

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: North Dubuque, LLC, 130 E 3rd St, Suite 400, Des Moines, IA 50309

State of Iowa

OFFICE OF THE SECRETARY OF STATE

STATE LAND OFFICE

Patent No. 6266

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **North Dubuque, LLC**, real estate in **Johnson** County, Iowa, and more particularly described as follows:

A PART OF LOT 5, 6, 7, 8, AND ALL OF LOT 9 OF KNOB HILL SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 376, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9 OF SAID KNOB HILL SUBDIVISION; THENCE N01°46'45"W ALONG THE WESTERLY LINE OF SAID KNOB HILL SUBDIVISION, A DISTANCE OF 624.21 FEET; THENCE S84°09'27"E, A DISTANCE OF 197.98 FEET; THENCE S79°24'10"E, A DISTANCE OF 79.88 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 412.64 FEET AND A CHORD BEARING OF S72°05'09"E, AN ARC DISTANCE OF 115.05 FEET; THENCE S09°02'53"W ALONG THE EASTERLY LINE OF LOT 6 OF SAID KNOB HILL SUBDIVISION, A DISTANCE OF 77.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6 ALSO BEING THE NORTHEAST CORNER OF LOT 7 OF SAID KNOB HILL SUBDIVISION; THENCE S35°05'27"W ALONG THE EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 88.78 FEET; THENCE N35°54'09"W, A DISTANCE OF 85.80 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7; THENCE S88°13'15"W ALONG SAID NORTHERLY LINE, A DISTANCE OF 161.52 FEET; THENCE S01°55'43"E, A DISTANCE OF 186.34 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 9; THENCE S69°56'45"E ALONG SAID NORTHERLY LINE, A DISTANCE OF 26.69 FEET; THENCE S70°55'57"E CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 143.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE S20°54'44"E ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 244.77 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE N89°41'45"W ALONG THE SOUTHERLY LINE OF SAID LOT 9, A DISTANCE OF 345.00 FEET TO THE POINT OF BEGINNING.


AND ALSO INCLUDING A PART OF LOT 12, 15, 16, AND A PORTION OF THE RIGHT OF WAY OF LAURA DRIVE ADJACENT TO SAID LOTS 12, 15, AND 16 OF KNOB HILL SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 376, DESCRIBED AS FOLLOWS:

(continued on next page)

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, **Kim Reynolds**, 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 27th day of June, 2018.



Kim Reynolds, Governor of Iowa



Paul D. Pate, Iowa Secretary of State

I hereby certify that the foregoing Patent is recorded in Vol. 27 Page 316 in the State Land Office.



Paul D. Pate, Iowa Secretary of State

Johnson County
North Dubuque, LLC
Continued from previous page

COMMENCING AT THE SOUTHEAST CORNER OF LOT 16 OF SAID KNOB HILL SUBDIVISION; THENCE N89°13'30"W ALONG THE SOUTHERLY LINE OF SAID LOT 16, A DISTANCE OF 38.61 FEET TO THE POINT OF BEGINNING; THENCE S32°02'15"E, A DISTANCE OF 59.62 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF LAURA DRIVE OF SAID KNOB HILL SUBDIVISION; THENCE N89°13'58"W ALONG SAID RIGHT OF WAY, A DISTANCE OF 24.33 FEET TO A POINT OF CURVATURE; THENCE NORTHWEST ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 205.20 FEET AND A CHORD BEARING OF N87°38'50"W, AN ARC DISTANCE OF 22.57 FEET ALONG SAID RIGHT OF WAY; THENCE N34°37'34"W, A DISTANCE OF 34.68 FEET TO A POINT ALONG A CURVE BEING THE CENTERLINE OF SAID LAURA DRIVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING OF N41°41'34"W, AN ARC DISTANCE OF 224.57 FEET; THENCE N63°42'11"W, A DISTANCE OF 28.84 FEET TO A POINT ALONG A CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 205.18 FEET AND A CHORD BEARING OF N07°52'56"E, AN ARC DISTANCE OF 68.28 FEET; THENCE N18°13'16"E ALONG THE WESTERLY RIGHT OF WAY OF SAID LAURA DRIVE, A DISTANCE OF 54.16 FEET TO A POINT ALONG A CURVE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 412.64 FEET AND A CHORD BEARING OF S36°03'09"E, AN ARC DISTANCE OF 82.76 FEET; THENCE S32°02'15"E, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.46 ACRES MORE OR LESS.

Direct access between the above described parcel of land and I-80 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.

