

CONDEMNATION COMMISSIONER'S STATEMENT

TO THE SHERIFF OF LEE COUNTY:

I certify that my fee and expenses as a member of the commission in the matter of the condemnation of certain real estate or rights to real estate for Project Number RC-CO56(87)-9A-56 held on the 5<sup>th</sup> of March, 2015, as follows and that these claims are due, just and unpaid.

<u>1</u> day of service @ \$200 .....	.. \$ <u>200.00</u>
<u>14</u> miles @ 0.42 cents .....	.... \$ <u>5.88</u>
_____ meals .....	.... \$ _____

Signed on this 5 day of March, 2015.

Dave Houston  
Commissioner

Address:

3047 HWY 16

WEVER, Iowa

Phone No. 319-470-7723


CONDEMNATION COMMISSIONER'S STATEMENT

TO THE SHERIFF OF LEE COUNTY:

I certify that my fee and expenses as a member of the commission in the matter of the condemnation of certain real estate or rights to real estate for Project Number RC-CO56(87)-9A-56 held on the 5<sup>th</sup> of March, 2015, as follows and that these claims are due, just and unpaid.

<u>1</u> day of service @ \$200 .....	.. \$ <u>200.<sup>00</sup></u>
<u>26</u> miles @ 0.42 cents .....	.. \$ <u>10.<sup>92</sup></u>
..... meals .....	.. \$ <u>0</u>

Signed on this 5 day of March, 2015.

  
Commissioner

Address:

1361 140th St.

Donnellson, Iowa

Phone No. 319-470-0286

CONDEMNATION COMMISSIONER'S STATEMENT

TO THE SHERIFF OF LEE COUNTY:

I certify that my fee and expenses as a member of the commission in the matter of the condemnation of certain real estate or rights to real estate for Project Number RC-CO56(87)-9A-56 held on the 5<sup>th</sup> of March, 2015, as follows and that these claims are due, just and unpaid.

<u>1</u> day of service @ \$200 .....	.. S	<u>200.00</u>
<u>36</u> miles @ 0.42 cents ... ..	....S	<u>15.12</u>
_____ meals .....	.... S	<u>215.12</u>

Signed on this 5<sup>th</sup> day of March, 2015.

John Sargent  
Commissioner

Address:

2015 Main

Keokuk, Iowa

Phone No. 319-520-5340

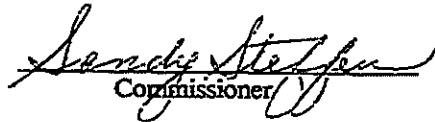
CONDEMNATION COMMISSIONER'S STATEMENT

TO THE SHERIFF OF LEE COUNTY:

I certify that my fee and expenses as a member of the commission in the matter of the condemnation of certain real estate or rights to real estate for Project Number RC-CO56(87)-9A-56 held on the 5<sup>th</sup> of March, 2015, as follows and that these claims are due, just and unpaid.

<u>1</u> day of service @ \$200 .....	.....	.. S	<u>200.<sup>00</sup></u>
<u>24</u> miles @ 0.42 cents .....	.....	.....S	<u>10.08</u>
..... meals .....	.....	.... \$	.....

Signed on this 5<sup>th</sup> day of March, 2015.

  
Commissioner

Address:

1123 48<sup>th</sup> #30

Fort Madison, Iowa

Phone No. 319-470-3052

CONDEMNATION COMMISSIONER'S STATEMENT

TO THE SHERIFF OF LEE COUNTY:

I certify that my fee and expenses as a member of the commission in the matter of the condemnation of certain real estate or rights to real estate for Project Number RC-CO56(87)--9A-56 held on the 5<sup>th</sup> of March, 2015, as follows and that these claims are due, just and unpaid.

<u>1</u> day of service @ \$200 .....	.....	.. s <u>200.00</u>
<u>26.13</u> miles @ 0.42 cents ... ..	.....	.....s <u>10.92</u>
_____ meals .....	.....	.... S _____

Signed on this 5 day of March, 2015.

  
Commissioner

Address:

814 Fruit Street

Donnellson, Iowa

Phone No. 319 835-3184



**TRACT III**

Name	Amount
Larry L. Congdon, 8060 Fox Meadow Lane, Granite Bay, CA 95746 Kathleen G. Congdon, 8060 Fox Meadow Lane, Granite Bay, CA 95746 Co-Trustees of the Congdon Living Trust,	Settled
Tenant: Brian Burk, 3408 185 <sup>th</sup> Street, Wever, IA 52658	Settled

**TOTAL DAMAGES AWARDED:** \$ SETTLED

**TRACT IV**

*Parcel L (1.265 Acres)*

Name	Amount
Pieper, Inc., 3635 190 <sup>th</sup> Street, Wever, IA 52658	\$30,024.75
<u>Mortgagee and mortgagors:</u> Pilot Grove Savings Bank, 1341 Pilot Grove Rd, Pilot Grove, IA 52648	
<u>Tenants:</u> Daniel Carroll, 1277 N. County Rd. 1600, Carthage IL 62321	Settled

**TOTAL DAMAGES AWARDED:** \$ \_\_\_\_\_

**TRACT V**

*Parcel Q (1.565 Acres)*

Name	Amount
Pieper, Inc., 3635 190 <sup>th</sup> Street, Wever IA 52658	\$37,145.25
<u>Mortgagee and mortgagors:</u> 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	
<u>Tenants:</u> Daniel Carroll, 1277 N. County Rd. 1600, Carthage IL 62321	Settled

**TOTAL DAMAGES AWARDED TO PIEPER, INC.** \$ 67,170.00

TRACT VI

*Parcel J (4.257 Acres)*

Name	Amount
B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627	\$94,059.47
Tenant: Pieper Inc./Daniel Carroll	Settled

**TOTAL DAMAGES AWARDED:** \$ \_\_\_\_\_

TRACT VII

*Parcel K (4.088 Acres)*

Name	Amount
B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627	\$90,325.38
Tenant: Pieper Inc./Daniel Carroll	Settled

**TOTAL DAMAGES AWARDED:** \$ \_\_\_\_\_

TRACT VIII

*Parcel M (2.967 Acres)*

Name	Amount
B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627	\$65,556.60
Tenant: Pieper Inc./Daniel Carroll	Settled

**TOTAL DAMAGES AWARDED:** \$ \_\_\_\_\_

TRACT IX

*Parcel P (0.941 Acres)*

Name	Amount
B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627	\$20,791.63
Tenant: Pieper Inc./Daniel Carroll	Settled

**TOTAL DAMAGES AWARDED:** \$ \_\_\_\_\_



TRACT X

Parcel R (0.824 Acres)

Name	Amount
B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627	\$18,206.49
Tenant: Pieper Inc./Daniel Carroll	Settled

TOTAL DAMAGES AWARDED: \$ \_\_\_\_\_

TRACT XI

Parcel S (0.183 Acres)

Name	Amount
B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627	\$4,043.43
Tenant: Pieper Inc./Daniel Carroll	Settled

TOTAL DAMAGES AWARDED TO B&G FAMILY LIMITED PARTNERSHIP: \$ 292,983.00

*Ernie L Steffensmeier*  
Ernie Steffensmeier, Lee County Engineer

3 day of March, 2015. Subscribed and sworn to before me by the said Ernie Steffensmeier, on this the



*Jeanne M Cooper*  
Notary Public

**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-56

AFFIDAVIT OF MAILING OF  
 NOTICE OF APPRAISEMENT OF  
 DAMAGES AND TIME FOR  
 APPEAL

State of Iowa )  
                   :SS  
 County of Lee)


The undersigned, first being duly sworn on oath, states that on the 9<sup>th</sup> day of March, 2015, he personally mailed to each of the following named persons/entities a Notice of Appraisement of Damages and Time for Appeal, true copies of each of who are attached hereto, and incorporated as parts hereof by this reference, by ordinary/restricted certified mail, each NOTICE being mailed in a sealed envelope with proper postage thereon, addressed to said persons/entities respectively at their last known post office address by depositing the same on said date in a United State Post Office mail receptacle in said county to wit:

Land owners, Tract	Land & Improvements	Consequential Damages	Atty. Fees & Costs	Total award
TRACT I Danny Lange, Connie Ketchum, Diane Lange 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)				Settled
TRACT II Danny Lange, Connie Ketchum, Diane Lange as Co-Trustees of				Settled

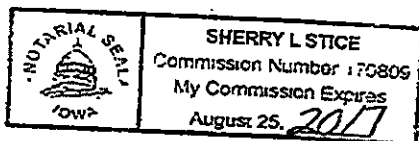
the Marvin Dale Lange Testamentary Marital Trust and as Co-Trustees of the Marvin Dale Lange Family Trust, and individual, Connie Ketchum (and Spouse); Diane Lange, (and Spouse) and Danny Lange (and Spouse)	Land & Improvements	Consequential Damages	Atty. Fees & Costs	Total award
TRACT III Larry L. Congdon and Kathleen G. Congdon, Co-Trustees of the Congdon Living Trust,  <u>Tenants:</u> Brian Burk,				Settled
TRACT IV Pieper, Inc., 2. <u>Mortgagee and mortgagors:</u> Pilot Grove Savings Bank,  3. <u>Tenants:</u> Daniel Carroll,				\$30,024.75
TRACT V Pieper, Inc.,  <u>Mortgagee and mortgagors:</u> Farm Credit Services of Midlands, FLCA,  Farm Credit Services of America, PCA,  <u>Tenants:</u> Daniel Carroll,				\$37,145.25
TRACT VI  B & G Family Limited Partnership,  <u>Tenants:</u> Daniel Carroll				\$94,059.47
TRACT VII  B & G Family Limited Partnership,  <u>Tenants:</u> Daniel Carroll				\$90,325.38

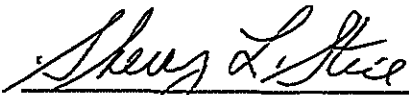
	Land & Improvements	Consequential Damages	Atty. Fees & Costs	Total award
TRACT VIII B & G Family Limited Partnership,  Tenants: Daniel Carroll				\$65,556.60
TRACT IX  B & G Family Limited Partnership,  Tenants: Daniel Carroll				\$20,791.63
TRACT X  B & G Family Limited Partnership,  Tenants: Daniel Carroll				\$18,206.49
TRACT XI  B & G Family Limited Partnership,  Tenants: Daniel Carroll				\$4,043.43

You and each of you are hereby notified that the duly appointed and qualified commissioners assessed and appraised the damages sustained by reason of the condemnation as set out above, and that pursuant to the Code of Iowa, you may within thirty (30) days from the date of mailing this Notice, appeal to the District Court as provided by law.

  
James A. Sholl, Sheriff of Lee County, Iowa, Affiant

Subscribed and sworn to before me by the said James A. Sholl on this the 6th day of March, 2015.



