



Statewide Abstract and Title

THE TITLE RESOURCE NETWORK

3600 Army Post Road, Ste 300
Des Moines, IA 50321
(515)244-6119 Fax: (515)244-9337

REPORT OF LIENS (CURRENT OWNER WITH EASEMENTS)

Order No.: IA-2553271
Your File No.: NHSN-030-5(248)--2R-85 #7

To: Iowa Department of Transportation
800 Lincoln Way
Ames, IA 50010-6993

Description:

Parcel "A" located entirely within Lot 2 of Airport Road Plat 6, in the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 83 North, Range 23 West of the 5th P.M., City of Nevada, Story County, Iowa, more particularly described as follows:

Beginning at the Northeast corner of Lot 2 of Airport Road Plat 6, as recorded in Slide 457, Page 2, in the Office of the Recorder, Story County, Iowa; thence South 00°22'47" East, 829.86 feet along the East side of said Lot 2 to the Northerly line of U.S. Highway No. 30 public highway easement; thence North 64°34'48" West, 903.74 feet along said Northerly easement line to the West line of said Lot 2; thence North 00°10'03" West, 449.48 feet along said West line to the Northwest corner of said Lot 2; thence South 89°27'56" East, 812.10 feet along the North line of said Lot 2 to the point of beginning, containing 11.94 acres total including 0.06 acres of existing road right of way. Subject to easement and restrictions of record, if any.

Property Address:

tbd, IA

Last Grantee, Devisee, Heir-at-Law in the chain of title:

1. Corrected Warranty Deed: City of Nevada, Iowa, a municipal corporation to Second Van Houweling Property, LLC. Filed March 21, 2024 at 02:16:32 PM, Instrument Number 2024-01705.
2. Warranty Deed: City of Nevada, Iowa, a municipal corporation to Second Van Houweling, LLC. Filed September 14, 2023 at 02:55:11 PM, Instrument Number 2023-06545.

Instruments and proceedings affecting title:

1. No open mortgage.
2. Affidavit Certifying Approval of Application for Condemnation subscribed and sworn on April 24, 1986 by Paul E. Horvath, filed April 25, 1986 in Book 227 and Page 149.
3. Right of Way Agreement executed by and between Isabel McLain, a single woman and Great Lakes Pipe Line Company dated September 22, 1930 filed for record on December 1, 1930 Book 45 and Page 457
4. Receipt for Additional Pipe Line and Amendment of Right of Way executed by and between Isabel McLain Reichardt and Great Lakes Pipe Line Company dated November 21, 1949 filed for record on December 12, 1949 Book 68 and Page 367
5. Easement for Public Highway executed by and between Isabel McLain Reichardt Living Trust and Story County, Iowa dated April 26, 1989 filed for record on May 10, 1989 Book 279 and Page 231
6. No open judgments found.
7. PLAT and DEDICATION: Plat of Survey of Parcel "A" located entirely within Lot 2 of Airport Road Plat 6 in the SW1/4 of the SW1/4 of Section 12-83-23, filed April 1, 2024, Plat Records Instrument Number 2024-01931
8. PLAT and DEDICATION: Plat of Survey of Parcel G - Part of the Southwest Quarter of Section 12-83-23, filed November 21, 2008, Plat Records Slide 342 and Page 4
9. PLAT and DEDICATION: Plat of Airport Road Plat 6, filed January 25, 2013 Plat Records Slide 457 and Page 2

10. Real Estate Taxes: 2022/2023 and all prior years paid.
Real Estate Taxes for the fiscal year 2023/2024: \$0.00 - Taxes not yet assessed
1st Installment: \$0.00.
2nd Installment: \$0.00.
PARCEL NO. 1012300310
2024 ASSESSED VALUE: \$0.00
NOTE: We do not certify to any Special Assessments until they have been certified at the County Treasurer's Office.

Personal lien search for the following names only:

City of Nevada, Second Van Houweling Property, LLC

MECHANICS' NOTICE AND LIEN REGISTRY

We have made a search, as of the date of this Certificate, of the Mechanics' Notice and Lien Registry maintained by the Iowa Secretary of State for Story County, Iowa, for Commencement of Work Notices, PreLien Notices, and Mechanic Lien(s) only, indexed against property described herein and find: **None**

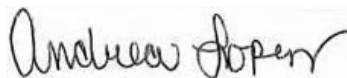
No examination is made and no opinion has been formed as to the legal effect of any instrument or proceeding inspected. We assume no liability for the errors or omissions on the part of the Mechanics' Notice and Lien Registry.

The use of this Report of Liens (Current Owner) is restricted to the party to whom it is addressed. This is not a Title Opinion nor a complete chain of title. This is only a summary of requested information from the current deed forward is shown and there is no guarantee that the title is marketable, nor that the unsatisfied encumbrances or liens, as shown, are valid. The liability assumed hereunder shall not exceed the amount paid for this report.

Dated as of March 17, 2025 at 05:00 PM

Statewide Abstract & Title

By:



Andrea Lopez

The intended use of this product is not to be used in conjunction with Iowa Title Guaranty Certificates.



Return to:
City of Nevada, 1209 6th St, Nevada, IA 50201

Prepared by: Erin M. Clanton, Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA (515) 274-1450
Address Tax Statement: Second Van Houweling Property, LLC, 14427 Wilden Drive, Urbandale, IA 50323

CORRECTED WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, the City of Nevada, Iowa, a municipal corporation does hereby convey to the Second Van Houweling Property, LLC, all of its right, title, interest, estate, claim and demand in the following described real estate in Story County, Iowa:

Parcel "A" located entirely within Lot 2 of Airport Road Plat 6, in the Southwest ¼ of the Southwest ¼ of Section 12, Township 83 North, Ranger 23 West of the 5th P.M., City of Nevada, Story County, Iowa, more particularly described as follows:

Beginning at the Northeast corner of Lot 2 of Airport Road Plat 6, as recorded in Slide 457, Page 2, in the Office of the Recorder, Story County, Iowa; thence South 00°22'47" East, 829.86 feet along the East side of Said Lot 2 to the northerly line of U.S. Highway N0. 30 public highway easement; thence North 64°34'48" West, 903.74 feet along said northerly easement line to the West line of said Lot 2; thence North 00°10'03" West, 449.48 feet along said West line to the Northwest corner of said Lot 2; thence South 89°27'56" East, 812.10 feet along the North line of said Lot 2 to the point of beginning, containing 11.94 acres total including 0.06 acres of existing road right of way. Subject to easement and restrictions of record, if any.

