafter adjourn to view your property, to view said premises and proceed to appraise said damages. You may appear before the commission if you care to do so.



Michael P. Short, Lee County Attorney  
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Keokuk, Iowa 52632  
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[mshort@leecounty.org](mailto:mshort@leecounty.org)

## RETURN OF SERVICE

Date Received: 2/4/2015

Fees: 15

Date Served: 2/7/2015

Mileage: 8.40

Who Served: Matt Morrison

Total: \$23.40

Agent for Pilot Grove Bank

Address Served: 814 Fruit St

Donnellson, Ia 52625

  
Signature of Serving Officer

BEFORE THE LEE COUNTY CONDEMNATION COMMISSION

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IN THE MATTER OF THE  
CONDEMNATION OF CERTAIN  
LANDS IN LEE COUNTY, IOWA

RE: PROJECT NO. RC-CO56(87)--9A-56

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NOTICE OF ASSESSMENT

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1. TO: Pieper, Inc., 3635 190<sup>th</sup> Street, Wever, IA 52658
2. Mortgagee and mortgagors: Pilot Grove Savings Bank, 1341 Pilot Grove Rd, Pilot Grove, IA 52648
3. Tenants: Daniel Carroll, 1277 N. County Rd. 1600, Carthage IL 62321

and to all other persons, companies, or corporations having any interest in or owning any of the following described real estate in Lee County, Iowa:

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2009N, PAGE 3823.

You are hereby notified that Lee County desires the condemnation of the following described lands:

TRACT IV

**PARCEL 5687(L).**

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

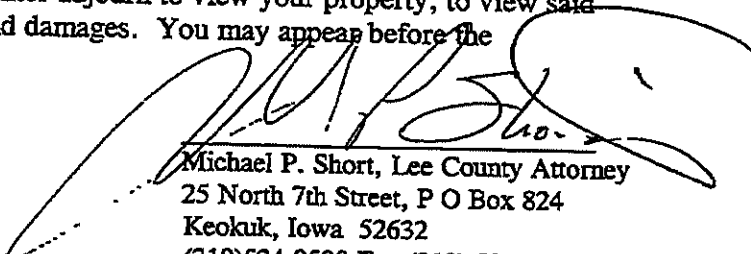
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE S 01°15'07" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 793.75 FEET TO THE POINT OF BEGINNING; THENCE N 88°44'53" E, 88.73 FEET; THENCE N 82°10'16" E, 127.26 FEET; THENCE N 57°08'26" E, 123.46 FEET; THENCE N 38°13'18" E, 156.44 FEET; THENCE S 51°46'42" E, 80.00 FEET; THENCE S 38°13'18" W, 360.91 FEET; THENCE S 51°46'42" E, 15.00 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 899.93 FEET, AN ARC DISTANCE OF 434.07 FEET, WITH A LONG CHORD BEARING S 24°24'13" W, 429.88

FET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE S 89°26'14" W ALONG SAID NORTH LINE 77.53 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE N 01°15'07" W, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 525.51 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.265 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED ROADWAY.  
BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2009N, PAGE 3823.

That such condemnation is sought for the following purpose: Construct, reconstruction and improvement of a County road right-of-way in connection with Lee County Roadway Project/Rise Grant, RC-CO56(87)-9A-56.

A commission has been appointed as provided by law for the purpose of appraising damages which will be caused by said condemnation.

The commission will meet at the Lee County Sheriff's Office on the 5<sup>th</sup> day of March, 2015 at 8:00 a.m. and thereafter adjourn to view your property, to view said premises and proceed to appraise said damages. You may appear before the commission if you care to do so.



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BEFORE THE LEE COUNTY CONDEMNATION COMMISSION

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IN THE MATTER OF THE  
CONDEMNATION OF CERTAIN  
LANDS IN LEE COUNTY, IOWA

RE: PROJECT NO. RC-CO56(87)-9A-56

---

NOTICE OF ASSESSMENT

---

1. TO: Owners: Pieper, Inc., 3635 190<sup>th</sup> Street, Wever IA 52658
2. Mortgagee and mortgagors: Farm Credit Services of Midlands, FLCA, 2216 James Avenue, Mount Pleasant, IA 52641  
  
Farm Credit Services of America, PCA, 2216 James Avenue, Mount Pleasant IA 52641
3. Tenants: Daniel Carroll, 1277 N. County Rd. 1600, Carthage IL 62321

and to all other persons, companies, or corporations having any interest in or owning any of the following described real estate in Lee County, Iowa:

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AS BEING PART OF THE PARCEL DESCRIBED IN DEED BK. 68, PAGE 791.

You are hereby notified that Lee County desires the condemnation of the following described lands:

TRACT V

**PARCEL 5687(Q)**

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

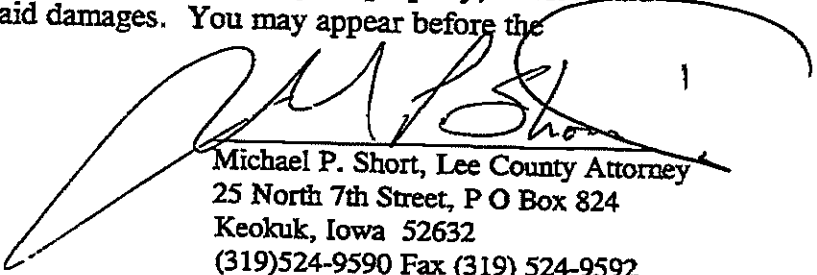
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S 89°18'29" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 170.55 FEET TO THE POINT OF BEGINNING; THENCE S 25°56'00" W, 327.97 FEET; THENCE S 42°43'00" W, 731.40 FEET; THENCE S 86°48'49" W, 140.32 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2075.00 FEET, AN ARC LENGTH OF 81.32 FEET, WITH A LONG

CHORD BEARING N 51°02'43" E, 81.31 FEET; THENCE N 40°04'39" W, 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2065.00 FEET, AN ARC LENGTH OF 960.47 FEET, WITH A LONG CHORD BEARING N 36°35'52" E, 951.83 FEET; THENCE S 66°43'36" E, 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2070.00 FEET, AN ARC LENGTH OF 18.93 FEET, WITH A LONG CHORD BEARING N 23°00'41" E, 18.92 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE N 89°18'29" E ALONG SAID NORTH LINE, 143.45 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.565 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED ROADWAY. BEING PART OF THE PARCEL AS DESCRIBED IN DEED BK. 68, PAGE 791.

That such condemnation is sought for the following purpose: Construct, reconstruction and improvement of a County road right-of-way in connection with Lee County Roadway Project/Rise Grant, RC-CO56(87)-9A-56.

A commission has been appointed as provided by law for the purpose of appraising damages which will be caused by said condemnation.

The commission will meet at the Lee County Sheriff's Office on the 5<sup>th</sup> day of March, 2015 at 8:00 a.m. and thereafter adjourn to view your property, to view said premises and proceed to appraise said damages. You may appear before the commission if you care to do so.



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**BEFORE THE LEE COUNTY CONDEMNATION COMMISSION**

---

**IN THE MATTER OF THE  
CONDEMNATION OF CERTAIN  
LANDS IN LEE COUNTY, IOWA**

**RE: PROJECT NO. RC-CO56(87)-9A-56**

---

**APPLICATION TO THE CHIEF JUDGE OF THE EIGHTH JUDICIAL DISTRICT  
FOR THE APPOINTMENT OF A COMMISSION TO ASSESS DAMAGES.**

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*To: The Honorable Mary Ann Brown, Chief Judge, Eighth Judicial District*

COMES NOW Michael P. Short as County Attorney for Lee County, State of Iowa, and the County from which funds disbursed for payment are to be paid, and states to the Chief Judge of this Judicial District as follows:

1. Lee County seeks to condemn the below described property for the purpose of a roadway construction, reconstruction, grading, widening and utility relocation within the existing pursuant to Chapter 6B, Code of Iowa, 2015. Section 6B.2A does apply to the Condon property, TRACT III. Section 6B.2A does not apply to the balance of the property. Lee County is making application for condemnation of road right-of-way that except for the Condon property described below is contiguous to an existing road right-of-way. All property is necessary for the maintenance, safety improvement, repair or upgrading of an existing roadway.
2. Pursuant to section 6B.2C the Lee County Board of Supervisors did by Resolution number 2015-52 dated January 27, 2015, approved the commencement of condemnation proceedings. There is a reasonable expectation that the applicant will be able to achieve its public purpose and comply with all applicable standards.
3. The property sought to be condemned consists of agricultural land.
4. The acquiring agency has made good faith effort to negotiate with the owner to purchase the property before filing this Application for Condemnation. A copy of Lee County's appraisal report was timely provided to each landowner. Lee County has made offers to each of the landowners at an amount above full fair market value as determined by that appraisal.



5. The name and address of the individual designated by the condemning agency to respond to questions is Ernie Steffensmeier, Lee County Engineer, 933 Avenue H, P. O. Box 158, Ft. Madison, Iowa 52627; telephone (319) 372-2541.
6. The Lee County Engineer's office has determined that the requests set out below represents the minimum amount of land necessary to safely construct the roadway.
7. The following is a description of the property in Lee County, Iowa, sought to be condemned:

### TRACT I

A. A description of the property sought to be condemned:

**PARCEL 5687(E)- Connie Ketchum, Diane Lange, And Danny Lange as Co-Trustees**  
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8; THENCE N 00°45'17" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 75.00 FEET; THENCE N 89°41'12" E, 1322.91 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S 00°47'28" E ALONG SAID EAST LINE, 75.00 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S 89°41'12" W ALONG SAID SOUTH LINE, 1322.95 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.244 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED ROADWAY  
BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2012N-3236.

B. A plat showing the right-of-way sought to be condemned with reference to the description is attached as Exhibit TRACT I E.

C. The property is agricultural.

D. The name and addresses of all record owners and lien and encumbrance owners and other parties who by law are entitled to notice regarding this tract are:

1. Owners: Danny Lange, 14464 Skunk River Road, Burlington, IA 52601; Connie Ketchum, 160 Morgan Ct. Cedar Rapids, IA 52441 and Diane Lange 3101 14<sup>th</sup> Street, Burlington, IA 52601; as Co-Trustees of the Marvin Dale Lange Testamentary Marital Trust and as Co-Trustees of the Marvin Dale Lange Family Trust, and individual, Connie Ketchum (and Spouse); Diane Lange, (and Spouse) and Danny Lange (and Spouse)

2. Mortgagee and mortgagors: None
3. Tenants: None
4. Contract vendors or vendees: None
5. Lien Holders of Record: None
6. Others entitled to notice: None

## TRACT II

A. A description of the property sought to be condemned:

**PARCEL 5687(F)- Connie Ketchum, Diane Lange, And Danny Lange**

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE S 89°40'45" W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1322.08 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE N 00°47'28" W ALONG SAID WEST LINE, 80.00 FEET; THENCE N 89°40'45" E, 237.46 FEET; THENCE S 00°19'15" E, 5.00 FEET; THENCE N 89°40'45" E, 1084.63 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE S 00°48'39" E ALONG SAID EAST LINE, 75.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.266 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED ROADWAY. BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2012N-3236.

