State of Iowa
OFFICE OF
THE SECRETARY OF STATE
STATE LAND OFFICE

Patent No. 626

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 22 IN KNOB HILL SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 376, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 22 OF SAID KNOB HILL SUBDIVISION; THENCE N89°42'19"E ALONG THE SOUTHERLY LINE OF SAID LOT 22; A DISTANCE OF 11.47 FEET FOR THE POINT OF BEGINNING; THENCE N3°47'34"W; A DISTANCE OF 18.97 FEET TO A POINT ALONG THE WESTERLY LINE OF SAID LOT 22; THENCE N52°51'42"E ALONG SAID WESTERLY LINE, A DISTANCE OF 65.92 FEET; THENCE S32°02'15"E, A DISTANCE OF 84.83 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 22; THENCE N89°41'45"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.86 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 1640 SQ FT 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 post such 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(b).

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 90a.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 318 in the State Land Office.

Paul D. Pate, Iowa Secretary of State
PLAT OF SURVEY
IOWA DEPARTMENT OF TRANSPORTATION
EXCESS RIGHT-OF-WAY

LEGAL DESCRIPTION
A PART OF LOT 22 IN KNOB HILL SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 307, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BORDERING AT THE SOUTHWEST CORNER OF LOT 22 OF SAID KNOB HILL SUBDIVISION; THENCE N49°37'34"W, A DISTANCE OF 13.87 FEET TO A POINT ALONG THE SOUTHERLY LINE OF SAID LOT 22, A DISTANCE OF 15.47 FEET FROM THE POINT OF BEGINNING; THENCE N59°26'14"E ALONG THE SOUTHERLY LINE OF SAID LOT 22, A DISTANCE OF 15.88 FEET TO THE SOUTHERLY LINE OF SAID LOT 22; THENCE N38°41'42"W ALONG SAID SOUTHERLY LINE, A DISTANCE OF 38.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL, CONTAINING 1640 SQ. FT. MORE OR LESS.

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SAID PARCEL, CONTAINING 1640 SQ. FT. MORE OR LESS.

INDEX LEGEND
Location:
Lot 22 Knob Hill Subdivision, Basic 4 Pega 376
Johnson County, Iowa
Requester:
Iowa Department of Transportation
Preparer:
Thomas E. Higgins
Company:
HBK Engineering, LLC
505 S. Gilbert St.
Iowa City, Iowa 52240
Return To:
Thomas Higgins, P.E.
305 S. Gilbert St.
Iowa City, Iowa 52240

LEGAL DESCRIPTION
A PART OF LOT 22 IN KNOB HILL SUBDIVISION, JOHNSON COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 307, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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