No transfer tax. Exempt transaction under Iowa Code §428A.2(6), as the Grantor is a municipal corporation.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.


The City covenants with the grantee, its successors and assigns, to warrant and defend the real property against the lawful claims of all persons claiming by, through, or under the City.

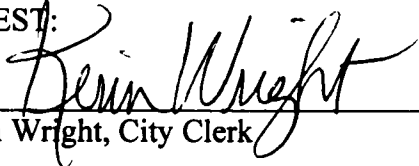
Words and phrases herein, including acknowledgment hereof, shall be construed as in the

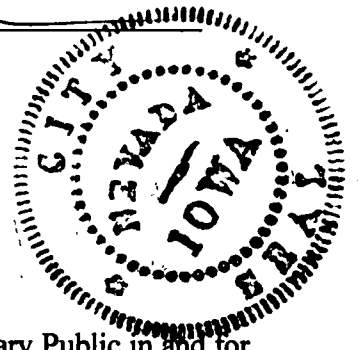
number, and as masculine or feminine gender, according to the context.

IN WITNESS WHEREOF, the City of Nevada, Iowa, has caused this instrument to be executed in its corporate name by its Mayor and City Clerk and its seal to be affixed on February 26th, 2024.

***This deed is given to correct a former deed between the parties recorded in the office of the recorder for Story County, Iowa, on September 14, 2023 as Instrument No. 2023-06545, to correct an error in the legal description.**

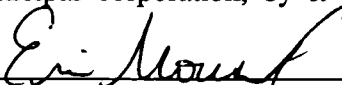

Brett Barker, Mayor

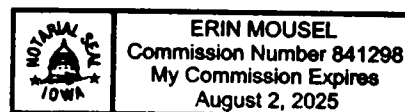
ATTEST:

Kerin Wright, City Clerk



STATE OF IOWA, COUNTY OF STORY, ss:

On the 26th day of February, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Brett Barker** and **Kerin Wright**, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Nevada, Iowa, a municipal corporation; that said instrument was authorized by Resolution adopted by the City Council of Nevada, Iowa, on the 26th day of February, 2024, and the said **Brett Barker** and **Kerin Wright** acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.


Notary Public in and for the State of Iowa



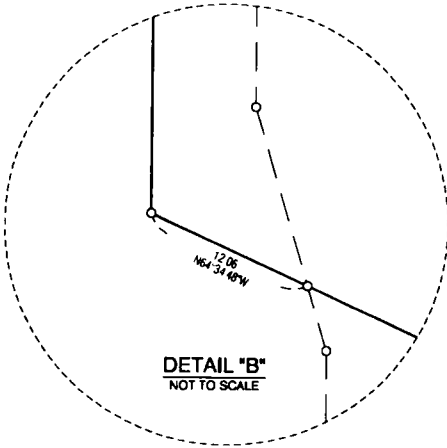
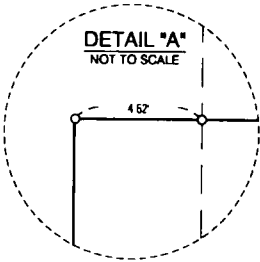
PLAT OF SURVEY

INDEX LEGEND	
LOCATION	PARCEL "A" LOCATED ENTIRELY WITHIN LOT 2 OF AIRPORT ROAD PLAT 6 IN THE SW1/4 OF THE SW1/4 OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF NEVADA, STORY COUNTY, IOWA
PROPRIETOR:	CITY OF NEVADA
REQUESTED BY	LARRY STEVENS - HR GREEN
PREPARED BY	CLAPSADDLE-GARBER ASSOCIATES, INC.
RETURN TO	16 EAST MAIN STREET, P.O. BOX 754,
TRAVIS R.	MARSHALLTOWN, IOWA 50158
STEWART, PLS	PHONE 641-752-6701
	CGA@CGACONSULTANTS.COM

LEGAL DESCRIPTION:

PARCEL "A" LOCATED ENTIRELY WITHIN LOT 2 OF AIRPORT ROAD PLAT 6, IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF NEVADA, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

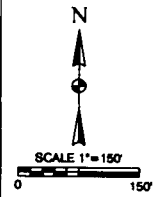
BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF AIRPORT ROAD PLAT 6, AS RECORDED IN SLIDE 457, PAGE 2, IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE SOUTH 00°22'47" EAST, 829.86 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHERLY LINE OF U.S. HIGHWAY NO. 30 PUBLIC HIGHWAY EASEMENT; THENCE NORTH 64°34'48" WEST, 903.74 FEET ALONG SAID NORTHERLY EASEMENT LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00°10'03" WEST, 449.48 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°27'56" EAST, 812.10 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING, CONTAINING 11.94 ACRES TOTAL INCLUDING 0.06 ACRE OF EXISTING ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