  
Notary Public in and for the State of 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-56**

**SHERIFF'S CERTIFICATION AS TO AWARDS AND COSTS**

To: Denise Fraise, Lee County Auditor

I hereby certify that the Commissioners in the above-entitled cause convened at 2530 255 Street, Montrose Iowa, on the 5<sup>th</sup> day of March, 2015, and thereupon proceeded to view the premises, and said Commissioners did thereafter on the 5th day of March, 2015, file their report in my office awarding damages as follows:

**TRACT I**

Name	Amount
Danny Lange, 14464 Skunk River Road, Burlington, IA 52601; Connie Ketchum, 160 Morgan Ct. Cedar Rapids, IA 52441 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,	Settled

**TOTAL DAMAGES AWARDED:** \$ 0

**TRACT II**

Name	Amount
Danny Lange, 14464 Skunk River Road, Burlington, IA 52601; Connie Ketchum, 160 Morgan Ct. Cedar Rapids, IA 52441 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,	Settled

**TOTAL DAMAGES AWARDED:** \$ 0

**TRACT III**

Name	Amount
Larry L. Congdon, 8060 Fox Meadow Lane, Granite Bay, CA 95746 Kathleen G. Congdon, 8060 Fox Meadow Lane, Granite Bay, CA 95746 Co-Trustees of the Congdon Living Trust,	Settled
Tenant: Brian Burk, 3408 185 <sup>th</sup> Street, Wever, IA 52658	

**TOTAL DAMAGES AWARDED:** \$ 0

**TRACT IV**

Name	Amount
Pieper, Inc., 3635 190 <sup>th</sup> Street, Wever, IA 52658	
<u>Mortgagee and mortgagors:</u> Pilot Grove Savings Bank, 1341 Pilot Grove Rd, Pilot Grove, IA 52648	\$30,024.75
<u>Tenants:</u> Daniel Carroll, 1277 N. County Rd. 1600, Carthage IL 62321	

**TOTAL DAMAGES AWARDED:** \$ 30,024.75

**TRACT V**

Name	Amount
Pieper, Inc., 3635 190 <sup>th</sup> Street, Wever IA 52658	
<u>Mortgagee and mortgagors:</u> Farm Credit Services of Midlands, FLCA, 2216 James Avenue, Mount Pleasant, IA 52641	\$37,145.25
Farm Credit Services of America, PCA, 2216 James Avenue, Mount Pleasant IA 52641	
<u>Tenants:</u> Daniel Carroll, 1277 N. County Rd. 1600, Carthage IL 62321	

**TOTAL DAMAGES AWARDED:** \$ 37,145.25

**TRACT VI**

Name	Amount
------	--------

B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627	\$94,059.47
Tenant: Pieper Inc./Daniel Carroll	

**TOTAL DAMAGES AWARDED:** \$ 94,059.47

**TRACT VII**

Name	Amount
B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627	\$90,325.38
Tenant: Pieper Inc./Daniel Carroll	

**TOTAL DAMAGES AWARDED:** \$ 90,325.38

**TRACT VIII**

Name	Amount
B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627	\$65,556.60
Tenant: Pieper Inc./Daniel Carroll	

**TOTAL DAMAGES AWARDED:** \$ 65,556.60

**TRACT IX**

Name	Amount
B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627	\$20,791.63
Tenant: Pieper Inc./Daniel Carroll	

**TOTAL DAMAGES AWARDED:** \$ 20,791.63

**TRACT X**

Name	Amount
------	--------

B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627	\$18,206.49
Tenant: Pieper Inc./Daniel Carroll	

**TOTAL DAMAGES AWARDED:** \$ 18,206.49

**TRACT XI**

Name	Amount
B & G Family Limited Partnership, 1031 Denmark Hilltop, Fort Madison, IA 52627	\$ 4,043.43
Tenant: Pieper Inc./Daniel Carroll	

**TOTAL DAMAGES AWARDED:** \$ 4,043.43

I further certify that costs incident to this proceeding have been taxed as follows:

Serving notices as listed below:

Date	Name of Person Served	Fee	Mileage	Rate	Amount	Total
	Danny Lange	16.00	-	-	13.80	\$29.80
	Connie Ketchum	25.50	-	-	32.26	\$57.76
	Diane Lange	21.53	-	-	2.30	\$23.83
	Congdon Living Trust	80.00	-	-	-	\$80.00
	Brian Burk,	15.00	25	.42	10.50	\$25.50
	Pieper, Inc.,	15.00	60	.42	25.20	\$40.20



Date	Name of Person Served	Fee	Mileage	Rate	Amount	Total
	Pilot Grove Savings Bank	15.00	20	.42	\$8.40	\$23.40
	Daniel Carroll	36.00	-	-	\$1.00	\$37.00
	Farm Credit Services of Midlands					N/A
	Farm Credit Services of America, PCA					N/A
	B & G Family Limited Partnership Iowa Service	20.00	30	.42	\$12.60	\$32.60
	B & G Family Limited Partnership Arizona Service	24.00	48	2.40	\$115.20	\$139.20
	Daily Democrat	763.65	-	-	-	\$763.65

Sheriff, summoning and attending commissioners.....\$ 130.80

Sheriff, mileage while attending commissioners 60 miles @ .42 = \$25.20

TOTAL SHERRIFF'S COSTS \$ 645.29

Dave Houston of 3047 Highway 16, Wever, Iowa

<u>1</u> days of service @ \$200.....	.....	.....\$ <u>200.00</u>
<u>14</u> miles at 0.42 .....	.....	.....\$ <u>5.88</u>
<u>0</u> meals at .....	.....	.....\$ <u>0</u>
Total.....		.....\$ <u>205.88</u>

Dusty Wellman of 1361 140<sup>th</sup> Street, Donnellson, Iowa

<u>1</u> days of service @ \$200 .....	.....\$	<u>200.00</u>
<u>26</u> miles at 0.42... ..	.....\$	<u>10.92</u>
<u>0</u> meals at .....	.....\$	<u>0.00</u>
Total.....	.....\$	<u>210.92</u>

Tony Sargent of Cramer Real Estate, Keokuk, Iowa

<u>1</u> days of service @ \$200.....	.....\$	<u>200.00</u>
<u>36</u> miles at 0.42... ..	.....\$	<u>15.12</u>
<u>0</u> meals at .....	.....\$	<u>0.00</u>
Total.....	.....\$	<u>215.12</u>

Sandy Steffen of 1123 45<sup>th</sup> Street, Apt 30, Ft. Madison, Iowa

<u>1</u> days of service @ \$200 .....	.....\$	<u>200.00</u>
<u>24</u> miles at 0.42... ..	.....\$	<u>10.08</u>
<u>0</u> meals at .....	.....\$	<u>0.00</u>
Total.....	.....\$	<u>210.08</u>

Matt Morrison of 814 Fruit Street, Donnellson, Iowa

<u>1</u> days of service.....	.....\$	<u>200.00</u>
<u>26</u> miles at...0.42 .....	.....\$	<u>10.92</u>
<u>0</u> meals at .....	.....\$	<u>0.00</u>
Total.....	.....\$	<u>210.92</u>

Barb Smidt 2001 Meadow Lane, Keokuk, Iowa

~~Cindy Roberts of 1826 Avenue B, Fort Madison, Iowa~~

<u>1</u> days of service @ \$200.....	.....\$	<u>200.00</u>
<u>36</u> miles at 0.42... ..	.....\$	<u>15.12</u>
<u>0</u> meals at .....	.....\$	<u>0.00</u>
Total.....	.....\$	<u>215.12</u>

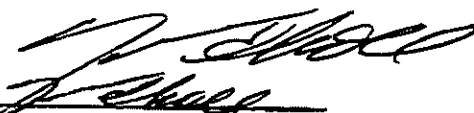
\_\_\_\_\_ of \_\_\_\_\_, Iowa

_____ days of service @ \$200.....	.....\$	_____
_____ miles at 0.42 .. ..	.....\$	_____
_____ meals at .....	.....\$	_____

Total..... \$ 1,268.04 ✓

I hereby certify the foregoing amounts are legally payable to each claimant and that the claim is correct and just and that payment has been received.

Dated this 20 day of March, 2015.

  
James A. Sholl  
Sheriff of Lee County, Iowa

I further hereby certify that the above and foregoing amounts constitute all costs, awards, and expenses in connection with the subject condemnation and that the same have been paid in full by Condemner to Lee County and that the Lee County Sheriff has paid each claimant in full the respective amounts hereinbefore specified as of May 12, 2015.

Dated this 12 day of ~~March~~<sup>May</sup>, 2015.

  
Sheriff of Lee County, Iowa

2530 255th Street  
Montrose, IA 52639-9552  
Telephone 319/524-1414 319/372-1152 800/382-8900 (IA)  
Fax 319-372-1213

March 9, 2015

B & G Family Limited Partnership  
1031 Denmark Hilltop  
Fort Madison, IA 52627

IN RE: Condemnation Hearing Held March 5, 2015  
Project RC-CO56(87)—9A-56

Dear B & G Family Limited Partnership:

We are holding a check in the amount of \$292,983.00, Check No. 26732 with the name of B & G Family Limited Partnership on the same.

You may call for this check at any time within the next thirty (30) days. After that time, if no appeal has been taken, the check will be filed with the Treasurer, Lee County, Iowa.

Best Regards,



James A. Sholl  
Sheriff


JAS/sls

Date: 03-12, 2015

Project No. RC-CO56(87)-9A-56

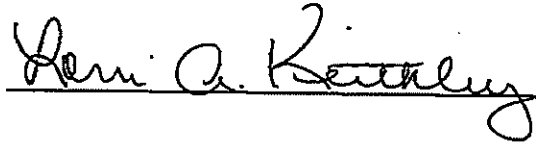
Received from Lee County Sheriff Check #26733 in the amount of \$292,983.00 made payable to B & G Family Limited Partnership.

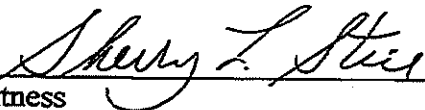
J.A. Sholl, Sheriff

  
\_\_\_\_\_

Date: 03-12, 2015

Received from the Lee County Sheriff's Office the above named check.

  
\_\_\_\_\_  
  
\_\_\_\_\_

  
\_\_\_\_\_  
Witness

Vendor# 3718 B&G Family Limited Partnership  
 # 26732 Amount 292,983.00 Date 03/09/15

Invoice #	Description	Fund	Dept	Amount
	Tract VI Condemnation Damages	20000	20	94,059.47
	Tract VII Condemnation Damages	20000	20	90,325.38
	Tract VIII Condemnation Damage	20000	20	65,556.60
	Tract IX Condemnation Damage	20000	20	20,791.63
	Tract X Condemnation Damages	20000	20	18,206.49
	Tract XI Condemnation Damages	20000	20	4,043.43

LEE COUNTY AUDITOR - FORT MADISON, IA

PLEASE DETACH AND RETAIN BEFORE CASHING CHECK

LEE COUNTY AUDITOR  
 P.O. BOX 190  
 FORT MADISON, IOWA 52627

PILOT GROVE SAVINGS BANK  
 FT. MADISON, IOWA

DATE  
 03/09/2015

CHECK NUMBER  
 26732

TWO HUNDRED NINETY TWO THOUSAND NINE HUNDRED EIGHTY THREE  
 Dollars and 00/100\*\*\*\*\*

AMOUNT  
 \$292,983.00

TO THE ORDER OF

B&G Family Limited Partnership  
 1031 Denmark Hilltop  
 Fort Madison IA 52627

*Denise Fraise*  
 Lee County Auditor

VOID AFTER 90 DAYS

⑈ 299977⑈ ⑆ 073916668⑆ 900011118⑈

**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-56**

**JURYS AWARD OF DAMAGES**

We the undersigned members of the Condemnation Commission having met on this the 5 day of March 2015, having viewed the premises, considered the arguments and positions of the parties hereby appraise damages as follows:

Property Owner: **TRACT VII B & G Family Limited Partnership**

Land (4.088 ACRES)	\$ <u>90,325.38</u>
Consequential damages	\$ _____
Attorney Fees & Costs	\$ _____
Other damages:	\$ _____
Total	\$ <u>90,325.38</u>

  
Chairperson, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

Filed with the Sheriff of Lee County on this the 5th day of March, 2015.

