

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: NDW Property Acquisitions, LLC, PO Box 766, Ames, IA 50010

State of Iowa

OFFICE OF THE SECRETARY OF STATE

Patent No. 6135

STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **NDW Property Acquisitions, LLC**, real estate in **Plymouth** County, Iowa, and more particularly described as follows:

A parcel of land located in a part of the SW ¼ of the NE ¼ of Section 27, T93N, R45W, of the 5th P.M., Plymouth County, Iowa, as shown on the Acquisition Plat Exhibit "A" attached hereto and by reference made a part hereof and more particularly described as follows:

Commencing at the SW corner of the NE ¼ of said Section 27; thence S86°44'40"E, 78.26 feet along the south line of said NE ¼ to the Point of Beginning; thence continuing S86°44'40"E, 174.54 feet along said south line to a point on the existing north right of way line of Primary Road Iowa No. 60; thence running along said existing north right of way line for the following three courses, northeasterly 95.92 feet along the arc of a nontangential 3064.80 foot radius curve, concave southerly, having a chord bearing N68°44'14"E, 95.92 feet and being tangent to the following course; thence N69°38'02"E, 42.83 feet; thence northeasterly 579.46 feet along the arc of a 5629.57 foot radius curve, concave northerly, having a chord bearing N66°41'06"E, 579.21 feet and being tangent to the preceding course; thence N51°24'18"W, 320.17 feet; thence N70°12'14"W, 68.07 feet; thence S46°40'28"W, 716.77 feet to the Point of Beginning, containing 3.92 acres.

AND

A parcel of land, being a portion of a parcel of land conveyed to the Iowa State Highway Commission by a certain Warranty Deed, executed by A.L. Justman on June 1, 1932 and recorded in the Office of the Plymouth County Recorder in Book R at Page 363, located in a part of the Northwest ¼ of the Southeast ¼ of Section 27, Township 93 North, Range 45 West of the Fifth Principal Meridian, Plymouth County, Iowa, as shown on the PLAT OF SURVEY, attached hereto and by reference made a part hereof and more particularly 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, **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 September, 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 185 in the State Land Office.

Paul D. Pate, Iowa Secretary of State

Plymouth County
NDW Property Acquisitions, LLC Patent
Continued from previous page

Commencing at the Northwest Corner of the Southeast ¼ of said Section 27; thence South 86°44'40" East, 78.26 feet (23.853m) along the North line of said Southeast ¼ to the Point of Beginning; thence continuing South 86°44'40" East, 449.64 feet (137.051m) to a point on the existing Northerly right of way line of the Union Pacific Railroad; thence in a generally Southwesterly direction along said existing Northerly right of way line for the following 5 courses, 116.09 feet (35.384m) along the arc of a 5684.91 foot (1732.763m) radius curve, concave Northwest and having a chord bearing South 70°15'38" West, 116.09 feet (35.383m); thence South 70°50'44" West, 43.26 feet (13.186m); thence 60.23 feet (18.358m) along the arc of a 2941.04 foot (896.431m) radius curve, concave Southeast and having a chord bearing South 70°15'32" West, 60.23 feet (18.357m); thence South 20°19'58" East, 49.61 feet (15.122m); thence 383.00 feet (116.739m) along the arc of a 2891.65 foot (881.377m) radius curve, concave Southeast and having a chord bearing South 65°52'22" West, 382.72 feet (116.654m) to a point on the West line of the Southeast ¼ of said Section 27; thence North 02°12'26" East, 173.39 feet (52.848m) along said West line to a point on the existing Southeast right of way line of Primary Road IA.60; thence North 32°50'58" East, 153.52 feet (46.792m) along said existing Southeast right of way line to the Point of Beginning, containing 1.72 acres.

Direct access between the above described parcels of land and IA 60 will be allowed at Sta. 47 + 75, east side, as described in the Access Rights Deed that was filed in Plymouth County by the Plymouth County Recorder on April 10, 2002 in File No. 2002, Card 2051 as shown by Document #2051.

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.

