Iowa Department of Transportation ACQUISITION PLAT EXHIBIT "A" 1 OF 1

COUNTY	LINN NHSN-100-1(40)2		STATE	CONTROL NO	
PROJECT NO	NHSN-100-1(40)2	R-57	0711	PARCEL NO	87
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		C00 952/25/15 2570 A1/			
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NW COR. S SEC. 2-T83	WI/4	j			/ i'
FND. S.C.M. W/I		7		SEC. 2-	ITER T83N-R8W
1		i		SET 5/8" ALUM. CA	REBAR W/ P #17929
Ţ	BEARING TABLE	¬ i			
	COURSE BEARING DISTANCE	E I			!
	1-2 S42°32′56″W 78.47″ 2-3 S48°20′09″W 200.21	_		TION AREA S - SE1/4 SW1/4 SEC. 2	!
ļ	3-4 S47°05′36″W 50.01′	□ i	2.03 AC.	S = SW1/4 SW1/4 SEC. 2 = NW1/4 NW1/4 SEC. 11	!
	4-5 S47°17'42"W 50.02' 5-6 S47°34'55"W 50.03'	—	3.18 AC.	S - TOTAL	
	6-7 S48°19′00″W 50.05′ 7-8 S47°09′11″W 50.02′		11 1 115		
	8-9 \$45°12'31"W 50.00"		W. LINE SE1/4 SW1/4		
2643.84	9-10 S42°59'49"W 50.06" 11-12 S48°48'34"W 6.79'		SEC.2		
	13-14 N89°46′34″W 201.92 14-15 N40°49′57″E 35.43′			MINEE	13
S00 °54′27″E	11- 13 N40 4737 E 33.43	960+35.89		CACO MILYANGE CACO RAIROND	SOI * 19'17" E 2649.62
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1	NE OF FORMER CHICAGO, NUKEE, ST. PAUL RAILROAD		9	SE118-183	
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N89°46'34"W	(12)	,8 ³			
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SEC. 2-T83N-R8W			CHD=1312 CHD BR=N	.27' 52°07'15"E (14) 0.8	N89°46'34"W
FND. ALUM. CAP	Jan Jan Red		-		1673.83'
,	Str. 14 14 14 Str. Goth		L=6.17' R=3569.		P.O.B.
SCALE: 1" = 200'	est.		CHD=6.1 CHD BR=	7' N43°30'03"E	NE COR NW1/4
0′ 50′ 100′ 200′					SEC. 11 DETAIL 1
JEFFREY R. HUTTON	I hereby certify that this lo		<u></u>	(12)	NOT TO SCALE
139	or under my direct personal supplemental Licensed Land Surveyor under the	ervision and that I am a duly	LEG	END:	
JEFFREY R. HUTTON 17929	Ith RWH	_ 6/a5/13	$\overline{\triangle}$	SET 5/8" REBAR W/ALUM	
17929	JEFFREY RY HUTTON LICENSE I	17929 DATE		FOUND SECTION CORNER A FOUND MONUMENT AS NOT	
10WA	My license is subject to ren This certification appl upon which i	ies only to the page	()	RECORD BEARING/DISTANO	E
The same of the sa	upon winch i	oppour a.	-I		

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS FOLLOWS:

A Parcel of land within the South One-half (S1/2) of the Southwest Quarter (SW1/4) of Section Two (2) excepting therefrom the North Sixteen and Two-thirds (16 2/3) acres and also excepting therefrom the land lying to the northwest of the Chicago, Milwaukee & St. Paul Railroad in Section Two (2), and in the North One-half (N1/2) of the Northwest Quarter (NW1/4) of Section Eleven (11), all in Township Eighty-Three (83) North, Range Eight (8) West of the Fifth Principal Meridian, all in Linn County, Iowa, said parcel being shown on Acquisition Plat Exhibit "A" (Sheet 1 of 1) attached hereto and by reference made a part hereof, more particularly described as follows:

Commencing at the southeast corner of the Southwest Quarter (SW 1/4) of Section 2, Township 83 North, Range 8 West of the Fifth Principal Meridian, Linn County, Iowa; thence North 89°46'34" West along the south line of said Southwest Quarter (SW1/4) a distance of 1673.83 feet to the Point of Beginning; thence South 48°48'34" West, 6.79 feet to the beginning of a 3569.80 foot radius non tangent curve, concave southeasterly also being on the southeasterly right-ofway line of the former Chicago, Milwaukee and St. Paul Railroad; thence northeasterly 6.17 feet along the arc of said curve and said southeasterly right-ofway line with a chord that bears North 43°30'03" East, 6.17 feet to the south line of said Southwest Quarter (SW 1/4); thence North 89°46'34" West along said south line 201.92 feet to the southeasterly right-of-way line of the former Chicago, Milwaukee and St. Paul Railroad; thence North 40°49'57" East along said southeasterly right-of-way line 35.43 feet to the beginning of a 3719.80 foot radius non tangent curve, concave southeasterly; thence northeasterly 1319.17 feet along the arc of said curve having a chord that bears North 52°07'15" East, 1312.27 feet; thence South 42°32'56" West, 78.47 feet; thence South 48°20'09" West, 200.21 feet; thence South 47°05'36" West, 50.01 feet; thence South 47°17'42" West, 50.02 feet; thence South 47°34'55" West, 50.03 feet; thence South 48°19'00" West, 50.05 feet; thence South 47°09'11" West, 50.02 feet; thence South 45°12'31" West, 50.00 feet; thence South 42°59'49" West, 50.06

Linn County, Iowa NHSN-100-1(40) –2R-57 Parcel 87 – Excess Date: December 5, 2012

O:\111002\Cad\Plats\Legals\cs-legal Parcel 087_excess.doc

Page 1 of 2

feet; thence South 42°27'50" West, 300.48 feet; thence South 47°32'58" West, 266.55 feet to the south line said Southwest Quarter (SW1/4) and the Point of Beginning, containing 3.18 acres, more or less.

Basis of Bearing: The east line of the Southwest Quarter (SW 1/4) of said Section 2 is assumed to bear North 01°19'17" West.