  
James A. Sholl  
Sheriff of Lee County

**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-56**

**JURYS AWARD OF DAMAGES**

We the undersigned members of the Condemnation Commission having met on this the 5 day of March 2015, having viewed the premises, considered the arguments and positions of the parties hereby appraise damages as follows:

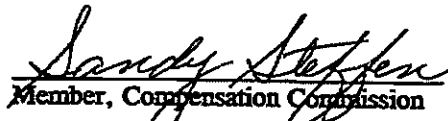
Property Owner: **TRACT VIII B & G Family Limited Partnership**

Land (2.967 ACRES)	\$ <u>65,556.60</u>
Consequential damages	\$ _____
Attorney Fees & Costs	\$ _____
Other damages:	\$ _____
Total	\$ <u>65,556.60</u>

  
Chairperson, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

Filed with the Sheriff of Lee County on this the 5th day of March, 2015.

  
James A. Sholl  
Sheriff of Lee County



**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-56**

**JURYS AWARD OF DAMAGES**

We the undersigned members of the Condemnation Commission having met on this the 5<sup>th</sup> day of March 2015, having viewed the premises, considered the arguments and positions of the parties hereby appraise damages as follows:

Property Owner: **TRACT IX B & G Family Limited Partnership**

Land (0.941 ACRES)	\$ <u>20,791.63</u>
Consequential damages	\$ _____
Attorney Fees & Costs	\$ _____
Other damages:	\$ _____
Total	\$ <u>20,791.63</u>

  
Chairperson, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

Filed with the Sheriff of Lee County on this the 5<sup>th</sup> day of March, 2015.

  
James A. Sholl  
Sheriff of Lee County

**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-56**

**JURYS AWARD OF DAMAGES**

We the undersigned members of the Condemnation Commission having met on this the 5<sup>th</sup> day of March 2015, having viewed the premises, considered the arguments and positions of the parties hereby appraise damages as follows:

Property Owner: **TRACT X B & G Family Limited Partnership**

Land (0.824 ACRES)	\$ <u>18,206.49</u>
Consequential damages	\$ _____
Attorney Fees & Costs	\$ _____
Other damages:	\$ _____
Total	\$ <u>18,206.49</u>

  
Chairperson, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

Filed with the Sheriff of Lee County on this the 5<sup>th</sup> day of March, 2015.

  
James A. Sholl  
Sheriff of Lee County

**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-56**

**JURYS AWARD OF DAMAGES**

We the undersigned members of the Condemnation Commission having met on this the 5 day of March 2015, having viewed the premises, considered the arguments and positions of the parties hereby appraise damages as follows:

Property Owner: TRACT XI B & G Family Limited Partnership

Land (0.183 ACRES)	\$ <u>4,043.43</u>
Consequential damages	\$ _____
Attorney Fees & Costs	\$ _____
Other damages:	\$ _____
Total	\$ <u>4,043.43</u>

  
Chairperson, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

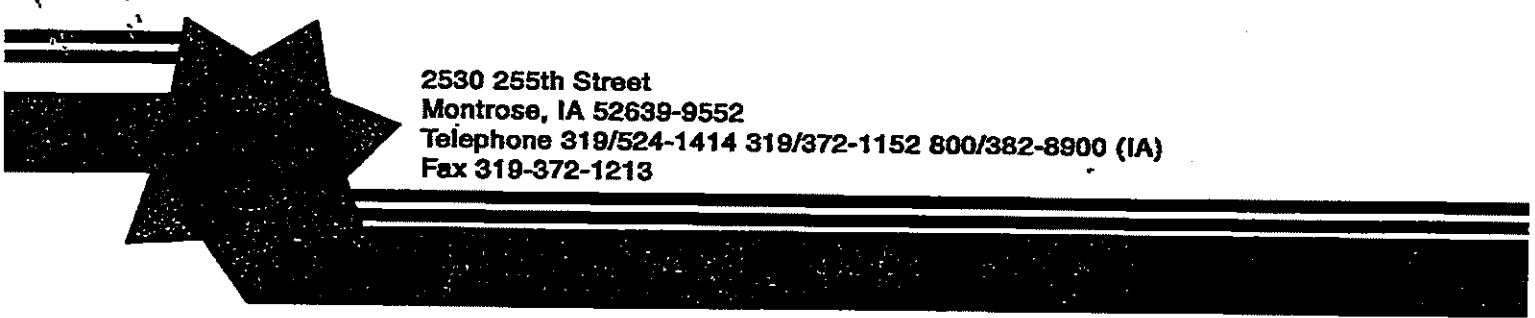
  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

Filed with the Sheriff of Lee County on this the 5th day of March, 2015.

  
James A. Sholl  
Sheriff of Lee County



2530 255th Street  
Montrose, IA 52639-9552  
Telephone 319/524-1414 319/372-1152 800/382-8900 (IA)  
Fax 319-372-1213

March 9, 2015

Pieper, Inc.  
3135 190<sup>th</sup> Street  
Wever, IA 52658

IN RE: Condemnation Hearing Held March 5, 2015  
Project RC-CO56(87)—9A-56

Dear Pieper, Inc.:

We are holding a check in the amount of \$37,145.25, Check No. 26737 with the names of Pieper Inc. and Farm Credit SVS of America PCA on the same.

We are also holding a check in the amount of \$30,024.75, Check No. 26736 with the names of Pieper Inc. and Pilot Grove Savings Bank on the same.

You may call for these checks at any time within the next thirty (30) days. After that time, if no appeal has been taken, the checks will be filed with the Treasurer, Lee County, Iowa.

Best Regards,



James A. Sholl  
Sheriff


JAS/sls

Date: 03-12, 2015

Project No. RC-CO56(87)-9A-56

Received from Lee County Sheriff Check #26737 in the amount of \$37,145.25 made payable to Pieper, Inc. and Farm Credit SVS of America PCA.

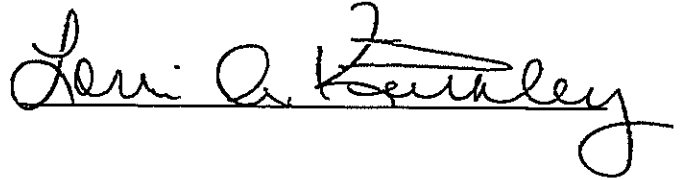
J.A. Sholl, Sheriff



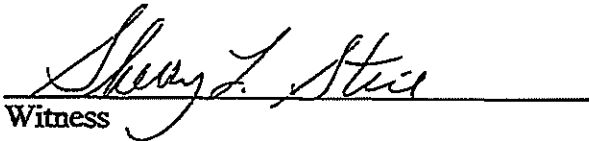
---

Date: 03-12, 2015

Received from the Lee County Sheriff's Office the above named check.



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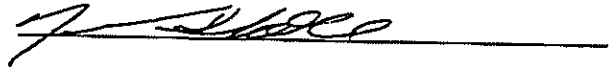
Witness

Date: 03-12, 2015

Project No. RC-CO56(87)-9A-56

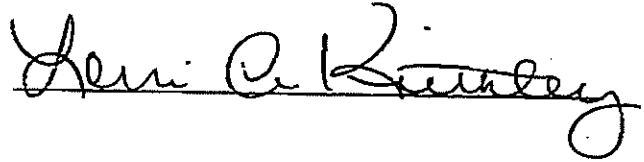
Received from Lee County Sheriff Check #26736 in the amount of \$30,024.75 made payable to Pieper, Inc. and Pilot Grove Savings Bank.

J.A. Sholl, Sheriff



Date: 03-12, 2015

Received from the Lee County Sheriff's Office the above named check.



  
Witness

Vendor# 3719 Pieper Inc.  
# 26736 Amount 30,024.75 Date 03/09/15

<u>Invoice #</u>	<u>Description</u>	<u>Fund</u>	<u>Dept</u>	<u>Amount</u>
	Tract IV Condemnation Damages	20000	20	30,024.75

LEE COUNTY AUDITOR - FORT MADISON, IA

PLEASE DETACH AND RETAIN BEFORE CASHING CHECK

**LEE COUNTY AUDITOR**  
P.O. BOX 190  
FORT MADISON, IOWA 52627

PILOT GROVE SAVINGS BANK  
FORT MADISON, IOWA

DATE  
03/09/2015

CHECK NUMBER  
26736

Thirty Thousand Twenty Four Dollars and 75/100\*\*\*\*\*

AMOUNT
\$30,024.75

TO THE ORDER OF

Pieper Inc.  
Pilot Grove Savings Bank  
3135 190th Street  
Wever IA 52658

*Denise Fraise*  
Lee County Auditor

VOID AFTER 90 DAYS

⑈29998⑈ ⑆0739⑆6668⑆ 9000⑆⑆⑆⑆⑆⑆⑆⑈

**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-56**

**JURYS AWARD OF DAMAGES**

We the undersigned members of the Condemnation Commission having met on this the 5 day of March 2015, having viewed the premises, considered the arguments and positions of the parties hereby appraise damages as follows:

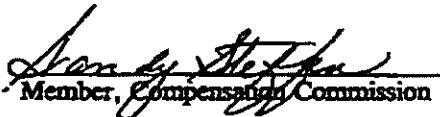
Property Owner: TRACT IV Pieper Inc. and Pilot Grove Savings Bank

Land (1.265 ACRES)	\$ <u>30,024.75</u>
Consequential damages	\$ _____
Attorney Fees & Costs	\$ _____
Other damages: Tenant	\$ _____
Total	\$ <u>30,024.75</u>

  
Chairperson, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

Filed with the Sheriff of Lee County on this the 5th day of March, 2015.

  
James A. Sholl  
Sheriff of Lee County



Vendor# 74138 Pieper Inc.  
# 26737 Amount 37,145.25 Date 03/09/15

Invoice #	Description	Fund	Dept	Amount
	Tract V Condemnation Damages	20000	20	37,145.25

LEE COUNTY AUDITOR - FORT MADISON, IA

PLEASE DETACH AND RETAIN BEFORE CASHING CHECK

LEE COUNTY AUDITOR  
P.O. BOX 190  
FORT MADISON, IOWA 52527

PILOT GROVE SAVINGS BANK  
FT MADISON, IOWA

DATE  
03/09/2015

CHECK NUMBER  
26737

Pay  
Thirty Seven Thousand One Hundred Forty Five Dollars and  
25/100\*\*\*\*\*

AMOUNT  
\$37,145.25

TO THE ORDER OF

Pieper Inc.  
Farm Credit SVS of America PCA  
3135 190th Street  
Wever IA 52658

*Denise Fraise*  
Lee County Auditor

⑈ 29998 2⑈ ⑆ 073916668 ⑆ 900011118⑈

**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-56**

**JURYS AWARD OF DAMAGES**

We the undersigned members of the Condemnation Commission having met on this the 5 day of March 2015, having viewed the premises, considered the arguments and positions of the parties hereby appraise damages as follows:

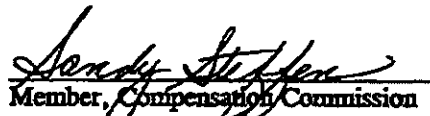
Property Owner: **TRACT V Pieper Inc** and Farm Credit Services of America, PCA.