() = RECORDED AS

CITY OF NEVADA SURVEY, STORY COUNTY, IOWA

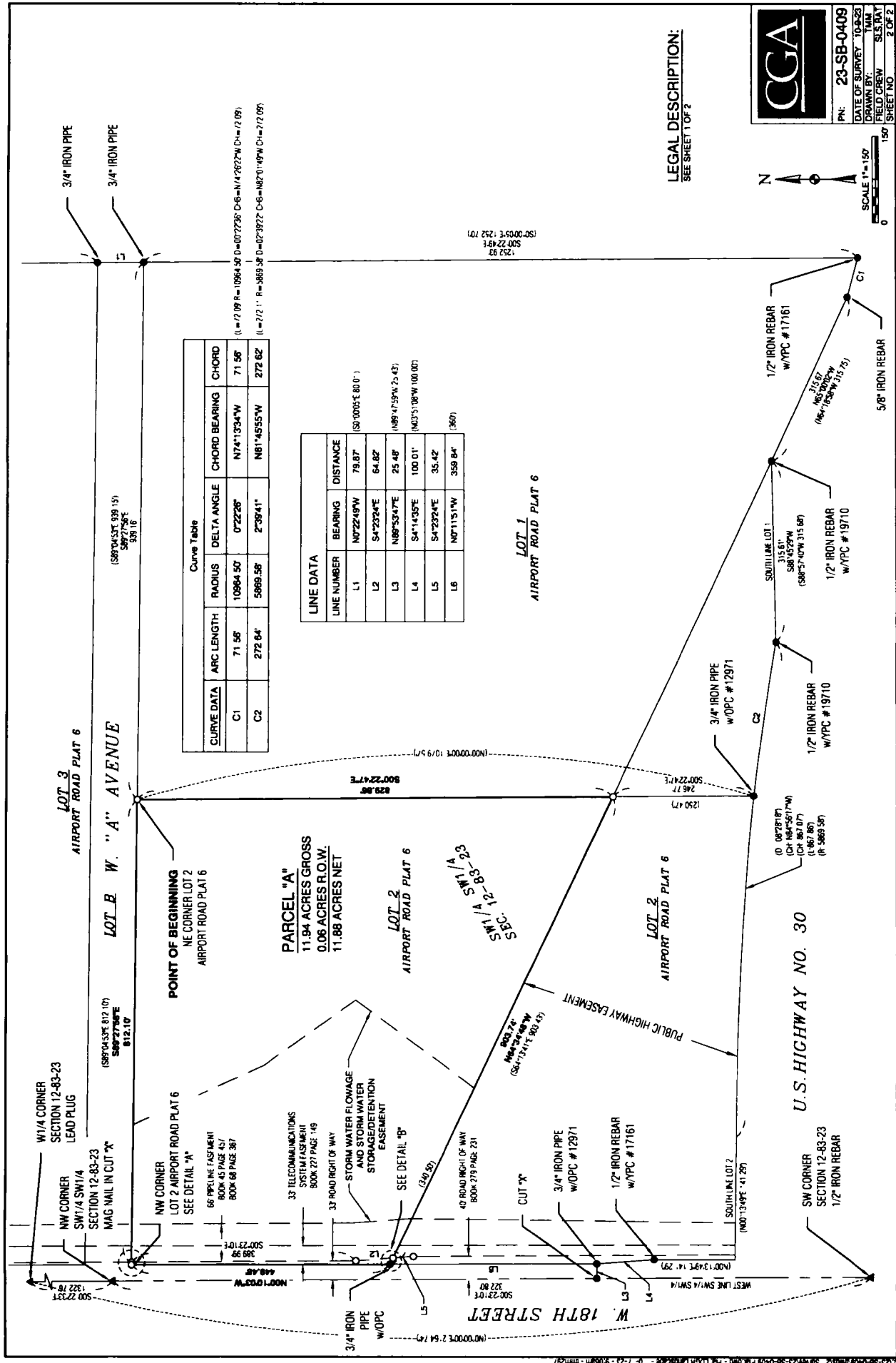
LEGEND (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)	
FOUND	▲ PLSS CORNER (as noted)
	● PARCEL OR LOT CORNER
SET	△ PLSS CORNER - 1/2" DIAMETER x 30" IRON REBAR w/ORANGE PLASTIC ID CAP (#17162)
	○ 1/2" DIAMETER x 30" IRON REBAR w/ORANGE PLASTIC ID CAP (#17162)



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.

Travis R. Stewart, PLS
Iowa License Number 17162
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal: SHEETS 1-2

CGA	
PN#	23-SB-0409
DATE OF SURVEY	10-9-23
DRAWN BY:	TMM
FIELD CREW:	BLS,RAT
SHEET NO.	1 OF 2





Prepared by: Erin M. Clanton, Attorney at Law, 6701 Westown Parkway, Suite 100, West Des Moines, IA (515) 274-1450
Address Tax Statement: Second Van Houweling Property, LLC, 14427 Wilden Drive, Urbandale, IA 50323

Return to:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, the City of Nevada, Iowa, a municipal corporation does hereby convey to the Second Van Houweling, LLC, all of its right, title, interest, estate, claim and demand in the following described real estate in Story County, Iowa:

An irregular shaped portion of Lot 2, Airport Road Plat 6, an Official Plat, Nevada, Story County, Iowa, is described as follows: Beginning at the northwest corner of said Lot 2; thence S89°04'53"E along the north line of said Lot 2, a distance of 812.10 feet to the northeast corner of said Lot 2; thence S00°00'00"E along the east line of said Lot 2, a distance of 829.10 feet to the north line of the public highway easement as it is presently established; thence N64°13'41"W along said easement line, a distance of 903.43 feet to the west line of said Lot 2, thence N00°11'57"E along the west line of said Lot 2, a distance of 449.32 feet to the point of beginning.


No transfer tax. Exempt transaction under Iowa Code §428A.2(6), as the Grantor is a municipal corporation.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The City covenants with the grantee, its successors and assigns, to warrant and defend the real property against the lawful claims of all persons claiming by, through, or under the City.

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

IN WITNESS WHEREOF, the City of Nevada, Iowa, has caused this instrument to be executed in its corporate name by its Mayor and City Clerk and its seal to be affixed on April 10, 2023.