Linn County, Iowa NHSN-100-1(40) –2R-57 Parcel 87 – Excess Date: December 5, 2012

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BK: 8812 PG: 372

Recorded: 10/2/2013 at 2:06:40.500 PM Fee Amount: \$37.00

Revenue Tax: Joan McCalmant RECORDER

Linn

Linn County, lowa Unique Doc ID: 2232805

Return to and Prepared by Valerie Goethals, Right of Way Office, Iowa Department of Transportation, 800 Lincoln Way, Ames, IA 50010, 515-239-1361

Form 634028 (01-13)



Parcel Number: 87

Land by fee title

Underlying fee title

Permanent easement

lowa Department of Transpor

Office of Right of Way, 800 Lincoln Way, Ames, Iowa 50010

Toll-Free: 856-282-5809 FAX: 515-239-1247

www.iowadot.gov

PURCHASE AGREEMENT

Project Number:	NHSN-100-1(40)	2R-57 Route Nu	mber: <u>100</u>
Seller:	Thomas C. Gruber	and Ellin K. Gruber, husband and	wife
by and between, 1. The Seller a Buyer, and t parts of the i in Township on pages 4,	Seller and the lowe grees to sell and fi he Buyer agrees to following: SE1/4SW 83 North, Range 8 5, 6, and 7 Including	urnish to the Buyer a conveyance buy the following real estate, he shall suffer the following real estate, he shall suffer the following buildings, improver	acting for the State of lowe, Buyer. e document, on form(s) furnished by the ereinafter referred to as the premises, in 2; and the NW1/4NW1/4 of Section 11, all e of lowe, and more particularly described
		ne Seller agrees to grant, the right ises as shown on or before the da	of possession, convey title and surrender tes listed below:
Paym	ent Amount	Agreed Performance	Date of Performance
		On conveyance of title	
•		On surrender of possession	
	\$230,000.00	On possession and conveyance	90 days after Buyer approval
	\$230,000.00	Total Lump-Sum Amount	
Break	sown:	Ac/Sq. Ft.	

18.33 acres

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0

Fence

Fence

0 rods woven

0 rods barbed

- 3. Possession of the premises is the essence of this agreement and the Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. The Seller grants the Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. The Seller may surrender possession of the premises, building, improvement, or any part thereof, prior to the time that he/she has agreed to do so, and agrees to give the Buyer 10 days notice of the Seller's intention to surrender possession by calling the Buyer at 1-866-282-5809.
- 4. The Seller warrants that there are no tenants on the premises holding under lease, except: None affected
- 5. This agreement shall apply to and bind the legal successors in interest of the Seller, and the Seller agrees to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession, as required by the lowa Code section 427.2 and agrees to warrant good and sufficient title. Names and addresses of lien holders are: None
- 6. The Buyer may include mortgagees, lien holders, encumbrances, and taxing authorities as payees on warrants issued in payment of this agreement. In addition to the total lump-sum payment amount, the Buyer agrees to pay \$150.00 for the cost of adding title documents required by this transaction to the Seller's abstract of title. If requested to do so, the Seller will deliver to the lowa Department of Transportation, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, an abstract of title to the premises. The Buyer agrees to pay the cost of abstract continuation. The Seller agrees to provide the documents as may be required by lowa Land Title Standards to convey merchantable title to the Buyer. The Seller also agrees to obtain court approval of this agreement, if requested by the Buyer, in the event title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. The Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to the Buyer, except attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed invoices.
- 7. The Buyer agrees that any agricultural drain tiles that are located within the premises that are damaged or require relocation by highway construction shall be repaired or relocated at no expense to the Seller. Where the Buyer specifically agrees to construct and maintain fence, the fence shall be constructed and maintained for vehicle access control purposes at no expense to the Seller. The Buyer has the right of entry upon the Seller's remaining property along the right-of-way line, if necessary, for the purpose of connecting the drain tile, and constructing and maintaining the fence. The Seller may pasture against the fence at his/her own risk. The Buyer will not be liable for fencing private property or maintaining it to restrain livestock.
- 8. If the Seller holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, the Buyer will pay any remaining proceeds to the survivor of that joint tenancy, and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of the Seller.
- 9. These premises are being acquired for public purposes. This transfer is exempt from the requirements for the filing of a "Declaration of Value" in accordance with Iowa Code section 428A.1.
- 10. The premises also includes all estates, rights, title, and interests, including all easements, and all advertising devices and the right to erect such devices as are located thereon. The Seller consents to any change of grade of the highway and accepts payment under this agreement for any and all damages arising from those changes. The Seller acknowledges full settlement and payment from the Buyer for all claims per the terms of this agreement, and discharges the Buyer from liability because of this agreement and the construction of the public improvement project.
- 11. The Seller states and warrants that, to the best of the Seller's knowledge, there is no burial site, well, solid waste disposal site, private sewage disposal systems, hazardous substance or underground storage tank on the premises, except: None
- 12. This written agreement constitutes the entire agreement between Buyer and Seller and there is no agreement to do or not to do any act or deed except as specifically provided for herein.
- 13. Buyer hereby gives notice of Seller's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa, Section 6B.52.
- 14. It is understood and agreed that the Buyer will construct and maintain access control fencing along Highway 100 from Sta. 941+54.72 to Sta. 973+33.34, main line, South side.
- 15. All 2013 growing crops are reserved to the Seller, if removed by Dec. 1, 2013. Any crops not removed by that date shall become the property of the Buyer. Should the Buyer require possession of the premises prior to Dec. 1, 2013, the Buyer may enter and damage or destroy the crop. The Buyer shall compensate the Seller for the damaged or destroyed crop based upon a rate of \$1,250 per acre.
- 16. It is understood and agreed that the Total Lump Sum Amount on Page 1 includes \$ 10.000 for damages to approximately 1.66 acres lying along the Northeastern border of the property that will become inaccessible by the Owner's farm equipment due to the acquisition.
- 17. It is understood and agreed that the Trees located in the acquisition area are reserved to the Seller if removed before 12-1-13. Any Trees remaining in the acquisition area after 12-1-13 become the property of the Buyer. The Seller agrees to leave at least a 1 foot stump on any taken trees.

Seller's signature and claimant's certification: Upon due approval and execution by the Buyer, the undersigned sellers/claimants certify the total lump-sum payment amount shown here is just and unpaid.

