

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: Chad M. Spellman, 17071 Pioneer Avenue, Bouton, IA 50039

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6087

STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Chad M. Spellman**, real estate in **Sac** County, Iowa, and more particularly described as follows:

A parcel of land located in a part of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 88 North, Range 36 West of the Fifth Principal Meridian, Sac County, Iowa, as shown on the Acquisition Plat Exhibit "A" (Plat 2 of 2-A2) attached hereto and by reference made a part hereof.

Said parcel is described as follows:

Beginning at the Northeast Corner of the Southwest $\frac{1}{4}$ of said Section 3; thence North $86^{\circ}49'59''$ West, 475.47 feet (144.925m) along the North line of said Southwest $\frac{1}{4}$; thence Southeasterly 755.94 feet (230.411m) along the arc of a 3435.03 foot (1047.000m) radius curve, concave Southwest and having a chord bearing South $25^{\circ}43'01''$ East, 754.41 feet (229.946m); thence South $17^{\circ}41'47''$ East, 369.89 feet (112.744m) to a point on the East line of said Southwest $\frac{1}{4}$; thence North $01^{\circ}59'25''$ East, 1006.42 feet (306.758m) along said East line to the Point of Beginning, containing 4.80 acres.

Direct access between the above described parcel of land and U.S. 20 will be prohibited.

This conveyance is subject to all easements of record.

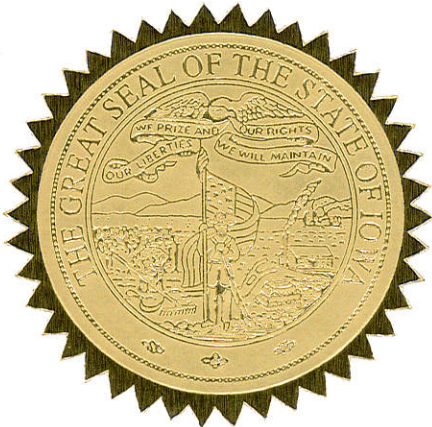
The State retains the right of entry thereon for the purpose of constructing and maintaining the right of way fence. The fence shall be maintained for vehicle access control purposes only. The State will be held blameless and without liability for fencing private property or maintaining the same. The 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.

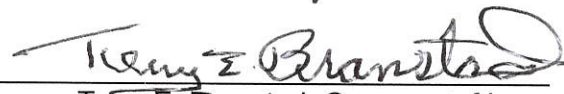
This transfer is exempt from transfer tax. Iowa Code Section 428A.2(6).

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 20th day of April, 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 136 in the State Land Office.


Paul D. Pate, Iowa Secretary of State

Filed 3-18-2010
Doc # 100451

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. 20

NOTICE

north of the City of Sac City

located in Sac County, Iowa

Project No. NHSN-20-2(61)--2R-81

Group "D"

TO:

Elaine Ashbaugh, 4715 N. Victoria Street, Shoreview, Minnesota
Brandt Harley Amlie, 4715 N. Victoria Street, Shoreview, Minnesota
Derek Thomas Amlie, 2908 Kalihi, Apartment C, Honolulu, Hawaii
Karl Christian Amlie, 4715 N. Victoria Street, Shoreview, Minnesota
Laura Jane Amlie, 4715 N. Victoria Street, Shoreview, Minnesota
Carolyn Ashbaugh, 2843 230th Street, Sac City, Iowa
Sac County, Iowa, c/o County Auditor, 100 NW State Street, Sac City, Iowa

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

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and
the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 88 North, Range 36 West of the Fifth Principal
Meridian, Sac County, Iowa.

