

Prepared By/Return To: Paul Geilenfeldt
101 E Church Street, Marshalltown, IA 50158 (641) 754-6343

**EASEMENT PURCHASE AGREEMENT
FOR PUBLIC HIGHWAY**

KNOW ALL MEN BY THESE PRESENTS:

That VINCENE RIDOUT, hereinafter called the **GRANTOR**, in consideration of the sum of **three thousand three hundred dollars and zero cents (\$3300.00)** for permanent easement, **one hundred sixty dollars and zero cents (\$160.00)** for temporary easement, **one hundred three dollars and thirty six cents (\$103.36)** for CRP buyout, and **three hundred dollars and zero cents (\$300.00)** for updating abstract, in hand paid by MARSHALL COUNTY, IOWA, hereinafter called the **COUNTY**, to provide a reasonable area to construct a new bridge, agree to provide the **COUNTY**, for road purposes and for use as a Public Highway, the following described premises, situated in the County of Marshall, State of Iowa, to-wit:

PERMANENT EASEMENT:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 82 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, AS SHOWN ON THIS ACQUISITION PLAT EXHIBIT "A", HERETO AND BY REFERENCE MADE A PART HEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 82 NORTH, RANGE 18 WEST OF THE 5TH P.M.; THENCE NORTH 89°06'08" EAST, 33.11 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8 TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF OAKS AVENUE; THENCE NORTH 03°42'09" EAST, 331.05 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 86°19'21" EAST, 12.00 FEET; THENCE SOUTH 09°47'38" EAST, 128.55 FEET; THENCE SOUTH 10°40'01" WEST, 206.20 FEET TO POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 89°06'08" WEST, 17.05 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES TOTAL. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

NOTE: ALL BEARINGS AND DISTANCES ARE THE RESULT OF G.P.S. OBSERVATIONS UTILIZING THE IOWA D.O.T. RTN AND THE IOWA REGIONAL COORDINATE SYSTEM ZONE 9.

TEMPORARY EASEMENT:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 82 NORTH, RANGE 18 WEST OF THE 5TH P.M., MARSHALL COUNTY, IOWA, AS SHOWN ON THIS TEMPORARY EASEMENT PLOT PLAN, HERETO AND BY REFERENCE MADE A PART HEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 82 NORTH, RANGE 18 WEST OF THE 5TH P.M.; THENCE NORTH 89°06'08" EAST, 50.16 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9 TO THE POINT OF BEGINNING; THENCE NORTH 10°40'01" EAST, 206.20 FEET; THENCE NORTH 09°47'38" WEST, 77.13 FEET; THENCE SOUTH 26°07'30" EAST, 86.46 FEET; THENCE SOUTH 17°25'50" WEST, 210.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.08 ACRES TOTAL. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

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The County agrees to purchase the above-described real estate or take easement thereto for road purposes and to pay therefore upon delivery of easement showing merchantable title.

Approximately <u>0.22</u> acres of PERMANENT EASEMENT at	<u>\$15,000 per acre</u>	=	<u>\$3300.00</u>
Approximately <u>0.08</u> acres of TEMPORARY EASEMENT at	<u>\$2,000 per acre</u>	=	<u>\$160.00</u>
Approximately <u>0.08</u> acres of CRP buyout	<u>1 Lump Sum</u>	=	<u>\$103.36</u>
Allowance to update ABSTRACT	<u>1 Lump Sum</u>	=	<u>\$300.00</u>
Total			<u>\$3,863.36</u>

Should the acreage taken for highway be more or less than shown above, same is to be paid for at the agreed unit prices. Any and all verbal agreements are merged in this written contract.

It is agreed that the right of Temporary Easement granted by this agreement shall terminate upon the completion of Bridge Replacement Project BROS-CO64(150)-5F-64. Upon the expiration of this agreement, the COUNTY, at the COUNTY'S expense, shall determine actual acreage disturbed during construction, and said grantor will be paid at the above-described unit price per acre.

And the grantor does hereby covenant with the said Marshall County, Iowa, that said grantor is lawfully seized of said premises; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever; and said grantor covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever, and each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

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.