B. A plat showing the right-of-way sought to be condemned with reference to the description is attached as Exhibit TRACT II F.

C. The property is agricultural.

D. The name and addresses of all record owners and lien and encumbrance owners and other parties who by law are entitled to notice regarding this tract are:

1. Owners: Danny Lange, 14464 Skunk River Road, Burlington, IA 52601; Connie Ketchum, 160 Morgan Ct. Cedar Rapids, IA 52441 and Diane Lange 3101 14<sup>th</sup> Street, Burlington, IA 52601; as Co-Trustees of the Marvin Dale Lange Testamentary Marital Trust and as Co-Trustees of the Marvin Dale Lange Family Trust, and individual, Connie Ketchum (and Spouse); Diane Lange, (and Spouse) and Danny Lange (and Spouse)

2. Mortgagee and mortgagors: None

3. Tenants: None
4. Contract vendors or vendees: None
5. Lien Holders of Record: None
6. Others entitled to notice: None

### TRACT III

A. A description of the property sought to be condemned:

**PARCEL 5687(E)- Larry L. Congdon and Kathleen G. Congdon as Co-Trustees**  
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE S 00°55'45" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1336.20 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE S 89°30'40" W ALONG SAID SOUTH LINE, 142.54 FEET; THENCE N 01°15'07" W, 81.53 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 22,998.00 FEET, AN ARC LENGTH OF 316.15 FEET, WITH A LONG CHORD BEARING N 00°51'30"W, 316.15 FEET; THENCE N 00°27'52" W, 938.66 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE N 89°34'51" E, ALONG SAID NORTH LINE, 135.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.297 ACRES.  
BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 94N 82 A1.

B. A plat showing the right-of-way sought to be condemned with reference to the description is attached as Exhibit TRACT III H.

C. The property is agricultural.

D. The name and addresses of all record owners and lien and encumbrance owners and other parties who by law are entitled to notice regarding this tract are:

1. Owners: Larry L. Congdon and Kathleen G. Congdon, Co-Trustees of the Congdon Living Trust, 8060 Fox Meadow Lane, Granite Bay, CA 95746
2. Mortgagee and mortgagors: None
3. Tenants: Brian Burk, 3408 185<sup>th</sup> Street, Wever, IA 52658
4. Contract vendors or vendees: None

5. Lien Holders of Record: None

6. Others entitled to notice: None

#### TRACT IV

A. A description of the property sought to be condemned:

**PARCEL 5687(L)- Pieper, Inc.**

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE S 01°15'07" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 793.75 FEET TO THE POINT OF BEGINNING; THENCE N 88°44'53" E, 88.73 FEET; THENCE N 82°10'16" E, 127.26 FEET; THENCE N 57°08'26" E, 123.46 FEET; THENCE N 38°13'18" E, 156.44 FEET; THENCE S 51°46'42" E, 80.00 FEET; THENCE S 38°13'18" W, 360.91 FEET; THENCE S 51°46'42" E, 15.00 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 899.93 FEET, AN ARC DISTANCE OF 434.07 FEET, WITH A LONG CHORD BEARING S 24°24'13" W, 429.88 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE S 89°26'14" W ALONG SAID NORTH LINE 77.53 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE N 01°15'07" W, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 525.51 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.265 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED ROADWAY.

BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2009N, PAGE 3823.

B. A plat showing the right-of-way sought to be condemned with reference to the description is attached as Exhibit TRACT IV -"L".

C. The property is agricultural.

D. The name and addresses of all record owners and lien and encumbrance owners and other parties who by law are entitled to notice regarding this tract are:

1. Owners: Pieper, Inc., 3635 190<sup>th</sup> Street, Wever, IA 52658

2. Mortgagee and mortgagors: Pilot Grove Savings Bank, 1341 Pilot Grove Rd, Pilot Grove, IA 52648

3. Tenants: Daniel Carroll, 1277 N. County Rd. 1600, Carthage IL 62321

4. Contract vendors or vendees: None

5. Lien Holders of Record: None

6. Others entitled to notice: None

### TRACT V

A. A description of the property sought to be condemned:

**PARCEL 5687(Q) - Pieper, Inc.**

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S 89°18'29" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 170.55 FEET TO THE POINT OF BEGINNING; THENCE S 25°56'00" W, 327.97 FEET; THENCE S 42°43'00" W, 731.40 FEET; THENCE S 86°48'49" W, 140.32 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2075.00 FEET, AN ARC LENGTH OF 81.32 FEET, WITH A LONG CHORD BEARING N 51°02'43" E, 81.31 FEET; THENCE N 40°04'39" W, 10.00 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2065.00 FEET, AN ARC LENGTH OF 960.47 FEET, WITH A LONG CHORD BEARING N 36°35'52" E, 951.83 FEET; THENCE S 66°43'36" E, 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2070.00 FEET, AN ARC LENGTH OF 18.93 FEET, WITH A LONG CHORD BEARING N 23°00'41" E, 18.92 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE N 89°18'29" E ALONG SAID NORTH LINE, 143.45 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.565 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED ROADWAY. BEING PART OF THE PARCEL AS DESCRIBED IN DEED BK. 68, PAGE 791.

B. A plat showing the right-of-way sought to be condemned with reference to the description is attached as Exhibit TRACT V Q.

C. The property is agricultural.

D. The name and addresses of all record owners and lien and encumbrance owners and other parties who by law are entitled to notice regarding this tract are:

1. Owners: Pieper, Inc., 3635 190<sup>th</sup> Street, Wever IA 52658
2. Mortgagee and mortgagors: Farm Credit Services of Midlands, FLCA, 2216 James Avenue, Mount Pleasant, IA 52641

Farm Credit Services of America, PCA, 2216 James Avenue, Mount Pleasant IA 52641

3. Tenants: Daniel Carroll, 1277 N. County Rd. 1600, Carthage IL 62321
4. Contract vendors or vendees: None
5. Lien Holders of Record: None
6. Others entitled to notice: None

#### TRACT VI

A. A description of the property sought to be condemned:

**PARCEL 5687(J)- B & G Family Limited Partnership**

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE S 89°26'30" W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 135.01 FEET; THENCE N 01°15'07" W, 1336.45 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE N 89°30'40" E ALONG SAID NORTH LINE, 142.54 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE S 00°55'45"E, 1336.20 FEET TO THE POINT OF BEGINNING. CONTAINING 4.257 ACRES.

BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2001N, 36 E12.

B. A plat showing the right-of-way sought to be condemned with reference to the description is attached as Exhibit TRACT VI J.

C. The property is agricultural.

D. The name and addresses of all record owners and lien and encumbrance owners and other parties who by law are entitled to notice regarding this tract are:

1. Owners: B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627
2. Mortgagee and mortgagors:
3. Tenants: None
4. Contract vendors or vendees: None
5. Lien Holders of Record: None

6. Others entitled to notice: None

### TRACT VII

- A. A description of the property sought to be condemned:

**PARCEL 5687(K)- B & G Family Limited Partnership**

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S 01°15'07" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1319.25 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE S 89°22'30" W ALONG SAID NORTH LINE, 135.01 FEET; THENCE N 01°15'07" W, 1319.41 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE N 89°26'30" E ALONG SAID NORTH LINE, 135.01 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 4.088 ACRES.

BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2001N, 36 E12.

- B. A plat showing the right-of-way sought to be condemned with reference to the description is attached as Exhibit TRACT VII K.

- C. The property is agricultural.

- D. The name and addresses of all record owners and lien and encumbrance owners and other parties who by law are entitled to notice regarding this tract are:

1. Owners: B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627
2. Mortgagee and mortgagors:
3. Tenants: None
4. Contract vendors or vendees: None
5. Lien Holders of Record: None
6. Others entitled to notice: None

### TRACT VIII

- A. A description of the property sought to be condemned:

**PARCEL 5687(M)- B & G Family Limited Partnership**

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S 89°18'29" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 115.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE S 89°18'29" W, 198.08 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2070.00 FEET, AN ARC LENGTH OF 867.13 FEET, WITH A LONG CHORD BEARING N 10°44'55" E, 860.81 FEET; THENCE N 01°15'07" W, 475.67 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE N 89°22'30" E ALONG SAID NORTH LINE, 135.01 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE S 01°15'07" E, 1144.21 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 627.97 FEET, AN ARC LENGTH OF 30.01 FEET, WITH A LONG CHORD BEARING S 25°13'10" W, 30.01 FEET; THENCE N 63°24'42" W, 22.00 FEET; THENCE S 26°35'18" W, 177.91 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 2.967 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED ROADWAY. BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2001N, 36 E12.

B. A plat showing the right-of-way sought to be condemned with reference to the description is attached as Exhibit TRACT VIII M.

C. The property is agricultural.

D. The name and addresses of all record owners and lien and encumbrance owners and other parties who by law are entitled to notice regarding this tract are:

1. Owners: B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627
2. Mortgagee and mortgagors:
3. Tenants: None
4. Contract vendors or vendees: None
5. Lien Holders of Record: None
6. Others entitled to notice: None

**TRACT IX**

A. A description of the property sought to be condemned:



**PARCEL 5687(P)- B & G Family Limited Partnership**

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S 89°18'29" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 115.92 FEET TO THE POINT OF BEGINNING; THENCE S 26°35'18" W, 199.77 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 987.93 FEET, AN ARC LENGTH OF 131.13 FEET, WITH A LONG CHORD BEARING S 30°23'27" W, 131.03 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 2235.00 FEET, AN ARC LENGTH OF 601.14 FEET, WITH A LONG CHORD BEARING S 36°53'14" W, 599.33 FEET; THENCE N 45°24'27" W, 8.12 FEET; THENCE S 43°01'05" W, 181.43 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 1979.85 FEET, AN ARC LENGTH OF 485.15 FEET, WITH A LONG CHORD BEARING S 54°25'05" W, 483.94 FEET; THENCE S 60°10'50" W, 103.90 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 1984.85 FEET, AN ARC LENGTH OF 63.74 FEET, WITH A LONG CHORD BEARING S 65°21'29" W, 63.74 FEET; THENCE N 01°07'40" W, 194.32 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2075.00 FEET, AN ARC LENGTH OF 420.81 FEET, WITH A LONG CHORD BEARING N 57°58'40" E, 420.09 FEET; THENCE N 86°48'49" E, 140.32 FEET; THENCE N 42°43'00" E, 731.40 FEET; THENCE N 25°56'00" E, 327.98 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE N 89°18'29" E ALONG SAID NORTH LINE, 54.63 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.941 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED ROADWAY. BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT 1997N, 132 D10.