You, and each of you, are hereby notified that the State of Iowa and Sac County, Iowa, desire certain rights in
land more specifically described as follows and shown with reference to their location as to land affected on the
plats Exhibit "A" (Plat 1 of 2-A1), (Plat 2 of 2-A2) and (Plat A3), and Exhibit "B" (Plat 1 of 2-B1) and (Plat 2
of 2-B2) (Total Ownership Plat Only) attached hereto and to the Application filed with the Chief Judge of the
Judicial District containing Sac County, Iowa, and in the Office of the Sheriff of Sac County, Iowa, to which
you are referred:

The title in fee simple sought to be appropriated, for the use and benefit of the State of Iowa, is in land
described as follows:

Sac County Project No. NHSN-20-2(61)--2R-81
Elaine Ashbaugh, et al (Parcel 18)
Continued on next page

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Patent No. 6087	
Date 4-15-16	

A parcel of land located in a part of the Northeast ¼ of the Southwest ¼ and in a part of the Southeast ¼ of the Southwest ¼ of Section 3, Township 88 North, Range 36 West of the Fifth Principal Meridian, Sac County, Iowa, as shown on the Acquisition Plat Exhibit "A" (Plat 1 of 2-A1) attached hereto and by reference made a part hereof.

Said parcel is described as follows:

Commencing at the Northeast Corner of the Southwest ¼ of said Section 3; thence South 01°59'25" West, 1006.42 feet (306.758m) along the East line of said Southwest ¼ to the Point of Beginning; thence continuing South 01°59'25" West, 990.65 feet (301.952m) along said East line; thence North 16°16'42" West, 1294.00 feet (394.413m); thence northwesterly 907.89 feet (276.724m) along the arc of a non-tangential 3133.20 foot (955.000m) radius curve, concave Southwesterly and having a chord bearing North 27°42'48" West, 904.71 feet (275.757m) to a point on the North line of said Southwest ¼; thence South 86°49'59" East, 378.63 feet (115.408m) along said North line; thence Southeasterly 755.94 feet (230.411m) along the arc of a non-tangential 3435.03 foot (1047.000m) radius curve, concave Southwesterly and having a chord bearing South 25°43'01" East, 754.41 feet (229.946m); thence South 17°41'47" East, 369.89 feet (112.744m) to the Point of Beginning, containing 11.65 acres.

and,

A parcel of land located in a part of the Northeast ¼ of the Southwest ¼ of Section 3, Township 88 North, Range 36 West of the Fifth Principal Meridian, Sac County, Iowa, as shown on the Acquisition Plat Exhibit "A" (Plat 2 of 2-A2) attached hereto and by reference made a part hereof.

Said parcel is described as follows:

Beginning at the Northeast Corner of the Southwest ¼ of said Section 3; thence North 86°49'59" West, 475.47 feet (144.925m) along the North line of said Southwest ¼; thence Southeasterly 755.94 feet (230.411m) along the arc of a 3435.03 foot (1047.000m) radius curve, concave Southwest and having a chord bearing South 25°43'01" East, 754.41 feet (229.946m); thence South 17°41'47" East, 369.89 feet (112.744m) to a point on the East line of said Southwest ¼; thence North 01°59'25" East, 1006.42 feet (306.758m) along said East line to the Point of Beginning, containing 4.80 acres.

No rights of direct access shall be permitted between Relocated Primary Road No. U.S. 20 and condemnees' remaining property abutting thereon.

The easement for highway purposes sought to be appropriated, for the use and benefit of Sac County, Iowa, is in land described as follows:

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A parcel of land located in a part of the Southeast ¼ of the Southwest ¼ of Section 3, Township 88 North, Range 36 West of the Fifth Principal Meridian, Sac County, Iowa, as shown on the Acquisition Plat Exhibit "A" (Plat A3) attached hereto and by reference made a part hereof.

Said parcel is described as follows:

Commencing at the Southeast Corner of the Southwest ¼ of said Section 3; thence North 01°59'25" East, 33.01 feet (10.060m) along the East line of said Southwest ¼ to the Point of Beginning; thence continuing North 01°59'25" East, 35.91 feet (10.944m) along said East line; thence South 89°13'29" West, 536.38 feet (163.489m) to a point on the existing North right of way line of local road 230th Street; thence South 86°56'17" East, 535.85 feet (163.327m) along said existing North right of way line to the Point of Beginning, containing 0.22 acre.