Signed this 30 day of July, 2026.
(month) (year)

X Vincene Ridout
Vincene Ridout, Grantor

STATE OF (IOWA), (MARSHALL) COUNTY:

On this 30 day of July, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Vincene Ridout, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Lisa A. Reeder
Notary Public in and for the State of Iowa



ACCEPTANCE BY COUNTY

X

Jarret Heil, Chairperson
Marshall County Board of Supervisors

X

Nan Benson, Marshall County Auditor

STATE OF (IOWA), (MARSHALL) COUNTY:

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jarret Heil and Nan Benson, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for the State of Iowa

PERMANENT EASEMENT
ACQUISITION PLAT
EXHIBIT "A"

INDEX LEGEND

COUNTY:	MARSHALL
STATE CONTROL NO.:	BROS-C064(150)--5F-64
PROJECT NO.:	26-SB-0169
PARCEL NO.:	2
LOCATION:	Section 9, Township 82, Range 18
EASE:	0.22 AC
ACQUIRED FROM:	VINCENE RIDOUT
PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC,
RETURN TO: DANIEL C. MATZINGER, PLS	16 EAST MAIN STREET, P.O. BOX 754, MARSHALLTOWN, IOWA 50158 PHONE 641-752-6701 CGA@CGACONSULTANTS.COM

LINE DATA

LINE NUMBER	BEARING	DISTANCE
L1	S89°06'08"W	17.05'
L2	S86°19'21"E	12.00'

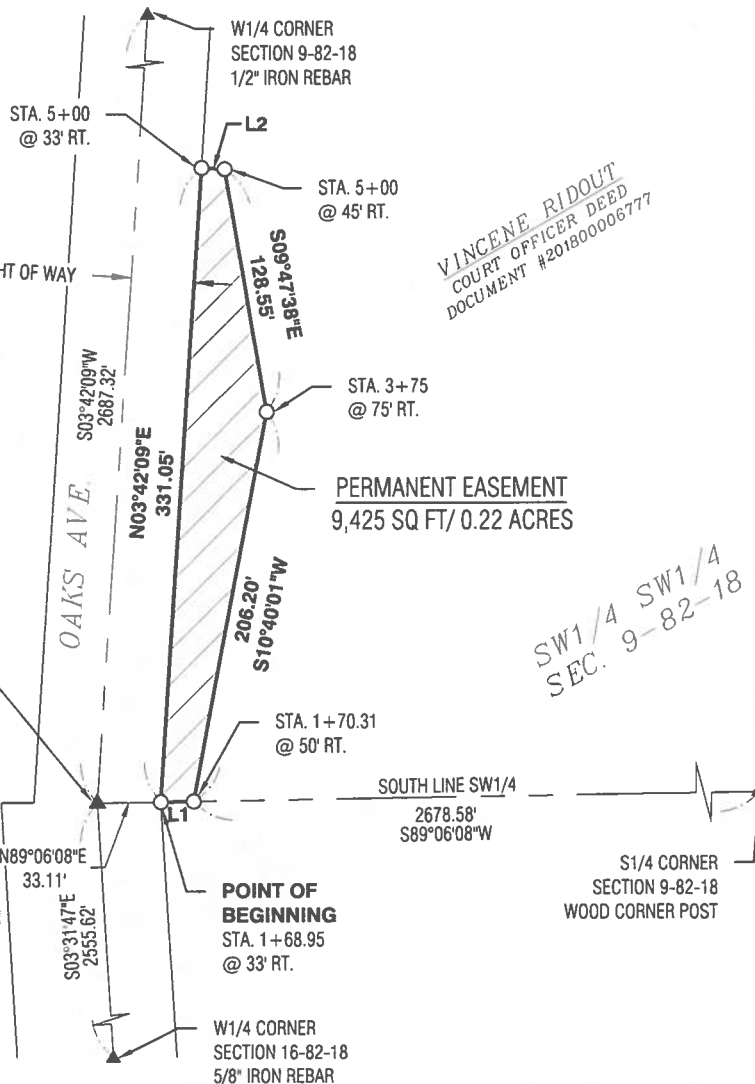
POINT OF COMMENCEMENT
SW CORNER
SECTION 9-82-18
4" X 4" CONCRETE MONUMENT
w/ 1/2" IRON REBAR

PERMANENT EASEMENT:

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LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)

FOUND	▲	PLSS CORNER (as noted)
	●	PARCEL OR LOT CORNER
SET	△	PLSS CORNER - 1/2" DIAMETER x 30" IRON REBAR w/PINK PLASTIC ID CAP (#28842)
	○	1/2" DIAMETER x 30" IRON REBAR w/PINK PLASTIC ID CAP (#28842)

() = RECORDED AS

MARSHALL COUNTY SURVEY MARSHALL COUNTY, IOWA



SCALE 1"=100'
0 100'



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 Professional Land Surveyor under the laws of the State of Iowa.