B. A plat showing the right-of-way sought to be condemned with reference to the description is attached as Exhibit TRACT IX P.

C. The property is agricultural.

D. The name and addresses of all record owners and lien and encumbrance owners and other parties who by law are entitled to notice regarding this tract are:

1. Owners: B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627
2. Mortgagee and mortgagors:
3. Tenants: None
4. Contract vendors or vendees: None
5. Lien Holders of Record: None
6. Others entitled to notice: None

TRACT X

A. A description of the property sought to be condemned:

**PARCEL 5687(R)- B & G Family Limited Partnership**

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE N 00°55'39" W, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 50.00 FEET; THENCE N 89°19'50" E, 263.73 FEET; THENCE N 00°40'10" W, 15.00 FEET; THENCE N 89°19'50" E, 171.35 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2085.00 FEET, AN ARC LENGTH OF 464.30 FEET, WITH A LONG CHORD BEARING N 82°57'04" E, 463.34 FEET; THENCE N 13°25'42" W, 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2080.00 FEET, AN ARC LENGTH OF 386.98 FEET, WITH A LONG CHORD BEARING N 71°14'30" E, 386.42 FEET; THENCE N 24°05'17" W, 5.00 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2075.00 FEET, AN ARC LENGTH OF 76.94 FEET, WITH A LONG CHORD BEARING N 64°50'59" E, 76.93 FEET; THENCE S 01°09'11" E, 194.32 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 1984.85 FEET, AN ARC LENGTH OF 238.81 FEET, WITH A LONG CHORD BEARING S 69°43'30" W, 238.67 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE S 89°09'13" W ALONG SAID SOUTH LINE, 1106.30 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.824 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED ROADWAY.  
BEING PART OF THE PARCEL AS DESCRIBED IN DEOCUMENT 1997N, 132 D10.

B. A plat showing the right-of-way sought to be condemned with reference to the description is attached as Exhibit TRACT X "R".

C. The property is agricultural.

D. The name and addresses of all record owners and lien and encumbrance owners and other parties who by law are entitled to notice regarding this tract are:

1. Owners: B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627
2. Mortgagee and mortgagors:
3. Tenants: None
4. Contract vendors or vendees: None
5. Lien Holders of Record: None

6. Others entitled to notice: None

TRACT XI

- A. A description of the property sought to be condemned:

**PARCEL 5687(S)- B & G Family Limited Partnership**

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE N 89°09'13" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1106.30 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 1984.85 FEET, AN ARC LENGTH OF 9.22 FEET, WITH A LONG CHORD BEARING S 73°18'17" W, 9.22 FEET; THENCE S 72°11'15" W, 104.17 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 1989.85 FEET, AN ARC LENGTH OF 47.25 FEET, WITH A LONG CHORD BEARING S 77°07'06" W, 47.25 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 2250.00 FEET, AN ARC LENGTH OF 521.51 FEET, WITH A LONG CHORD BEARING S 82°41'25" W, 520.34 FEET; THENCE S 89°19'50" W, 434.13 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE N 01°04'48" W, 100.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.183 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ROADWAY. BEING PART OF THE PARCEL AS DESCRIBED IN DEOCUMENT 1997N, 132 D10.

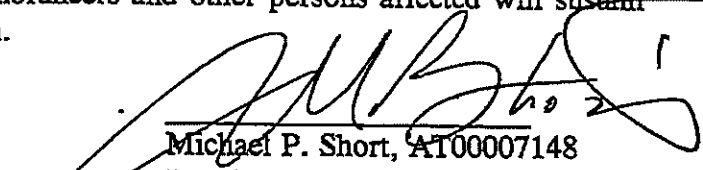
- B. A plat showing the right-of-way sought to be condemned with reference to the description is attached as Exhibit TRACT XI S.

- C. The property is agricultural.

- D. The name and addresses of all record owners and lien and encumbrance owners and other parties who by law are entitled to notice regarding this tract are:


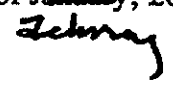
1. Owners: B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627
2. Mortgagee and mortgagors:
3. Tenants: None
4. Contract vendors or vendees: None
5. Lien Holders of Record: None
6. Others entitled to notice: None

WHEREFORE, the undersigned applicant on behalf of Lee County, Iowa, hereby requests that the Honorable Mary Ann Brown, Chief Judge of the Eighth Judicial District acting in accordance with Chapter 6B, Code of Iowa, 2015, appoint a commission of six qualified persons to view the premises and appraise the damages which the owners, lien holders, incumbrancers and other persons affected will sustain by reason of this of this Condemnation.



Michael P. Short, AT00007148  
Lee County Attorney  
25 North 7th Street, P O Box 824  
Keokuk, IA 52632  
(319)524-9590  
Fax: (319)524-9592

Filed in the office of the Chief Judge of the Eighth Judicial District on this the 24 day of January, 2015.



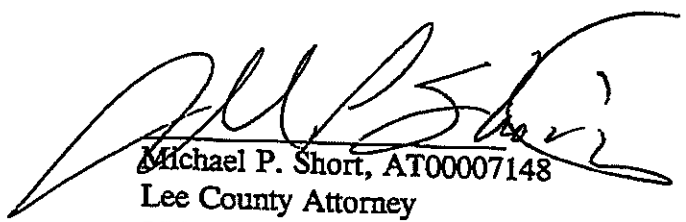
Mary Ann Brown, Chief Judge, 8<sup>th</sup>  
Judicial District of Iowa

A copy filed of record in the Office of the Sheriff of Lee County on this the \_\_\_\_\_ day of January, 2015.

James A. Sholl  
Lee County Sheriff

State of Iowa )  
                  :ss  
County of Lee)

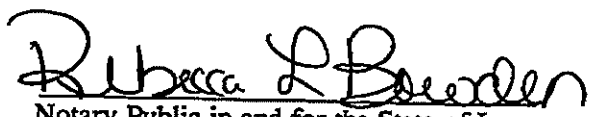
I, Michael P. Short, being first duly sworn upon oath and affidavit do hereby depose and state that I hereby certify in accordance with Section 6B3(7) that the documents presented to the Lee County Recorder for recording are the original documents and that the statements accompanying the same are true and correct. Certified and present on this the 27 day of January, 2015, as the free and voluntary act of the affiant.

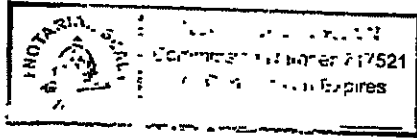


Michael P. Short, AT00007148  
Lee County Attorney  
25 North 7th Street, P O Box 824  
Keokuk, IA 52632  
(319)524-9590 Fax (319) 524-9592

Before me, the undersigned notary public in and for Lee County and the State of Iowa, personally appeared Michael P. Short, known by me to be the County Attorney for Lee County, Iowa, and who, was by me first duly sworn upon oath and affidavit and deposed and did state that the contents of the above and foregoing affidavit are true and correct and, the same was signed by him as a voluntary act and deed.

Dated this the 27 day of January, 2015.

  
Notary Public in and for the State of Iowa



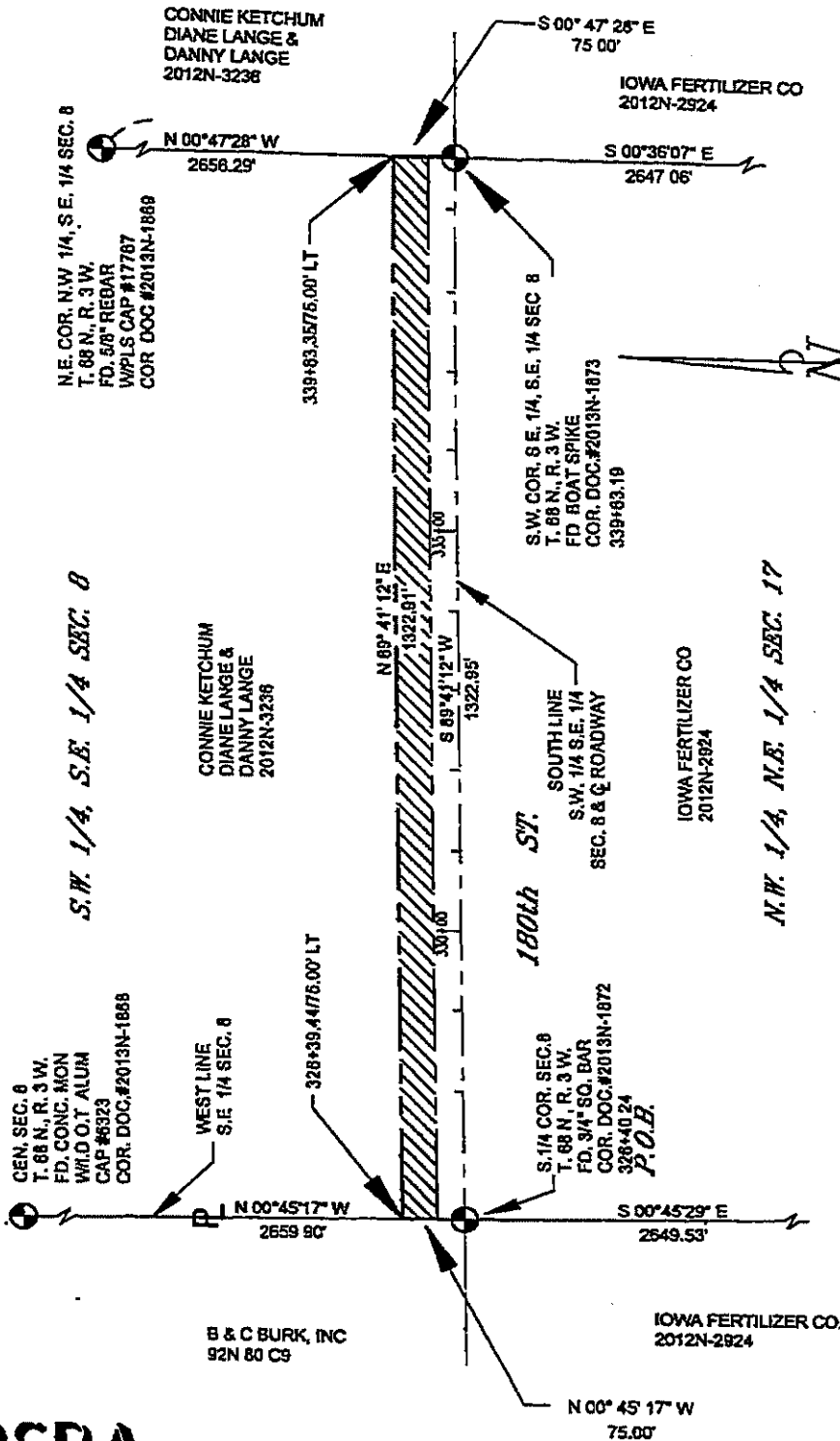
# Tract I E

PREPARED BY: CHESTER V. BROWN, POEPPING, STONE, BACH AND ASSOCIATES, INC.  
100 SOUTH 54TH ST., P.O. BOX #709, QUINCY, IL, 62308, PH. 217-223-4605