In connection with this condemnation proceeding it is specifically provided as follows:

1. Any and all improvements, including fences or agricultural crops, if any, located wholly within the land sought in fee simple title and by easement for highway purposes, are condemned in their entirety.
2. The existing residential entrance located at Sta. 9016+14 on the north side of 230th Street will be closed.
3. The State of Iowa shall have a right of temporary easement, for the specific purpose of reconstructing the existing farm entrance located at Sta. 9015+47 on the north side of 230th Street and constructing a 215 foot± driveway from said entrance at Sta. 9015+47 to the currently existing residential driveway located at Sta. 9016+14 on the north side of 230th Street, in land described as follows and as shown on the plat Exhibit "B" (Plat 1 of 2-B1) attached hereto and by reference made a part hereof:

Commencing at the Southeast corner of the Southwest ¼ of said Section 3; thence North 01°59'25" East, 68.91 feet (21.004m) along the East line of said Southwest ¼ to the Point of Beginning; thence South 89°13'29" West, 270.04 feet (82.307m); thence North 03°03'43" East, 34.46 feet (10.504m); thence North 86°49'12" East, 211.23 feet (64.382m); thence South 62°58'32" East, 32.31 feet (9.849m); thence South 45°42'11" East, 39.80 feet (12.130m) to the Point of Beginning.

4. Any farm field drainage tile, or outlets, which are located within the land being acquired under this proceeding, and are damaged or destroyed by highway construction, shall be relocated, replaced or restored by the condemner and at no expense to the condemnees, and the State of Iowa shall have a right of temporary easement as necessary over condemnees' remaining property for the specific purpose of effecting such relocation, replacement or restoration.

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5. The areas sought to be appropriated by temporary easement, for the specific purpose of reconstructing an entrance and constructing a driveway, and relocating, replacing, or restoring tile, if any, are reserved to the condemnees until the actual date said areas are required for construction of this highway improvement. Also, said temporary easement rights shall terminate immediately upon completion of the operations for which said rights are sought and in no event later than the completion of this highway

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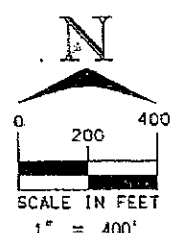
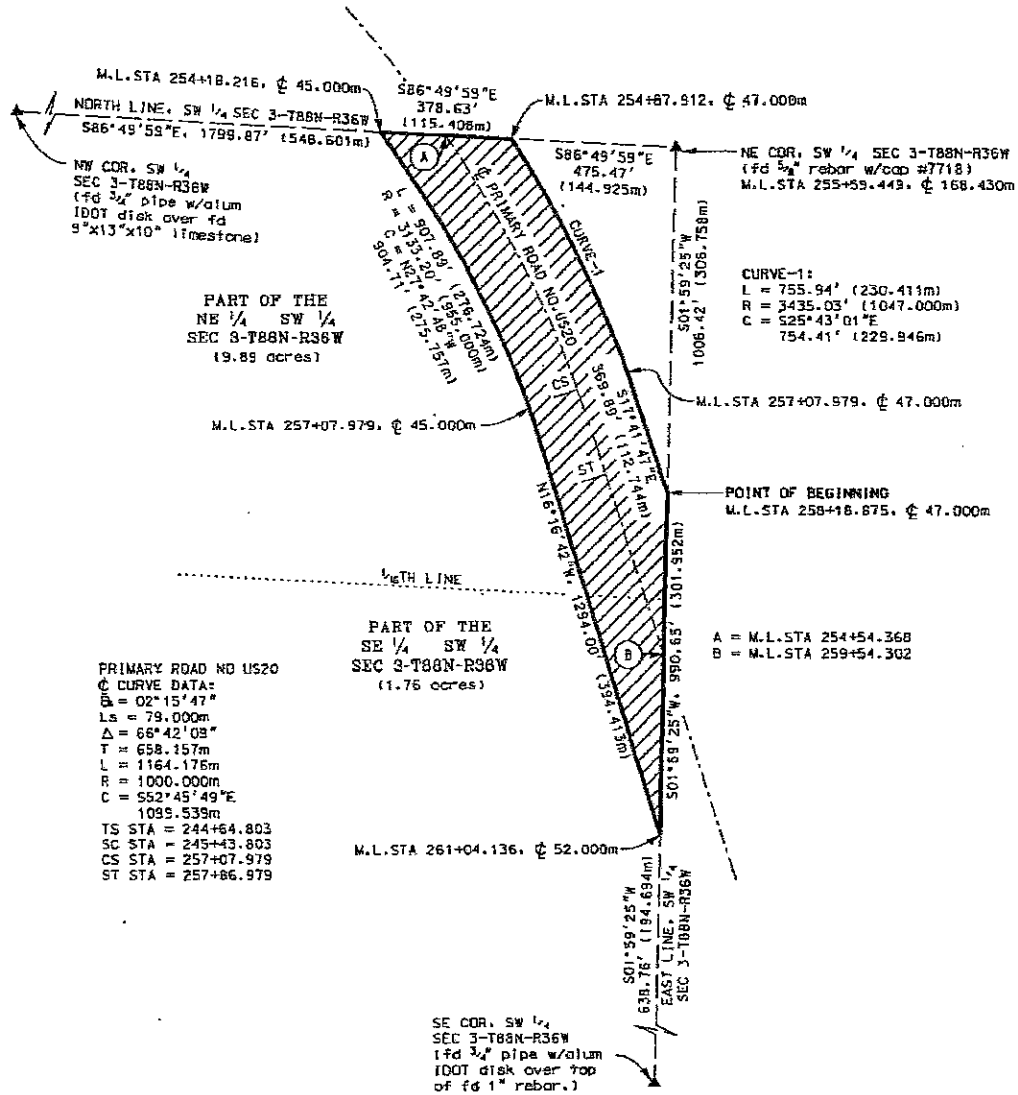
IOWA DEPARTMENT OF TRANSPORTATION