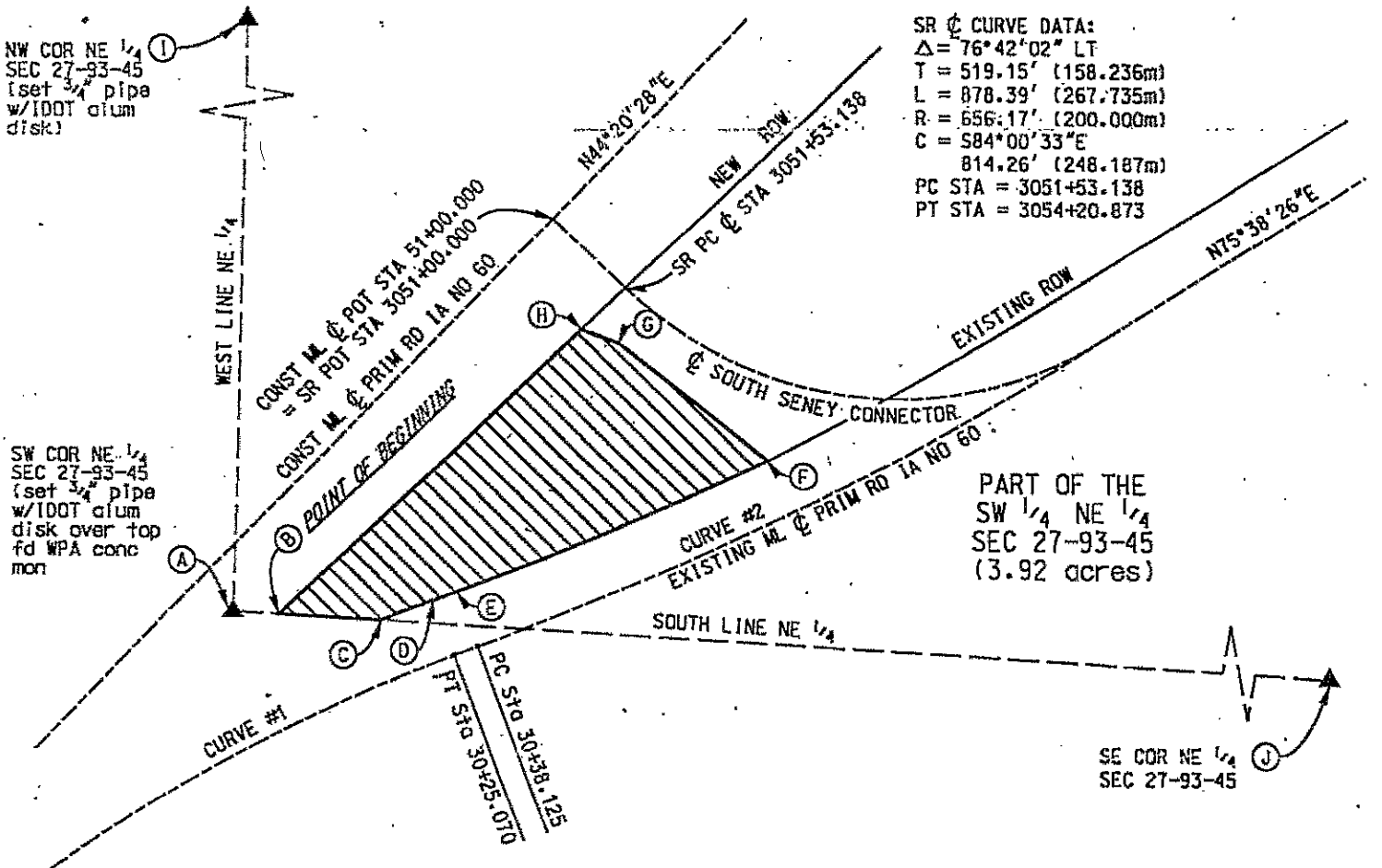


IOWA DEPARTMENT OF TRANSPORTATION
ACQUISITION PLAT
EXHIBIT "A"



