

Prepared by\ Return to:

Cyndy Howell, IA Department of Transportation, Right of Way Office, 800 Lincoln Way, Ames, IA 50010, 515-239-1534  
Address Tax Statements: Jon C. Simplot and Cheryl A. Simplot, 11287 Dahlonga Rd., Ottumwa, IA 52501

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

Patent No. 6065

### STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Jon C. Simplot and Cheryl A. Simplot as joint tenants with full rights of survivorship and not as tenants in common**, real estate in **Wapello** County, Iowa, and more particularly described as follows:

A part of the Northwest Quarter of the Southeast Quarter, a part of the Northeast Quarter of the Southeast Quarter, and a part of the Southeast Quarter of the Southeast Quarter of Section 8, and a part of the Northeast Quarter of the Northeast Quarter of Section 17, all in Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, shown and described as Auditor's Parcel "A" on a Plat of Survey recorded in Wapello County, Iowa, on April 20, 2015, as Document 2015-1463, Book 13-L, Page 751, containing 32.65 acres more or less.

Direct access between the above described parcel of land and U.S. 63 and its ramp will be prohibited. Also, no access will be permitted on Dahlonga Road, from the access ramp to relocated Angle Road.

This conveyance is subject to all easements of record.

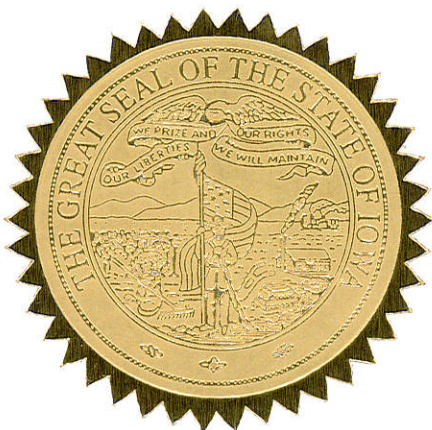
The State retains the right of entry thereon for the purpose of constructing and maintaining the right of way fence. The fence shall be maintained for vehicle access control purposes only. The State will be held blameless and without liability for fencing private property or maintaining the same. The buyer may pasture against said fence at their own peril and the State will be held blameless and without liability for fencing private property or maintaining the same to restrain livestock.

These provisions run with the land and are binding upon buyers, their heirs, successors, and assigns.

This transfer is exempt from transfer tax. Iowa Code Section 428A.2(6).


Declaration of Value Filing is not required, as the State of Iowa is the Grantor and exempt from such filing by Section 428A.1 of the Code of Iowa.

**CONDITIONS:** Authority and consideration for issuance of this patent are stated in the certificate of the **Right of Way Director of the Iowa Department of Transportation** filed with the State Land Office as provided in *Iowa Code* Section 9G.6. This conveyance is subject to the conditions imposed by *Iowa Code* Sections 306.22, 306.23, 306.24, and 306.25, including the right of a utility association, company or corporation to continue in possession of a right of way in use at the time of the sale.

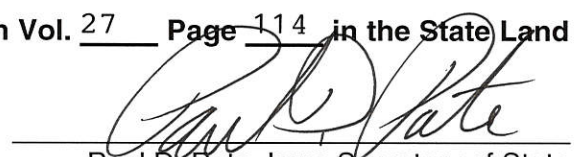


I, **Terry E. Branstad**, Governor of the State of Iowa, have caused this instrument to be issued and the Great Seal of the State of Iowa to be affixed to it at Des Moines, on this 15th day of Early May, 2016.

  
Terry E. Branstad, Governor of Iowa

  
Paul D. Pate, Iowa Secretary of State

I hereby certify that the foregoing Patent is recorded in Vol. 27 Page 114 in the State Land Office.

  
Paul D. Pate, Iowa Secretary of State



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Cyndy Howell, IA Department of Transportation, Right of Way Office, 800 Lincoln Way, Ames, IA 50010, 515-239-1534  
Address Tax Statements: Jon C. Simplot and Cheryl A. Simplot, 11287 Dahlonge Rd., Ottumwa, IA 52501

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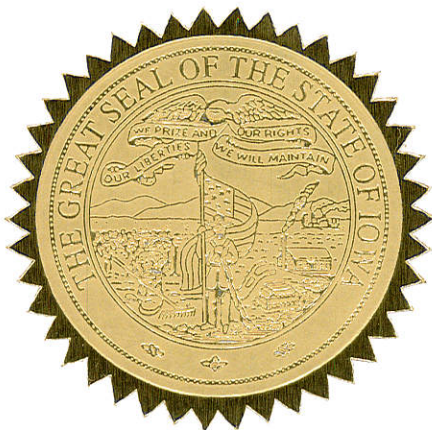
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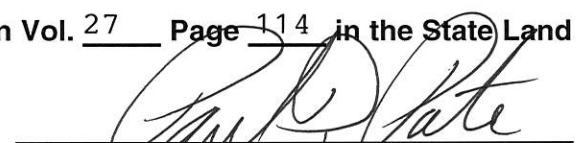


I, **Terry E. Branstad**, Governor of the State of Iowa, have caused this instrument to be issued and the Great Seal of the State of Iowa to be affixed to it at Des Moines, on this 15th day of February, 2016.