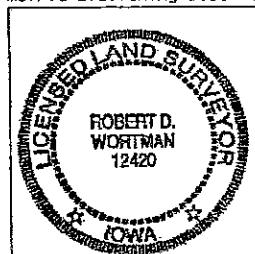
ACQUISITION PLAT
EXHIBIT "A" PLAT 1 OF 2

COUNTY _____ SAC _____ STATE CONTROL NO. _____
 PROJECT NO. NHSN-020-2(61)-2R-81 PARCEL NO. 18
 SECTION 3 TOWNSHIP 88N RANGE 36W
 ROW - FEE 11-65 AC. EASE _____ AC. QUIT CLAIM _____ AC
 ACQUIRED ACCESS RIGHTS FROM STA. 254+18.216 TO STA. 261+04.136 MAIN LINE WEST SIDE _____
 ACQUIRED ACCESS RIGHTS FROM STA. 254+87.912 TO STA. 258+18.875 MAIN LINE EAST SIDE _____
 ACQUIRED FROM Elaine Ashbaugh, et al

(Plat 1 of 2-AI)



LEGEND: 1 Meter (m) = 3.280833 feet. (M) indicates a measurement in meters.
 Metric stationing based on the one hundred meter station (Sta. = 100m)



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.

Robert D. Wortman June 16 2008
 Robert D. Wortman License No. 12420 Date

My license renewal date is December 31, 2009

Pages or sheets covered by this seat: THIS SHEET ONLY