Land (1.565 ACRES)	\$ <u>37,145.25</u>
Consequential damages	\$ _____
Attorney Fees & Costs	\$ _____
Other damages: Tenant	\$ _____
Total	\$ <u>37,145.25</u>

  
Chairperson, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

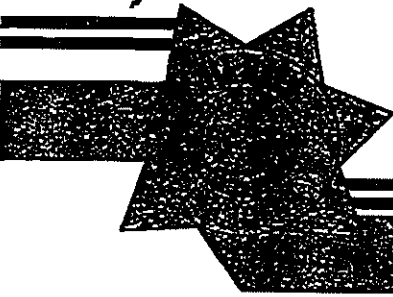
  
Member, Compensation Commission

  
Member, Compensation Commission

  
Member, Compensation Commission

Filed with the Sheriff of Lee County on this the 5th day of March, 2015.

  
James A. Sholl  
Sheriff of Lee County



2530 255th Street  
Montrose, IA 52639-9552  
Telephone 319/524-1414 319/372-1152 800/382-8900 (IA)  
Fax 319-372-1213

May 15, 2015

Mr. Dave Houston  
3047 Highway 16  
Wever, IA 52658

IN RE: Condemnation Hearing Held March 5, 2015

Dear Commissioner:

Enclosed please find Check No. 28913 issued in the amount of \$205.88 for fees due you for one days service and mileage.

Thank you for your assistance and cooperation.

Best Regards,



James A. Sholl  
Sheriff, Lee County, Iowa

JAS/sls

Enclosure

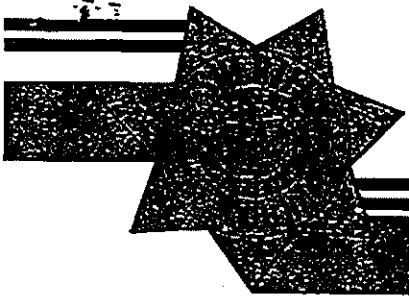
Vendor# 103368 Dave Houston  
# 28913 Amount 205.88 Date 05/12/15

<u>Invoice #</u>	<u>Description</u>	<u>Fund</u>	<u>Dept</u>	<u>Amount</u>
	Commissioners fees	20000	20	205.88

1208901 SULPAULL

LEE COUNTY AUDITOR • FORT MADISON IA

PLEASE DETACH AND RETAIN BEFORE CASHING CHECK



2530 255th Street  
Montrose, IA 52639-9552  
Telephone 319/524-1414 319/372-1152 800/382-8900 (IA)  
Fax 319-372-1213

May 15, 2015

Mr. Dusty Wellman  
1361 140<sup>th</sup> Street  
Donnellson, IA 52625

IN RE: Condemnation Hearing Held March 5, 2015

Dear Commissioner:

Enclosed please find Check No. 29021 issued in the amount of \$210.92 for fees due you for one days service and mileage.

Thank you for your assistance and cooperation.

Best Regards,



James A. Sholl  
Sheriff, Lee County, Iowa

JAS/sls

Enclosure

Vendor# 3807 Dusty Wellman  
# 29021 Amount 210.92 Date 05/12/15

<u>Invoice #</u>	<u>Description</u>	<u>Fund</u>	<u>Dept</u>	<u>Amount</u>
	Commissioners fees	20000	20	210.92

488001 05/12/15

2530 255th Street  
Montrose, IA 52639-9552  
Telephone 319/524-1414 319/372-1152 800/382-8900 (IA)  
Fax 319-372-1213

May 15, 2015

Mr. Tony Sargent  
Cramer Real Estate  
2015 Main Street  
Keokuk, IA 52632

IN RE: Condemnation Hearing Held March 5, 2015

Dear Commissioner:

Enclosed please find Check No. 28995 issued in the amount of \$215.12 for fees due you for one days service and mileage.

Thank you for your assistance and cooperation.

Best Regards,



James A. Sholl  
Sheriff, Lee County, Iowa

JAS/sls

Enclosure

Vendor# 103401 Tony Sargent  
# 28995 Amount 215.12 Date 05/12/15

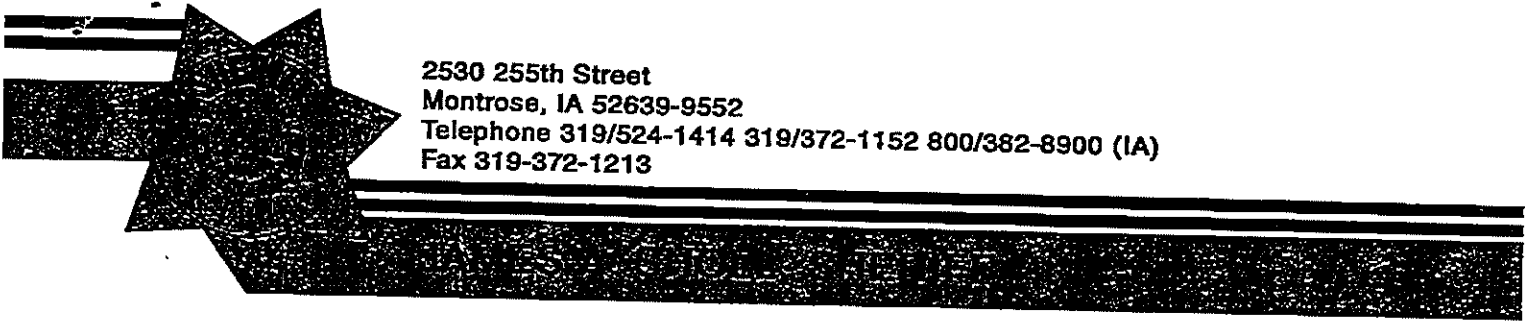
<u>Invoice #</u>	<u>Description</u>	<u>Fund</u>	<u>Dept</u>	<u>Amount</u>
	Commissioners fees	20000	20	215.12

1128811 0001101201

LEE COUNTY AUDITOR • FORT MADISON, IA

PLEASE DETACH AND RETAIN BEFORE CASHING CHECK





2530 255th Street  
Montrose, IA 52639-9552  
Telephone 319/524-1414 319/372-1152 800/382-8900 (IA)  
Fax 319-372-1213

May 15, 2015

Ms. Sandra Steffen  
1123 48<sup>th</sup> Street, Apt. 30  
Fort Madison, IA 52627

IN RE: Condemnation Hearing Held March 5, 2015

Dear Commissioner:

Enclosed please find Check No. 29009 issued in the amount of \$210.08 for fees due you for one days service and mileage.

Thank you for your assistance and cooperation.

Best Regards,



James A. Sholl  
Sheriff, Lee County, Iowa

JAS/sls

Enclosure

Vendor# 87463 Sandra Steffen  
# 29005 Amount 210.08 Date 05/12/15

<u>Invoice #</u>	<u>Description</u>	<u>Fund</u>	<u>Dept</u>	<u>Amount</u>
	Commissioners fees	20000	20	210.08

1206801 501-9011

LEE COUNTY AUDITOR - FORT MADISON, IA

PLEASE DETACH AND RETAIN BEFORE CASHING CHECK

2530 255th Street  
Montrose, IA 52639-9552  
Telephone 319/524-1414 319/372-1152 800/382-8900 (IA)  
Fax 319-372-1213

May 15, 2015

Mr. Matt Morrison  
814 Fruit Street  
Donnellson, IA 52625

IN RE: Condemnation Hearing Held March 5, 2015

Dear Commissioner:

Enclosed please find Check No. 28970 issued in the amount of \$210.92 for fees due you for one days service and mileage.

Thank you for your assistance and cooperation.

Best Regards,



James A. Sholl  
Sheriff, Lee County, Iowa

JAS/sls

Enclosure

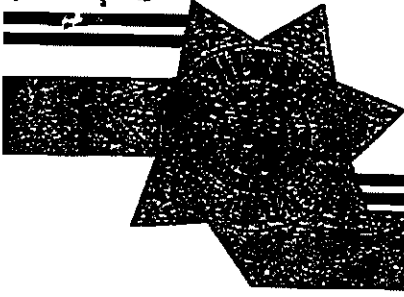
Vendor# 3805 Matt Morrison  
# 28970 Amount 210.92 Date 05/12/15

<u>Invoice #</u>	<u>Description</u>	<u>Fund</u>	<u>Dept</u>	<u>Amount</u>
	Commissioners fees	20000	20	210.92

11 12 15 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

LEE COUNTY AUDITOR • FORT MADISON, IA

PLEASE DETACH AND RETAIN BEFORE CASHING CHECK



2530 255th Street  
Montrose, IA 52639-9552  
Telephone 319/524-1414 319/372-1152 800/382-8900 (IA)  
Fax 319-372-1213

May 15, 2015

Ms. Barb Smidt  
2001 Meadow Lane  
Keokuk, IA 52632

IN RE: Condemnation Hearing Held March 5, 2015

Dear Commissioner:

Enclosed please find Check No. 29004 issued in the amount of \$215.12 for fees due you for one days service and mileage.

Thank you for your assistance and cooperation.

Best Regards,



James A. Sholl  
Sheriff, Lee County, Iowa

JAS/sls

Enclosure

Vendor# 3806 Barb Smidt  
# 2900 Amount 215.12 Date 05/12/15

<u>Invoice #</u>	<u>Description</u>	<u>Fund</u>	<u>Dept</u>	<u>Amount</u>
	Commissioners fees	20000	20	215.12

