

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: Timothy J. Ellerbroek, 608 3<sup>rd</sup> Street, Sibley, IA 51249

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

Patent No. 6014

### STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Timothy J. Ellerbroek**, real estate in **Osceola County**, Iowa, and more particularly described as follows:

A parcel of land located in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , in Section 17, T99N, R41W of the 5th P.M., Osceola County, Iowa, as shown on the Acquisition Plat, Exhibit "A", (Plat 4 of 4) attached hereto, and by reference made a part hereof, and more particularly described as follows:

Beginning at the Center of Section of said Section 17; thence N 88°23'57"W, 1,055.63 feet on the south line of the NW $\frac{1}{4}$  of said Section 17; thence N 01°58'10"E, 765.33 feet to the south right-of-way line of the former Midwestern Railroad Properties, Inc., and to the point of intersection with a non-tangent curve, concave northerly, having a radius of 5,779.65 feet and a central angle of 03°49'43"; thence northeasterly along the arc of said curve to the left and along said south right-of-way line, 386.22 feet, said arc subtended by a chord which bears N 64°44'15"E, with a chord length of 386.15 feet, to the curve's end; thence N 62°49'23"E, 800.84 feet along said south right-of-way line to the east line of the NW $\frac{1}{4}$  of said Section 17; thence S 01°24'55"W, 1,325.35 feet along said east line to the Point of Beginning, containing 25.08 acres.

Direct access between the above described parcel of land and IA 60 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.

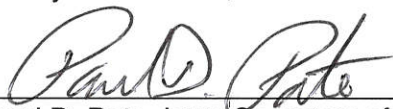
Declaration of Value Filing is not required, as the State of Iowa is the Grantor and exempt from such filing by Section 428A.2(6) of the Code of Iowa.

**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 23<sup>rd</sup> day of October, 2015.

  
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 63 in the State Land Office.