10000 Deer Valley Dr. Toddville, IA 52341

This section to be completed by a Notary Pt	. , ,
SELLER'S ACKNOWLEDGEMENT	CAPACITY CLAIMED BY SIGNER:
STATE OF lowa }	MINDIVIDUAL NOT THE STATE OF TH
COUNTY OF } ss:	CORPORATE
On this // day of SeptemBerk A.D. 2013	Title(s) of Corporate Officer(s):
before me, the undersigned, a notary public in and for said state, personally	
appeared Thomas C. Gruber and Ellin K. Gruber	
to me personally known; or proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/ their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted executed the instrument. (Sign in ink) EDUACE RESIDUAL (Print/type name) Notary Public in and for the State of lowa	Corporate Seal is affixed No Corporate Seal procured Limited Partnership General Partnership ATTORNEY-IN-FACT EXECUTOR(s) or TRUSTEE(s) GUARDIAN(s) or CONSERVATOR(s) Other:
My commission expires $4-6-(5)$	
(NOTARIAL SEAL)	SIGNER IS REPRESENTING: List name(s) of entity(ies) or person(s)
EDWARD R. GREENMAN COMMISSION NO. 173820 MY COMMISSION EXPIRES	List name(s) or entity(tes) or person(s)
Recommended by (Sign in ink): X Project Agent	(Date) 9-16-13
(Printed Name): Edward R Greenman	
Approved by (Sign in ink): X Right of Way Director (Printed Name): Martin J. Sankey	(Date) SEP 3 0 2013
BUYER'S ACKNOWLEDGEMENT	
STATE OF IOWA }	·
COUNTY OF STORY } ss:	
On this 30th day of September 2013 personally appeared ROW Director. Martin J. Sankey known to me to lead to be supported by the same of the Buyer and who did say that the instrument was signed on behalf of the Buyer minutes, and said right of way director acknowledged the execution of the inhereon, to be the voluntary act and deed of the Buyer, and by it voluntarily expenses.	pe a Right of Way Director of the er by its authority duly recorded in its estrument, whose signature appears
(NOTARIAL SEAL) WALERIE E. GOETHALS COMMISSION NO. 190573 MY COMMISSION EXPIRES JUNE 5, 2015 Notary Public in an	E. Suttula d for the State of Iowa

87, NHSN-100-1(40)--2R-57

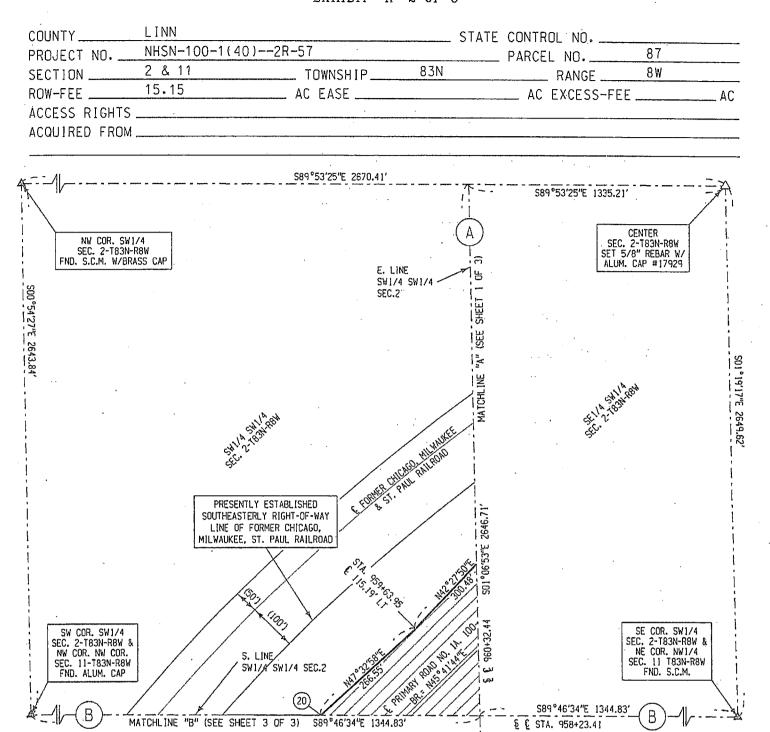
Iowa Department of Transportation ACQUISITION PLAT EXHIBIT "A" 1 OF 3

LINN

COUNTY	LINN		STA	TE CONTROL NO		
PROJECT NO		10)2R-57		PARCEL NO	87	
SECTION	2 & 11	TOWNSHIP	83N	PANCE	8 W	
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NW COR. SWI SEC. 2-T83N-	/4 R8W				SET 5/8" REBAR W/ \ ALUM. CAP #17929	\
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A		R=3719.8	30'		LINE OF FORMER	i li
\bigcirc		CHD=369.	.14' N65°07'28"E		CHICAGO, MILWAUKI ST. PAUL RAILROA	
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R. SW1/4			STATION/OFFSET TAE SHEET 2 OF 3 FOR A	BLE. ACOUSITION AREA BREAKDOWN		
83N-R8W & ? R. NW1/4						
-TB3N-R8W		S. LI	NF .		· ·	
LUM. CAP		SW1/	4 SEC.2			A
		(A 058+73.41			·	
	E E 21	(A. 958+Z3.41 ILINE "B" (SEE SHEET 3 OF 3)	S89°46'34"E 134	_{4.83} ,(B)		
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(A)					SE COR. SWI/	4
<u> </u>			•		SEC. 2-T83N-R8 NE COR. NW1/	4
·					SEC. 11-183N-F FND. S.C.M.	18W
LAND		tify that this land surveying document wo the related survey work was performed by			1 113. 3.0.11	
C. C. Deconomicon	or under my dire	ect personal supervision and that I am a surveyor under the laws of the State of I	duly			
JEFFREY R	\$ ~ ta		<u>L</u>	EGEND:		
JEFFREY R HUTTON 17929	171 2	N LIGENSE NO. 17929 DATE		SET 5/8" REBAR W/AI		
A TOOL	A SEFFECT HE HOLD	ON LIGENSE NO. 17929 UNIE s subject to renewol on December 31, 201:	1	A FOUND SECTION CORNE FOUND MONUMENT AS		
A WOL	PA 459 1	ertification applies only to Sheets) RECORD BEARING/DIST	**	
		1 of 3. 2 of 3 and 3 of 3		•	SCALE: 1" = 1	200'
					0′ 50′ 100′	200′
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Iowa Department of Transportation ACQUISITION PLAT EXHIBIT "A" 2 OF 3

PAGE 5



	BEARING TAB	LE
COURSE	BEARING	DISTANCE
1-2	S44°28'15"W	50.01′
2-3	S43°26'50"W	50.04
3-4	S44°41'42"W	50.01'
4-5	S45°54'29"W	50.00′
5-6	S49°11'53"W	50,09'
6-7	S54°41'25"W	50.62'
7-8	S40°19′14"W	150.66'
8-9	S39°21'02"W	50.31'
9-10	S39°59'04"W	50.25′
10-11	S42°07'13"W	50,10′
11-12	S41°23'45"W	50.14'
12-13	S42°06'31"W	
13-14	S41°01'38"W	50.17'
14-15	S50°00'54"W	50.14'
15-16	S43°47'46"W	79.78′
16-17	S47°48'01"W	77.25′
17-18	S47°15'14"W	93.10'
19-20	N48°48'34"E	6.79′
21-22	N42°59'49"E	50.06'
22-23	N45°12'31"E	50.00'
23-24	N47°09'11"E	50.02'
24-25	N48° 19'00"E	50.05'
25-26	N47°34'55"E	50.03
26-27	N47° 17'42"E	50.02
27-28	N47°05'36"E	50.01'
28-29	N48 °20'09"E	200.21′
29-30	N42°32′56"E	78.47′