COUNTY PLYMOUTH STATE CONTROL NO. _____
PROJECT NO. NHSN-60-1(18)--2R-75 PARCEL NO. 12
SECTION 27 TOWNSHIP 93 N. RANGE 45 W
ROW - FEE 3.92 AC. EASEMENT _____ AC
ACQUIRED ACCESS RIGHTS _____

ACQUIRED FROM _____



SR & CURVE DATA:
Δ = 76°42'02" LT
T = 519.15' (158.236m)
L = 878.39' (267.735m)
R = 656.17' (200.000m)
C = 584°00'33"E
814.26' (248.187m)
PC STA = 3051+53.138
PT STA = 3054+20.873

PART OF THE
SW 1/4 NE 1/4
SEC 27-93-45
(3.92 acres)

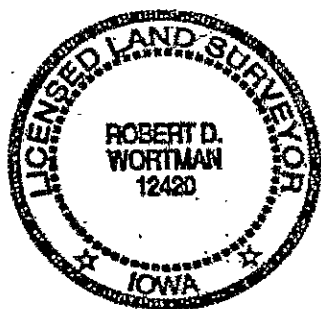
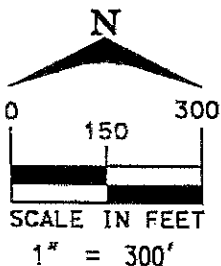
EXISTING ML & CURVE DATA:
CURVE #1
Δ = 25°17'45" RT
T = 665.31' (202.788m)
L = 1308.94' (398.967m)
R = 2964.80' (903.673m)
C = N56°59'09"E
.1298.34' (395.735m)
PC STA = 26+26.102
PT STA = 30+25.070

CURVE #2
Δ = 11°59'36" LT
T = 601.87' (183.449m)
L = 1199.33' (365.558m)
R = 5729.57' (1746.375m)
C = N63°38'14"E
1197.15' (364.891m)
PC STA = 30+38.125
PT STA = 34+03.682

COURSE	BEARING	DISTANCE
A-B	S 86°44'40"E	78.26' (23.853m)
POINT OF BEGINNING		
B-C	S 86°44'40"E	174.54' (53.201m)
C-D	Δ = 01°47'36" RT	
	T = 47.97' (14.620m)	
	L = 95.92' (29.237m)	
	R = 3064.80' (934.153m)	
CHORD	N 68°44'14"E	95.92' (29.236m)
D-E	N 69°38'02"E	42.83' (13.055m)
E-F	Δ = 05°53'51" LT	
	T = 289.99' (88.389m)	
	L = 579.46' (176.621m)	
	R = 5629.57' (1715.895m)	
CHORD	N 66°41'06"E	579.21' (176.543m)
F-G	N 51°24'18"W	320.17' (97.589m)
G-H	N 70°12'14"W	68.07' (20.748m)
H-B	S 46°40'28"W	716.77' (218.473m)
I-A	S 02°03'32"W	2675.59' (815.521m)
A-J	S 86°44'46"E	2658.43' (810.292m)

- A IS 24.021m RT OF CONST ML & STA 48+34.032
- B IS 42.000m RT OF CONST ML & STA 48+49.708
- C IS 30.480m LT OF EXISTING ML & STA 29+96.787
- D IS 30.480m LT OF EXISTING ML & STA 30+25.070
- E IS 30.480m LT OF EXISTING ML & STA 30+38.125
- F IS 42.000m RT OF RELOC SR & STA 3052+50.986
- G IS 24.000m RT OF RELOC SR & STA 3051+68.000
- H IS 32.000m RT OF RELOC SR & STA 3051+50.895
- H = 50.895m RT OF CONST ML & STA 50+68.000

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 3-6-2002
Robert D. Wortman License No. 12420 Date _____
My license renewal date is December 31, 2003.
Pages or sheets covered by this seal: THIS SHEET ONLY

DATE DRAWN _____
REVISED _____



Document 2016 432

Book 2016 Page 432 Type SP Pages 1
Date 2/08/2016 Time 10:20 AM
Rec Amt \$7.00

JOLYNN GOODCHILD, RECORDER
PLYMOUTH COUNTY IOWA

PREPARED BY ROBERT D. WORTMAN, PLS - IDOT - 2800 GORDON DRIVE, SIOUX CITY, IOWA - 712-276-1451

"CORRECTION OF PLAT OF SURVEY"

SHOWING A PARCEL OF LAND LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27,
TOWNSHIP 93 NORTH, RANGE 45 WEST OF THE FIFTH PRINCIPAL MERIDIAN, PLYMOUTH COUNTY, IOWA.