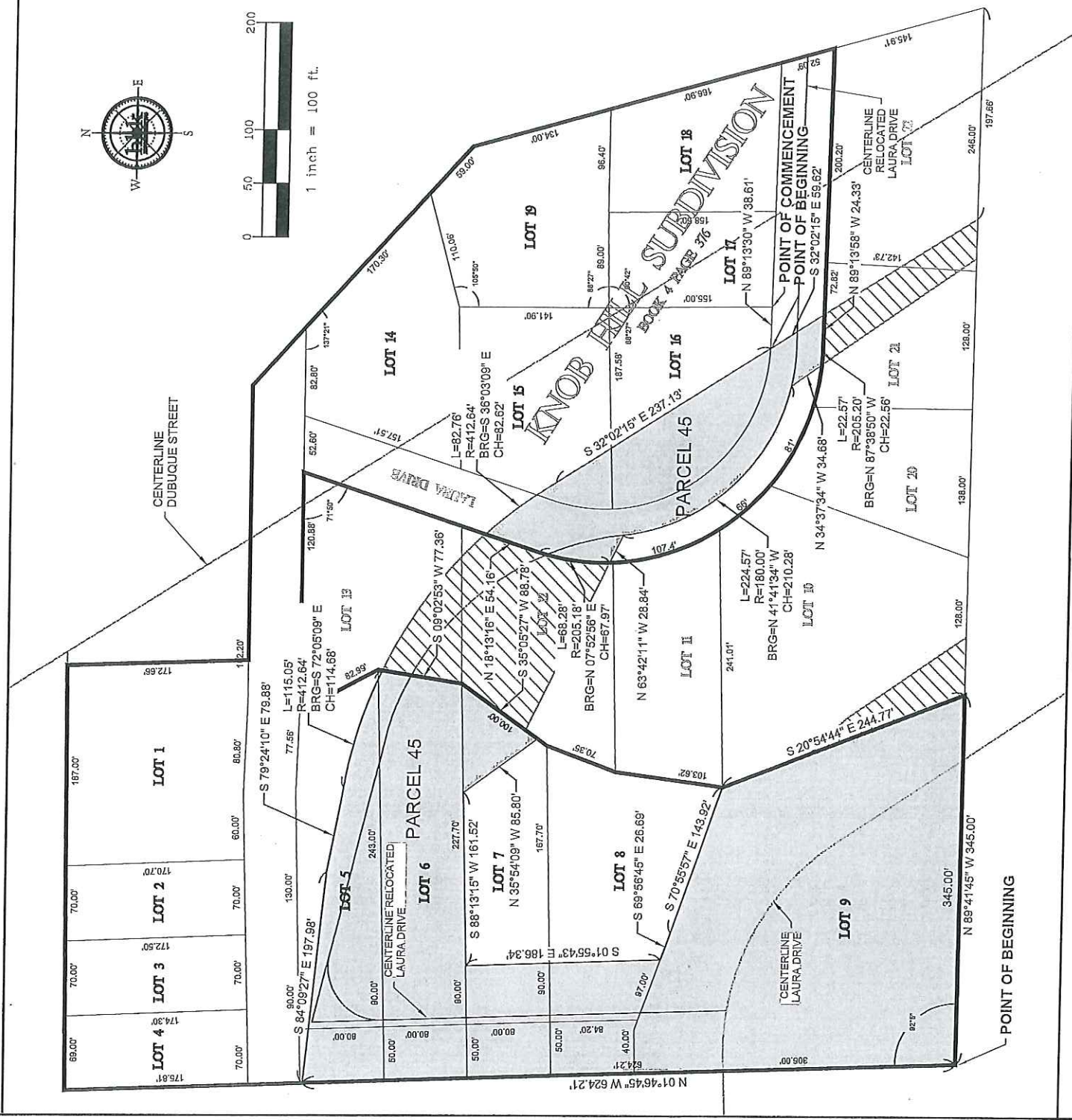
This transfer is exempt from transfer tax. Iowa Code Section 428A.2(6).

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.

PLAT OF SURVEY

IOWA DEPARTMENT OF TRANSPORTATION EXCESS RIGHT-OF-WAY

COUNTY _____	STATE CONTROL NO. _____
PROJECT NO. _____	PARCEL NO. _____
SECTION _____	RANGE _____
AREA _____	TOWNSHIP _____
ACQUIRED FROM _____	PARCEL AS FROM LAURA AND NORVAL MATTHEWS
	KNOB HILLS SUBDIVISION



LEGEND:

AREA OF PARCEL 45 TO BE DISPOSED
 = 150,822 SQ. FT. +/-

OVERALL AREA TO BE DISPOSED

PARCEL BOUNDARY
 EXISTING PROPERTY LINE
 SECTION LINE
 EXISTING CENTERLINE

PLAT OF SURVEY
 DISPOSAL OF EXCESS ROW
 PARCEL 45
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 17, & 18
 KNOB HILL SUBDIVISION
 IOWA CITY, IOWA

hbk

ENGINEERING

HBK ENGINEERING, LLC
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DRAWN BY:	ESW	PROJECT NUMBER:	14-0604
APPROVED BY:	TEH	DATE DRAWN:	10-13-2016
		SCALE:	1"=100'
SHEET:			2 OF 2