FORM 1000-10-15

LEE COUNTY AUDITOR • FORT MADISON, IA

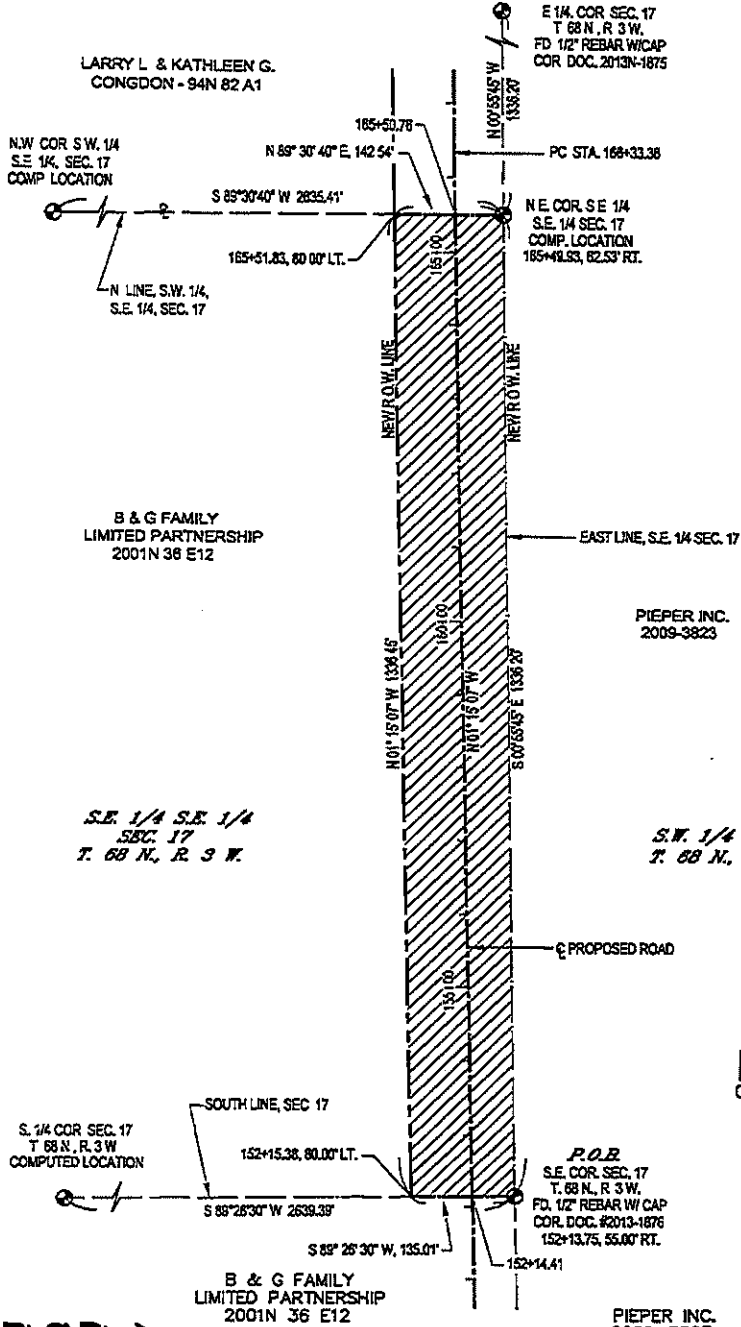
PLEASE DETACH AND RETAIN BEFORE CASHING CHECK

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**

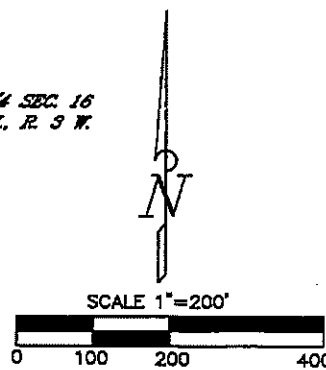
ACQUIRED FROM: B & G FAMILY LIMITED PARTNERSHIP

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 2/2/15  
 My license renewal date is December 31, 2016  
 Pages or sheets covered by this book: 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

100 SO. 54th ST., QUINCY, ILLINOIS 217-223-4605  
 3523 MAIN ST., KEOKUK, IOWA 319-824-8730  
 801 BROADWAY, HANNIBAL, MISSOURI 573-406-0541

LEE COUNTY PROJECT NO. RC-C056(87)--9A-56

Date Drawn: 1/7/2015 Drawn By: CVB

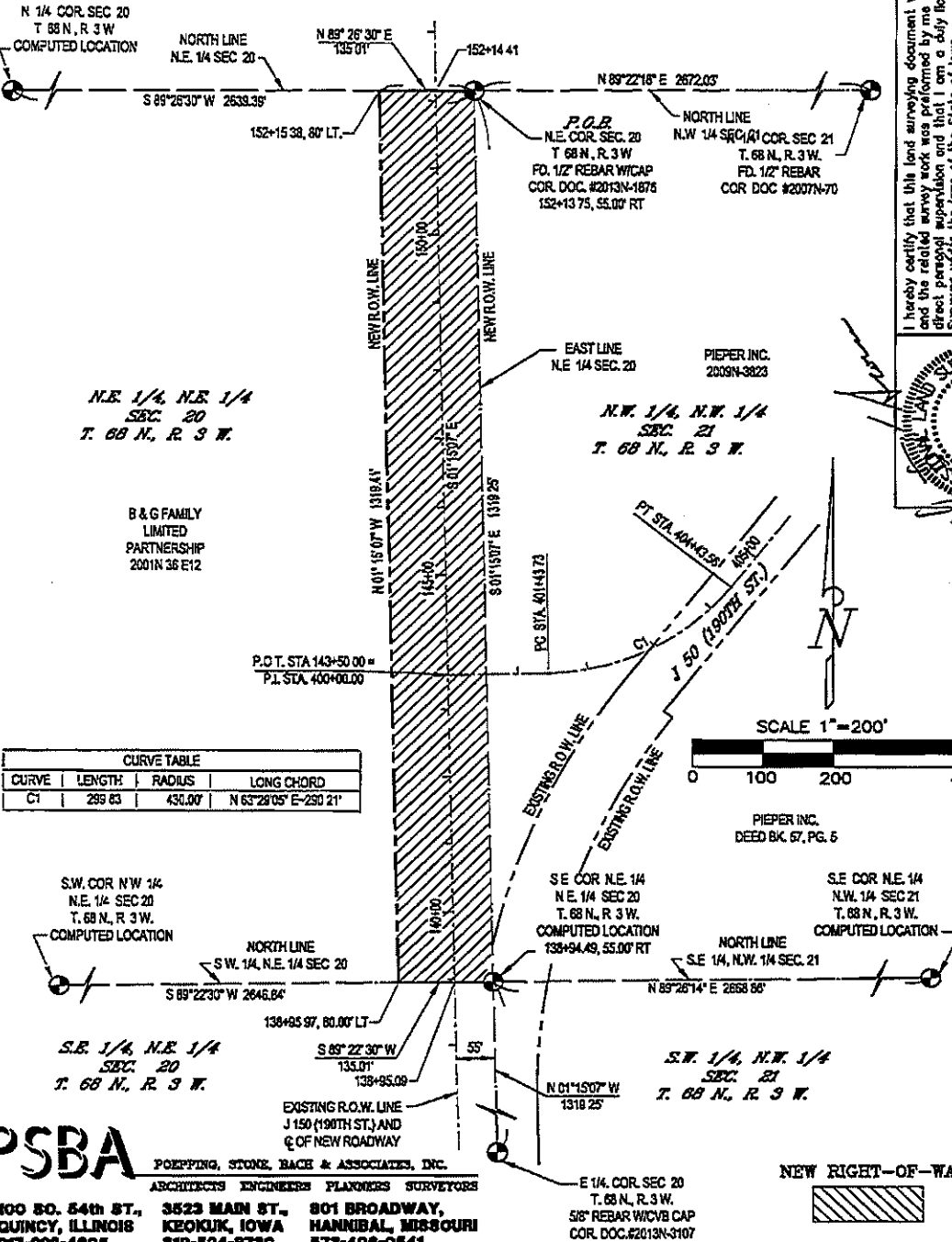
PSBA Project No.: SVK 13-504

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



CURVE TABLE			
CURVE	LENGTH	RADIUS	LONG CHORD
C1	295.83	430.00'	N 63°28'05" E-250.21'

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*  
 Chester V. Brown License Number 17533  
 My license renewed date is December 31, 2016  
 Pages or sheets covered by this seal: 1

DATE

**PSBA** 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 573-408-0541

LEE COUNTY  
 PROJECT NO. RC-C066(87)-9A-56

Date Drawn: 1/7/2015 Drawn By: CVB

FROM & STATION 138+95.09 TO & STATION 152+14.41 R.O.W. 4.088 ACRES  
 SECTION 17, TOWNSHIP 68 NORTH, RANGE 3 WEST  
 CIVIL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY

PSBA Project No.: SYK 13-504

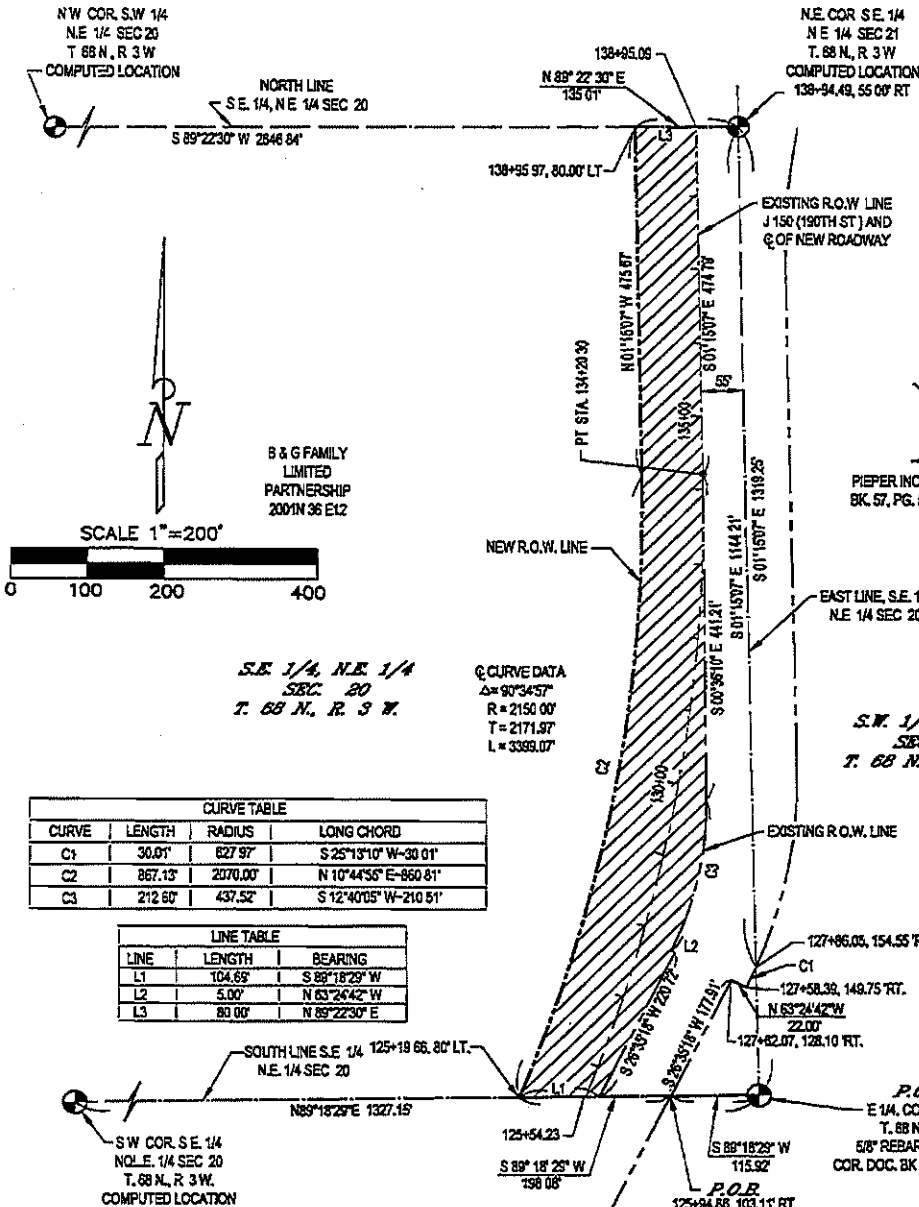


PREPARED BY: CHESTER V. BROWN, POEPPING, STONE, BACH AND ASSOCIATES, INC.  
 100 SOUTH 54TH ST., P.O. BOX #709, QUINCY, IL, 62306, PH. 217-223-4605