ACQUISITION AREA

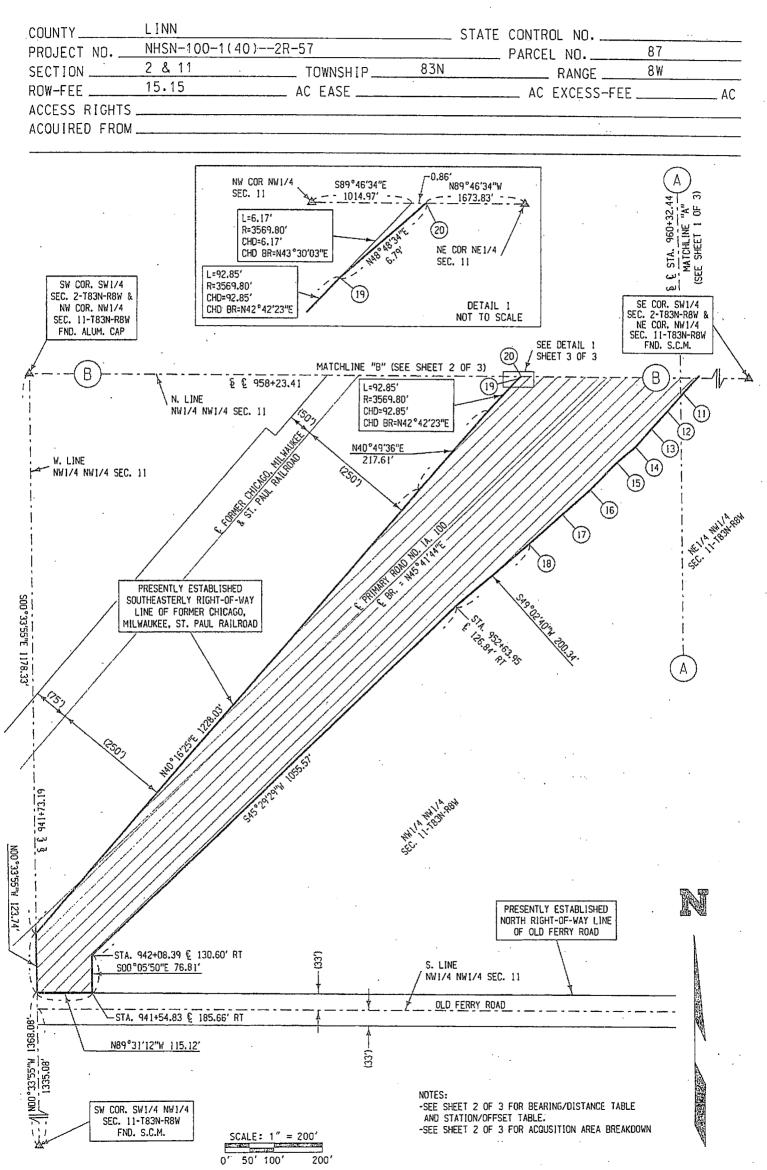
6.32 AC.2 - SE1/4 SW1/4 SEC. 2 1.15 AC.S - SW1/4 SW1/4 SEC. 2 0.02 AC - NE1/4 NW1/4 SEC. 11 7.66 AC.S - NW1/4 NW1/4 SEC. 11 15.15 AC.S - TOTAL А

STATION/OFFSET TABLE					
POINT	STAT10N	OFFSET			
1 .	965+13.95	113.53' RT			
2 .	964+63.95	114.59' RT			
3	964+13.95	116.56' RT			
4	963+63.95	117.43' RT			
5	963+13.95	117.25' RT			
6	962+63.95	114.18' RT			
7	962+13.95	106.27' RT			
8	960+63.95	120.38' RT			
9	960+13.95	125.94' RT			
10	959+63.95	130.94' RT			
11	959+13.95	134.07' RT			
·12	958+63.95	137.83' RT			
13	958+13.95	140.96' RT			
14	957+63.95	145.04' RT			
15	957+13.95	141.27' RT			
.16	956+34.22	143.91' RT			
17	955+57.02	141.07' RT			
18	954+63.95	138.54' RT			
. 19	956+90.76	124.18' LT			
20	956+97.54	123.81' LT			
21	962+63.95	132.13' LT			
22	963+13.95	134.49' LT			
23	963+63.95	134.91' LT			
24	964+13.95	133.64' LT			
25	964+63.95	131,35' LT			
26	965+13.95	129.70' LT			
27	965+63.95	128,31' LT			
28	966+13.95	127.09' LT			
29	968+13.95	117.86' LT			
30	968+79.57	121.47' LT			

STATION/OFFSET TABLE

SCALE: 1" = 200' 0' 50' 100' 200'

Iowa Department of Transportation 7AGE 6 ACQUISITION PLAT EXHIBIT "A" 3 OF 3



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Iowa Department of Transportation ACQUISITION PLAT EXHIBIT "A" 1 OF 1