## CONNIE KETCHUM ROADWAY EASEMENT PLAT

RED FROM  
DANNY LANGE

PARCEL NO. 5687-E



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Chester V. Brown License Number 17533 Date  
My license renewed date is December 31, 2014  
Pages or sheets covered by this plat: 1



N.W. 1/4, N.E. 1/4 SEC. 17

S.W. 1/4, S.E. 1/4 SEC. 8



FROM & STATION 328+40.24 TO & STATION 330+63.73 R.O.W. 1.278 ACRES  
SECTION 8 TOWNSHIP 88 NORTH, RANGE 3 WEST  
CIVIL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY



POEPPING, STONE, BACH & ASSOCIATES, INC.  
ARCHITECTS ENGINEERS PLANNERS SURVEYORS

100 SO. 54th ST., QUINCY, ILLINOIS 17-223-4605  
3523 MAIN ST., KEOKUK, IOWA 319-524-8730  
801 BROADWAY, HANNIBAL, MISSOURI 573-406-0541

Project No.: SVK 13-504

Tract II - F

PREPARED BY: CHESTER V. BROWN, POEPPING, STONE, BACH AND ASSOCIATES, INC.  
100 SOUTH 54TH ST., P.O. BOX #709, QUINCY, IL, 62306, PH. 217-223-4605

**ROADWAY EASEMENT PLAT**

PARCEL NO. 5687-F

CONNIE KETCHUM  
DIANE LANGE  
DANNY LANGE

ACQUIRED FROM

WINDMILL RIDGELL LLP  
2011N-2069

S.E. COR. SEC. 8  
T. 68 N., R. 3 W.  
FD. BOAT SPIKE  
COR. DOC.# 2013N-1874  
**P.O.B.**

STEVEN J.  
MENKE  
2012N-2416

E 1/4 COR. SEC. 8  
T. 68 N., R. 3 W  
FD. 5/8" REBAR  
W/PLS CAP #17787  
COR. DOC.#2013N-1870

N 00°48'39" W  
2645.25'

EAST LINE  
S.E. 1/4 SEC. 8

362+84.68/76.00' LT  
POT STA. 362+84.67

339+00

CONNIE KETCHUM  
DIANE LANGE &  
DANNY LANGE  
2012N-3236

N 89°40'45" E  
1084.63'

1322.00'

313+00

33'

EXISTING R.O.W.

SOUTH LINE  
S.E. 1/4, S.E. 1/4  
SEC. 8 & Q ROADWAY

33'

EXISTING R.O.W.

180th ST.

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

IOWA FERTILIZER CO  
2012N-2924

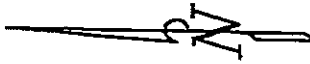
N.W. 1/4 N.E. 1/4 SEC. 17

NEW RIGHT-OF-WAY



LINE	LENGTH	BEARING
L1	80.00'	N 00°47'25" W
L2	5.00'	S 00°15'15" E
L3	76.00'	S 00°48'39" E

SCALE 1"=200'



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Chester V. Brown License Number 17333 Date  
My license renewal date is December 31, 2014  
Pages or sheets covered by this plat: 1 OF 2 & 2 OF 2

N.E. COR. N.W. 1/4, S.E. 1/4 SEC. 8  
T. 68 N., R. 3 W.  
FD. 5/8" REBAR  
W/PLS CAP #17787  
COR. DOC. #2013N-1859

N 00°47'28" W  
2658.25'

358th AVE.

S.W. COR. S.E. 1/4, S.E. 1/4 SEC. 8  
T. 68 N., R. 3 W.  
FD. BOAT SPIKE  
COR. DOC. #2013N-1873  
338+83.19

N 89°40'45" E  
342+00/80.00' LT  
342+00/76.00' LT

339+00

33'

EXISTING R.O.W.

SOUTH LINE  
S.E. 1/4, S.E. 1/4  
SEC. 8 & Q ROADWAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

EXISTING R.O.W.

NEW RIGHT-OF-WAY

33'

**SBA**

POEPPING, STONE, BACH & ASSOCIATES, INC.  
ARCHITECTS ENGINEERS PLANNERS SURVEYORS

100 SO. 54TH ST., QUINCY, ILLINOIS 7-223-4605  
3523 MAIN ST., KEOKUK, IOWA 319-524-8730  
801 BROADWAY, HANNIBAL, MISSOURI 573-406-0541

FROM & STATION 339+83.19 TO & STATION 362+85.27, R.O.W. 1.302 ACRES  
SECTION 17, TOWNSHIP 68 NORTH, RANGE 3 WEST  
CIVIL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY

Project No.: SVK 13-504

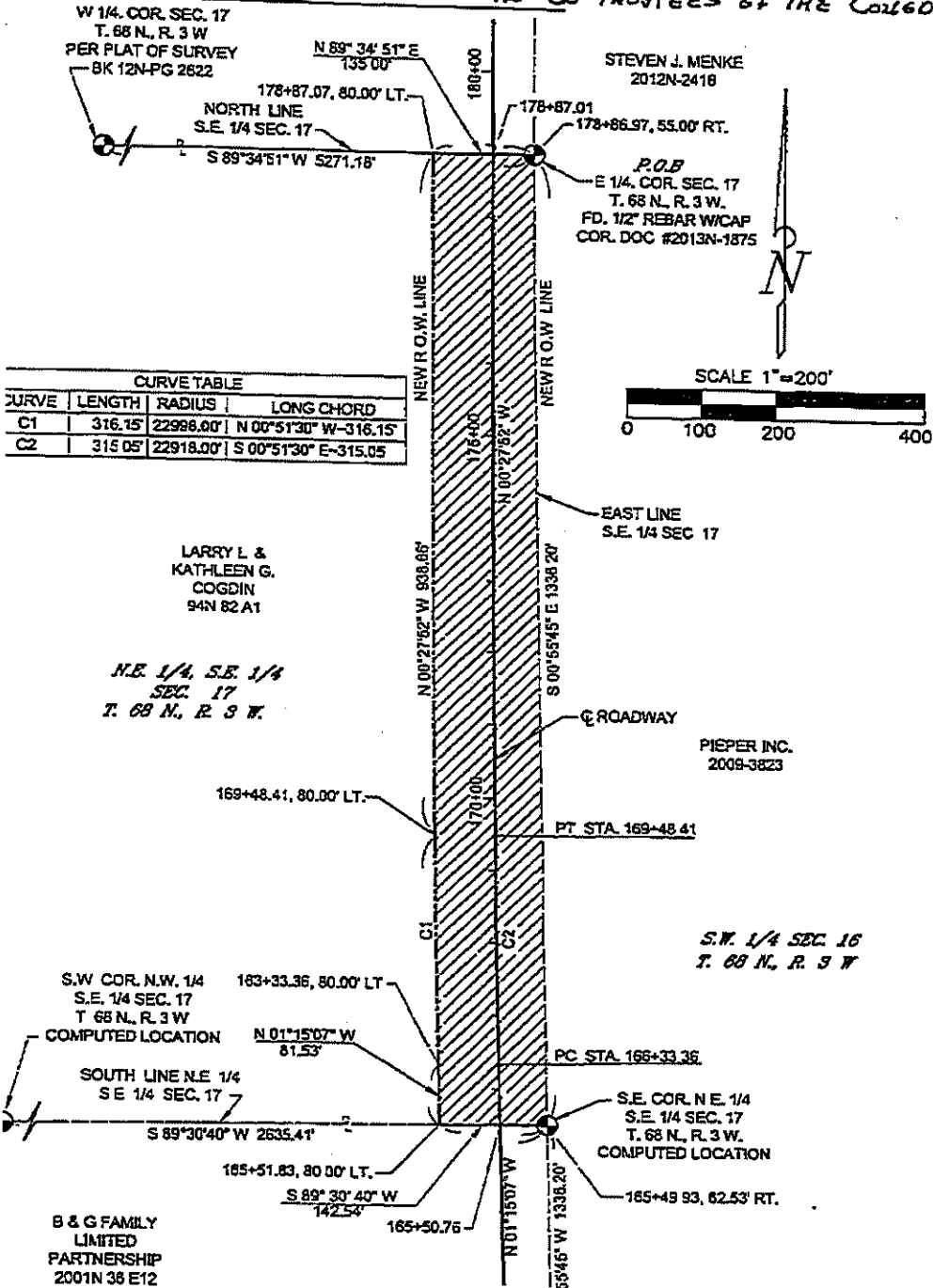
Tract III H

PREPARED BY: CHESTER V. BROWN, POEPPING, STONE, BACH AND ASSOCIATES, INC.  
100 SOUTH 54TH ST., P.O. BOX #709, QUINCY, IL, 62306, PH. 217-223-4605

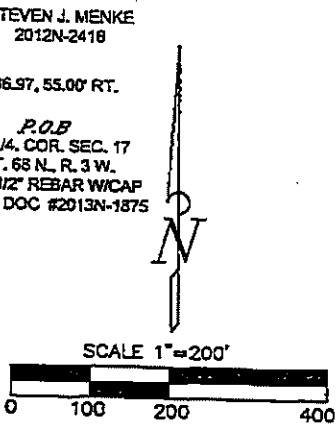
**ROADWAY EASEMENT PLAT**

PARCEL NO. 5687-H

ACQUIRED FROM LARRY L. & KATHLEEN CONGDON AS CO-TRUSTEES OF THE CONGDON LIVING TRUST



CURVE TABLE			
CURVE	LENGTH	RADIUS	LONG CHORD
C1	316.15'	22998.00'	N 00°51'30\" W-316.15'
C2	315.05'	22918.00'	S 00°51'30\" E-315.05'



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Chester V. Brown License Number 17533 Date  
My license renewal date is December 31, 2014  
Pages or sheets covered by this set: 1

**SBA** POEPPING, STONE, BACH & ASSOCIATES, INC.  
ARCHITECTS ENGINEERS PLANNERS SURVEYORS  
100 SO. 54TH ST., QUINCY, ILLINOIS 62306  
217-223-4605

3523 MAIN ST., KEOKUK, IOWA 52452  
319-524-8730

801 BROADWAY, HANNIBAL, MISSOURI 63401  
573-408-0541

FROM & STATION 165+50.76 TO & STATION 178+87.01 R.O.W. 4.287 ACRES  
SECTION 17 TOWNSHIP 68 NORTH, RANGE 3 WEST  
IWL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY

Project No.: SVK 18-604



Tract IV - L

PREPARED BY: CHESTER V. BROWN, POEPPING, STONE, BACH AND ASSOCIATES, INC.  
100 SOUTH 54TH ST., P.O. BOX #709, QUINCY, IL, 62306, PH. 217-223-4605

ROADWAY EASEMENT PLAT

PARCEL NO 5687-L

ACQUIRED FROM **PIEPER, INC.**

S.E. 1/4 S.E. 1/4  
SEC. 17  
T. 68 N., R. 3 W.