  
Terry E. Branstad, Governor of Iowa

  
Paul D. Pate, Iowa Secretary of State

I hereby certify that the foregoing Patent is recorded in Vol. 27 Page 114 in the State Land Office.

  
Paul D. Pate, Iowa Secretary of State

filed 9-22-03  
BK 526 Pg 1069  
Appeal filed  
6-18-04  
BK 532 Pg 496-503

In the Matter of the Condemnation of  
Certain Rights in Land by the Iowa  
Department of Transportation for the  
Improvement of

Relocated Primary Road No. U. S. 63

NOTICE

east of the City of Ottumwa

located in Wapello County, Iowa

Project No. NHSN-63-2(64)--2R-90

Group "C"

TO:

Jon C. Simplot, 1515 Lane Oak Circle, Fairfield, Iowa

Cheryl A. Simplot, 1515 Lane Oak Circle, Fairfield, Iowa

Wapello County, Iowa, c/o County Auditor, 101 West 4th Street, Ottumwa, Iowa

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

The SE $\frac{1}{4}$ SE $\frac{1}{4}$  and part of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  and NE $\frac{1}{4}$ SE $\frac{1}{4}$ , of Sec. 8; part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Sec. 9; and part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Sec. 17, all in T72N, R13W of the 5th P. M., Wapello County, Iowa.

You, and each of you, are hereby notified that the State of Iowa desires certain rights in land more specifically described as follows and shown with reference to their location as to land affected on the plat Exhibit "A" attached hereto and to the Application filed with the Chief Judge of the Judicial District containing Wapello County, Iowa, and in the Office of the Sheriff of Wapello County, Iowa, to which you are referred:

The title in fee simple sought to be appropriated is in land described as follows and as shown on the plat Exhibit "A" attached hereto and by reference made a part hereof:

"Commencing at the center of Section Eight (8), Township Seventy-two (72) North of Range Thirteen (13) West, thence South to the Southwest corner of the North Half of the Southeast Quarter of said Section; thence East 23.75 chains, thence North 14 degrees East to the East and West center line of said Section, thence West 29.65 chains to the place of beginning, which lies South and East of the center of the Public Highway leading from Dahlonga to Ottumwa."

Wapello County Project No. NHSN-63-2(64)--2R-90  
John C. Simplot, et ux (Parcel 28)  
Continued on next page

Page 1

Recorded in the STATE LAND OFFICE
27 Page(s) 642
No. 6065
2-12-16

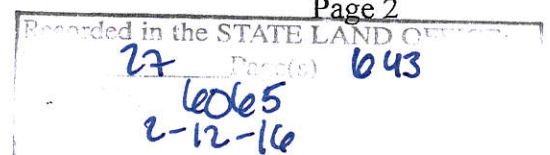


Also, "A part of Section Eight (8), Nine(9) and Seventeen (17) in Township Seventy-two (72) North, of Range Thirteen (13) West, bounded as follows, to-wit: Beginning at the Southwest corner of said Section 9; thence East 7.78 chains to a corner, thence North 17.21 chains to a corner; thence West 27.53 chains to corner on the West line of the SE- $\frac{1}{4}$  of the SE- $\frac{1}{4}$  of said Section 8; thence South 18.51 chains to corner; thence East 19.75 chains to corner; thence North 1.30 chains to corner at the place of beginning."

Also, "A part of the E- $\frac{1}{2}$  of the SE- $\frac{1}{4}$  of Section 8, Township 72 North Range 13 West, to beginning at the Northwest corner of the SE- $\frac{1}{4}$  of the SE- $\frac{1}{4}$  of Section 8, thence South 2.84 chains; thence East 16 chains; thence North 17.70 chains; thence West 8.60 chains; thence South 13 degrees West 15.10 chains; thence West 3.85 chains to beginning."

All of the above described land is located in Wapello County, Iowa.

