

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: Sunrise Developing Co. Inc., 5691 SE 6<sup>th</sup> Avenue, Pleasant Hill, IA 50327

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

Patent No. 5893

### STATE LAND OFFICE

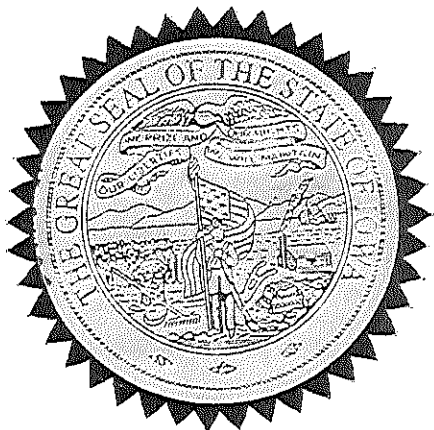
The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Sunrise Developing Co. Inc.**, real estate in **Polk County, Iowa**, and more particularly described as follows:

A parcel of land partly in Lot 18 and partly in Lot 19 of the Official Plat of the W½ of Section 3, T78N, R23W of the Fifth P.M., now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, identified as Parcel "F" on Plat of Survey, Exhibit "A", attached hereto, which by this reference is made a part hereof, more particularly described as follows:

Commencing at the W¼ corner of said Section 3; thence S86°56'51"E, 530.96 feet along the north line of SW¼ of said Section 3 to the Point of Beginning; thence continuing S86°56'51"E, 1060.68 feet on said north line to the east line of Lot 19; thence S03°03'53"E, 1128.60 feet on the east line of Lot 19 and the east line of Lot 18; thence S65°18'05"W, 1130.58 feet; thence N85°39'48"W, 162.95 feet; thence N01°00'37"W, 481.55 feet; thence N00°40'07"W, 947.40 feet; thence Northerly 232.73 feet along a 4,070.28 foot radius curve, concave northwesterly, the chord of which bears N22°39'54"E and has a length of 232.70 feet to the Point of Beginning, containing 38.31 acres.

(cont. page 2)

**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 15 day of November, 2013.



Terry E. Branstad, Governor of Iowa



Matt Schultz, Iowa Secretary of State

I hereby certify that the foregoing Patent is recorded in Vol. 26 Page 126 in the State Land Office.



Matt Schultz, Iowa Secretary of State

Polk County  
Sunrise Developing Co. Inc.  
Cont. from page 1

Direct access between the above described parcel of land and U.S. 65 will be prohibited.

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.

Declaration of Value Filing is not required, as the State of Iowa is the Grantor and exempt from such filing by Section 428A.2(6) of the Code of Iowa.

