



Doc ID: 022206960002 Type: GEN
 Kind: WARRANTY DEED
 Recorded: 06/15/2011 at 12:10:43 PM
 Fee Amt: \$19.00 Page 1 of 2
 Revenue Tax: \$0.00
 Johnson County Iowa
 Kim Painter County Recorder
BK 4763 PG 748-749

Prepared by & Return to: Sara Hektoen, Asst. City Attorney, 410 E. Washington St., Iowa City, IA 52240 (319) 356-5030
 Tax Statements To: City of Iowa City; 410 E. Washington Street, Iowa City, IA 52240
 Grantor(s): BJS Enterprises, L.C.
 Grantee(s): City of Iowa City, Iowa

Fee

WARRANTY DEED

For valuable consideration, **BJS Enterprises, L.C.**, an Iowa Limited Liability Company (Grantor), does hereby convey to **City of Iowa City, Iowa**, a municipal corporation (Grantee), the following described real estate in Johnson County, Iowa:

The property depicted and described on the attached Right-of-Way Acquisition Plat, marked Exhibit "A".

EXEMPT FROM TRANSFER TAX PURSUANT TO IOWA CODE §428A.2(6)

Grantor does hereby Covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that he has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. 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 masculine or feminine gender, according to the context.

BJS ENTERPRISES, L.C.

May 25, 2011
 Date

By: Betty Jane Shaw
 Name & Title Betty Jane Shaw, President

By: William E. Shaw
 Name & Title William E. Shaw, Exec. Vice President

STATE OF IOWA; ^{Page} JOHNSON COUNTY) ss:

On this 25 day of May, 2011, before me, a notary public in and for the State of Iowa, personally appeared Betty Jane Shaw and William E. Shaw to me personally known, who being by me duly sworn did say that they are the President and Exec Vice President of **BJS ENTERPRISES, L.C.**, an Iowa limited liability company, and that said instrument was signed on behalf of the said limited liability company by authority of its managers and acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.



Jennifer French
 Notary Public in and for the State of Iowa

EXHIBIT "A"

RIGHT-OF-WAY ACQUISITION PLAT

PREPARED BY STEVEN N. ZEETS, L.S., FOTH INFRASTRUCTURE & ENVIRONMENT, LLC
4211 GLASS ROAD NE, SUITE B CEDAR RAPIDS, IOWA 52402

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN LOTS 1 & 2, BLOCK 1, FAIR MEADOWS ADDITION FIRST UNIT TO IOWA CITY, JOHNSON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A P1 POINT SET ON THE CENTERLINE OF LOWER MUSCATINE ROAD AS RECORDED IN RIGHT-OF-WAY RETRACEMENT PLAT IN BOOK 54, PAGE 2 OF THE JOHNSON COUNTY RECORDER'S OFFICE, NEAR THE INTERSECTION OF 1ST AVENUE IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23;

THENCE S43°53'06"E, 181.50 FEET ALONG THE CENTERLINE ALIGNMENT OF SAID LOWER MUSCATINE ROAD;

THENCE S46°06'54"W, 33.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWER MUSCATINE ROAD AND TO THE POINT OF BEGINNING;

THENCE N49°35'45"W, 33.61 FEET;

THENCE N88°11'52"W, 26.71 FEET;

THENCE N43°53'06"W, 26.21 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 1ST AVENUE;