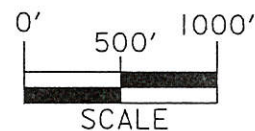
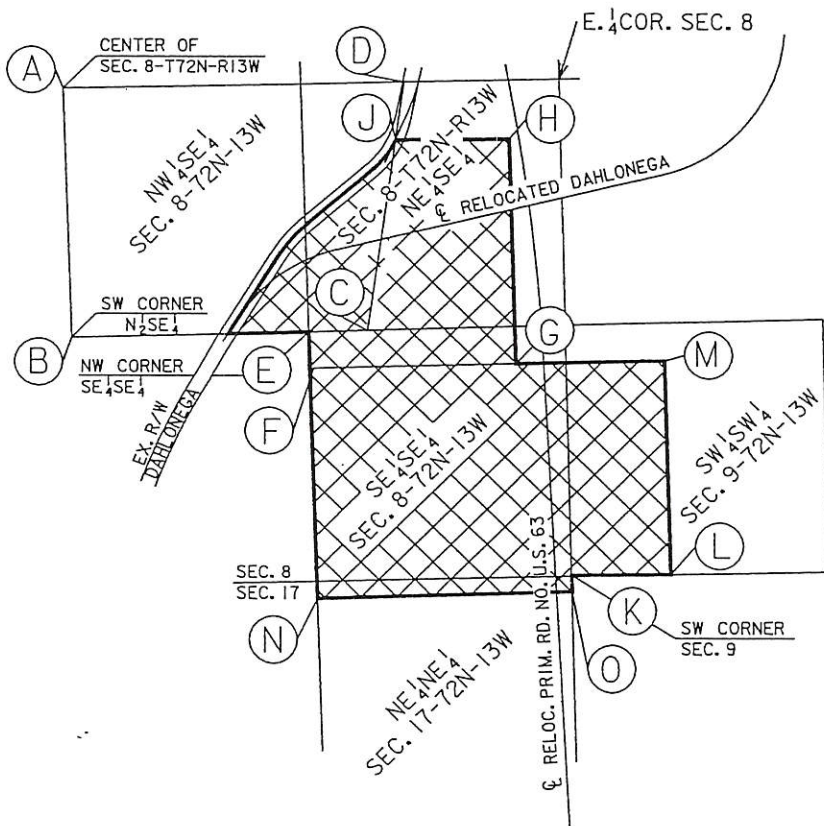
In connection with this condemnation proceeding it is specifically provided that any and all improvements, including fences or agricultural crops, if any, located wholly within the land sought in fee simple title, are condemned in their entirety.



IOWA DEPARTMENT OF TRANSPORTATION  
 PLAT EXHIBIT "A"



COUNTY WAPELLO STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. NHSN-63-2(64)--2R-90 PARCEL NO. 28  
 SECTION 8,9&17 TOWNSHIP 72N RANGE 13W  
 ROW-FEE TOTAL AC, EASE \_\_\_\_\_ AC, BORROW \_\_\_\_\_ AC, EXCESS-FEE \_\_\_\_\_ AC  
 ACQUIRED FROM JON C. SIMPLOT, ET UX



- A-B South to SW Cor. N $\frac{1}{2}$ SE $\frac{1}{4}$  (Deed)
- B-C East 23.75 chains (Deed)
- C-D North 14° East to E-W centerline of Sec. 8 (Deed)
- D-A West 29.65 chains to Center of Sec. 8 (Deed)
- E-F South 2.84 chains (Deed)
- F-G East 16 chains (Deed)
- G-H North 17.70 chains (Deed)
- H-J West 8.60 chains (Deed)
- J-C South 13° West 15.10 chains (Deed)
- C-E West 3.85 chains (Deed)
- K-L East 7.78 chains (Deed)
- L-M North 17.21 chains (Deed)
- M-F West 27.53 chains (Deed)
- F-N South 18.51 chains (Deed)
- N-O North 19.75 chains (Deed)
- O-K North 1.30 chains (Deed)

NOTE: All references to (Deed) are to Trustees' Deed recorded in Book 487, Page 1073, Office of Wapello County Recorder.

