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Doc. No. \_\_\_\_\_  
WOODBURY COUNTY, IOWA  
Filed for record, indexed and delivered  
to County Auditor & Recorder on

WOODBURY COUNTY, IOWA  
Entered upon the transfer book and  
for taxation on

DEC - 6 2004

DEC 06 2004

Time 2:00 AM - PM 22<sup>nd</sup> day  
Auditor's & Recorder's Fee \$ \_\_\_\_\_ Pd.  
By P. Gill Auditor & Recorder  
By [Signature] Designee

Fee \$ 5<sup>00</sup> Pd.  
By Whitehouse Auditor & Recorder  
By [Signature] Designee

Prepared By/Return To: Sharon Bowers, Iowa Department of Transportation, Property Management, 800 Lincoln Way, Ames, Iowa 50010 (515)239-1539  
Address Tax Statements: Lakeport Commons, LLC, 3819 Sylvian Way, Sioux City, IA 51104

# State of Iowa

## OFFICE OF THE SECRETARY OF STATE

Patent No. 5183

### STATE LAND OFFICE

The **STATE OF IOWA**, subject to conditions listed in this patent, hereby conveys to **Lakeport Commons, L.L.C.**, real estate in **Woodbury County, Iowa**, described as:

That portion of the Primary Road No. U.S. 20-75 Right-of-Way located in the Southwest Quarter of the Southeast Quarter (SW ¼ -SE ¼) of Section Eight (Sec. 8), Township 88 North, Range 47 West of the 5th P.M., Sioux City, Woodbury County, Iowa, described as follows:

Commencing at the south quarter corner of said Section 8; thence North 00°36'35" West along the west line of said SW ¼ SE ¼ for a distance of 117.46 feet to (recorded as 117.7 feet) the north Right-of-Way line of Primary Road No. U.S. 20-75 and to the Point of Beginning; thence North 53°15'14" East along said Right-of-Way line for a distance of 946.50 feet (recorded as 946.1 feet); thence South 34°29'48" West for a distance of 209.79 feet; thence South 41°25'27" West for a

(Description continued on reverse side)

**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, **Thomas J. Vilsack**, 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 19 day of Nov., 2004.

[Signature]  
Governor

[Signature]  
Chester J. Culver, Secretary of State

I hereby certify that the foregoing Patent is recorded in Vol. 24 Page 232 in the State Land Office.

[Signature]  
Chester J. Culver, Secretary of State

(Description continued)

distance of 191.47 feet; thence South 52°07'08" West for a distance of 192.07 feet; thence South 62°31'23" West for a distance of 96.26 feet; thence South 67°36'04" West for a distance of 87.26 feet; thence South 73°10'51" West for a distance of 95.94 feet; thence South 75°39'37" West for a distance of 106.75 feet to the Point of Beginning, containing 67910 square feet or 1.56 acres, subject to easement, if any, of record or apparent.

Basis of Bearings: All bearings are referenced to Geodetic North. The west line of the SW¼ - SE¼ of said Sec. 8 was determined to bear North 00°25'59"West by GPS measurements.

Direct access between the above-described parcel of land and US 20/US 75 will be prohibited.

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.

Declaration of Value filing is not required, as the State of Iowa is the Grantor and exempt from such filing by Section 428A.2(6) of the Code of Iowa.

PREPARED BY: DGR & Assoc. Co., 4425 Singing Hills Blvd., Suite 300 Sioux City, IA 51106 (712) 266-1554