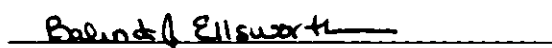

Brett Barker, Mayor

ATTEST:


Kerin Wright, City Clerk

STATE OF IOWA, COUNTY OF STORY, ss:

On the 15th day of April, 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brett Barker and Kerin Wright, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Nevada, Iowa, a municipal corporation; that said instrument was authorized by Resolution adopted by the City Council of Nevada, Iowa, on the 10 day of April, 2023, and the said Brett Barker and Kerin Wright acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.


Notary Public in and for the State of Iowa



✓
M
F
24

IN THE IOWA DISTRICT COURT FOR STORY COUNTY

INST # 07431
FEE \$ 30.00

In Re The Application of)
)
WILLIAMS PIPE LINE COMPANY) AFFIDAVIT CERTIFYING APPROVAL
To Install Telecommunication) OF APPLICATION FOR CONDEMNATION
System Inside Its Existing)
Pipeline Easement)

STATE OF IOWA)
) SS.
COUNTY OF POLK)

I, Paul E. Horvath, after first being duly sworn, depose
and state:

1. I am the attorney representing Williams Pipe Line
Company, the applicant for condemnation in the attached
application for condemnation of lands described therein,
located in Story County, Iowa.

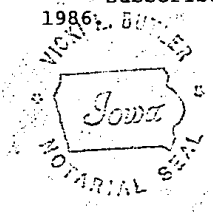
2. Pursuant to Section 472.3(7), Code of Iowa, I hereby
certify that the attached application for condemnation has been
approved by the Chief Judge of the 2nd Judicial District, said
district includes Story County.

Signed this 24 day of April, 1986.

INST. NO. 07431
STORY COUNTY, IOWA
FILED FOR RECORD
10 17 AM APR 25 1986
SUSAN L. POTTER, Recorder
By Deputy

Paul E. Horvath
Paul E. Horvath
Davis, Grace, Harvey, Horvath,
Gonnerman & Rouwenhorst
212 Equitable Building
Des Moines, Iowa 50309
Ph: (515) 243-1207

Subscribed and sworn to before me this 24th day of April,
1986.



Vicki L. Butler
Notary Public

IN THE IOWA DISTRICT COURT FOR STORY COUNTY

In Re The Application Of)	
)	
WILLIAMS PIPE LINE COMPANY)	APPLICATION FOR CONDEMNATION
To Install Telecommunication)	OF A TRACT OF LAND
System Inside Its Existing)	IN STORY COUNTY
Pipeline Within Its Easement)	

TO: Judge Newt Draheim, Chief Judge
Second Judicial District of Iowa, including
Story County.

COMES NOW Williams Pipe Line Company and in support of its
Application for Condemnation states:

1. Williams Pipe Line Company is in the business of
long-distance telecommunications pursuant to Chapter 477, Code
of Iowa, and as such is vested with the power of condemnation
under § 477.4 thereof.
2. Williams currently has five pipelines crossing the
affected land, pursuant to certain easements of record, which
provide for the transportation of oil or oil products, gas and
water. Williams intends to install a telecommunications system
inside one of its existing 6-inch pipelines which cross the
lands which are the subject of this action. Said telecommuni-
cations system will be used to provide long distance telecom-
munications to a substantial portion of the public.
3. The person through whose lands Williams' telecommuni-
cations system is intended to cross demand excessive monetary
awards and/or challenge the right of Williams to install a
telecommunications system thereon, and therefore, Williams
respectfully requests that the amount which will justly compen-
sate the land owners be determined in the manner provided for
the taking of private property for works of internal improvement.
4. Williams seeks to condemn the following described
properties in Story County, Fourth Congressional District, Iowa:

A. Record owner: Isabel McLain Reichardt,
Trustee of Isabel McLain
Reichardt Living Trust
4210 Oakwood Avenue,
LaCanada, California 91011
Tract 2702
[No liens or encumbrances]

A permanent easement 33 feet wide centered on an existing pipeline, which is located on the Southwest Quarter of Section 12 and the Northwest Quarter of Northwest Quarter of Section 13, all in Township 83 North, Range 23 West, Story County, Iowa, which pipeline whose survey line is described as follows:

Commencing at S.W. corner N.W. $\frac{1}{4}$ N.W. $\frac{1}{4}$ Section 13;

Thence East 46.0 feet along the section line to a point of intersection with the centerline of an existing pipeline; thence North 25.0 feet along the centerline of said pipeline to a point of intersection with the south property line, said point being the beginning of the centerline here in described;

Thence North 00° 09' West 67.0 feet along the centerline of said pipeline to a point;

Thence North 07° 11' West 49.0 feet along the centerline of said pipeline to a point;
Thence North 00° 09' West 3124.0 feet along the centerline of said pipeline to a point;

Thence North 00° 08' East 717.0 feet along the centerline of said pipeline to a point of intersection with the North property line, said point being East 48.0 feet from the N.W. corner of N.W. $\frac{1}{4}$ S.W. $\frac{1}{4}$, Section 12 and said point being the end of the centerline here in described.

The sidelines of said easement are parallel with and 16.5 feet in perpendicular distance from the centerline of said existing pipeline and are to be lengthened or shortened in order to meet at angle points and to begin and end at the property lines.

Attached as Exhibit A hereto is a plat showing the location of the easement sought to be condemned with reference to aforesaid description.

5. Condemnation is sought to acquire a necessary easement and appurtenances thereto, with necessary rights of ingress and egress and work space to install, maintain, operate, inspect, repair, replace, or remove a telecommunications system inside the aforesaid existing pipeline on, under, across, and through a strip of land 33 feet wide across the aforescribed property.

6. By seeking condemnation herein, Williams does not intend to release, waive, diminish, restrict or disturb its present rights existing under the easements of record referenced in Paragraph 2 above.

WHEREFORE, Williams Pipe Line Company requests the appointment of a commission to appraise the damages.