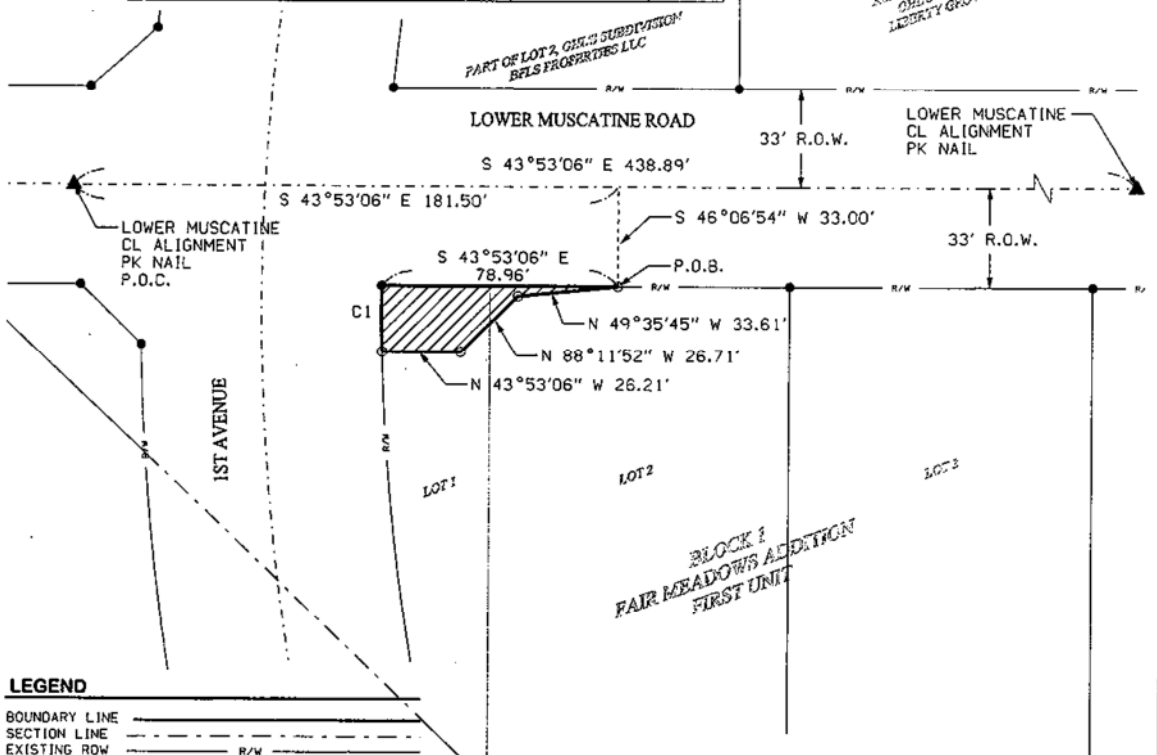
THENCE 22.00 FEET NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A 724.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, WHOSE 22.00 FOOT CHORD BEARS N45°35'42"E TO A POINT AT THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWER MUSCATINE ROAD;

THENCE S43°53'06"E, 78.96 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LOWER MUSCATINE ROAD TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 0.02 ACRES (878 SQ.FT.).

FOR THE PURPOSE OF THIS DESCRIPTION ALL BEARINGS AND DISTANCES ARE REFERENCED TO NAD83(96 HARN) (A SPCS SOUTH ZONE, US SURVEY FOOT (JOHNSON COUNTY CONTROL)).

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHD. LENGTH	CHD BEARING	DELTA	TAN
C 1	22.00'	724.00'	22.00'	N45°35'32"E	01°44'28"	11.00'



PROPRIETOR:
BJS ENTERPRISES, L.C.
PO BOX 466
SHENANDOAH, IA 51601

- LEGEND**
- BOUNDARY LINE ————
 - SECTION LINE ————
 - EXISTING R/W ———— R/W
 - PROPOSED R/W ———— R/W
 - PROPERTY LINE ———— P/L
 - LOT LINE ————
 - FOUND 5/8" REBAR ●
 - SET 1/2" X 30" REBAR ○
 - W/YELLOW CAP #18377 △
 - SET SECTION/QUARTER CORNER ▲
 - FOUND CENTERLINE P.I. (M)
 - MEASURED (R)
 - RECORDED
 - PERMANENT RIGHT-OF-WAY
 - 0.02 AC.
 - 878 SQ. FEET

SURVEY WORK DONE: FEBRUARY 2009



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.

Steven N. Zeets 12/29/10
STEVEN N. ZEETS, L.S. DATE
License Number: 18377
My license renewal date is DECEMBER 31, 2010.
Pages or sheets covered by this seal: 1 of 1

SHEET NO. 1 OF 1		CLIENT: CITY OF IOWA CITY 410 E WASHINGTON ST. IOWA CITY, IOWA 52240 PHONE: (319) 256-5000	DRAWN BY: MFS APPROVED BY: SNZ DATE: 12/20/2010 SCALE: 1" = 50'	LOWER MUSCATINE IMPROVEMENTS PROJECT NUMBER: 0910023.00
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