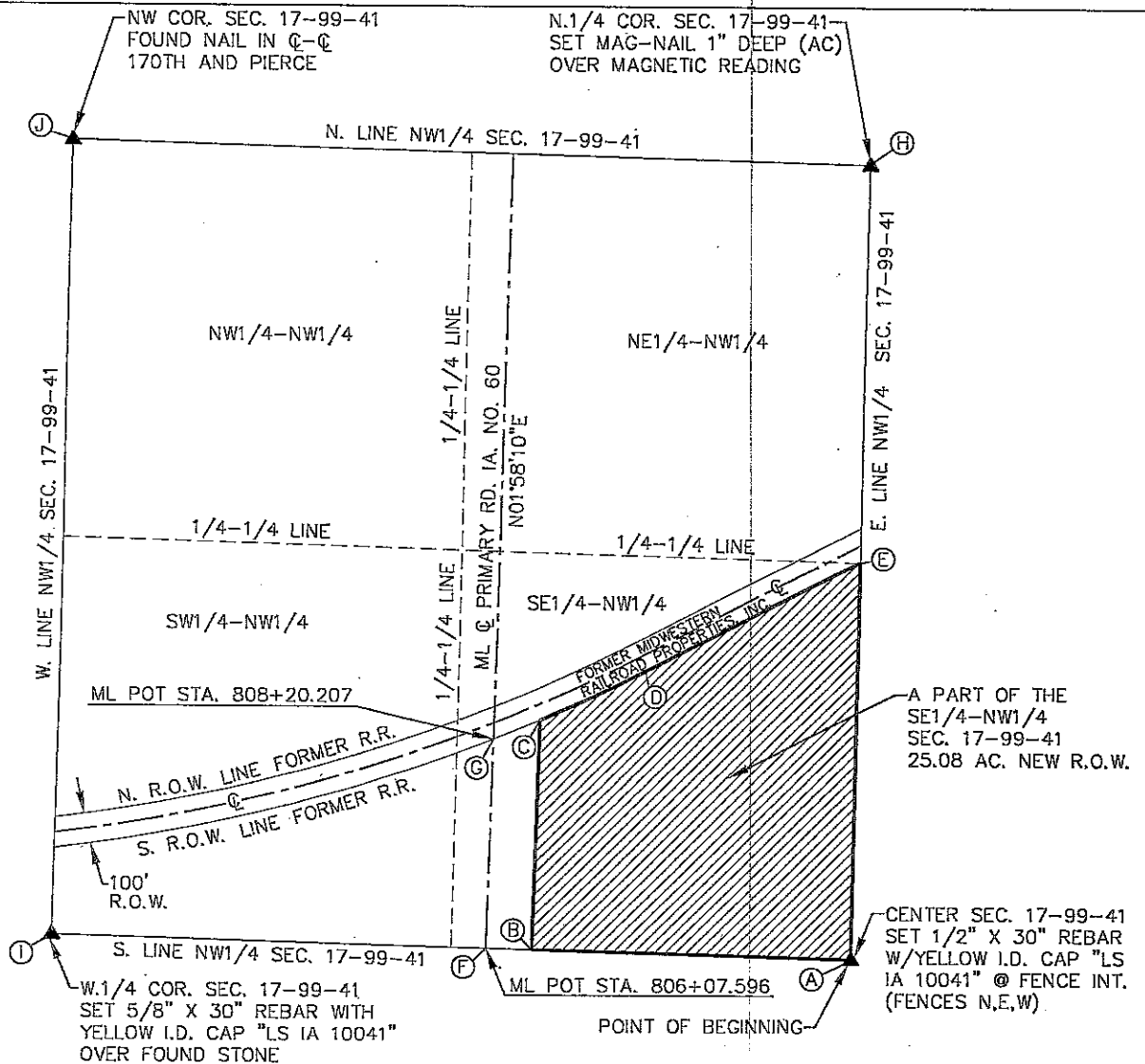
  
Paul D. Pate, Iowa Secretary of State

IOWA DEPARTMENT OF TRANSPORTATION

ACQUISITION PLAT  
EXHIBIT "A" (PLAT 4 OF 4)



COUNTY OSCEOLA STATE CONTROL NO. \_\_\_\_\_  
 PROJECT NO. NHSN-60-4(27)--2R-72 PARCEL NO. 164  
 SECTION 17 TOWNSHIP 99N RANGE 41W  
 ROW-FEE \_\_\_\_\_ AC, EASE \_\_\_\_\_ AC, EXCESS-FEE 25.08 AC  
 ACQUIRED ACCESS RIGHTS \_\_\_\_\_  
 ACQUIRED FROM \_\_\_\_\_



POINT OF BEGINNING

A-B N88°23'57"W 1055.63 FEET (321.757m)  
 B-C N01°58'10"E 765.33 FEET (233.274m)  
 C-D N64°44'15"E 386.15 FEET (117.698m) = CHORD  
 Δ = 03°49'43" LT.  
 R = 5779.65 FEET (1761.641m)  
 L = 386.22 FEET (117.720m)  
 D-E N62°49'23"E 800.84 FEET (244.096m)  
 E-A S01°24'55"W 1325.35 FEET (403.966m)

A-F N88°23'57"W 1206.55 FEET (367.756m)  
 F-G N01°58'10"E 697.54 FEET (212.611m)

A-H N01°24'55"E 2646.72 FEET (806.721m)  
 A-I N88°23'57"W 2638.65 FEET (804.262m)  
 I-J N01°33'03"E 2645.24 FEET (806.270m)  
 H-J N88°25'52"W 2632.38 FEET (802.352m)

OFFSETS

A IS 367.749m RT.	OF ML STA. 806+09.962
B IS 46.000m RT.	OF ML STA. 806+07.892
C IS 46.000m RT.	OF ML STA. 808+41.166
D IS 150.653m RT.	OF ML STA. 808+95.204
E IS 363.841m RT.	OF ML STA. 810+13.909
F IS 0.000m RT.	OF ML STA. 806+07.596 PQT
G IS 0.000m RT.	OF ML STA. 808+20.207 PQT

LEGEND: 1 Meter (m) = 3.2808333 feet. (m) indicates a measurement in meters.  
 Metric stationing based on the one-hundred meter station (Sta. = 100m)

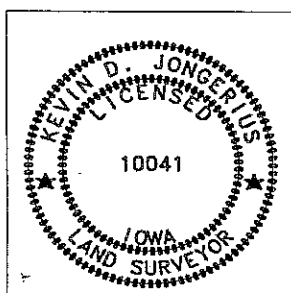


1 INCH = 600 FEET



P164B

DATE DRAWN 3-3-04



I hereby certify that this land surveying document was prepared 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.

By Kevin D. Jongerius 3/03/04  
 Kevin D. Jongerius, L.S. (date)

License Number 10041

My license renewal date is December 31, 2004

Pages or sheets covered by this seal EXHIBIT A