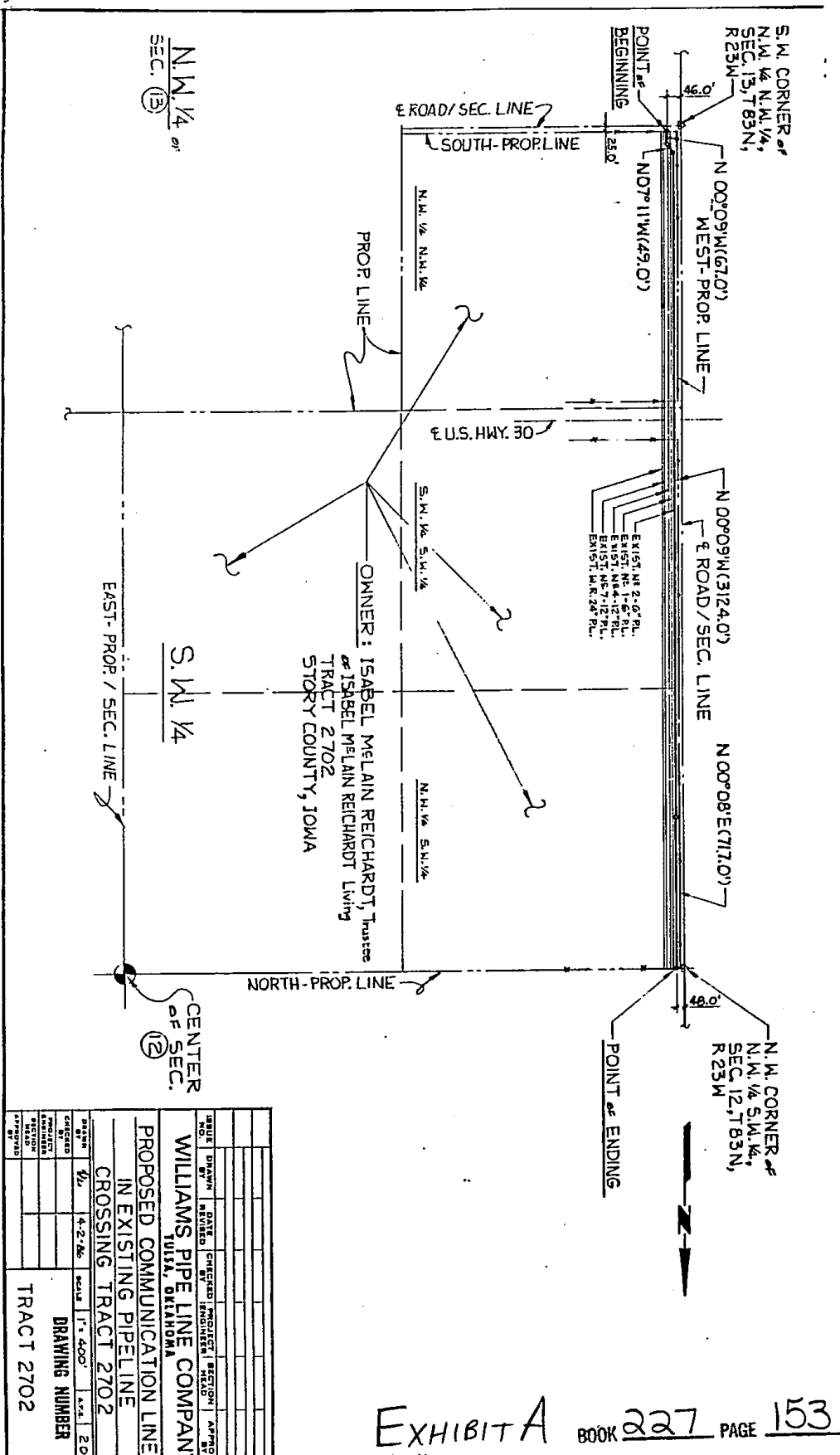
DAVIS, GRACE, HARVEY, HORVATH,
GONNERMAN & ROUWENHORST

By: Paul E. Horvath
Paul E. Horvath
212 Equitable Building
Des Moines, Iowa 50309
Ph: (515) 243-1207

ATTORNEYS FOR APPLICANT
WILLIAMS PIPE LINE COMPANY.

Filed in duplicate in my office at Clarion, Iowa this
21st day of April, 1986.

Newton Draheim
NEWT DRAHEIM, CHIEF JUDGE OF THE SECOND
JUDICIAL DISTRICT OF IOWA



DATE	BY	REVISION	PROJECT	SECTION	APPROVED BY
10-2-86	WLS	1	WILLIAMS PIPE LINE COMPANY	TULSA, OKLAHOMA	
PROPOSED COMMUNICATION LINE					
IN EXISTING PIPELINE					
CROSSING TRACT 2702					
DRAWING NUMBER					
TRACT 2702					

IN THE IOWA DISTRICT COURT FOR STORY COUNTY

In Re The Application Of)	
WILLIAMS PIPE LINE COMPANY)	
To Install Telecommunication)	APPROVAL OF CONDEMNATION
System Inside Its Existing)	AND APPOINTMENT OF
Pipeline Within Its Easement)	COMMISSIONERS

The Court, having examined the Application for Condemnation submitted by Plaintiff, finds that it contains the requisite statutory information as set out in Section 472.3 of the Iowa Code and the Court thereby approves said Application.

The Court has selected six commissioners pursuant to Section 472.4 and hereby appoints the following members of the Compensation Commission to act as a Commission to assess damages in this proceeding:

LICENSED REAL ESTATE BROKERS OR SALESPERSON

	<u>Name</u>	<u>Address</u>
<u>CHAIRMAN</u>	1) Larry Krupp	Nevada, Iowa
	2) LaDonna Allen	Ames, Iowa
Alternate	3) Kurt Cooper	Ames, Iowa


OWNER OF AGRICULTURAL PROPERTY

	1) Orville Kalsem	Huxley, Iowa
	2) Vincent Hassebrock	Ames, Iowa
Alternate	3) Paul Mens	Maxwell, Iowa

OTHER OCCUPATIONS

	1) Joseph Maxwell	Ames, Iowa
	2) H. F. Moore	Cambridge, Iowa
Alternate	3) Virginia Bierschwal	Nevada, Iowa

Dated this 21st day of April, 1986.