**ROADWAY EASEMENT PLAT**

PARCEL NO. 5687-M

ACQUIRED 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: 2/11/15

PIEPER INC.  
 BK. 57, PG. 5

CHESTER V. BROWN  
 SURVEYOR  
 IOWA  
 LICENSE NUMBER 17533

FROM & STATION 126+54.23 TO & STATION 138+95.09 R.O.W. 2.987 ACRES  
 SECTION 20 TOWNSHIP 66 NORTH, RANGE 3 WEST  
 CIVIL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY  
 PSBA Project No.: SVK 13-504

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

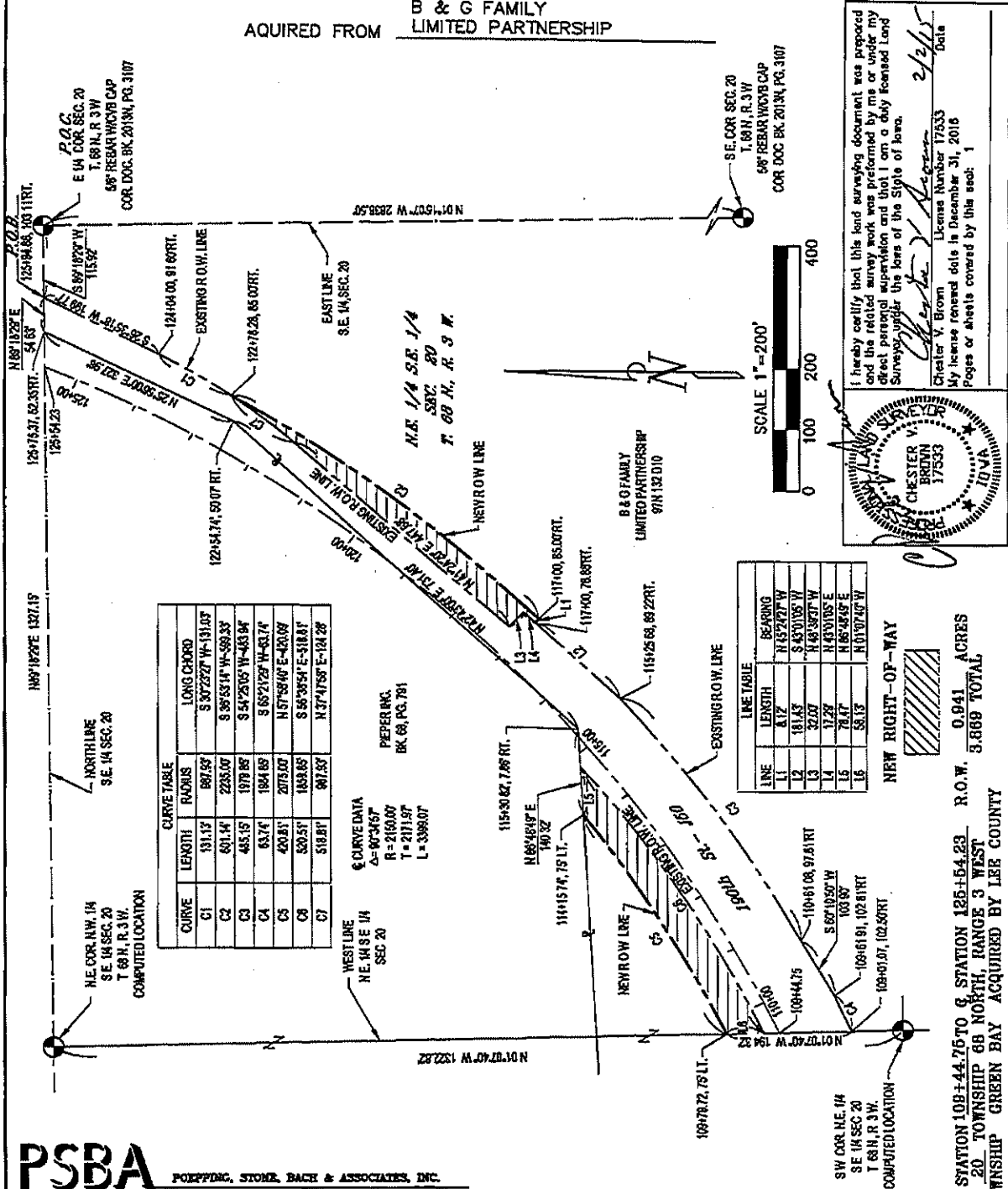
100 SO. 54th ST., QUINCY, ILLINOIS 217-223-4605  
 3823 MAIN ST., KEOKUK, IOWA 319-524-9730  
 801 BROADWAY, HANNIBAL, MISSOURI 673-408-0541

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-P

B & G FAMILY  
 ACQUIRED FROM LIMITED PARTNERSHIP



**CURVE TABLE**

CURVE	LENGTH	RADIUS	LONG CHORD
C1	131.13	807.93	S 37°22'27" W-131.03'
C2	601.14	2235.07	S 35°53'14" W-589.33'
C3	485.19	1979.88	S 54°25'05" W-483.94'
C4	63.74	184.89	S 65°21'28" W-63.74'
C5	420.81	2075.00	N 57°58'40" E-420.00'
C6	620.51	1838.89	S 55°35'54" E-518.81'
C7	518.81	807.93	N 37°47'58" E-124.28'

COMPUTED LOCATION  
 N.E. COR. NW 1/4  
 SE 1/4 SEC. 20  
 T. 68 N., R. 3 W.

WESTLINE  
 NE 1/4 SE 1/4  
 SEC. 20

PEPPER BK.  
 BK. 68, PG. 781  
 L=3389.07

NEW ROW LINE  
 EXISTING ROW LINE  
 EASTLINE  
 SE 1/4 SEC. 20

**LINE TABLE**

LINE	LENGTH	BEARING
L1	8.17	N 45°24'27" W
L2	181.83	S 45°01'05" W
L3	32.07	N 48°52'07" W
L4	17.29	N 43°01'05" E
L5	74.47	N 85°48'49" E
L6	58.13	N 01°07'40" W

NEW RIGHT-OF-WAY  
 0.941 ACRES  
 3.869 TOTAL

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 2/2/15

Chester V. Brown License Number 17533 Date 2/2/15

My license renewal date is December 31, 2015  
 Pages or sheets covered by this seal: 1



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

100 SO. 54th ST., 3523 MAIN ST., 801 BROADWAY,  
 QUINCY, ILLINOIS KEOKUK, IOWA HANDBAL, MISSOURI  
 217-223-4605 319-524-6730 573-406-0541

LEE COUNTY PROJECT NO. RC-058(87)-9A-58

Date Drawn: 1/7/2015 Drawn By: CVB

FROM & STATION 108+44.75 TO & STATION 125+54.23 R.O.W. 0.941 ACRES  
 SECTION 20 TOWNSHIP 68 NORTH, RANGE 3 WEST  
 CIVIL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY

PSBA Project No.: SVK 13-504

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

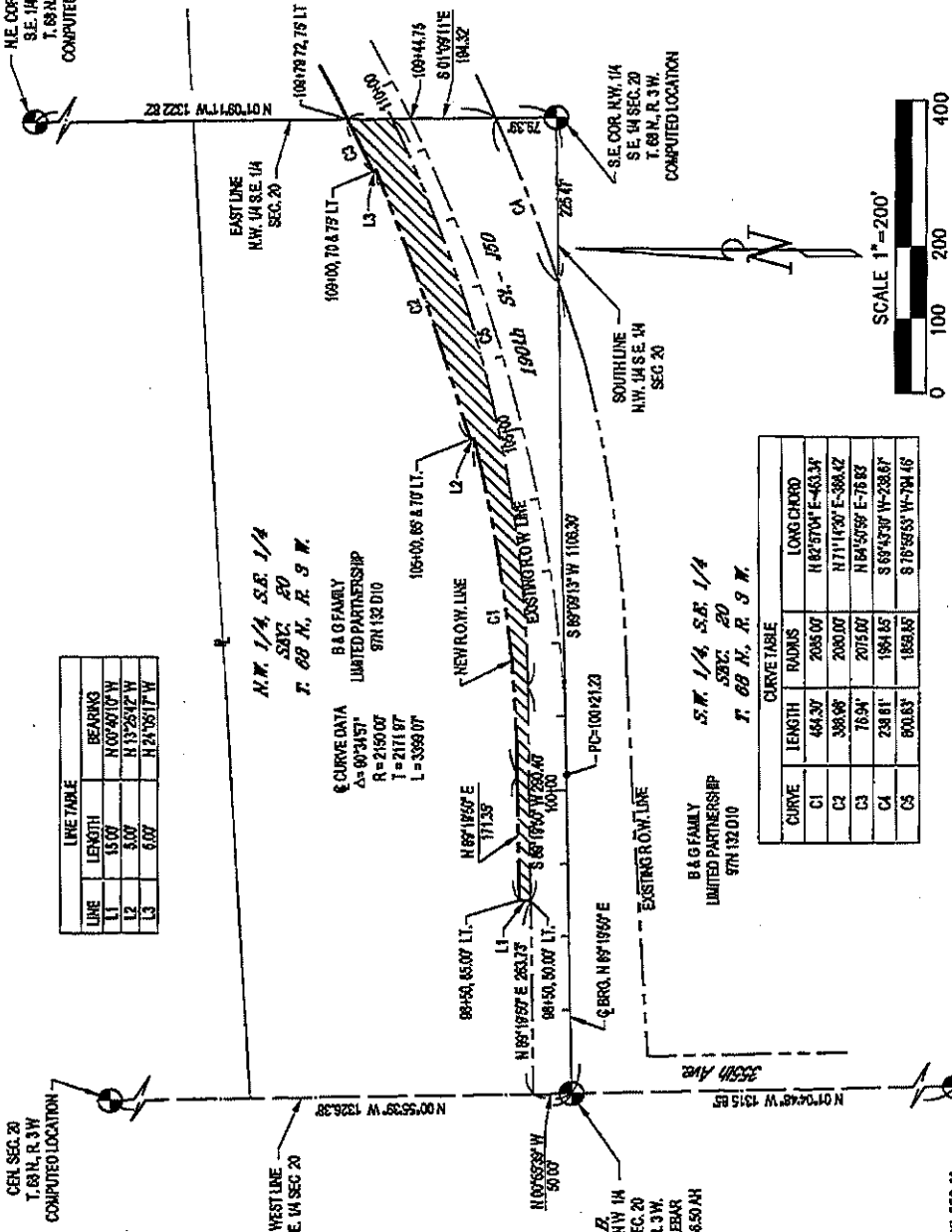
**ROADWAY EASEMENT PLAT**

PARCEL NO. 5687-R

AQUIRED FROM **B & G FAMILY LIMITED PARTNERSHIP**

NE COR NW 1/4  
 S.E. 1/4 SEC. 20  
 T. 68 N., R. 3 W.  
 COMPUTED LOCATION

SE COR NW 1/4  
 S.E. 1/4 SEC. 20  
 T. 68 N., R. 3 W.  
 COMPUTED LOCATION



LINE TABLE

LINE	LENGTH	BEARINGS
L1	15.00'	N00°40'10" W
L2	5.00'	N13°25'2" W
L3	6.00'	N24°05'1" W

N.W. 1/4, S.E. 1/4  
 SEC. 20  
 T. 68 N., R. 3 W.

