

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 3<sup>rd</sup> St, Suite 400, Des Moines, IA 50309

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

### STATE LAND OFFICE

Patent No. 6264

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 10 IN 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 SAID LOT 10; THENCE N20°54'44"W ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 156.42 FEET; THENCE S43°54'04"E, A DISTANCE OF 47.20 FEET; THENCE S34°22'21"E, A DISTANCE OF 136.17 FEET TO A POINT ALONG THE SOUTHERLY LINE OF SAID LOT 10; THENCE N88°41'55"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 53.15 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4,453 SQ FEET 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.

**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 27<sup>th</sup> day of June, 2018.

Kim Reynolds, Governor of Iowa

Paul D. Pate, Iowa Secretary of State

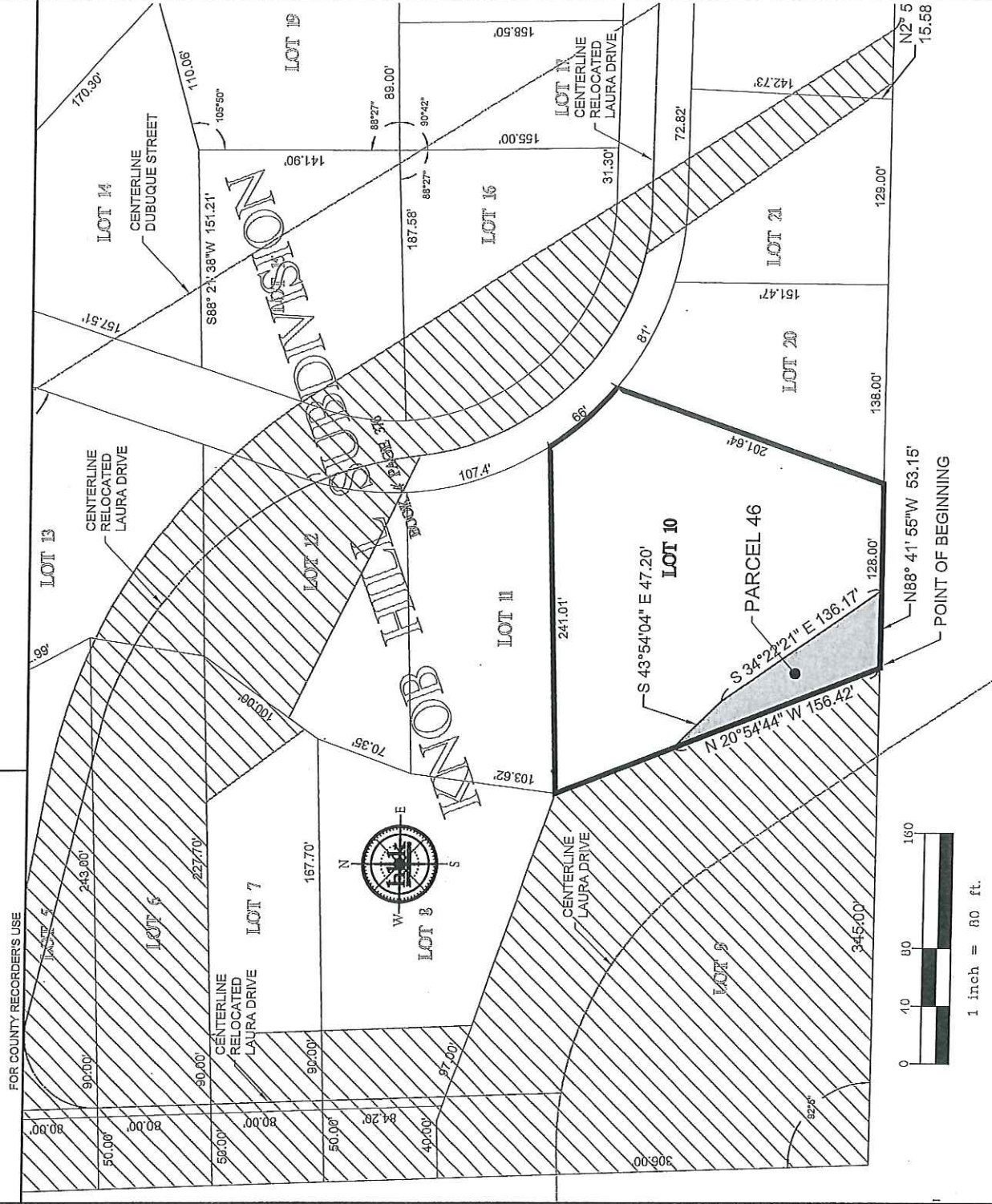
I hereby certify that the foregoing Patent is recorded in Vol. 27 Page 314 in the State Land Office.

Paul D. Pate, Iowa Secretary of State

# PLAT OF SURVEY

## IOWA DEPARTMENT OF TRANSPORTATION EXCESS RIGHT-OF-WAY

COUNTY	JOHNSON
PROJECT NO.	14-060421A5
SECTION	3
TOWNSHIP	79
AREA	PARCEL 46
ACQUIRED FROM	PARCEL 46 FROM JAMES F. FRONING AND ELEANOR M. FRONING
	KNOB HILL SUBDIVISION
STATE CONTROL NO.	
PARCEL NO.	
RANGE	6

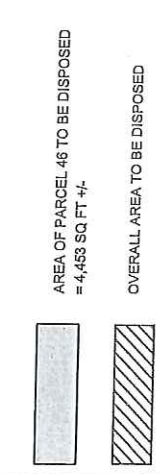


### LEGAL DESCRIPTION

A PART OF LOT 10 IN KNOB HILL SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 378 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE N20°54'44"W ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 156.42 FEET; THENCE S43°54'04"E, A DISTANCE OF 47.20 FEET; THENCE S34°22'21"E, A DISTANCE OF 136.17 FEET TO A POINT ALONG THE SOUTHERLY LINE OF SAID LOT 10; THENCE N88°41'55"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 53.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,453 SQ. FEET MORE OR LESS.



**PLAT OF SURVEY**  
DISPOSAL OF EXCESS ROW  
PARCEL 46  
LOT 10  
KNOB HILL SUBDIVISION  
IOWA CITY, IOWA



HBK ENGINEERING, LLC  
509 S. GILBERT ST.  
IOWA CITY, IA 52240  
PHONE: (319) 338-7557  
FAX: (319) 358-2937

**INDEX LEGEND**

Location: Lot 10 Knob Hill Subdivision, Book 4 Page 376, Johnson County, Iowa.

Requestor: Iowa Department of Transportation

Proprietor: Iowa Department of Transportation

Surveyor: Thomas E. Hagenssee

Company: HBK Engineering, LLC  
509 S. Gilbert St.  
Iowa City, Iowa 52240

Return To: Thomas Hagenssee, P.L.S.  
509 S. Gilbert St.  
Iowa City, Iowa 52240



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Thomas E. Hagenssee*  
SIGNATURE

THOMAS E. HAGENSGEE  
LICENSE NUMBER 09889  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017.  
PAGES OR SHEETS COVERED BY THIS SEAL:  
THIS SHEET ONLY

08/16/2017  
DATE

DRAWN BY:	ESW
APPROVED BY:	TBH
PROJECT NUMBER:	14-0604
DATE DRAWN:	08-15-2017
SCALE:	1" = 80'
SHEET:	1 OF 1