_____ STATE CONTROL NO.

LINN

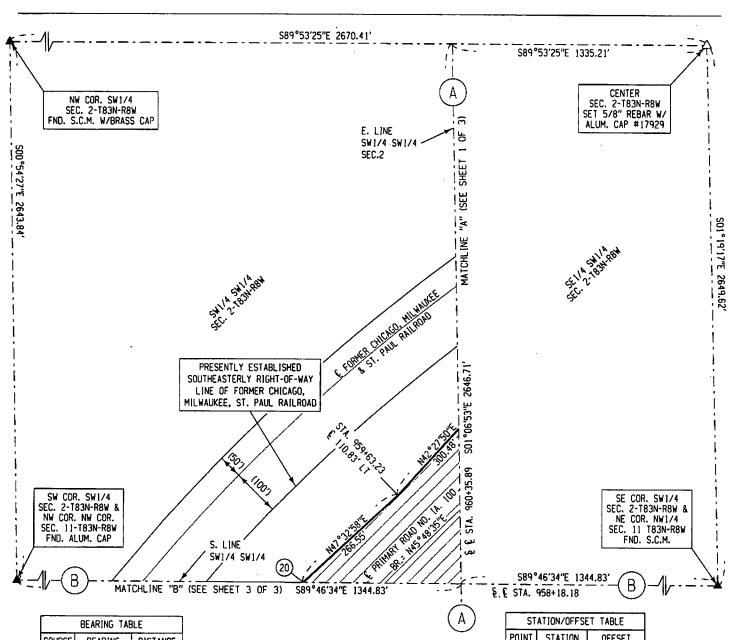
PROJECT NO SECTION	2	TOWNSHIP_	83	PARCEL NO. 87 RANGE 8W
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A			Ţ	S89°53′25″E 1335.21′
NW COR. SEC. 2-TE	SWI/4 B3N-R8W		į	
FND. S.C.M. W	/BRASS CAP	=	7	CENTER SEC. 2-T83N-R8W SET 5/8" REBAR W/ ALUM. CAP #17929
			í	ALUM. CAP #17929
!	BEARING T	ABLE	i	
-	COURSE BEARING	DISTANCE	į	ACQUISITION AREA
1	1-2 S42°32′56′ 2-3 S48°20′09′		ŗ	1.14 AC.S - SE1/4 SW1/4 SEC. 2
1	3-4 S47°05'36' 4-5 S47°17'42'	'W 50.01'	į	2.03 AC.S - SW1/4 SW1/4 SEC. 2 0.01 AC NW1/4 NW1/4 SEC. 11 3.18 AC.S - TOTAL
	5-6 S47°34'55'	'W 50.03'	ļ .	3.18 AC.5 - TUTAL
1	6-7 S48°19'00' 7-8 S47°09'11'		! W. LT	INE
1	8-9 S45°12'31' 9-10 S42°59'49'			4 SW1/4
	11-12 S48°48'34'	"W 6.79'		
	13-14 N89°46′34′ .14-15 N40°49′57′	"W 201.92' "E 35.43'	960+35.89	"White
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	3. C. J.	/		
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1			! /	
		STATE OF THE STATE		SE COR. SW1/4 SEC. 2-TB3N-R8W
♦ / /				S. LINE
1.//	J /// J]	SW1/4 SEC.2 POINT OF COMMENCEMENT
			- k	N89°46′34″W 1344.83′
T-AV	13		1	§ € STA. 958+18.18
N89°46'34	<u>"W 813.05"</u>	12 45.48	, [L=1319.17'
SW COR. SW1/4		A.		R=3719.80' (15)
EC. 2-T83N-R8W FND. ALUM. CAP				CHD BR=N52 °07′15″E (14): 0.886" N89°46′34"W 1673.83' -
		Wally Hoo.		L=6.17' P.O.B.
SCALE: 1" = 200'	H.	I TO WENT		R=3569.80' (11) P.O.C.
50' 100' 20				CHD BR=N43°30'03"E SEC. 11
20 100 20	· · · · · · · · · · · · · · · · · · ·	u that this land curvavias decreased w	15	DETAIL 1 NOT TO SCAL
SO LAND SUP	prepared and the	y that this land surveying document wa related survey work was performed by personal supervision and that I am a	ma i	
Sjeffrey R	licensed Land Surv	veyor under the laws of the State of 1	омо-	LEGEND:
HUTTON 17929	OR JEFFREY RY HUTTON	WILL 6/25/13 LICENSE NO. 17929 DATE		△ SET 5/8" REBAR W/ALUM. CAP #17929 ▲ FOUND SECTION CORNER AS NOTED
A STATE OF THE STA	My license is s	subject to renewal on December 31, 2013	3.	. FOUND MONUMENT AS NOTED () RECORD BEARING/DISTANCE
A WOL	₹ This certi	ification applies only to the page upon ∍hich it appears.		, ,
				4.00.44 434

Iowa Department of Transportation ACQUISITION PLAT EXHIBIT "A" 1 OF 3

COUNTY	LINN	44404	STAT	E CONTROL NO	
PROJECT NO	NHSN-100-1 (40)2R-57		_ PARCEL NO	87
SECTION	2 & 11 15 15	TOWNSHIP	83N	RANGE .	8W
		AC EASE		AC EXCESS	-FEE A
ACCESS RIGHTS		GRUBER'S ELL	WV Gaus	<i></i>	
ACCOINED I NOW	TOWAS C.	ORREIDEN C	. ORLE	EK	
					CENTER SEC. 2-T83N-R8W
NW COR. SW1 SEC. 2-T83N-F	R8W				SET 5/8" REBAR W/ ALUM. CAP #17929
FND. S.C.M. W/BRA	ISS CAP				
/ 		S89°53'25"E 2670.41'			N - 3
IV /		S89°53′25″E 133	35.21'		<u>_</u> ;
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ļ			DOINT OF BEGIN	NI NE	
ļ	•		POINT OF BEGIN	NING	PRESENTLY ESTABLISHED
		L=369.29		1 1	SOUTH RIGHT-OF-WAY
(A)	•	R=3719.8 CHD=369			LINE OF FORMER CHICAGO, MILWAUKEE,
Ţ	S. L	CHO BR=	N65°07'28"E		ST. PAUL RAILROAD
!		6 2/3 ACRES			89°59′27"E
£					130.26'
₩. L	INF				· \$89°59′27″W 329.55′ - ~
(V) CE 1	/4 SW1/4	C. FORMER CHICAGO, MILWAUKEE		11///	
SEC.	SENTLY ESTABLISHED	TO CHICAGO RAILROAD			\$ 93, 13, 63 \$ 89,52. Ar
딾! SOUTH	EASTERLY RIGHT-OF-WAY	C FORMER PAUL	1/////	1////: \\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	9. 42
MILWAU	F OF FORMER CHICAGO, IKEE, ST. PAUL RAILROAD			35/4	, J. 13.63 OS.
A;		29 ////		1. 64.	70 C 80
CHLINE		/////8		1 83. 01.97. 63	, 35. Ar
MAI (SO				× 10/2 11 0	
	(28)	Statute land to the	////	\$3.500, 97.65.65 \$3.00, 14.13.55.	E. LINE
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		////// 6	18. 11. 12. 18. 18. 11. 11. 11. 11. 11. 11. 11. 11		
£ (21)	Y ////////		13. */ ₃ . SELA STATUREN		
960+35.89		(1) (S)	~ *	CIN SERVE	1
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SIA.		(3)			1
الأس		NOTES	S:		
	//////////////////////////////////////	-SEE	SHEET 2 OF 3 FOR BEASTATION/OFFSET TABLE		
DR. SW1/4 T83N-R8W &	(/////_6			OUSITION AREA BREAKDOWN	
OR. NW1/4 1-T83N-R8W					
ALUM. CAP	//:	S. LI			
/ 3//	8	SW174	4 SEC.2		•
	E E STA.				
1344.83	MATCHLIN	E "B" (SEE SHEET 3 OF 3)	589°46′34"E 1344.8	B3',B)	DOINT OF COURTES
(A) `	9				POINT OF COMMENCEMENT
\sim				•	SE COR. SW1/4 SEC. 2-T83N-R8W &
	DATED: 12	/14/12 REVISED: 6/24/13			NE COR. NW1/4 SEC. 11-T83N-R8W
LAND CA		that this land surveying document was			FND. S.C.M.
JEFFREY R.	or under my direct p	related survey work was performed by m personal supervision and that 1 am a d	tuly		
S JEFFREY R.	Picensed Land Surve	yor under the laws of the State of lo		END:	
JEFFREY R. HUTTON 17929	JEFFREY R. HUTTON	LICENSE NO. 17929 DATE		SET 5/8" REBAR W/AL	
		bject to renewal on December 31. 2013.	. 🛕	FOUND SECTION CORNE FOUND MONUMENT AS N	
10WA	This certi	fication applies only to Sheets of 3, 2 of 3 and 3 of 3		RECORD BEARING/DIST	-
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Iowa Department of Transportation ACQUISITION PLAT EXHIBIT "A" 2 OF 3