S.W. 1/4 S.W. 1/4  
SEC. 16  
T. 68 N., R. 3 W.

P.O.C.  
N 71 COR. SEC. 21  
T. 68 N., R. 3 W.  
FD. 1/2" REBAR W/CAP  
COR. DOC. #2013N-1876

NORTH LINE  
N.W. 1/4 SEC. 21

N 14 COR. SEC. 21  
T. 68 N., R. 3 W.  
FD. 1/2" REBAR

N.E. 1/4, N.E. 1/4  
SEC. 22  
T. 68 N., R. 3 W.

B3 G FAMILY  
LIMITED  
PARTNERSHIP  
2001N38 E12

PIEPER INC  
2009-3823

WESTLINE  
N.W. 1/4 SEC. 21

EXISTING ROW LINE  
EXISTING ROW LINE

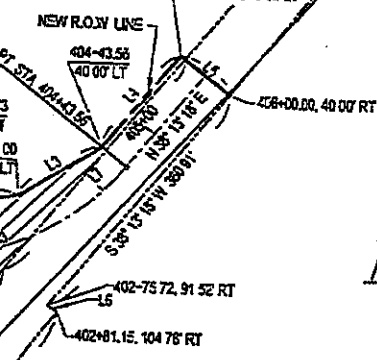
LINE	LENGTH	BEARING
L1	84.73	N 88°44'53" E
L2	127.25	N 82°10'16" E
L3	123.36	N 57°08'26" E
L4	156.44	N 39°13'16" E
L5	80.00	S 51°46'32" E
L6	15.00	S 51°46'32" E
L7	360.91	S 38°13'18" W
L8	54.51	N 01°15'07" W

P.O.B.  
134-20.55 00' RT =  
430-55.00, 70.06' LT

P.O.T. STA 143+50.00 =  
P.L. STA. 406+00.00

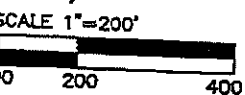
N.W. COR. S.W. 1/4  
N.W. 1/4 SEC. 21  
T. 68 N., R. 3 W.  
COMPUTED LOCATION

W 1/4 COR. SEC. 21  
T. 68 N., R. 3 W.  
5/8" REBAR W/CAP



PIEPER INC.  
DEED BK. 57, PG. 5

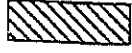
N.E. 1/4, N.W. 1/4  
SEC. 21  
T. 68 N., R. 3 W.



S.W. 1/4, N.W. 1/4  
SEC. 21  
T. 68 N., R. 3 W.

CURVE	LENGTH	RADIUS	LONG CHORD
C1	434.07	899.93'	S 24°24'13" W-420.88'
C2	438.14'	887.83'	S 25°30'55" W-434.56'
C3	289.83'	430.00'	N 53°29'05" E-250.22'

NEW RIGHT-OF-WAY



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

CHESTER V. BROWN License Number 17533  
My license renewal date is December 31, 2014  
Pages or sheets covered by this sheet: 1

Date

10M & STATION 400+00.00 TO & STATION 406+00.00 R.O.W. 1.285 ACRES  
SECTION 17 TOWNSHIP 68 NORTH, RANGE 3 WEST  
VIL. TOWNSHIP GREEN BAY ACQUIRED BY ILLINOIS COUNTY 2.708 ACRES TOTAL

**SBA**  
100 SOUTH 54th ST.,  
QUINCY, ILLINOIS  
62306  
217-223-4605

POEPPING, STONE, BACH & ASSOCIATES, INC.  
ARCHITECTS ENGINEERS PLANNERS SURVEYORS  
3523 MAIN ST., KEOKUK, IOWA 319-524-6730  
501 BROADWAY, HANNAH, MISSOURI 673-406-0541

Sheet No.: SVK 13-504

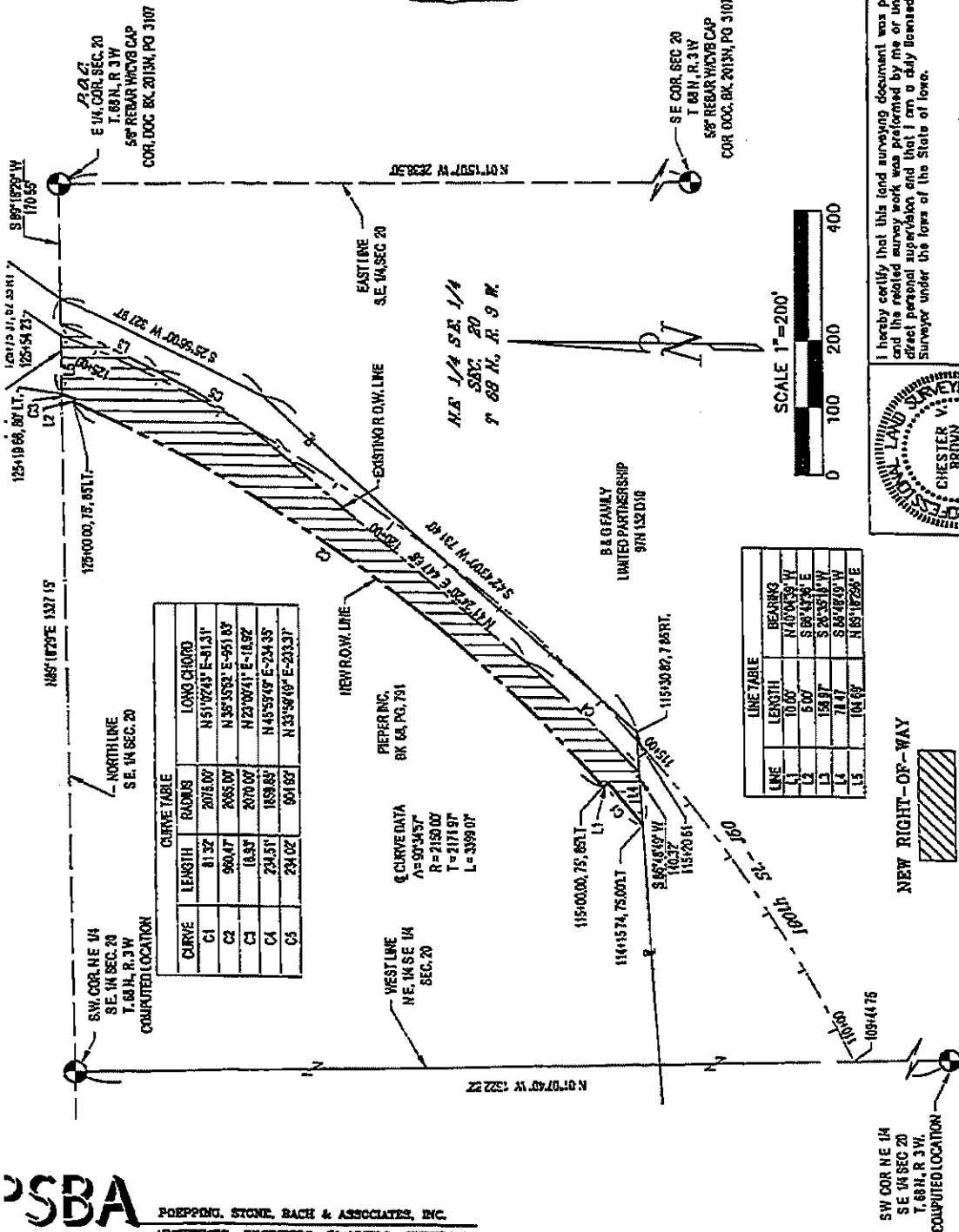
# Tract V

PREPARED BY: CHESTER V. BROWN, POEPPING, STONE, BACH AND ASSOCIATES, INC.  
100 SOUTH 54TH ST., P.O. BOX #709, QUINCY, IL, 62306, PH. 217-223-4605

## ROADWAY EASEMENT PLAT

PARCEL NO. 5687-2

ACQUIRED FROM **PIEPER, INC.**



CURVE	LENGTH	RADIUS	LONG CHORD
C1	81.32	2075.00	N 51° 02' 43" E - 81.31'
C2	90.47	2055.00	N 35° 55' 52" E - 95.18'
C3	18.37	2070.00	N 23° 00' 41" E - 18.92'
C4	24.51'	1639.85'	N 45° 59' 49" E - 24.35'
C5	24.02	901.62'	N 33° 38' 10" E - 23.33'

Q CURVE DATA  
A = 90° 34' 57"  
R = 2150.00'  
T = 2171.97'  
L = 3389.07'

LINE	LENGTH	BEARING
L1	10.00'	N 40° 03' 30" W
L2	5.00'	S 88° 17' 48" E
L3	15.97'	S 23° 35' 11" W
L4	7.47'	S 88° 17' 48" W
L5	14.67'	N 65° 17' 26" E



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Chester V. Brown License Number 7333 Date  
My license renewal date is December 31, 2014  
Pages or sheets covered by this sheet: 1



**SBA** POEPPING, STONE, BACH & ASSOCIATES, INC.  
ARCHITECTS ENGINEERS PLANNERS SURVEYORS

100 SO. 54th ST., QUINCY, ILLINOIS 217-223-4605  
3523 MAIN ST., KEOKUK, IOWA 319-824-8730  
801 BROADWAY, HANNIBAL, MISSOURI 573-408-0841

FROM & STATION 115+20.81 TO & STATION 125+54.23 R.O.W. 1.685 ACRES  
SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST 8.508 ACRES TOTAL  
CIVIL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY

Project No.: SVK 13-504

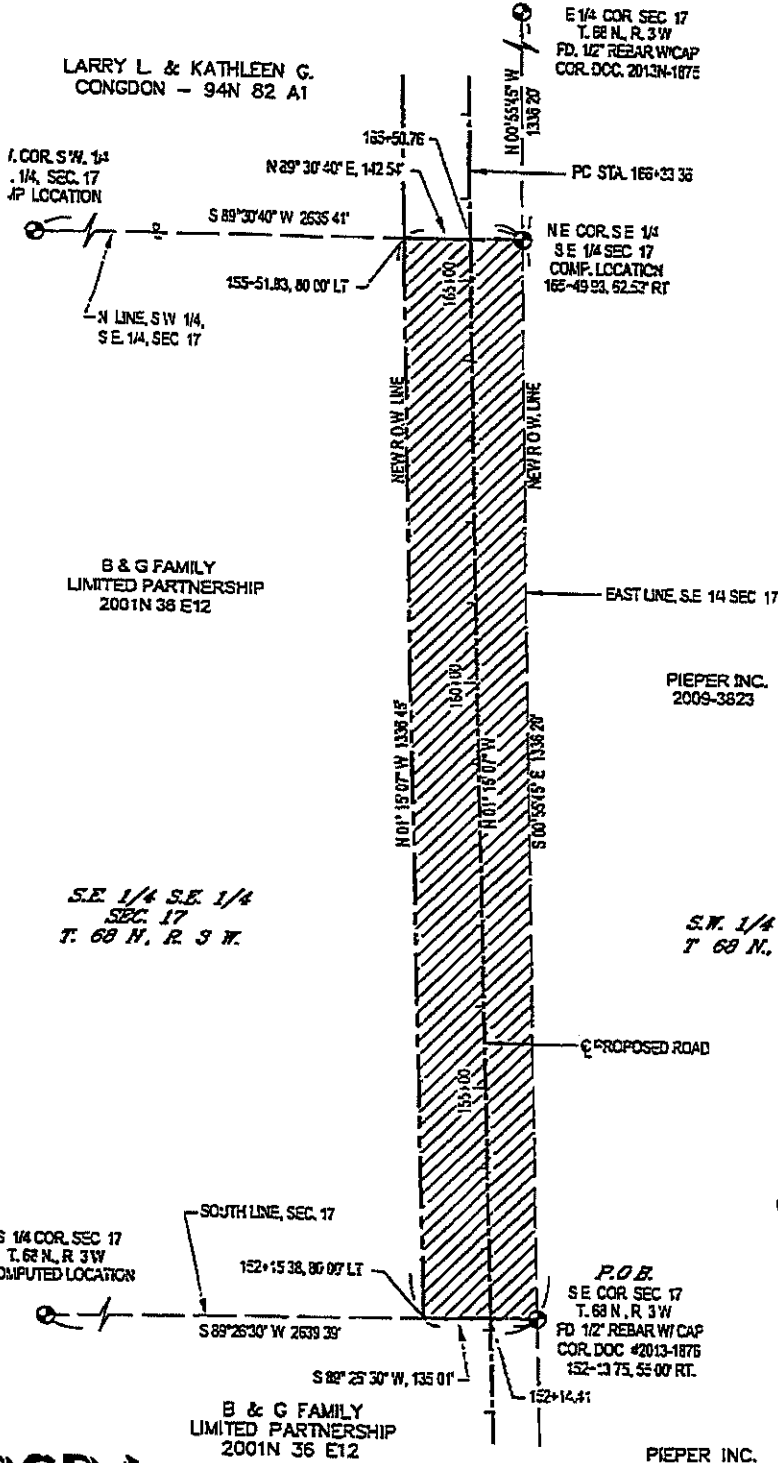
Tract VI J

PREPARED BY: CHESTER V. BROWN, POEPPING, STONE, BACH AND ASSOCIATES, INC.  
100 SOUTH 54TH ST., P.O. BOX #709, QUINCY, IL, 62306, PH. 217-223-4605

ROADWAY EASEMENT PLAT

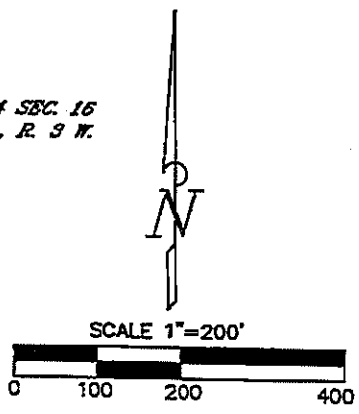
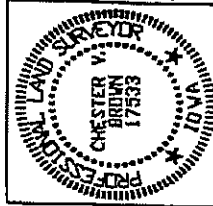
AQUIRED FROM: B & G FAMILY LIMITED PARTNERSHIP

PARCEL NO. 5687-J



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Chester V. Brown License Number 17533 Date  
My license renewal date is December 31, 2014  
Pages or sheets covered by this plat: 1



FROM & STATION 162+14.41 TO & STATION 165+50.76 R.O.W. 4.257 ACRES  
SECTION 17, TOWNSHIP 68 NORTH, RANGE 3 WEST  
CIVIL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY

**PSBA**  
POEPPING, STONE, BACH & ASSOCIATES, INC  
ARCHITECTS ENGINEERS PLANNERS SURVEYORS  
300 SO. 54th ST., QUINCY, ILLINOIS 217-223-4605  
3523 MAIN ST., KEOKUK, IOWA 319-524-8730  
801 BROADWAY, HANNIBAL, MISSOURI 573-406-0541

A Project No: SVK 13-504

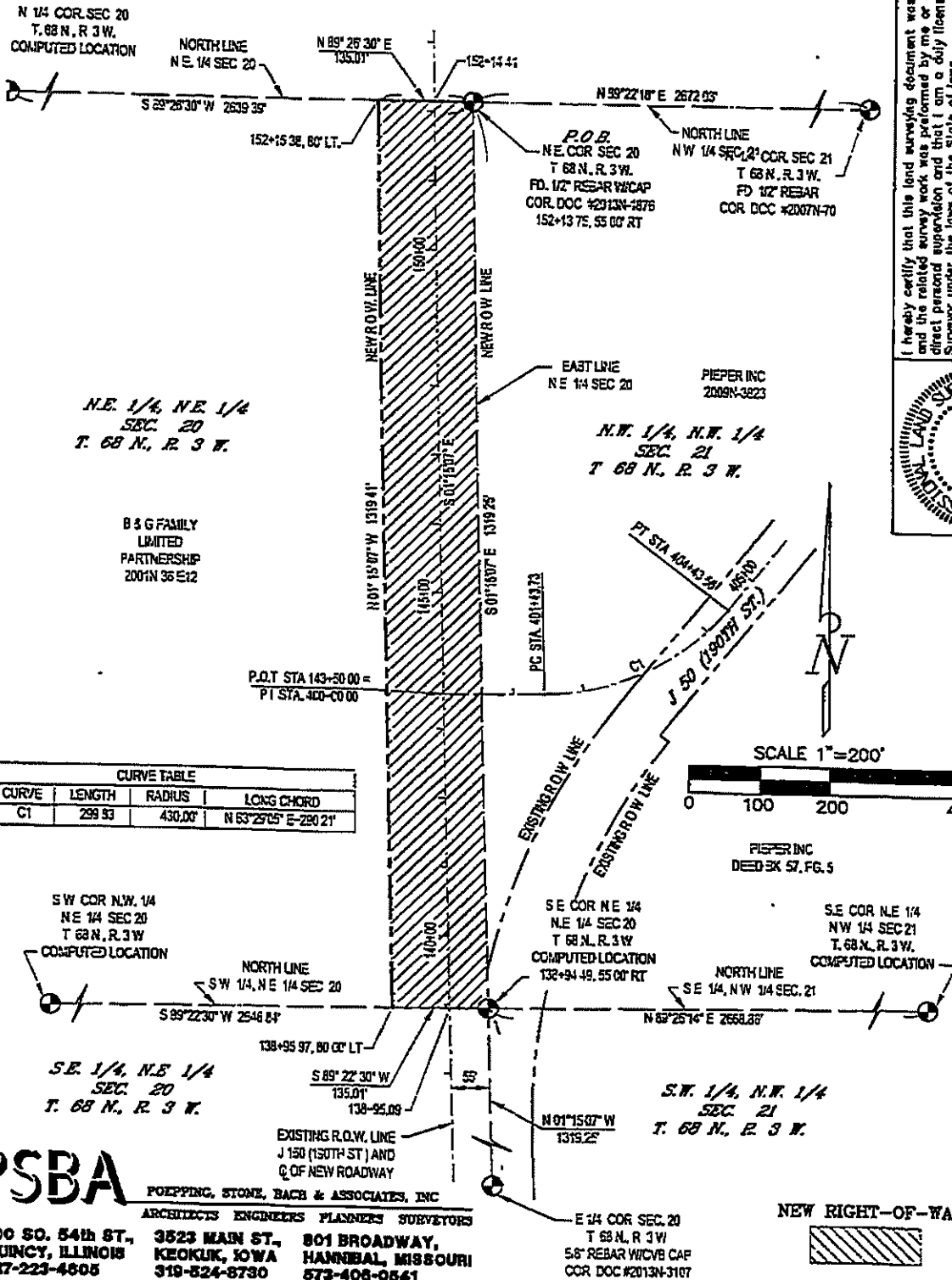
# Tract VII K

PREPARED BY: CHESTER V. BROWN, POEPPING, STONE, BACH AND ASSOCIATES, INC.  
100 SOUTH 54TH ST., P.O. BOX #709, QUINCY, IL. 62306, PH. 217-223-4605

## ROADWAY EASEMENT PLAT

PARCEL NO. 5687-K

AQUIRED FROM B & G FAMILY LIMITED PARTNERSHIP



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Chester V. Brown License Number 17533 Date \_\_\_\_\_  
My license renewal date is December 31, 2014  
Pages or sheets covered by this deed: 1

FROM & STATION 138+85.09 TO & STATION 152+14.41 R.O.W. 4.088 ACRES  
SECTION 17, TOWNSHIP 08 NORTH, RANGE 9 WEST  
CIVIL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY

**SBA** POEPPING, STONE, BACH & ASSOCIATES, INC  
ARCHITECTS ENGINEERS PLANNERS SURVEYORS

00 SO. 54th ST., QUINCY, ILLINOIS 62306  
3523 MAIN ST., KEOKUK, IOWA 52151  
801 BROADWAY, HANNIBAL, MISSOURI 63401

217-223-4605 319-824-8730 573-406-0541

E COUNTY

A. Probst No. SYK 13-504

BEFORE THE LEE COUNTY CONDEMNATION COMMISSION

IN THE MATTER OF THE  
CONDEMNATION OF CERTAIN  
LANDS IN LEE COUNTY, IOWA

RE: PROJECT NO. RC-CO56(87)-9A-56

ORDER APPOINTING COMPENSATION COMMISSION

NOW on this the 2<sup>nd</sup> day of February, 2015, the undersigned, Chief Judge of the Eighth Judicial District of the State of Iowa is in receipt of an "Application for Appointment of Commission to Assess Damages" presented on behalf of Lee County, Iowa, by the County Attorney of Lee County, Iowa. The land sought to be condemned is agricultural property and is sought to be condemned for the purposes of a roadway construction, reconstruction and improvement project in Lee County, Iowa. Accordingly, in conformity with Section 6B.4, Code of Iowa, the undersigned has selected by lot the following named individuals to serve as the compensation commission to assess damages to all property to be taken.