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 Date _____

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 Date 4-15-09



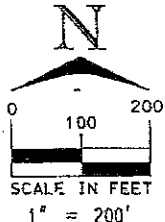
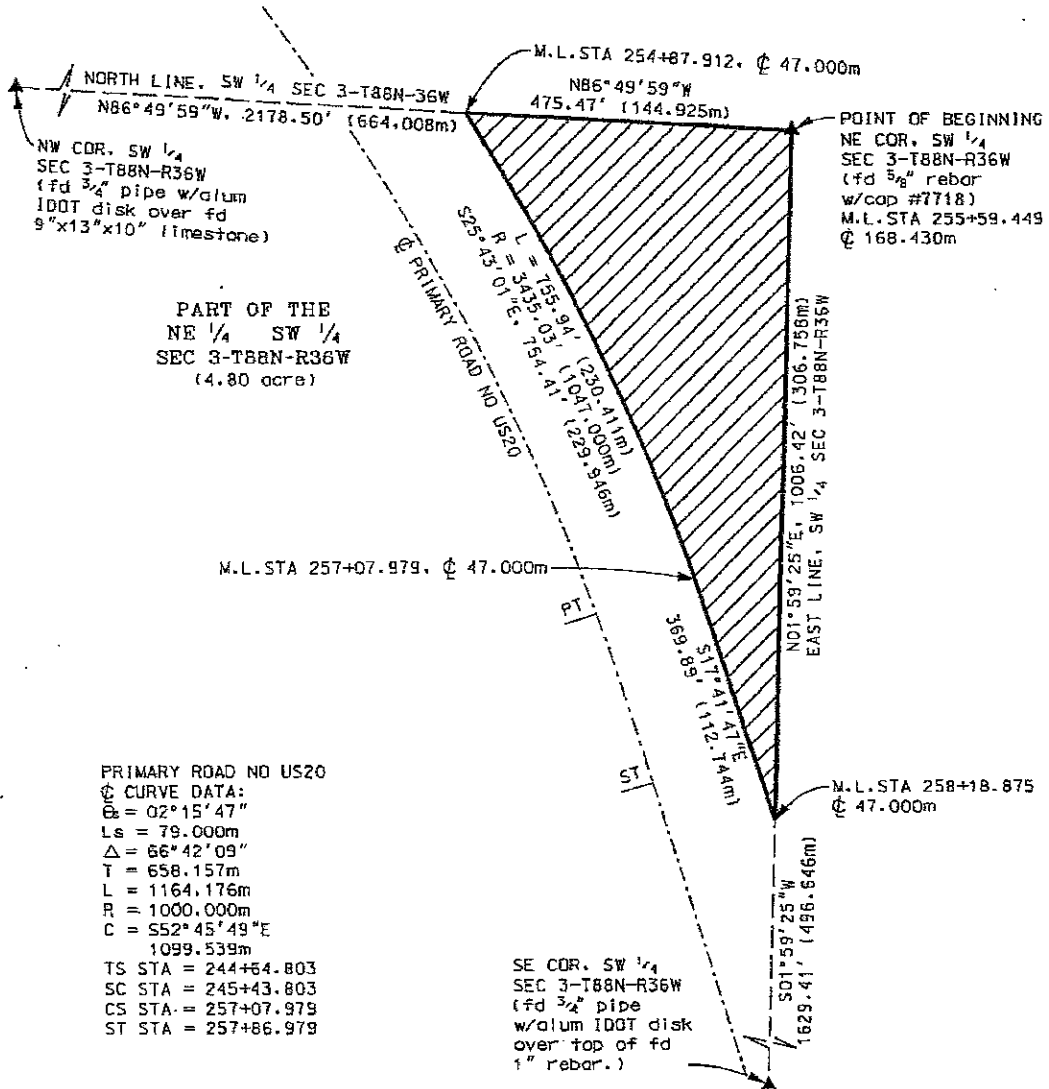
IOWA DEPARTMENT OF TRANSPORTATION



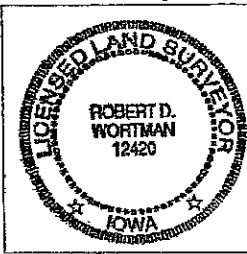
ACQUISITION PLAT
EXHIBIT "A" PLAT 2 OF 2

COUNTY _____ SAC _____ STATE CONTROL NO. _____
 PROJECT NO. NHSN-020-2(61)-2R-81 PARCEL NO. 18
 SECTION 3 TOWNSHIP 88N RANGE 36W
 ROW - FEE 4.80 AC. EASE _____ AC. QUIT CLAIM _____ AC
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ MAIN LINE _____ SIDE
 ACQUIRED ACCESS RIGHTS FROM STA. _____ TO STA. _____ SIDE ROAD _____ SIDE
 ACQUIRED FROM Elaine Ashbaugh, et al

(Plat 2 of 2-A2)



LEGEND: 1 Meter (m) = 3.280833 feet. (m) indicates a measurement in meters. Metric stationing based on the one hundred meter station (Sta. = 100m)



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.