IOWA DEPARTMENT OF TRANSPORTATION



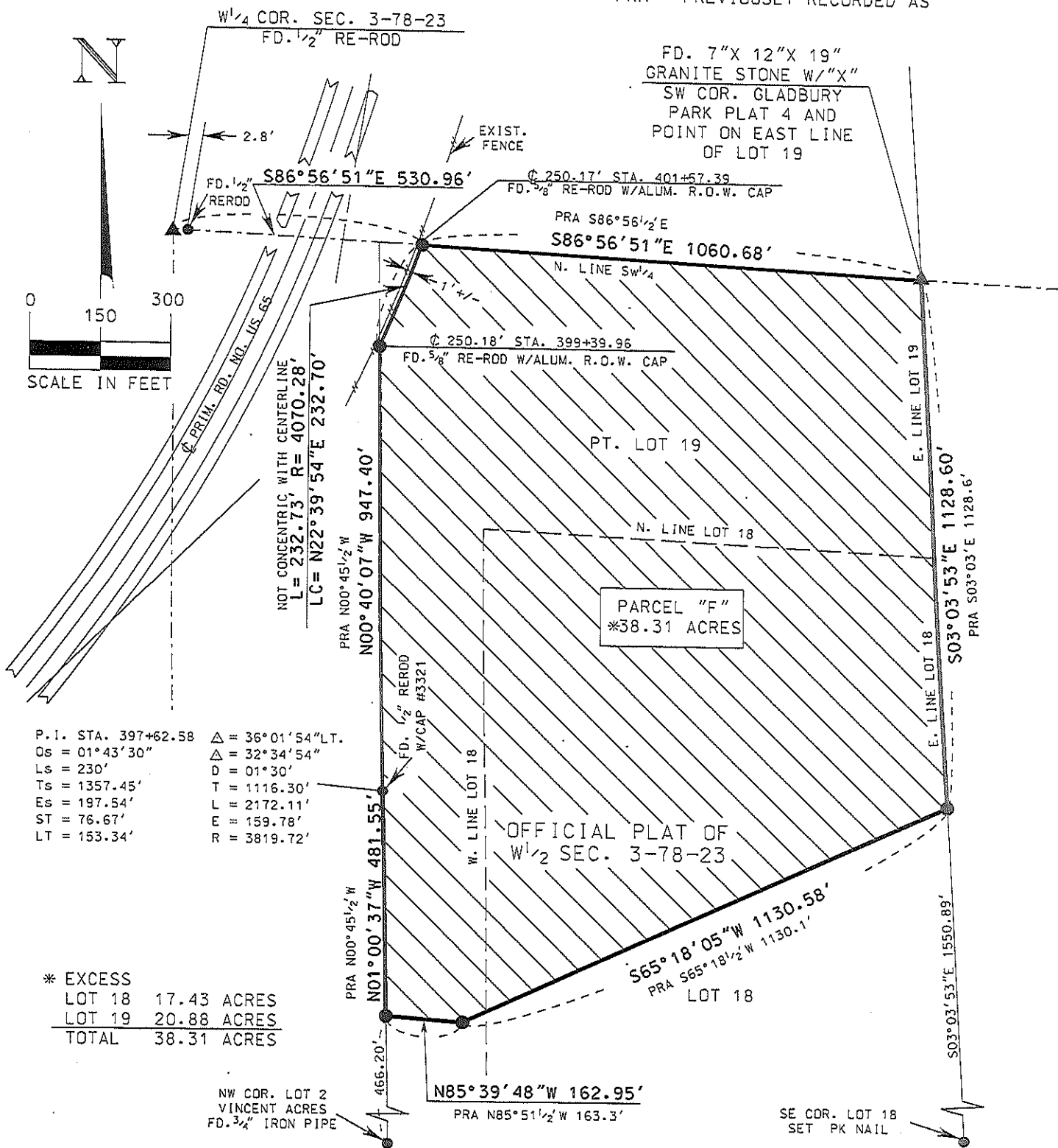
PLAT OF SURVEY  
EXHIBIT "A"

COUNTY POLK STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. F-500-1-(20)-20-77 PARCEL NO. 28B  
 SECTION 3 TOWNSHIP 78N RANGE 23W  
 ROW - FEE \_\_\_\_\_ AC, EASE \_\_\_\_\_ AC, EXCESS - FEE \*38.31 AC  
 ACQUIRED FROM SUNRISE DEVELOPING COMPANY

SOLD TO: \_\_\_\_\_  
 COUNTY AUDITOR PARCEL DESIGNATION "F"

CITY OF PLEASANT HILL, IOWA

● - FD. 3/4" IRON PIPE W/YEL. CAP # 11421  
 UNLESS OTHERWISE LABELED  
 PRA - PREVIOUSLY RECORDED AS

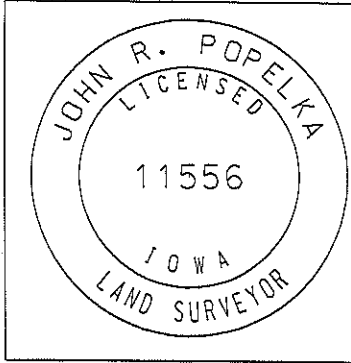


P.I. STA. 397+62.58

Qs = 01°43'30"	Δ = 36°01'54"LT.
Ls = 230'	Δ = 32°34'54"
Ts = 1357.45'	D = 01°30'
Es = 197.54'	T = 1116.30'
ST = 76.67'	L = 2172.11'
LT = 153.34'	E = 159.78'
	R = 3819.72'

\* EXCESS

LOT 18	17.43 ACRES
LOT 19	20.88 ACRES
TOTAL	38.31 ACRES



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 Professional Land Surveyor under the laws of the State of Iowa.

*John R. Popelka* 5/1/2013  
 John R. Popelka License No. 11556 Dated  
 My license renewal date is December 31, 2014.  
 Pages or sheets covered by this seal: 1