B & G FAMILY LIMITED PARTNERSHIP  
 97N 132.010

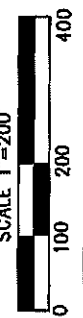
Q CURVE DATA  
 Δ = 60°34.57'  
 R = 2150.00'  
 T = 2111.97'  
 L = 3368.07'

S.W. 1/4, S.E. 1/4  
 SEC. 20  
 T. 68 N., R. 3 W.

B & G FAMILY LIMITED PARTNERSHIP  
 97N 132.010

CURVE TABLE

CURVE	LENGTH	RADIUS	LONG CHORD
C1	664.30'	2085.00'	N 82°57'04" E - 463.34'
C2	388.96'	2000.00'	N 71°14'50" E - 388.42'
C3	76.94'	2075.00'	N 64°50'59" E - 76.83'
C4	238.81'	1861.85'	S 69°43'30" W - 238.87'
C5	600.63'	1862.85'	S 78°56'53" W - 784.45'



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 in the State of Iowa.

Chester V. Brown License Number 17553  
 Date 2/18/16  
 Pages or sheets covered by this seal: 1



NEW RIGHT-OF-WAY

FROM & STATION 95+88.60 TO & STATION 109+44.76 R.O.W. 0.624 ACRES  
 SECTION 20 TOWNSHIP 68 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 217-223-4605  
 3523 MAIN ST., KEOKUK, IOWA 319-524-8730  
 801 BROADWAY, HANNIBAL, MISSOURI 673-406-0541

LEE COUNTY PROJECT NO. RC-056(87)--9A-56

Date Drawn: 1/7/2015

Drawn By: CVB

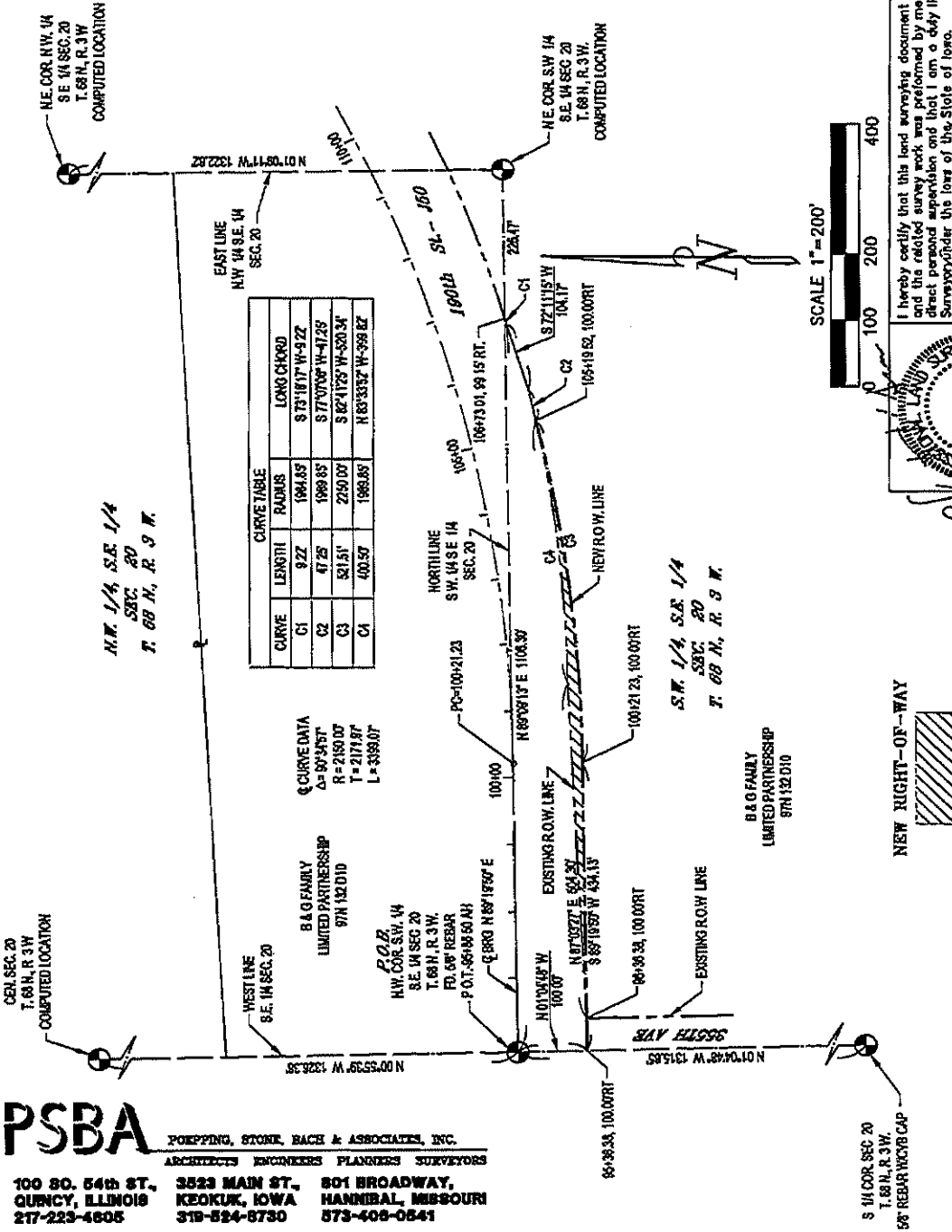
PSBA Project No.: SVK 13-504

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-S

AQUIRED FROM B & G FAMILY LIMITED PARTNERSHIP



CURVE	LENGTH	RADIUS	LONG CHORD
C1	9.27	1964.85	S75°18'17" W-9.27
C2	47.25	1969.85	S77°00'04" W-47.25
C3	521.51	2250.00	S82°41'25" W-520.54
C4	400.57	1969.85	N83°33'32" W-399.87

Q CURVE DATA  
 Δ= 90°36'57"  
 R= 2150.00'  
 T= 2171.97'  
 L= 3398.07'

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 17833 Date 3/6/15  
 Pegas or sheets covered by this deed: 1

CHESTER V. BROWN  
 SURVEYOR  
 IOWA  
 17833

**PSBA** 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 573-408-0541

FROM & STATION 95+88.60 TO & STATION 106+73.01 R.O.W. 0.183 ACRES  
 SECTION 20 TOWNSHIP 68 NORTH RANGE 3 WEST  
 CIVIL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY

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

AQUIRED FROM PIEPER, INC.

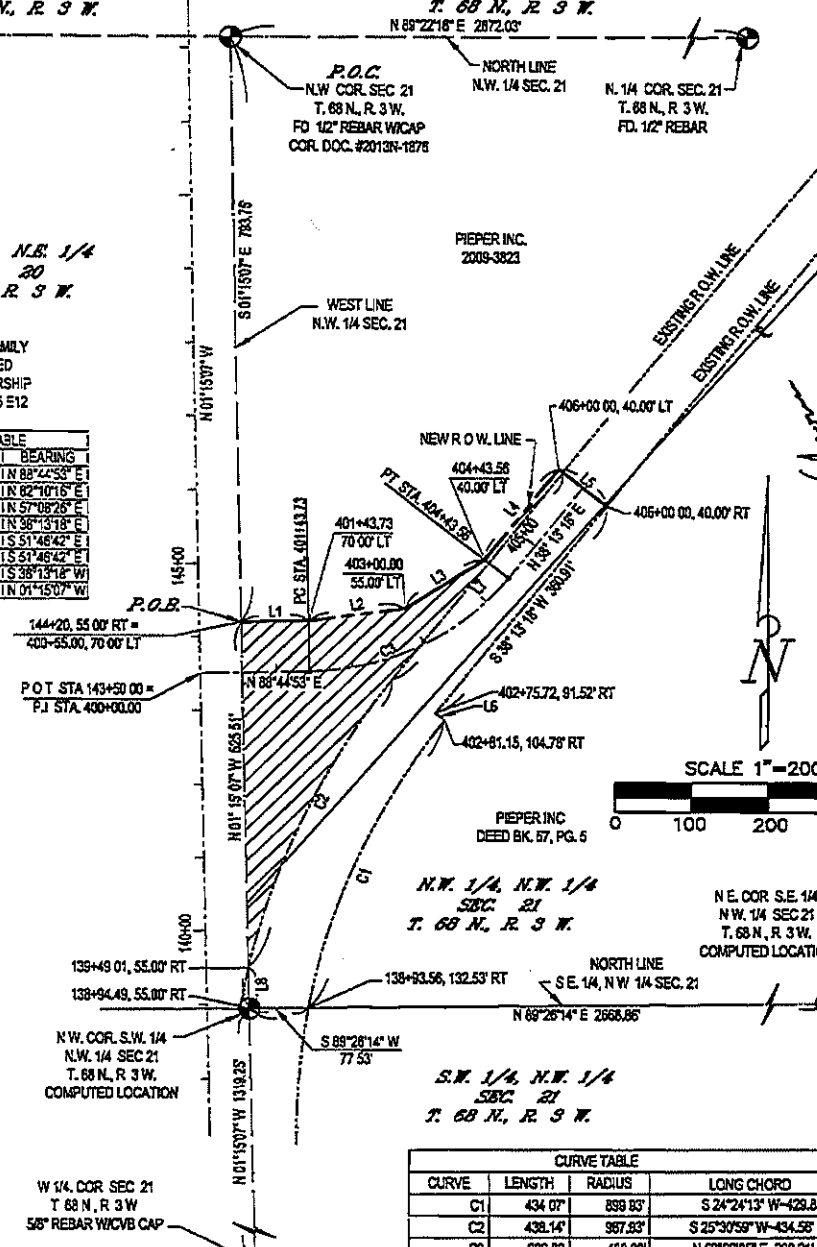
S.E. 1/4 S.E. 1/4  
 SEC. 17  
 T. 68 N., R. 3 W.

S.W. 1/4 S.W. 1/4  
 SEC. 18  
 T. 68 N., R. 3 W.

N.E. 1/4, N.W. 1/4  
 SEC. 20  
 T. 68 N., R. 3 W.

3 & G FAMILY  
 LIMITED  
 PARTNERSHIP  
 2001N 36 E12

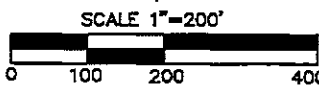
LINE	LENGTH	BEARING
L1	88.73'	N 88°24'53" E
L2	127.26'	N 82°10'16" E
L3	123.45'	N 57°08'28" E
L4	158.44'	N 38°13'18" E
L5	81.00'	S 51°46'42" E
L6	15.00'	S 51°46'42" E
L7	380.35'	S 38°13'18" W
L8	52.51'	N 01°15'07" W



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, 2016  
 Pages or sheets covered by this plat: 1

Date: 2/2/15



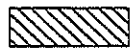
N.W. 1/4, N.W. 1/4  
 SEC. 21  
 T. 68 N., R. 3 W.