Robert D. Wortman June 16, 2008
 Robert D. Wortman License No. 12420 Date

My license renewal date is December 31, 2009

Pages or sheets covered by this seal: THIS SHEET ONLY

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DATE DRAWN air 07/24/2007
 DATE DRAWN air 04/08/2008



IOWA DEPARTMENT OF TRANSPORTATION

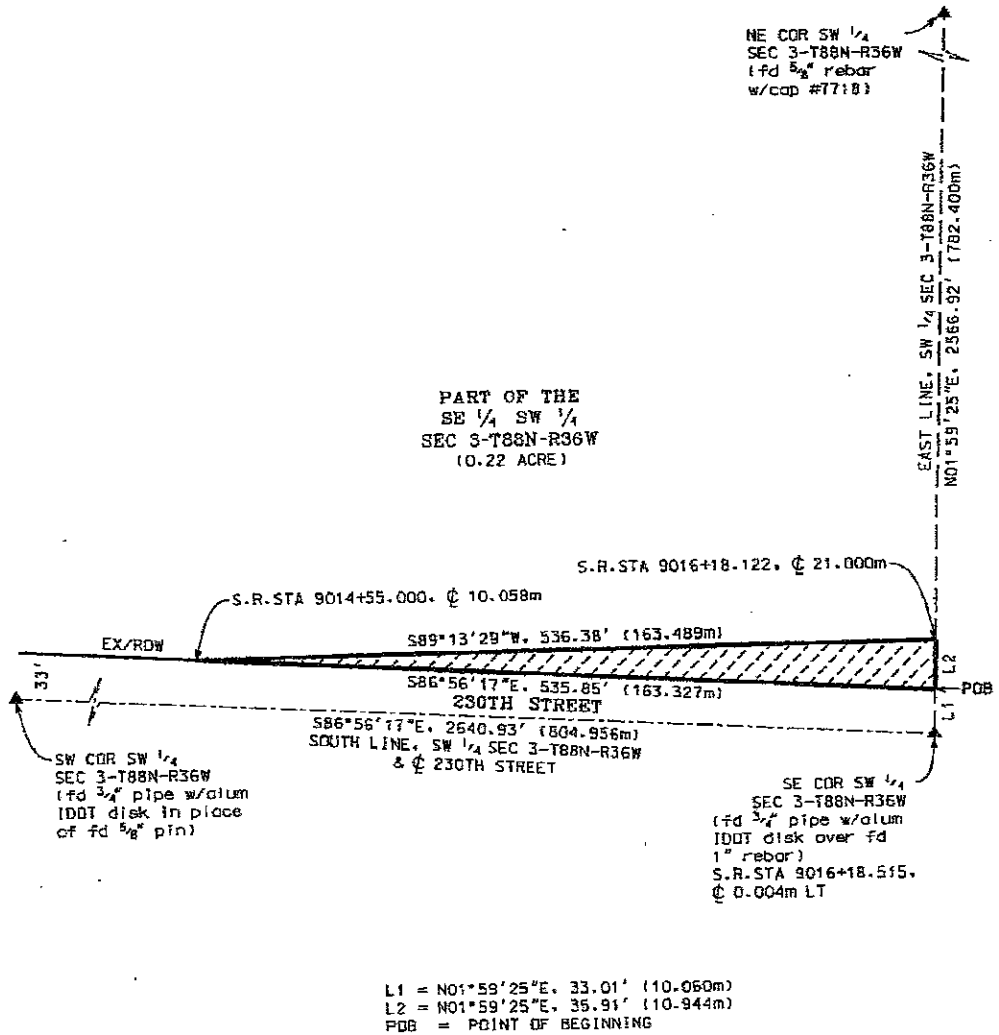


ACQUISITION PLAT
EXHIBIT "A"

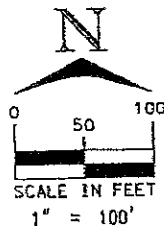
COUNTY SAC STATE CONTROL NO.
 PROJECT NO. NHSN-020-2(61)--2R-81 PARCEL NO. 18
 SECTION 3 TOWNSHIP 88N RANGE 36W
 ROW - FEE AC. EASE 0.22 * AC. QUIT CLAIM AC
 ACQUIRED ACCESS RIGHTS FROM STA. TO STA. MAIN LINE SIDE
 ACQUIRED ACCESS RIGHTS FROM STA. TO STA. SIDE ROAD SIDE
 ACQUIRED FROM Elaine Ashbaugh, et al

* ACQUIRED IN THE NAME OF SAC COUNTY.