Newt Draheim, Chief Judge
Second Judicial District of Iowa,
including Story County, Iowa

MISCELLANEOUS
~~Real Estate Deed~~ Record No. 45, STORY County, Iowa
Form No. 103—Right of Way Agreement, Great Lakes Pipe Line Company.

MATT PARROTT & SONS CO., WATERLOO, IOWA B55147

8264 RIGHT OF WAY AGREEMENT

Isabel McLain, single

To

GREAT LAKES PIPE LINE COMPANY

Filed for Record on the 1st day of December

A. D. 1930, at 11:29 o'clock A. M.

H. D. Fowler

Recorder

Fee \$.80

By

Deputy

For and in consideration of the sum of One ⁰⁰/₁₀₀ Dollar (\$ 1.00)

to her in hand paid by GREAT LAKES PIPE LINE COMPANY, a corporation, of Ponca City, Oklahoma, the receipt of which is hereby acknowledged, Isabel McLain, a single woman

do es hereby grant to GREAT LAKES PIPE LINE COMPANY, its successors or assigns, the right to lay, maintain, operate, re-lay and remove at any time ^{two} ~~a~~ pipe line of pipe lines for the transportation of oil or oil products, gas and water, ~~and necessary to erect, main~~ ~~tain, operate and remove telegraph and telephone lines~~, with right of ingress and egress to and from the same, on, over and through certain lands situate in the County of Story and State of Iowa, and described as follows:

The west thirty feet lying east of the Public Road
SW 4 Section 12 and the NW 4 of the NW 4 of
containing 240 rds. Section 13, Township 83 N, Range 23 W

The said grantor her heirs or assigns are to fully use and enjoy the said premises except the easement for the purposes hereinbefore granted to the said GREAT LAKES PIPE LINE COMPANY, its successors and assigns.

The said GREAT LAKES PIPE LINE COMPANY for itself and its successors or assigns hereby covenants to bury the lines of pipes so that the same will not interfere with the cultivation of said premises.

All damages to crops, surfaces, fences, and premises for and because of the laying of each line of pipe ~~and each telegraph and telephone~~ ^{on said property.} ~~line~~ shall be paid for as soon as said line or lines are completed. In addition to this there shall be paid on the laying of the ~~line~~ ^{third} line of pipe

an additional compensation at the rate of fifty cents per rod for each rod or fraction thereof of land on these premises, across which said line is laid. Additional lines shall be laid for a consideration the same as for the first. If the amount of damages to fences, crops and premises which may be suffered by reason of laying, maintaining, operating, altering or removing said pipe lines ~~xxxxxx~~ ~~graph and telephone lines~~, cannot be mutually agreed upon, then same shall be ascertained and determined by three disinterested persons, one thereof to be appointed by the owner of the premises, one by GREAT LAKES PIPE LINE COMPANY, its successors or assigns, and the third by the two so appointed as aforesaid, the award of two of such persons being final and conclusive.

The terms, conditions and provisions of this contract shall be binding upon the parties hereto, their heirs, administrators, executors, successors and assigns, and the said hereby relinquishes her right of dower in and to the premises hereinbefore granted.

Dated this 22d day of September, 1930.

Isabel McLain

(SEAL)

STATE OF California

County of Los Angeles

ss.

Before me, the undersigned, a Notary Public in and for the County aforesaid on this 22d day of September

1930, personally appeared Isabel McLain

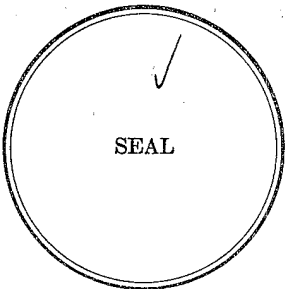
to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes set forth.

Witness my hand and official seal.

Arthur H. Gage

Notary Public.

My Commission expires Nov. 22 1930



See Assn. & Assump. Eas. as Inst. # 2018-022424 filed 3/23/18 State Herrogers
See Assn. in Bk. 197 B. 1- 10/3/83 - Sheila A. Sabitz, Dep. Rec.
See Receipt for Additional Pipe Line and Amendment of Right of Way in Book 68 Page 367 Dec. 12, 1949 Basine Heffelfinger Deputy Recorder

REEL
240
NUMBER
MICROFILMED

KOCH BROTHERS, DES MOINES 80813

G. L. Kimberley
Notary Public

13854 RECEIPT FOR ADDITIONAL PIPE LINE AND AMENDMENT OF RIGHT OF WAY

Isabel McLain Reichardt

Filed for Record December 12, 1949
at 4:28 P. M.
Recorder Sina Moran
Recording Fee 50¢ VS

to
GREAT LAKES PIPE LINE COMPANY

RECEIPT FOR ADDITIONAL PIPE LINE AND AMENDMENT OF RIGHT OF WAY

Received of the GREAT LAKES PIPE LINE COMPANY, A Delaware corporation, with its principal place of business in Kansas City, Missouri, the sum of One hundred twenty & No/100---Dollars, (\$120.00---), in full payment of the right of way for the construction, maintenance and operation of an additional pipe line for the transportation of oil or oil products, gas and water, over, under, through and across the following described land situated in the County of Story, and State of Iowa, to-wit:

Southwest Quarter (SW $\frac{1}{4}$) Section Twelve (12): and the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), Section Thirteen (13) Township Eighty-three North (83N), Range Twenty-three West (23W)

which pipe line is to be constructed under authority of a right of way grant dated the 22nd day of September, 1930, executed by Isabel McLain, single to the said GREAT LAKES PIPE LINE COMPANY and recorded at Page 457 in Book 45 in the records of the County of Story and State of Iowa, and which grant is for payment of One hundred twenty & no/100 ----Dollars, (\$120.00--) receipt of which is acknowledged, ^{hereby} amended by increasing the width of the right of way granted to 66 feet for this additional line and future additional lines, if any. In all other respects the grant of right of way remains unchanged, The undersigned, whether one or more, represents that he is the owner of the above described land and is justly entitled to receive said sum and amend such grant.