Produced in the STATE LAND OFFICE  
 27 Page(s) 644  
 6065  
 2-12-16



Document 2015 1463

Book 13-L Page 751 Type 11 001 Pages 2  
Date 4/20/2015 Time 3:34:57PM  
Rec Amt \$12.00

INDE ✓  
CHK ✓  
SCAN ✓  
COPY ✓

LISA KENT, RECORDER  
WAPELLO COUNTY IOWA

Prepared by: French-Reneker-Associates, Inc.  
Surveyor: Jason C. Hull

1501 S. Main St.  
Fairfield, Iowa 52556

Phone: (641) 472-5145

#12000 - French-Reneker

IOWA DEPARTMENT OF TRANSPORTATION  
PLAT OF SURVEY  
AUDITOR'S PARCEL "A"

COUNTY	WAPELLO	STATE CONTROL NO.	-----
PROJECT NO.	NHSN-063-2(64)--2R-90	PARCEL NO.	28
SECTION	8 & 17	TOWNSHIP	72N
		RANGE	13W
ACQUIRED FROM	JON C. SIMPLOT, ET UX		AREA -----
EXCESS PARCEL	±32.65 Acres	ACCESS CONTROL	-----

This plat of survey is a true and correct representation of the field notes of a survey performed under my direct supervision on October 9, 2014, for the purpose of locating and marking the following described parcel of land, to-wit:

AUDITOR'S PARCEL "A"

A part of the Northwest Quarter of the Southeast Quarter, a part of the Northeast Quarter of the Southeast Quarter, and a part of the Southeast Quarter of the Southeast Quarter of Section 8, and a part of the Northeast Quarter of the Northeast Quarter of Section 17, all in Township 72 North, Range 13 West of the Fifth Principal Meridian, Wapello County, Iowa, also designated as Auditor's Parcel "A", being more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of said Section 8; thence North 01 degrees 34 minutes 27 seconds West along the west line of said Southeast Quarter of the Southeast Quarter a distance of 1324.49 feet to the north line of the South-Half of said Southeast Quarter; thence South 88 degrees 09 minutes 15 seconds West along said north line a distance of 366.78 feet to the southerly easement line of Dahlonga Road as presently established; thence North 56 degrees 40 minutes 54 seconds East a distance of 367.28 feet; thence North 75 degrees 46 minutes 47 seconds East a distance of 470.42 feet; thence South 34 degrees 38 minutes 06 seconds East a distance of 757.32 feet; thence South 21 degrees 29 minutes 25 seconds East a distance of 552.39 feet; thence South 04 degrees 48 minutes 01 seconds West a distance of 433.79 feet; thence South 01 degrees 53 minutes 20 seconds West a distance of 122.15 feet; thence South 88 degrees 33 minutes 56 seconds West a distance of 950.06 feet to the west line of the Northeast Quarter of the Northeast Quarter of said Section 17; thence North 01 degrees 45 minutes 53 seconds West along said west line a distance of 85.80 feet to the Point of Beginning, containing 32.65 acres, more or less.

Recorded in the STATE LAND OFFICE
22 Page(s) 446
6065
2-12-14

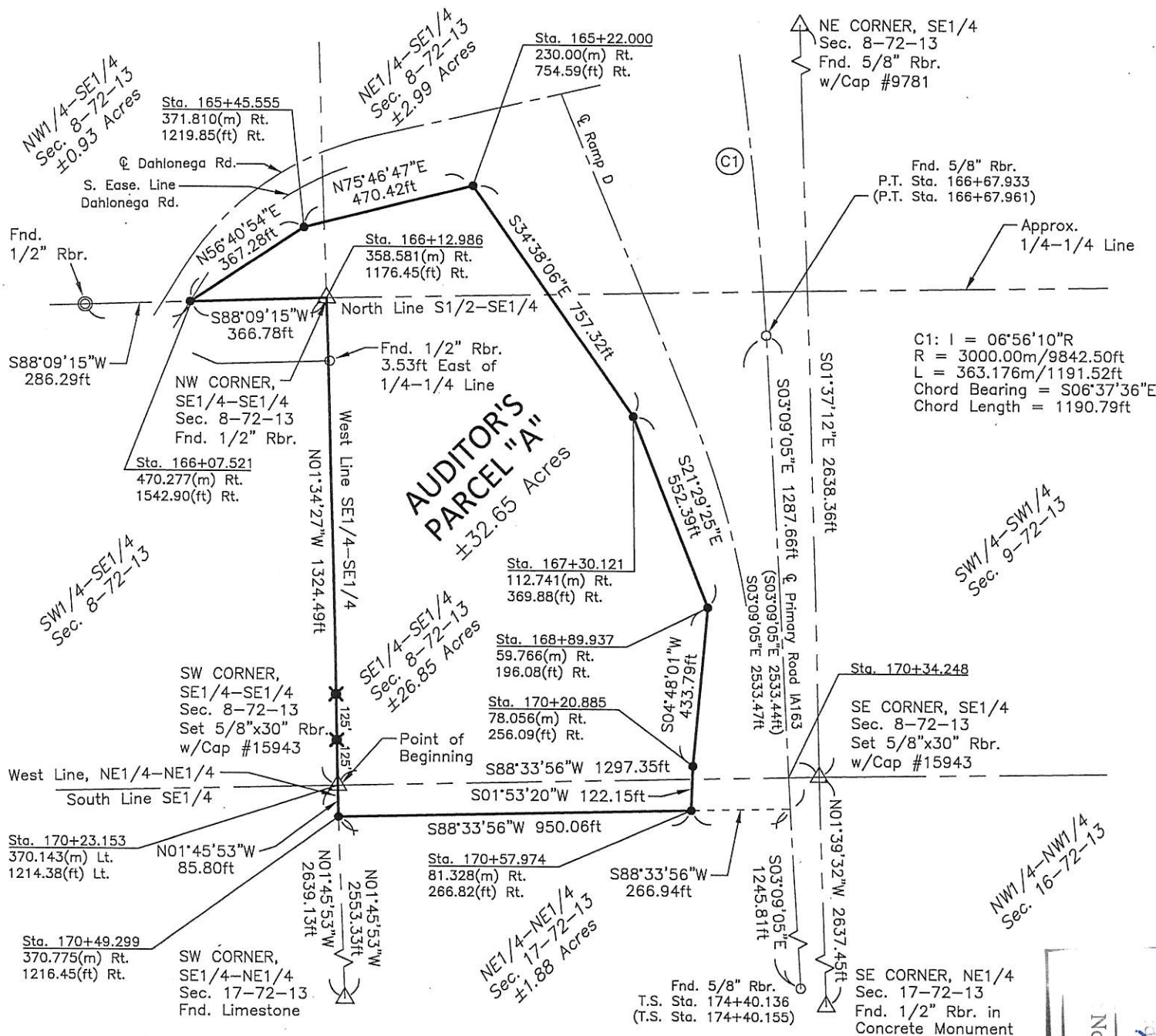
FRENCH-RENEKER-ASSOCIATES, INC. <i>A</i>	
Fairfield, Iowa	Engineers & Surveyors
Drawn By: NAH/MDM	Date: 2/17/15
Project No. 14-048	SHEET 1 OF 2