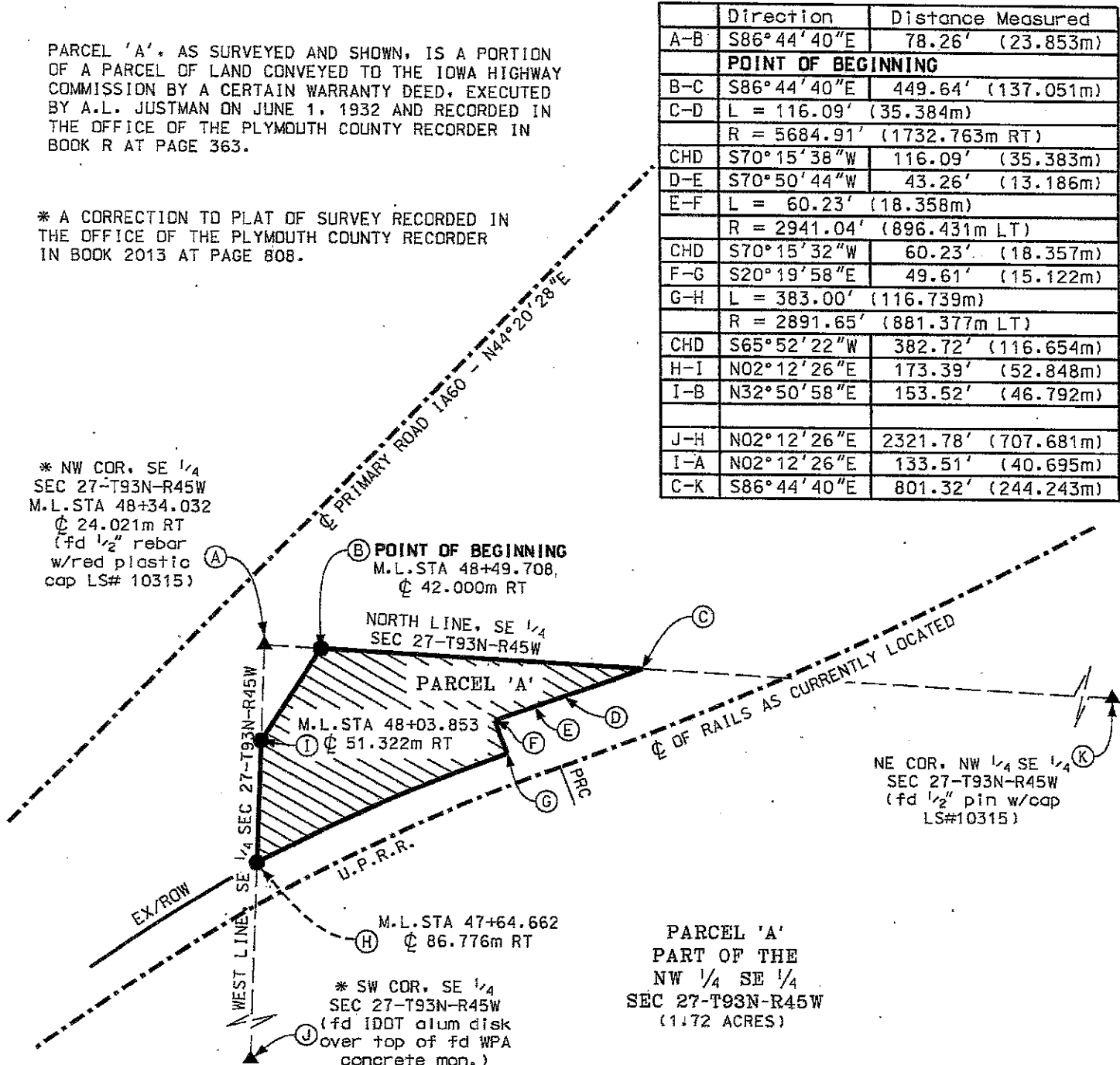
SURVEY MADE: DECEMBER 2012 AT THE REQUEST OF THE OWNER: IOWA DEPARTMENT OF TRANSPORTATION