WITNESS my hand at San Marino, Calif. on this 21st day of November, 1949.

Isabel McLain Reichardt

Isabel McLain Reichardt-owner

WITNESSES:

F. L. Montgomery

STATE OF California)
COUNTY OF Los Angeles) SS

Before me, the undersigned, a Notary Public in and for the County aforesaid on this 21st day of November, 1949, personally appeared Isabel McLain Reichardt to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes set forth.

See Assign in BK 197 Pg 1 - 10/3/83 - Christine Pritchard Dep Rec.
See Assign & Assump/Ease as Inst # 2018-02242 filed 3/23/2018 Stacie Verbridge

REEL NUMBER
257
MICROFILMED

368

Miscellaneous Record, No. 68, Story County, Iowa

Witness my hand and official seal.

F. L. Montgomery

(Seal)

Notary Public

My commission expires July 2, 1950.

13872

CERTIFIED COPY OF ORDINANCE NO. 681

City of Ames

Filed for Record December 13, 1949

to

at 8:15 A. M.

Recorder Sina Moran

Recording Fee

.70

VS

Whom It May Concern

ORDINANCE NO. 681

AN ORDINANCE AMENDING ORDINANCE NO. 583, PARTICULARLY
SECTION 4 and PARAGRAPH (b) OF SECTION 3 THEREOF

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMES, IOWA:

Section 1. That Ordinance No. 583 passed February 1, 1943, entitled

"An ordinance regulating the size of buildings and other structures, the size of yards, courts, and other open spaces, the portion or percentage of lot that may be occupied, the density of population, the location and use of buildings, structures, and land for trade, industry, residence or other purposes, establishing the boundaries of districts deemed best suited to carry out the provisions of this ordinance, requiring the issuance of building permits before the erection, construction, conversion, alteration, enlargement, extension, raising, or moving of any building or structure, defining certain terms, providing for a board of adjustment, providing for a manner of amendment of this ordinance, repealing all conflicting ordinances, and providing penalty for a violation of its provisions,"

be and the same is hereby amended by amending and changing the official zoning map referred to in Section 4 and in Paragraph (b) of Section 3 of said Ordinance, so as to change and rezone from an "A" District (residential) to a "D" District (business and light industry) all of the following described property:

Lots 4, 5 and 6, and the West part of Lots 7, 8, 9, 10, 11
12, 13, 14, 15, 16, 17, 18, 19, and 20, not already zoned as
a "D" District, all in Cayler's Second Addition to the City
of Ames, Story County, Iowa.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this amendment are hereby repealed.

Section 3. This amendment to Ordinance No. 583 of the City Ordinances of the City of Ames, Iowa, shall be in full force and effect from and after passage and publication as provided by law.

Passed this 5th day of December, 1949.

W. L. Allan, Mayor

J. W. Prather, City Clerk

Moved by Molleston, seconded by MacDonald, that Ordinance No. 681 be passes on its first reading.

Voting Aye: Griffith, Bauge, McCormick, Molleston, MacDonald, Moore
Voting Nay: None

Moved by McCormick, seconded by Griffith, that the rules be suspended, the second and third readings omitted, and Ordinance No. 681 placed on final passage.

Voting Aye: Griffith, Bauge, McCormick, Molleston, MacDonald, Moore
Voting Nay: None

REEL NUMBER

257

MICROFILMED

✓
SM
M
F
G
R
SM

RECEIVED 4/24/89
(IOWA)

Parcel No. 1

EASEMENT FOR PUBLIC HIGHWAY

Know All Men by These Presents:

That ISABEL McLAIN REICHARDT LIVING TRUST

of Story County, State of Iowa, in consideration of the
sum of One Hundred Thirty-Five and 80/100 DOLLARS

and other valuable considerations in hand paid by Story County, State
of Iowa, do hereby sell and convey unto Story County, Iowa, for road
purposes and for use as a Public Highway, the following described
premises situated in the County of Story, State of Iowa, to-wit:

Tract 1

The west 40 feet of the south 800 feet of the S.W. $\frac{1}{4}$, S.W. $\frac{1}{4}$,
Section 12, T83N, R23W of the 5th P.M., Story County, Iowa,
except the south 240 feet thereof; and beginning at a point on
the section line 800 feet north of the S.W. Corner of said S.W. $\frac{1}{4}$,
S.W. $\frac{1}{4}$ Section 12, thence north along the section line 100 feet,
thence east 33 feet to the existing right-of-way line, thence
southeasterly to a point 800 feet north and 40 feet east of said
S.W. Corner S.W. $\frac{1}{4}$, S.W. $\frac{1}{4}$ Section 12, thence west 40 feet to
the point of beginning, containing 0.60 acres, more or less,
including the present established roadway.

INST. NO. 07455
STORY COUNTY, IOWA
FILED FOR RECORD

MAY 10 1989 PM ²⁴⁰

SUSAN L. VANDE KAMP, Recorder
Recording Fee \$ 125
Auditor's Fee \$ _____

BOOK 279 PAGE 331

And the grantors do hereby covenant with the said Story County, Iowa, that said grantors are 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 grantors 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 feminine or masculine gender, according to the context.