\* ALL BEARINGS AND DISTANCES ARE THE RESULT OF GPS OBSERVATIONS \*



# IOWA DEPARTMENT OF TRANSPORTATION PLAT OF SURVEY AUDITOR'S PARCEL "A"

COUNTY WAPELLO STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. NHSN-063-2(64)--2R-90 PARCEL NO. 28 *See 1*  
 SECTION 8 & 17 TOWNSHIP 72N RANGE 13W  
 ACQUIRED FROM JON C. SIMPLOT, ET UX AREA \_\_\_\_\_  
 EXCESS PARCEL ±32.65 Acres ACCESS CONTROL \_\_\_\_\_



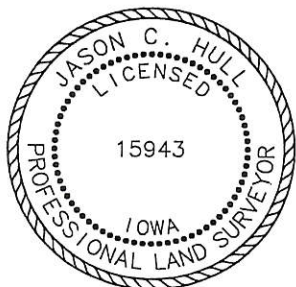
C1: I = 06°56'10\"R  
 R = 3000.00m/9842.50ft  
 L = 363.176m/1191.52ft  
 Chord Bearing = S06°37'36\"E  
 Chord Length = 1190.79ft

**REFERENCE SURVEYS:**

United States Public Land Corner Certificate prepared by Keith E. Vlademar, dated July 28, 1999, as part of Iowa Department of Transportation Project No. NHS-63-2(57)--19-90

Plat of Survey prepared by Wendell W. Folkerts for Charles O. Handling, dated May 18, 2005 and recorded as Document No. 2005-2515 in Book 11-J, Page 334 in the Wapello County Recorder's Office.

\* ALL BEARINGS AND DISTANCES ARE THE RESULT OF GPS OBSERVATIONS \*



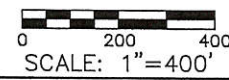
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Jason C. Hull* 4-15-15  
 Jason C. Hull, P.L.S. \_\_\_\_\_ date

License number 15943

My license renewal date is December 31, 2016

Pages or sheets covered by this seal: Sheets 1 & 2



LEGEND:	RECORD.....( )	FRENCH-RENEKER-ASSOCIATES, INC. <i>A</i>
FOUND MONUMENT	SET 5/8"x30" REBAR	Fairfield, Iowa
AS NOTED..... O	W/ALUM. CAP STAMPED	Engineers & Surveyors
SECTION CORNER..... Δ	W/ORANGE PLASTIC	Drawn By: NAH/MDM
	WIT COR..... ✖	Date: 2/17/15
	CAP #15943..... ●	Project No. 14-048
		SHEET 2 OF 2