COUNTY	LINN		STATE	CONTROL NO		
PROJECT NO	NHSN-100	-1(40)2R-57		DADOEL NO		
SECTION		TOWNSHIP		RANGE		
ROW-FEE	15.15	AC EASE		AC EXCESS-FE		AC
ACCESS RIGHTS					•	
ACQUIRED FROM	THOMAS	C. GRUBER & ELLIA	K. GRU	BER		



	BEARING TABLE					
COURSE	BEARING	DISTANCE				
1-2	S44°28'15"W	50.01				
2-3	S43°26'50"W	50.04'				
3-4	S44°41'42"W	50.01'				
4-5	S45°54'29"W	50.00'				
5-6	S49°11'53"W	50.09'				
6-7	S54°41'25"W	50.62				
7-8	S40°19'14"W	150.66'				
8-9	S39°21'02"W	50.31'				
9-10	S39°59'04"W	50.25'				
10-11	S42°07'13"W	50.10′ -				
11-12	S41°23'45"W	50.14'				
12-13	S42°06'31"W	50.10'				
13-14	S41°01'38"W	50.17				
14-15	S50°00'54"W	50.14				
15-16	S43°47'46"W	79.78′				
16-17	S47°48'01"W	77.25′				
17-18	S47°15′14"W	93.10'				
19-20	N48°48'34"E	6.79'				
21-22	N42°59'49"E	50.06'				
22-23	N45°12'31"E	50.00'				
23-24	N47°09'11"E	50.02'				
24-25	N48°19'00"E	50.05'				
25-26	N47°34'55"E	50.03'				
26-27	N47°17'42"E	50.02'				
27-28	N47°05'36"E	50.01'				
28-29	N48°20'09"E	200.21'				
29-30	N42°32′56"E	78.47'				

ACQUISITION AREA

6.32 AC.2 - SE1/4 SW1/4 SEC. 2 1.15 AC.S - SW1/4 SW1/4 SEC. 2 0.02 AC - NE1/4 NW1/4 SEC. 11 7.66 AC.S - NW1/4 NW1/4 SEC. 11 15.15 AC.S - TOTAL

	10	137703.12	133,30 KI
	11	959+13.73	138.53' RT
	12	958+63.74	142.38' RT
	13	958+13.74	145.62' RT
	14	957+63.75	149.80' RT
	15	957+13.74	146.12' RT
	16	956+34.01	148.93' RT
	17	955+56.81	146.24' RT
	18	954+63.74	143.90' RT
	19	956+90.02	119.28' LT
	20	956+96.80	118.92' LT
	21	962+63.20	128.37' LT
	22	963+13.19	130.82' LT
	23	963+63.19	131.35' LT
	24	964+13.19	130.18' LT
	25	964+63.20	127.99' LT
	26	965+13.20	126.44' LT
50.V.F	27	965+63.20	125.14' LT
SCALE: 1" = 200'	28	966+13.21	124.02' LT
0′ 50′ 100′ 200′	29	968+13.22	115.20' LT
0 30 100 200	30	968+91.57	119.66' LT