AUDITOR'S PARCEL "A"

PARCEL 'A'. AS SURVEYED AND SHOWN, IS A PORTION OF A PARCEL OF LAND CONVEYED TO THE IOWA HIGHWAY COMMISSION BY A CERTAIN WARRANTY DEED, EXECUTED BY A.L. JUSTMAN ON JUNE 1, 1932 AND RECORDED IN THE OFFICE OF THE PLYMOUTH COUNTY RECORDER IN BOOK R AT PAGE 363.

* A CORRECTION TO PLAT OF SURVEY RECORDED IN THE OFFICE OF THE PLYMOUTH COUNTY RECORDER IN BOOK 2013 AT PAGE 808.

	Direction	Distance Measured
A-B	S86°44'40"E	78.26' (23.853m)
POINT OF BEGINNING		
B-C	S86°44'40"E	449.64' (137.051m)
C-D	L = 116.09' (35.384m)	
	R = 5684.91' (1732.763m RT)	
CHD	S70°15'38"W	116.09' (35.383m)
D-E	S70°50'44"W	43.26' (13.186m)
E-F	L = 60.23' (18.358m)	
	R = 2941.04' (896.431m LT)	
CHD	S70°15'32"W	60.23' (18.357m)
F-G	S20°19'58"E	49.61' (15.122m)
G-H	L = 383.00' (116.739m)	
	R = 2891.65' (881.377m LT)	
CHD	S65°52'22"W	382.72' (116.654m)
H-I	N02°12'26"E	173.39' (52.848m)
I-B	N32°50'58"E	153.52' (46.792m)
J-H	N02°12'26"E	2321.78' (707.681m)
I-A	N02°12'26"E	133.51' (40.695m)
C-K	S86°44'40"E	801.32' (244.243m)



* NW COR. SE 1/4
SEC 27-T93N-R45W
M.L. STA 48+34.032
⊕ 24.021m RT
(fd 1/2" rebar
w/red plastic
cap LS# 10315)

(B) POINT OF BEGINNING
M.L. STA 48+49.708,
⊕ 42.000m RT

NORTH LINE, SE 1/4
SEC 27-T93N-R45W

PARCEL 'A'
M.L. STA 48+03.853
⊕ 51.322m RT

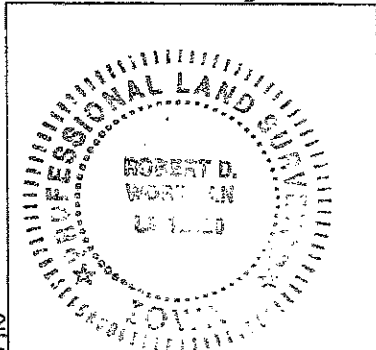
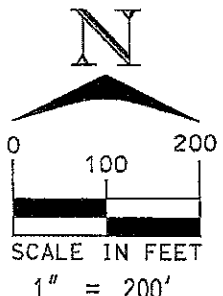
U.P.R.R.
M.L. STA 47+64.662
⊕ 86.776m RT

* SW COR. SE 1/4
SEC 27-T93N-R45W
(fd IDOT alum disk
over top of fd WPA
concrete mon.)

NE COR. NW 1/4 SE 1/4
SEC 27-T93N-R45W
(fd 1/2" pin w/cap
LS#10315)

PARCEL 'A'
PART OF THE
NW 1/4 SE 1/4
SEC 27-T93N-R45W
(1.72 ACRES)

● = FOUND 3/4" PIPE W/YELLOW PLASTIC CAP. "IOWA DOT", UNLESS NOTED OTHERWISE.
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 1-26-2016
Robert D. Wortman License No. 12420 Date
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: 1 of 2 & 2 of 2

DATE DRAWN ALR 12/27/2012
REVISED ALR 01/26/2016