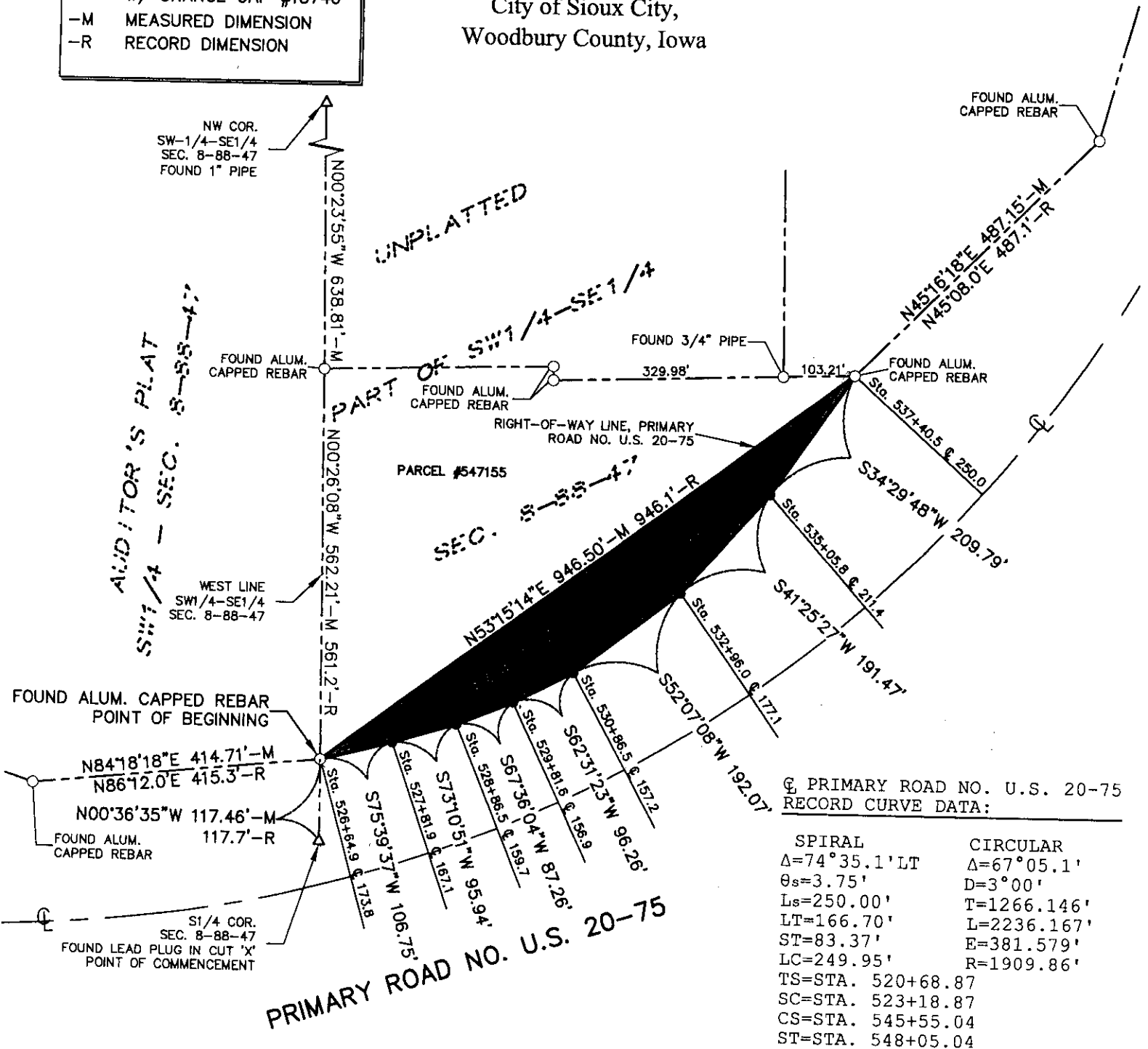
**PLAT OF SURVEY**

Part of the Primary Road No. U.S. 20-75

Right-of-Way located in the  
SW1/4-SE1/4, Sec. 8-88-47  
City of Sioux City,  
Woodbury County, Iowa

**LEGEND**

- FOUND CORNER AS NOTED
- SET 1/2" x 30" REBAR w/ ORANGE CAP #15746
- M MEASURED DIMENSION
- R RECORD DIMENSION



PRIMARY ROAD NO. U.S. 20-75  
RECORD CURVE DATA:

SPIRAL	CIRCULAR
Δ=74°35.1' LT	Δ=67°05.1'
θs=3.75'	D=3°00'
Ls=250.00'	T=1266.146'
LT=166.70'	L=2236.167'
ST=83.37'	E=381.579'
LC=249.95'	R=1909.86'
TS=STA. 520+68.87	
SC=STA. 523+18.87	
CS=STA. 545+55.04	
ST=STA. 548+05.04	

Current Proprietor: Iowa Department of Transportation

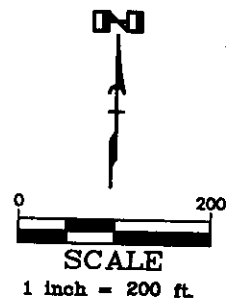
See page 2 for parcel description.



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.

*David A. Lambertson* 4/14/04  
**DAVID A. LAMBERTSON** License No. 15746 DATE

My license renewal date is December 31, 2004  
 Pages or sheets covered by this seal: 1 of 2  
 Survey performed at the request of: Lakeport Commons, LLC.



**DeWild Grant Reckert & Assoc. Co.**  
 Consulting Engineers  
 4425 Singing Hills Blvd., Suite 300, Sioux City, Iowa.  
 Tel. 712-266-1554 Fax. 712-266-1707 51106

Date of Field Survey: 10/15/03  
 Drawn By: DAL Approved: DAL  
 Drawing - P:\P\253060\dwg\253060fp1.dwg

Project No. 253060  
 Sheet 1 of 2