A

STATION/OFFSET TABLE STATION

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9 10 965+13.69 116.79' RT

964+63.69 117.96' RT 964+13.69 120.02' RT

963+63.69 120.99' RT

963+13.69 120.91' RT 962+63.69 117.95' RT

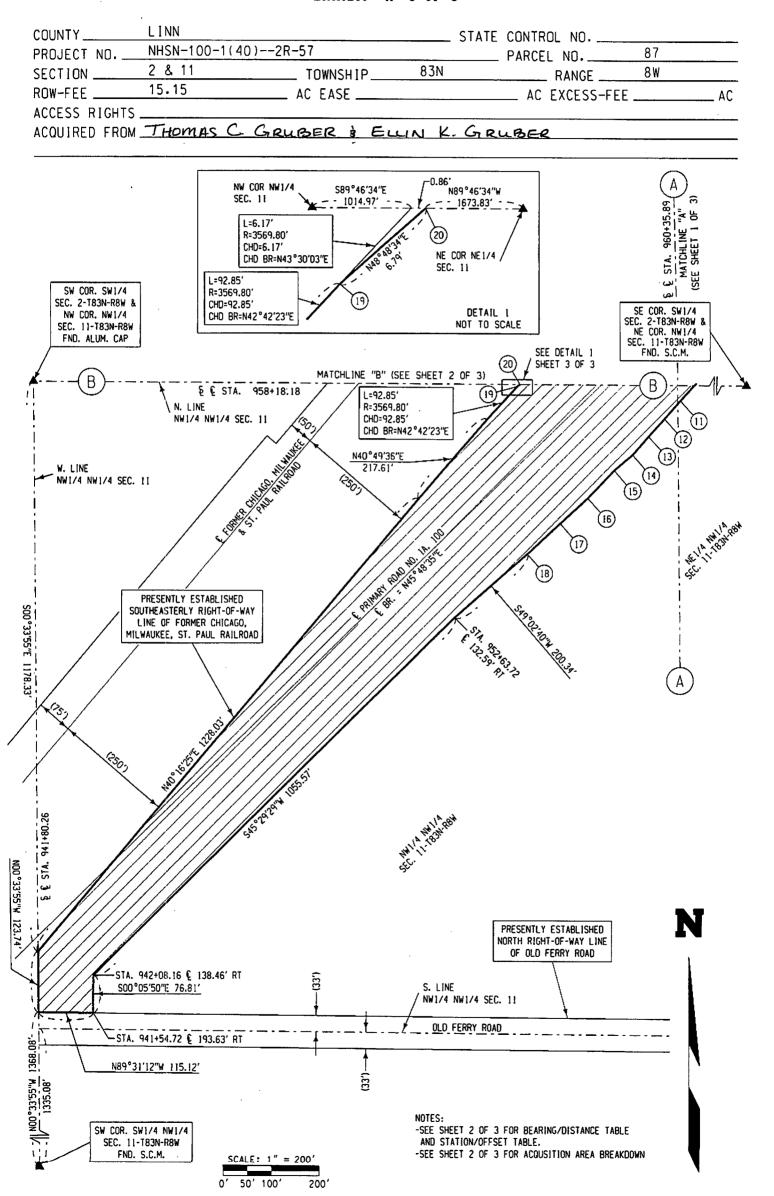
962+13.67 110.13' RT

960+63.70 124.54' RT 960+13.71 | 130.20' RT

959+63.72 | 135.30' RT

OFFSET

Iowa Department of Transportation ACQUISITION PLAT EXHIBIT "A" 3 OF 3



Iowa Department of Transportation ACQUISITION PLAT EXHIBIT: "B" 1 OF 1

4 1 8 8

COUNTY	LINN			E CONTROL NO	
PROJECT NO			071	_ PARCEL NO	87
SECTION	3.18	TOWNSHIP	83N	RANGE	8W
ROW-FEEACCESS RIGHTS	· · · · · · · · · · · · · · · · · · ·	AC EASE		AC EXCESS-FE	Ł AC
		GRUBER & E	ELLIN K. G	RUBER	
		-			
NW COR. St SEC. 2-1839 FND. S.C.M. W/B	BEARING TABLE COURSE BEARING DIST 1-2 S42°32'56"W 78 2-3 S48°20'09"W 200 3-4 S47°05'36"W 50. 4-5 S47°17'42"W 50. 5-6 S47°34'55"W 50. 6-7 S48°19'00"W 50. 7-8 S47°09'11"W 50. 8-9 S45°12'31"W 50. 9-10 S42°59'49"W 50. 11-12 S48°48'34"W 6. 13-14 N89°46'34"W 201 14-15 N40°49'57"E 35.	S89°53′25″E 2670.4 ANCE 47′ .21′ .01′ .02′ .03′ .05′ .02′ .92′ .43′ WE3719.80′ .HD=1312.27′ .HD BR=N52°07′15″E	ACOUISI 1.14 AC 2.03 AC 0.01 AC 3.18 AC W. LINE SE1/4 SW1/4 SEC.2	S89°53'25"E 1335.21' CEN SEC. 2-1 SET 5/8" ALUM. CAI S - SE1/4 SW1/4 SEC. 2 S - SW1/4 SW1/4 SEC. 2 - NW1/4 NW1/4 SEC. 11 S - TOTAL TOTAL TOTAL S - TOTAL S - TOTAL S - TOTAL S - TOTAL S - TOTAL S - TOTAL	TER 83N-R8W REBAR W/ P #17929
N89°46'34"W SW COR. SW1/4 SEC. 2-T83N-R8W FND. ALUM. CAP SCALE: 1" = 200' 0' 50' 100' 200' JEFFREY R. HUTTON 17929 R 10W A	I hereby certify that this prepared and the related a crunder my direct personal licensed Land Surveyor under My (icensed a subject to	Starte de a	L=1319.1 R=3719.8 CHD=1312 CHD BR=N L=6.17' R=3569. CHD=6.1 CHD BR=	SEC F NI/4 SEC.2 POINT O 89°46'34"W 1344.83' \$ \$ \$ STA. 958+18.18 7' 0' 2.27' 152°07'15"E 13 80' 7' 14 15 0.81 13 END: SET 5/8" REBAR W/ALUM. FOUND SECTION CORNER A FOUND MONUMENT AS NOTE	N89 46 34 W - 1673.83' - 1673.83' -

BK: 8856 PG: 218

Recorded: 11/26/2013 at 9:28:43.963 AM

Fee Amount: \$52.00 Revenue Tax: \$351.20 Joan McCalmant RECORDER

Linn County, Iowa Unique Doc ID: 2242082



Prepared by:

Katie A. Johnson, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1633

Katie A. Johnson, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1633

Katie A. Johnson, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1633

Katie A. Johnson, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1633

Katie A. Johnson, Office of Right of Way, 800 Lincoln Way, Ames, IA 50010, 515-239-1633 IA 50010)

WARRANTY DEED

For the consideration of TWO HUNDRED TWENTY THOUSAND AND NO/100--(\$220,000.00)-----DOLLARS and other valuable consideration in hand paid by lowa Department of Transportation, THOMAS C. GRUBER and ELLIN K. GRUBER, husband and wife, do hereby convey to the STATE OF IOWA the following described real estate in Linn County, Iowa:

THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS **FOLLOWS:**

A Parcel of land within the North One-half (N1/2) of the Northwest Quarter (NW1/4) of Section Eleven (11), the South One-half (S1/2) of the Southwest Quarter (SW1/4) of Section Two (2) excepting therefrom the North Sixteen and Two-third (16 2/3) acres and also excepting therefrom the land lying to the northwest of the Chicago, Milwaukee & St. Paul Railroad in Section Two (2) and Section Eleven (11), Township Eighty-Three (83) North, Range Eight (8) West of the 5th P.M., all being in Linn County, Iowa, said parcel being shown on Acquisition Plat Exhibit "A" (1 of 3, 2 of 3 and 3 of 3) attached hereto and by reference made a part hereof, more particularly described as follows:

Commencing at the southeast corner of the Southwest Quarter (SW 1/4) of Section 2, Township 83 North, Range 8 West of the 5th P.M., Linn County, lowa; thence North 01°19'17" West along the east line of said SW1/4 a distance of 995.49 feet to the south right-of-way line of said Chicago, Milwaukee & St. Paul Railroad; thence South 89°59'27" West along said south right-of-way line 329.55 feet to the Point of Beginning; thence South 56°25'02" West, 20.05 feet; thence South 41°03'57" West, 150.49 feet; thence South 25°59'01" West, 137.56 feet; thence South 53°43'48" West, 121.70 feet, thence South 54°05'35" West, 202.17 feet; thence South 41°47'15" West, 200.47 feet; thence South 44°28'15" West, 50.01 feet; thence South 43°26'50" West, 50.04 feet; thence South 44°41'42" West, 50.01 feet; thence South 45°54'29" West, 50.00 feet; thence South 49°11'53" West, 50.09 feet, thence South 54°41'25" West, 50.62 feet; thence South 40°19'14" West, 150.66 feet; thence South 39°21'02" West, 50.31 feet; thence South 39°59'04" West, 50.25 feet; thence South 42°07'13" West, 50.10 feet; thence South 41°23'45" West, 50.14 feet; thence South 42°06'31" West, 50.10 feet; thence South 41°01'38" West, 50.17 feet; thence South 50°00'54" West, 50.14 feet; thence South 43°47'46" West, 79.78 feet; thence South 47°48'01" West, 77.25 feet; thence South 47°15'14" West, 93.10 feet; thence South 49°02'40" West, 200.34 feet; thence South 45°29'29" West, 1055.57 feet; thence South 00°05'50" East, 76.81 feet to the north right-of-way line of Old Ferry Road; thence North 89°31'12" West along said north right-of-way line 115.12 feet to the west line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section 11; thence North 00°33'55" West along said west line 123.74 feet to the southeasterly right-of-way line of the former Chicago, Milwaukee and St. Paul Railroad; thence North 40°16'25" East along said southeasterly right-ofway line 1228.03 feet; thence North 40°49'36" East along said southeasterly right-of-way line 217.61 feet to the beginning of a 3569.80 foot radius non tangent curve, concave southeasterly; thence northeasterly 92.85 feet along the arc of said curve and said southeasterly right-of-way line with a chord that bears North 42°42'23" East, 92.85 feet; thence North 48°48'34" East, 6.79 feet to a point on the north line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW1/4) of said Section 11; thence North 47°32'58" East, 266.55 feet; thence North 42°27'50" East, 300.48 feet; thence North 42°59'49" East, 50.06 feet; thence North 45°12'31" East, 50.00 feet; thence North 47°09'11" East, 50.02 feet; thence North 48°19'00" East, 50.05 feet; thence North 47°34'55" East, 50.03 feet; thence North 47°17'42" East, 50.02 feet; thence North 47°05'36" East, 50.01 feet; thence North 48°20'09" East, 200.21 feet; thence North 42°32'56" East 78.47 feet to the beginning of a 3719.80 foot radius non tangent curve, concave southeasterly; thence northeasterly 369.29 feet along the arc of said curve and the southeasterly right-of-way line of the former Chicago, Milwaukee and St. Paul Railroad with a chord that bears North 65°07'28" East, 369.14 feet; thence North 89°59'27" East along said south right-of-way line 130.26 feet to the Point of Beginning, containing 15.15 acres, more or less.

Basis of Bearing: The east line of the Southwest Quarter (SW 1/4) of said Section 2 is assumed to bear North 01°19'17" West.

AND

A Parcel of land within the South One-half (S1/2) of the Southwest Quarter (SW1/4) of Section Two (2) excepting therefrom the North Sixteen and Two-thirds (16 2/3) acres and also excepting therefrom the land lying to the northwest of the Chicago, Milwaukee & St. Paul Railroad in Section Two (2), and in the North One-half (N1/2) of the Northwest Quarter (NW1/4) of Section Eleven (11), all in Township Eighty-Three (83) North, Range Eight (8) West of the Fifth Principal Meridian, all in Linn County, lowa, said parcel being shown on Acquisition Plat Exhibit "B" (1 of 1) attached hereto and by reference made a part hereof, more particularly described as follows:

Commencing at the southeast corner of the Southwest Quarter (SW 1/4) of Section 2, Township 83 North, Range 8 West of the 5th P.M., Linn County, Iowa; thence North 89°46'34" West along the south line of said Southwest Quarter (SW1/4) a distance of 1673.83 feet to the Point of Beginning; thence South 48°48'34" West, 6.79 feet to the beginning of a 3569.80 foot radius non tangent curve, concave southeasterly also being on the southeasterly right-of-way line of the former Chicago, Milwaukee and St. Paul Railroad; thence northeasterly 6.17 feet along the arc of said curve and said southeasterly right-of-way line with a chord that bears North 43°30'03" East, 6.17 feet to the south line of said Southwest Quarter (SW 1/4); thence North 89°46'34" West along said south line 201.92 feet to the southeasterly right-of-way line of the former Chicago, Milwaukee and St. Paul Railroad; thence

North 40°49'57" East along said southeasterly right-of-way line 35.43 feet to the beginning of a 3719.80 foot radius non tangent curve, concave southeasterly; thence northeasterly 1319.17 feet along the arc of said curve having a chord that bears North 52°07'15" East, 1312.27 feet; thence South 42°32'56" West, 78.47 feet; thence South 48°20'09" West, 200.21 feet; thence South 47°05'36" West, 50.01 feet; thence South 47°17'42" West, 50.02 feet; thence South 47°34'55" West, 50.03 feet; thence South 48°19'00" West, 50.05 feet; thence South 47°09'11" West, 50.02 feet; thence South 45°12'31" West, 50.00 feet; thence South 42°59'49" West, 50.06 feet; thence South 42°27'50" West, 300.48 feet; thence South 47°32'58" West, 266.55 feet to the south line said Southwest Quarter (SW1/4) and the Point of Beginning, containing 3.18 acres, more or less.

Basis of Bearing: The east line of the Southwest Quarter (SW 1/4) of said Section 2 is assumed to bear North 01°19'17" West.

No rights of direct access shall be permitted between Primary Road No. IA 100 and grantors' remaining property abutting thereon.

This deed is given in fulfillment of a certain Purchase Agreement dated September 30, 2013, and recorded in the Linn County Recorder's Office on October 2, 2013, in Book 8812, Page 372, except for those terms that survive the execution of this document.

The additional amount of \$10,000.00, as agreed to in the aforesaid Agreement, is paid as severance damages to the remaining property and is not subject to real estate transfer tax.

This land is being acquired for public purposes through eminent domain and a Declaration of Value is not required. Iowa Code Sec. 428A.1.

Grantors do hereby covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof shall be construed as in the singular or plural number, and as feminine or masculine gender, according to the context.

Dated November 19 th, 2013

(Sign in Ink)

thomas C. Sulman C. Sulman C. Gruber

S. o. J. Meulel

(Sign in Ink)

Ellin K. Grube

STATE OF Towa, COL	JNTY OF Linn, ss:
This instrument was acknowledged before reThomas C. Gruber and Ellin K. Gruber.	me on November 19, 2013, by
PONALD E. YOUNG F. Commission Number 197123 My Commission Expires June 25, 2016	(Sign in Ink)