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

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

CURVE	LENGTH	RADIUS	LONG CHORD
C1	434.07'	899.83'	S 24°24'13" W-428.88'
C2	438.14'	967.53'	S 25°30'59" W-434.58'
C3	298.83'	430.00'	N 63°29'05" E-280.21'

NEW RIGHT-OF-WAY



R.O.W. 1.265 ACRES  
 FROM & STATION 400+00.00 TO & STATION 406+00.00  
 SECTION 17 TOWNSHIP 68 NORTH, RANGE 3 WEST  
 CIVIL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY 2,789 ACRES TOTAL

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

100 SO. 54th ST., QUINCY, ILLINOIS 217-223-4605  
 3823 MAIN ST., KEOKUK, IOWA 319-824-8730  
 801 BROADWAY, HANMBAL, MISSOURI 573-408-0641

LEE COUNTY  
 PROJECT NO. RC-C056(87)-9A-58

Date Drawn: 1/7/2015 Drawn By: CVB

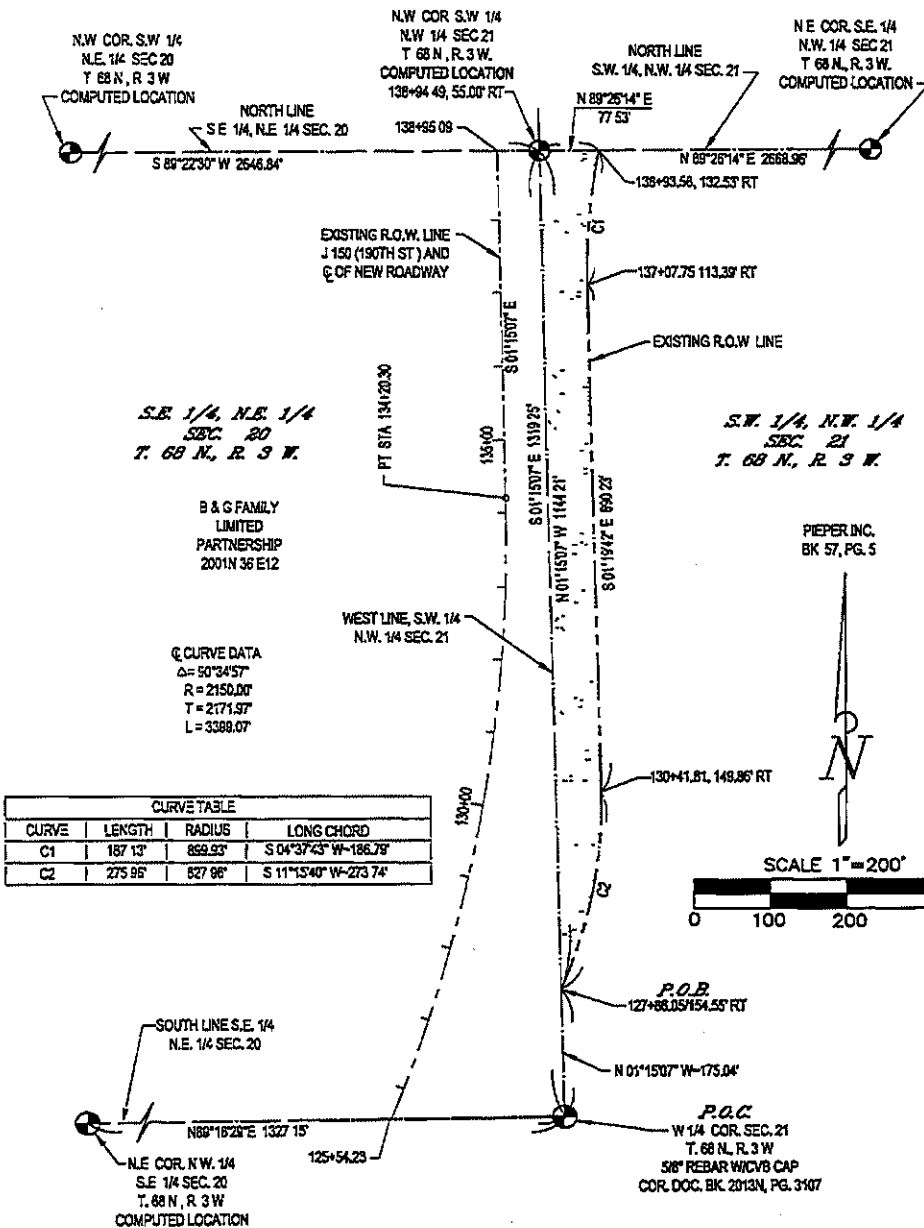
PSBA Project No.: SVK-13-504

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-N

AQUIRED FROM PIEPER INC.



I hereby certify that this land surveying document was prepared and this 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 17593  
 My license renewal date is December 31, 2016  
 Pages or sheets covered by this sheet: 1

2/2/15 Date

CHESTER V. BROWN  
 17593  
 IOWA LAND SURVEYORS

CURVE TABLE			
CURVE	LENGTH	RADIUS	LONG CHORD
C1	187.13'	859.53'	S 04°37'43" W-186.79'
C2	275.95'	827.96'	S 11°15'40" W-273.74'

**PSBA** POEPPING, STONE, BACH & ASSOCIATES, INC.  
 ARCHITECTS ENGINEERS PLANNERS SURVEYORS  
 100 SO. 54th ST., QUINCY, ILLINOIS 217-223-4808  
 3523 MAIN ST., KEOKUK, IOWA 319-824-8730  
 801 BROADWAY, HANNIBAL, MISSOURI 573-408-0541

LEE COUNTY PROJECT NO. RC-C058(87)-9A-56

EXISTING RIGHT-OF-WAY

Date Drawn 1/7/2015

Drawn By: CVB

FROM & STATION 127+88.05 TO & STATION 138+95.09 R.O.W. 1.455 ACRES  
 SECTION 21 TOWNSHIP 68 NORTH, RANGE 3 WEST  
 CIVIL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY ALL EXISTING R.O.W.

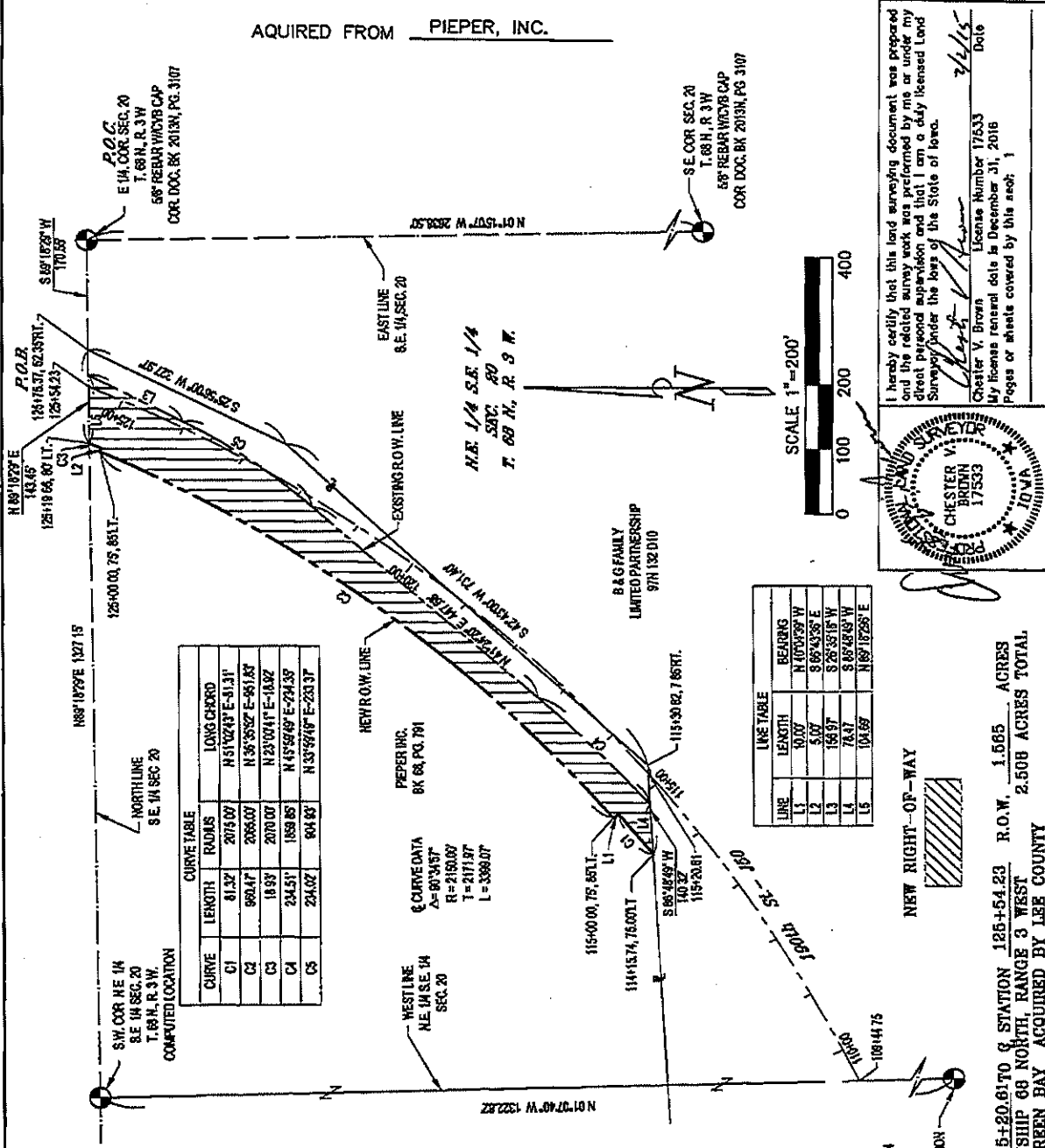
PSBA Project No.: SVK 13-504

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-Q

ACQUIRED FROM PIEPER, INC.



CURVE TABLE

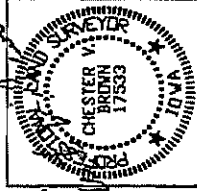
CURVE	LENGTH	RADIUS	LONG CHORD
C1	81.32	2075.07	N 51°02'43" E - 51.31'
C2	89.47	2086.07	N 36°56'52" E - 95.15'
C3	19.93	2070.07	N 23°02'41" E - 18.92'
C4	24.51	1658.85	N 45°56'49" E - 24.33'
C5	234.02	804.93	N 37°59'44" E - 233.37'

LINE TABLE

LINE	LENGTH	BEARING
L1	40.07	N 40°02'32" W
L2	5.00	S 69°43'39" E
L3	156.97	S 76°33'19" W
L4	74.47	S 69°48'49" W
L5	104.69	N 67°18'26" 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 17533 Date 2/1/15  
 My license renewal date is December 31, 2016  
 Pages of sheets covered by this sheet: 1



**PSBA** POEPPING, STONE, BACH & ASSOCIATES, INC.  
 ARCHITECTS ENGINEERS PLANNERS SURVEYORS  
 100 SO. 54th ST., 3523 MAIN ST., 801 BROADWAY,  
 QUINCY, ILLINOIS KEOKUK, IOWA HANNIBAL, MISSOURI  
 217-223-4605 319-824-8730 573-406-0841

LEE COUNTY PROJECT NO. RC-058(87)-9A-66

Date Drawn: 1/7/2015 Drawn By: CVB

FROM & STATION 115+20.6170 TO & STATION 125+54.23 R.O.W. 1.555 ACRES  
 SECTION 20, TOWNSHIP 68 NORTH, RANGE 3 WEST  
 CIVIL TOWNSHIP GREEN BAY ACQUIRED BY LEE COUNTY

PSBA Project No.: SVK 13-504