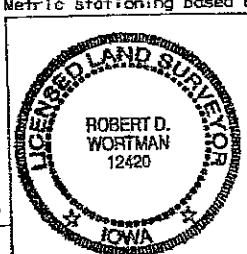
(Plat A3)



LEGEND: 1 Meter (m) = 3.280833 feet. (m) indicates a measurement in meters.
Metric stationing based on the one hundred meter station (Sta. = 100m)



DATE DRAWN ALR 07/10/2008



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.

Robert D. Wortman July 14, 2008
Robert D. Wortman License No. 12420 Date

My license renewal date is December 31, 2009

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IOWA DEPARTMENT OF TRANSPORTATION
EXHIBIT "B"



COUNTY SAC
 PROJECT NO. NHSN-20-2(61)--2R-81 PARCEL NO. 18
 SECTION 3 TOWNSHIP 88N RANGE 36W
 BORROW AC
 ACQUIRED FROM ELAINE ASHBAUGH, ET AL

N

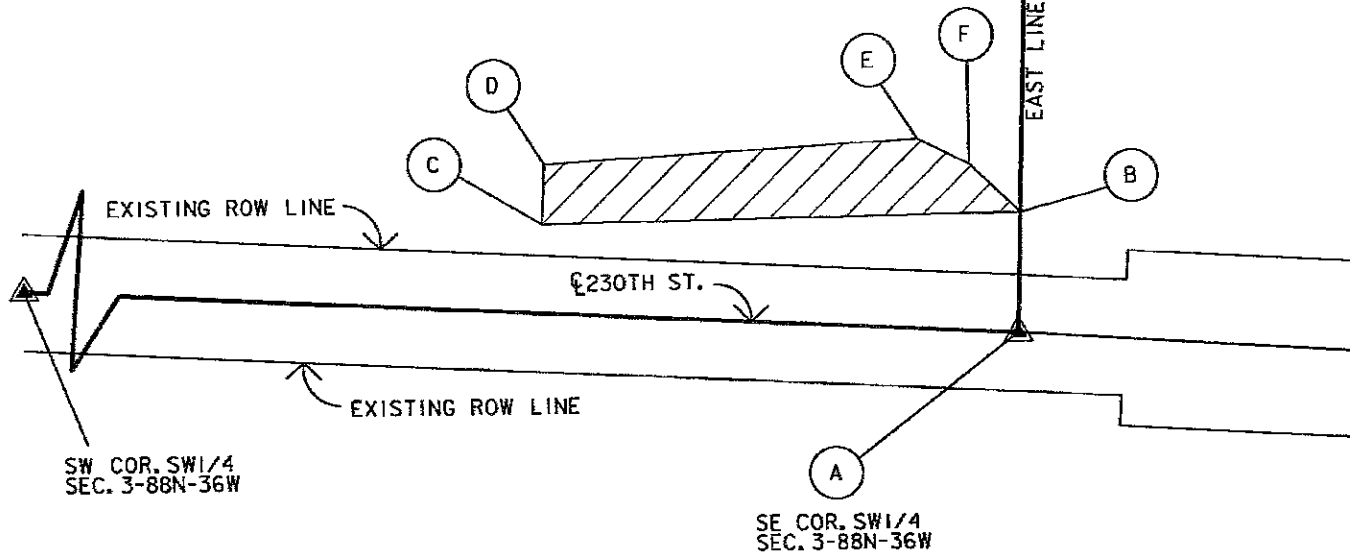
TEMPORARY EASEMENT TO RECONSTRUCT AN ENTRANCE
AND CONSTRUCT A DRIVEWAY

A-B	N01°59'25"E	68.91'
B-C	S89°13'29"W	270.04'
C-D	N03°03'43"E	34.46'
D-E	N86°49'12"E	211.23'
E-F	S62°58'32"E	32.31'
F-B	S45°42'11"E	39.80'
D=	STA. 9015+36	€85.30'
E=	STA. 9016+00	€108.27'
F=	STA. 9016+09	€95.14'

PART OF THE
SE 1/4 SW 1/4
SEC. 3-88N-36W

NE COR. SW 1/4
SEC. 3-88N-36W

EAST LINE SW 1/4 SEC. 3-88N-36W



SCALE IN FEET

(PLAT 1 OF 2- BI)

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