It is hereby ORDERED that the following individuals are named to the compensation commission:

OWNERS OR OPERATORS OF AGRICULTURAL PROPERTY

Name: Dave Houston

Address: 3047 Hwy 16. Wever, IA 52658

Name: Dusty Wellman

Address: 1361 140<sup>th</sup> Street, Donnellson, IA 52625

FIRST ALTERNATE:

Name: Larry Lang

Address: 1545 180<sup>th</sup> St., Donnellson, IA 52625

SECOND ALTERNATE

Name: Steve Newberry

Address: 1712 300<sup>th</sup> St. Argyle, IA 52619

THIRD ALTERNATE

Name: Chris Lindner

Address: 2367 Johnston St. Rd. Keokuk, IA 52632

**REAL ESTATE SALES PERSONS OR BROKER**

Name: Tony Sargent - Cramer Real Estate

Address: 3806 Main St. Lot 59, Keokuk, IA 52632

Name: Cynthia Otte - KLM Realty

Address: 3331 Country Club Lane, Fort Madison, IA 52627

FIRST ALTERNATE:

Name: Sandy Steffen - Hope Real Estate

Address: 1123 48<sup>th</sup> Street, Apt. 30, Ft. Madison, IA 52627

SECOND ALTERNATE

Name: Penny Logsdon- Sutlive Realty

Address: 3580 Argyle Road, Keokuk, IA 52632

THIRD ALTERNATE

Name: Daniel Fraise -Fraise Real Estate

Address: 2374 Hwy 2, Donnellson, IA 52625

**PERSONS HAVING KNOWLEDGE OF PROPERTY VALUES BY REASON OF  
THEIR OCCUPATIONS**

Name: Matt Morrison – Pilot Grove Bank

Address: 814 Fruit St., Donnellson, IA 52625

Name: Barb Smidt – First Community

Address: 2001 Meadow Lane, Keokuk, IA 52632

FIRST ALTERNATE:

Name: Cindy Roberts – Midwest One

Address: 1726 Ave B, Fort Madison, 52627

SECOND ALTERNATE

Name: Tonya Gaylord – Farmers Savings Bank

Address: 1871 303<sup>rd</sup> Ave. Fort Madison, IA 52627

THIRD ALTERNATE

Name: Linda Mullen – KSB

Address: 2018 Grand Ave, Keokuk, IA 52632

Appointed as chairperson of the above-constituted compensation commission is Cynthia Otte – KLM Realty. In the event that this person is unable to serve, Matt Morrison – Pilot Grove Bank is appointed as alternate chairperson.

The above-constituted compensation commission shall consist of six (6) persons.

In the event that a person named to the compensation commission is unwilling or unable to serve, an alternate is appointed in the order in which named.

All members of the compensation commission shall qualify by filing an oath that they will do the best of their ability faithfully and impartially assess said damages and make written report to the Sheriff.

No member of the compensation commission selected shall possess any interest in the proceeding which would cause such person to render a biased decision.

Filed in the Office of the Chief Judge of the Eighth Judicial District on the date above given.



Mary Ann Brown  
Chief Judge, 8<sup>th</sup> Judicial District

A copy filed of record in the Office of the Sheriff of Lee County on this the 3<sup>rd</sup> day of February, 2015.



James A. Sholl  
Sheriff of Lee County, Iowa



## **BEFORE THE LEE COUNTY CONDEMNATION COMMISSION**

**IN THE MATTER OF THE  
CONDEMNATION OF CERTAIN  
LANDS IN LEE COUNTY, IOWA  
RE: Project RC-CO56(87)-9A-567**

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### **STATEMENT OF RIGHTS**

---

#### **STATEMENT OF PROPERTY OWNER'S RIGHTS**

Just as the law grants certain entities the right to acquire private property, you as the owner of the property have certain rights. You have the right to:

1. Receive just compensation for the taking of property. (Iowa Constitution, Article I, section 18)
2. An offer to purchase which may not be less than the lowest appraisal of the fair market value of the property. (Iowa Code section 6B.45 as amended by 1999 Iowa Acts, House File 476, section 18; Iowa Code section 6B.54 as amended by 1999 Iowa Acts, House File 476, section 20)
3. Receive a copy of the appraisal, if an appraisal is required, upon which the acquiring agency's determination of just compensation is based not less than ten days before being contacted by the acquiring agency's acquisition agent. (Iowa Code section 6B.45 as amended by 1999 Iowa Acts, House File 476, section 18)
4. An opportunity to accompany at least one appraiser of the acquiring agency who appraises your property when an appraisal is required. (Iowa Code section 6B.54)
5. Participate in good-faith negotiations with the acquiring agency before the acquiring agency begins condemnation proceedings. (1999 Iowa Acts, House File 476, section 3)
6. A determination of just compensation by an impartial compensation commission and the right to appeal its award to the district court if you cannot agree on a purchase price with the acquiring agency. (Iowa Code section 6B.4; Iowa Code section 6B.7 as amended by 1999 Iowa Acts, House File 476, section 8; Iowa Code section 6B.18)
7. A review by the compensation commission of the necessity for the condemnation if your property is agricultural land being condemned for industry. (1999 Iowa Acts, House File 476, section 7)
8. Payment of the agreed upon purchase price or, if condemned, a deposit of the compensation commission award before you are required to surrender possession of the

property. (Iowa Code section 6B.25; Iowa Code section 6B.26; Iowa Code section 6B.54(11))

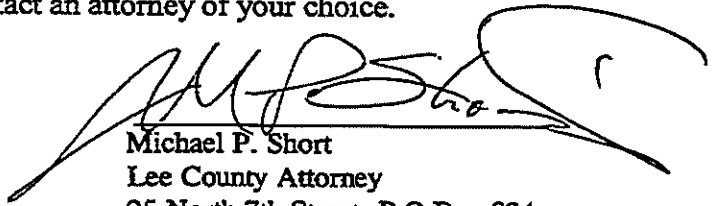
9. Reimbursement for expenses incidental to transferring title to the acquiring agency. (Iowa Code section 6B.33 as amended by 1999 Iowa Acts, House File 476, section 15; Iowa Code section 6B.54(10))

10. Reimbursement of certain litigation expenses: (a) if the award of the compensation commissioners exceeds 110 percent of the acquiring agency's final offer before condemnation; and (b) if the award on appeal in court is more than the compensation commissioners' award. (Iowa Code section 6B.33)

11. At least 90 days' written notice to vacate occupied property. (Iowa Code section 6B.54(4))

12. Relocation services and payments, if you are eligible to receive them, and the right to appeal your eligibility for and amount of the payments. (Iowa Code section 316.9; Iowa Code section 6B.42 as amended by 1999 Iowa Acts, House File 476, section 17)

The rights set out in this statement are not claimed to be a full and complete list or explanation of an owner's rights under the law. They are derived from Iowa Code chapters 6A, 6B and 316. For a more thorough presentation of an owner's rights, you should refer directly to the Iowa Code or contact an attorney of your choice.



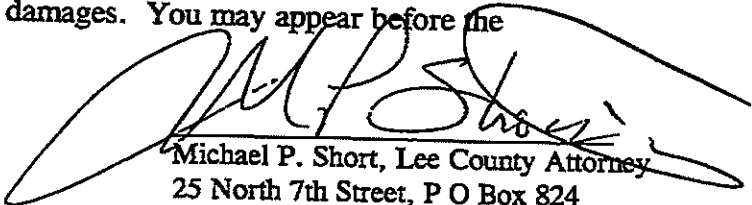
Michael P. Short  
Lee County Attorney  
25 North 7th Street, P O Box 824  
Keokuk, Iowa 52632  
(319)524-9590  
Fax: (319)524-1544

BACK TO THE POINT OF BEGINNING, CONTAINING 1.244 ACRES, MORE OR LESS, EXCLUSIVE OF  
PRESENT ESTABLISHED ROADWAY  
BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2012N-3236.

That such condemnation is sought for the following purpose:  
Construct, reconstruction and improvement of a County road right-of-way in connection  
with Lee County Roadway Project/Rise Grant, RC-CO56(87)-9A-56.

A commission has been appointed as provided by law for the purpose of  
appraising damages which will be caused by said condemnation.

The commission will meet at the Lee County Sheriff's Office on the 5<sup>th</sup> day of  
March, 2015 at 8:00 a.m. and thereafter adjourn to view your property, to view said  
premises and proceed to appraise said damages. You may appear before the  
commission if you care to do so.



Michael P. Short, Lee County Attorney  
25 North 7th Street, P O Box 824  
Keokuk, Iowa 52632  
(319)524-9590 Fax (319) 524-9592  
[mshort@leecounty.org](mailto:mshort@leecounty.org)

# RETURN OF SERVICE

Date Received: 2/4/2015

Fees: 15

Date Served: 2/8/2015

Mileage: 25.20 (3 trips 60 miles)

Who Served: Mike Pieper

Total: \$40.20

Address Served: \_\_\_\_\_

3635 190th St

Weaver, Ia 52658

Craig Paul 56-8  
Signature of Serving Officer

BEFORE THE LEE COUNTY CONDEMNATION COMMISSION

---

IN THE MATTER OF THE  
CONDEMNATION OF CERTAIN  
LANDS IN LEE COUNTY, IOWA

RE: PROJECT NO. RC-CO56(87)--9A-56

---

NOTICE OF ASSESSMENT

---

1. TO: Owners: B & G Family Limited Partnership, 1031 Denmark Hilltop,  
Fort Madison, IA 52627 (serve William J. or Glorine Pieper)

and to all other persons, companies, or corporations having any interest in or owning  
any of the following described real estate in Lee County, Iowa:

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 68 NORTH, RANGE 3 WEST OF  
THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2001N, 36 E12.