Daniel C. Matzinger, PLS

Iowa License Number 28842

My License Renewal Date is December 31, 2027

Pages or sheets covered by this seal: THIS SHEET

6-17-2026

date



PROJECT NO. 26-SB-0169

DATE OF SURVEY: 5-5-26

DRAWN BY: TMM

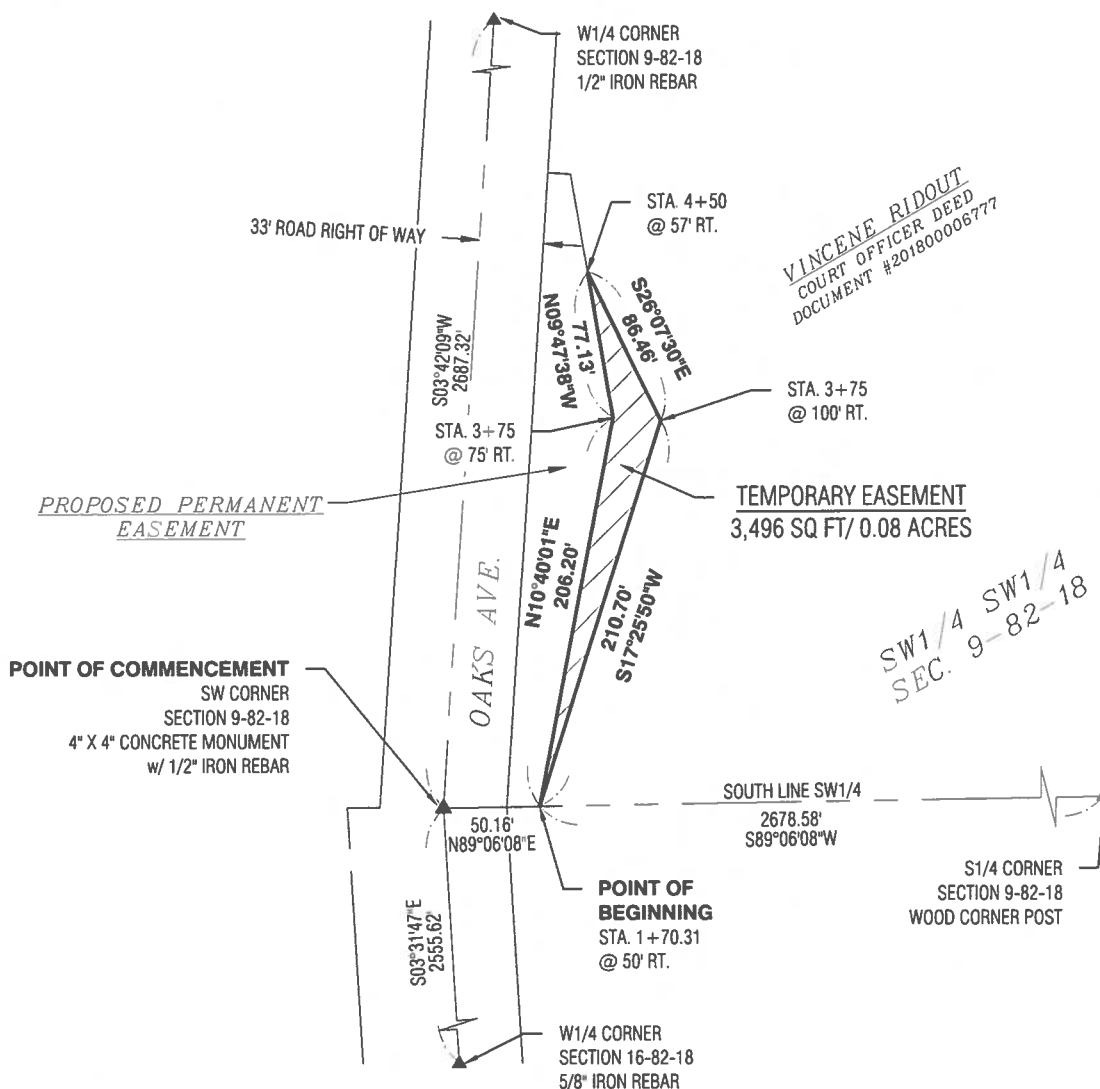
FIELD CREW: RAT

SHEET NO. 1 OF 1

TEMPORARY EASEMENT PLOT PLAN

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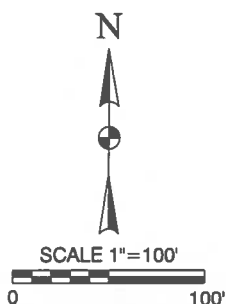


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