You are hereby notified that Lee County desires the condemnation of the  
following described lands:

TRACT VI

**PARCEL 5687(J)**

PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 68 NORTH, RANGE 3 WEST OF  
THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

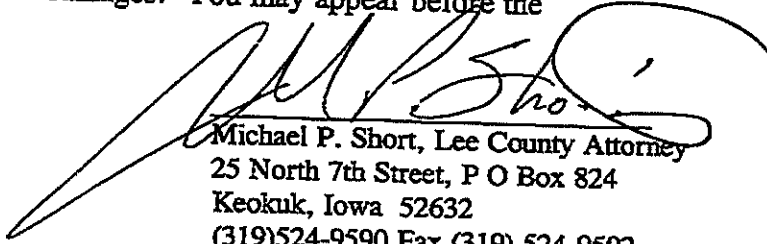
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE S 89°26'30" W, ALONG  
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 135.01  
FEET; THENCE N 01°15'07" W, 1336.45 FEET TO THE NORTH LINE OF THE SOUTHWEST  
QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE N 89°30'40" E ALONG  
SAID NORTH LINE, 142.54 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID  
SECTION 17; THENCE S 00°55'45"E, 1336.20 FEET TO THE POINT OF BEGINNING. CONTAINING  
4.257 ACRES.

BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2001N, 36 E12.

That such condemnation is sought for the following purpose: Construct, reconstruction and improvement of a County road right-of-way in connection with Lee County Roadway Project/Rise Grant, RC-CO56(87)-9A-56.

A commission has been appointed as provided by law for the purpose of appraising damages which will be caused by said condemnation.

The commission will meet at the Lee County Sheriff's Office on the 5<sup>th</sup> day of March, 2015 at 8:00 a.m. and thereafter adjourn to view your property, to view said premises and proceed to appraise said damages. You may appear before the commission if you care to do so.



Michael P. Short, Lee County Attorney  
25 North 7th Street, P O Box 824  
Keokuk, Iowa 52632  
(319)524-9590 Fax (319) 524-9592  
[mshort@leecounty.org](mailto:mshort@leecounty.org)

BEFORE THE LEE COUNTY CONDEMNATION COMMISSION

---

IN THE MATTER OF THE  
CONDEMNATION OF CERTAIN  
LANDS IN LEE COUNTY, IOWA

RE: PROJECT NO. RC-CO56(87)-9A-56

---

NOTICE OF ASSESSMENT

---

1. TO: Owners: B & G Family Limited Partnership, 1031 Denmark Hilltop,  
Fort Madison, IA 52627 (serve William J. or Glorine Pieper)

and to all other persons, companies, or corporations having any interest in or owning  
any of the following described real estate in Lee County, Iowa:

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF  
THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED  
AS BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2001N, 36 E12.

You are hereby notified that Lee County desires the condemnation of the  
following described lands:

TRACT VII

**PARCEL 5687(K)**

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF  
THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

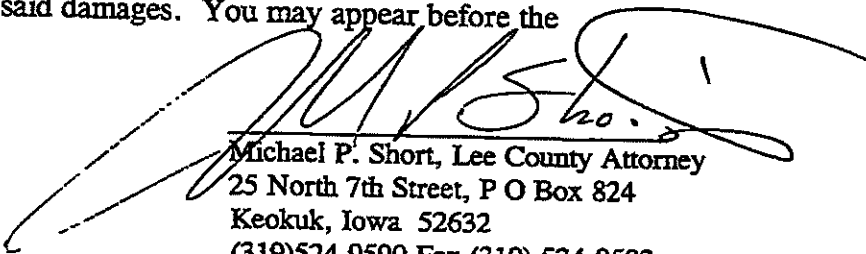
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE S 01°15'07" E, ALONG  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1319.25 FEET  
TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID  
SECTION 20; THENCE S 89°22'30" W ALONG SAID NORTH LINE, 135.01 FEET; THENCE N  
01°15'07" W, 1319.41 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID  
SECTION 20; THENCE N 89°26'30" E ALONG SAID NORTH LINE, 135.01 FEET BACK TO THE POINT  
OF BEGINNING, CONTAINING 4.088 ACRES.

BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2001N, 36 E12.

That such condemnation is sought for the following purpose: Construct, reconstruction and improvement of a County road right-of-way in connection with Lee County Roadway Project/Rise Grant, RC-CO56(87)-9A-56.

A commission has been appointed as provided by law for the purpose of appraising damages which will be caused by said condemnation.

The commission will meet at the Lee County Sheriff's Office on the 5<sup>th</sup> day of March, 2015 at 8:00 a.m. and thereafter adjourn to view your property, to view said premises and proceed to appraise said damages. You may appear before the commission if you care to do so.



Michael P. Short, Lee County Attorney  
25 North 7th Street, P O Box 824  
Keokuk, Iowa 52632  
(319)524-9590 Fax (319) 524-9592  
[mshort@leecounty.org](mailto:mshort@leecounty.org)



BEFORE THE LEE COUNTY CONDEMNATION COMMISSION

---

IN THE MATTER OF THE  
CONDEMNATION OF CERTAIN  
LANDS IN LEE COUNTY, IOWA

RE: PROJECT NO. RC-CO56(87)-9A-56

---

NOTICE OF ASSESSMENT

---

1. TO: Owners: B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627 (serve William J. or Glorine Pieper)

and to all other persons, companies, or corporations having any interest in or owning any of the following described real estate in Lee County, Iowa:

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2001N, 36 E12.

You are hereby notified that Lee County desires the condemnation of the following described lands:

TRACT VIII

**PARCEL 5687(M)**

PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

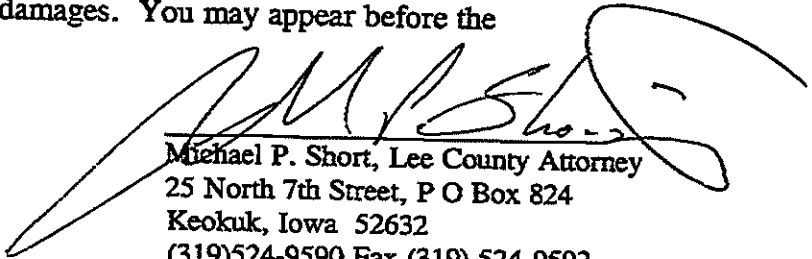
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S 89°18'29" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 115.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE S 89°18'29" W, 198.08 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2070.00 FEET, AN ARC LENGTH OF 867.13 FEET, WITH A LONG CHORD BEARING N 10°44'55" E, 860.81 FEET; THENCE N 01°15'07" W, 475.67 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE N 89°22'30" E ALONG SAID NORTH LINE, 135.01 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE S 01°15'07" E, 1144.21 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 627.97 FEET, AN ARC LENGTH OF 30.01 FEET, WITH A LONG CHORD BEARING S 25°13'10" W, 30.01 FEET; THENCE N 63°24'42" W, 22.00 FEET; THENCE S 26°35'18" W, 177.91 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 2.967 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT

ESTABLISHED ROADWAY. BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT NUMBER 2001N, 36 E12.

That such condemnation is sought for the following purpose: Construct, reconstruction and improvement of a County road right-of-way in connection with Lee County Roadway Project/Rise Grant, RC-CO56(87)-9A-56.

A commission has been appointed as provided by law for the purpose of appraising damages which will be caused by said condemnation.

The commission will meet at the Lee County Sheriff's Office on the 5<sup>th</sup> day of March, 2015 at 8:00 a.m. and thereafter adjourn to view your property, to view said premises and proceed to appraise said damages. You may appear before the commission if you care to do so.



Michael P. Short, Lee County Attorney  
25 North 7th Street, P O Box 824  
Keokuk, Iowa 52632  
(319)524-9590 Fax (319) 524-9592  
[mshort@leecounty.org](mailto:mshort@leecounty.org)

BEFORE THE LEE COUNTY CONDEMNATION COMMISSION

---

IN THE MATTER OF THE  
CONDEMNATION OF CERTAIN  
LANDS IN LEE COUNTY, IOWA

RE: PROJECT NO. RC-CO56(87)-9A-56

---

NOTICE OF ASSESSMENT

---

1. TO: Owners: B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627 (serve William J. or Glorine Pieper)

and to all other persons, companies, or corporations having any interest in or owning any of the following described real estate in Lee County, Iowa:

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS PART OF THE PARCEL AS DESCRIBED IN DOCUMENT 1997N, 132 D10.

You are hereby notified that Lee County desires the condemnation of the following described lands:

TRACT IX

**PARCEL 5687(P)-**

PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

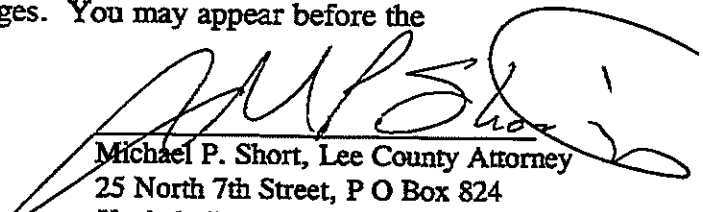
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20; THENCE S 89°18'29" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 115.92 FEET TO THE POINT OF BEGINNING; THENCE S 26°35'18" W, 199.77 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 987.93 FEET, AN ARC LENGTH OF 131.13 FEET, WITH A LONG CHORD BEARING S 30°23'27" W, 131.03 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 2235.00 FEET, AN ARC LENGTH OF 601.14 FEET, WITH A LONG CHORD BEARING S 36°53'14" W, 599.33 FEET; THENCE N 45°24'27" W, 8.12 FEET; THENCE S 43°01'05" W, 181.43 FEET; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS EQUALS 1979.85 FEET, AN ARC LENGTH OF 485.15 FEET, WITH A LONG CHORD BEARING S 54°25'05" W, 483.94 FEET; THENCE S 60°10'50" W, 103.90 FEET; THENCE ALONG A CURVE TO

THE RIGHT WHOSE RADIUS EQUALS 1984.85 FEET, AN ARC LENGTH OF 63.74 FEET, WITH A LONG CHORD BEARING S 65°21'29" W, 63.74 FEET; THENCE N 01°07'40" W, 194.32 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS EQUALS 2075.00 FEET, AN ARC LENGTH OF 420.81 FEET, WITH A LONG CHORD BEARING N 57°58'40" E, 420.09 FEET; THENCE N 86°48'49" E, 140.32 FEET; THENCE N 42°43'00" E, 731.40 FEET; THENCE N 25°56'00" E, 327.98 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20; THENCE N 89°18'29" E ALONG SAID NORTH LINE, 54.63 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 0.941 ACRES, MORE OR LESS, EXCLUSIVE OF PRESENT ESTABLISHED ROADWAY. BEING PART OF THE PARCEL AS DESCRIBED IN DOCUMENT 1997N, 132 D10.

That such condemnation is sought for the following purpose: Construct, reconstruction and improvement of a County road right-of-way in connection with Lee County Roadway Project/Rise Grant, RC-CO56(87)-9A-56.

A commission has been appointed as provided by law for the purpose of appraising damages which will be caused by said condemnation.

The commission will meet at the Lee County Sheriff's Office on the 5<sup>th</sup> day of March, 2015 at 8:00 a.m. and thereafter adjourn to view your property, to view said premises and proceed to appraise said damages. You may appear before the commission if you care to do so.



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