Signed this 26th day of April, 1989

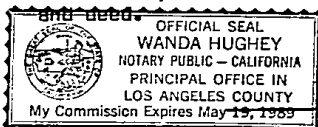
Isabel McLain Reichardt
Isabel McLain Reichardt

Walter Louis Reichardt
Walter Louis Reichardt

STATE OF CALIF, Los Angeles COUNTY, ss:

On this 26th day of April, 1989, before me, the undersigned, a Notary Public in and for the State of CALIF., personally appeared Isabel McLain Reichardt + Walter Louis Reichardt

to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act



Notary Public in and for the State of _____

STATE OF _____, _____ COUNTY, ss:

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____

to me personally known, who, being by me duly sworn, did say that they are the _____ and _____ respectively, of

said corporation executing the within and foregoing instrument, that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation; that said instrument was signed (AND SEALED) on behalf of said corporation by authority of its Board of Directors; and that the said _____ and _____ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Notary Public in and for the State of _____

Recorder's Note: Notary signature omitted at time of filing.

PLAT OF SURVEY

INDEX LEGEND	
LOCATION:	PARCEL "A" LOCATED ENTIRELY WITHIN LOT 2 OF AIRPORT ROAD PLAT 6 IN THE SW1/4 OF THE SW1/4 OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF NEVADA, STORY COUNTY, IOWA
PROPRIETOR:	CITY OF NEVADA
REQUESTED BY:	LARRY STEVENS - HR GREEN
PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC,
RETURN TO:	16 EAST MAIN STREET, P.O. BOX 754,
TRAVIS R.	MARSHALLTOWN, IOWA 50158
STEWART, PLS	PHONE 641-752-6701
	CGA@CGACONSULTANTS.COM

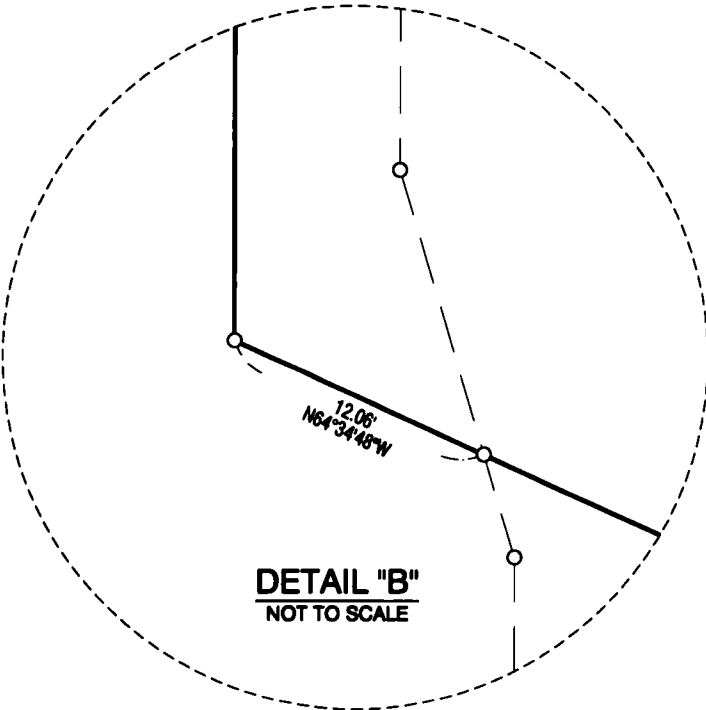
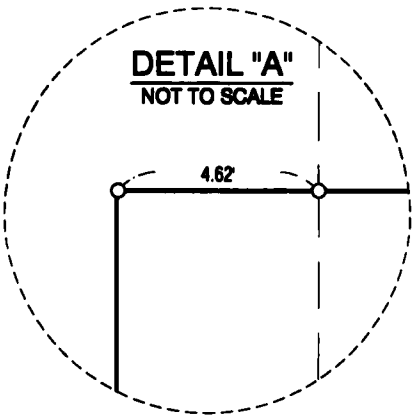
Instrument #: 2024-01931
04/01/2024 01:07:06 PM Total Pages: 2
SURV SURVEYS AND PLATS
Recording Fee \$ 12.00
Stacie Herridge, Recorder, Story County Iowa



LEGAL DESCRIPTION:

PARCEL "A" LOCATED ENTIRELY WITHIN LOT 2 OF AIRPORT ROAD PLAT 6, IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF NEVADA, STORY COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF AIRPORT ROAD PLAT 6, AS RECORDED IN SLIDE 457, PAGE 2, IN THE OFFICE OF THE RECORDER, STORY COUNTY, IOWA; THENCE SOUTH 00°22'47" EAST, 829.86 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHERLY LINE OF U.S. HIGHWAY NO. 30 PUBLIC HIGHWAY EASEMENT; THENCE NORTH 64°34'48" WEST, 903.74 FEET ALONG SAID NORTHERLY EASEMENT LINE TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00°10'03" WEST, 449.48 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°27'56" EAST, 812.10 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING, CONTAINING 11.94 ACRES TOTAL INCLUDING 0.06 ACRE OF EXISTING ROAD RIGHT OF WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

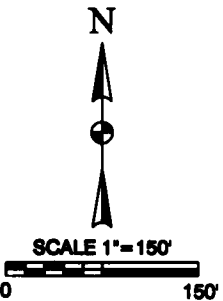


() = RECORDED AS

CITY OF NEVADA SURVEY, STORY COUNTY, IOWA

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/ORANGE PLASTIC ID CAP (#17162)
	○	1/2" DIAMETER x 30" IRON REBAR w/ORANGE PLASTIC ID CAP (#17162)



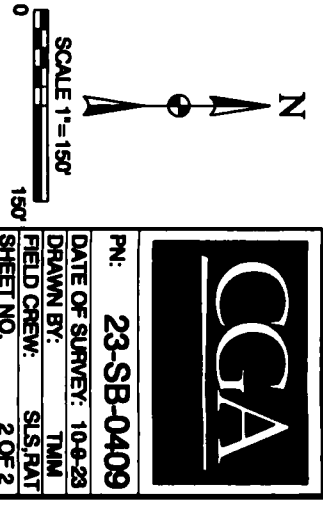
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Travis R. Stewart 12/27/2023
date

Travis R. Stewart, PLS
Iowa License Number 17162
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal: SHEETS 1-2

CGA

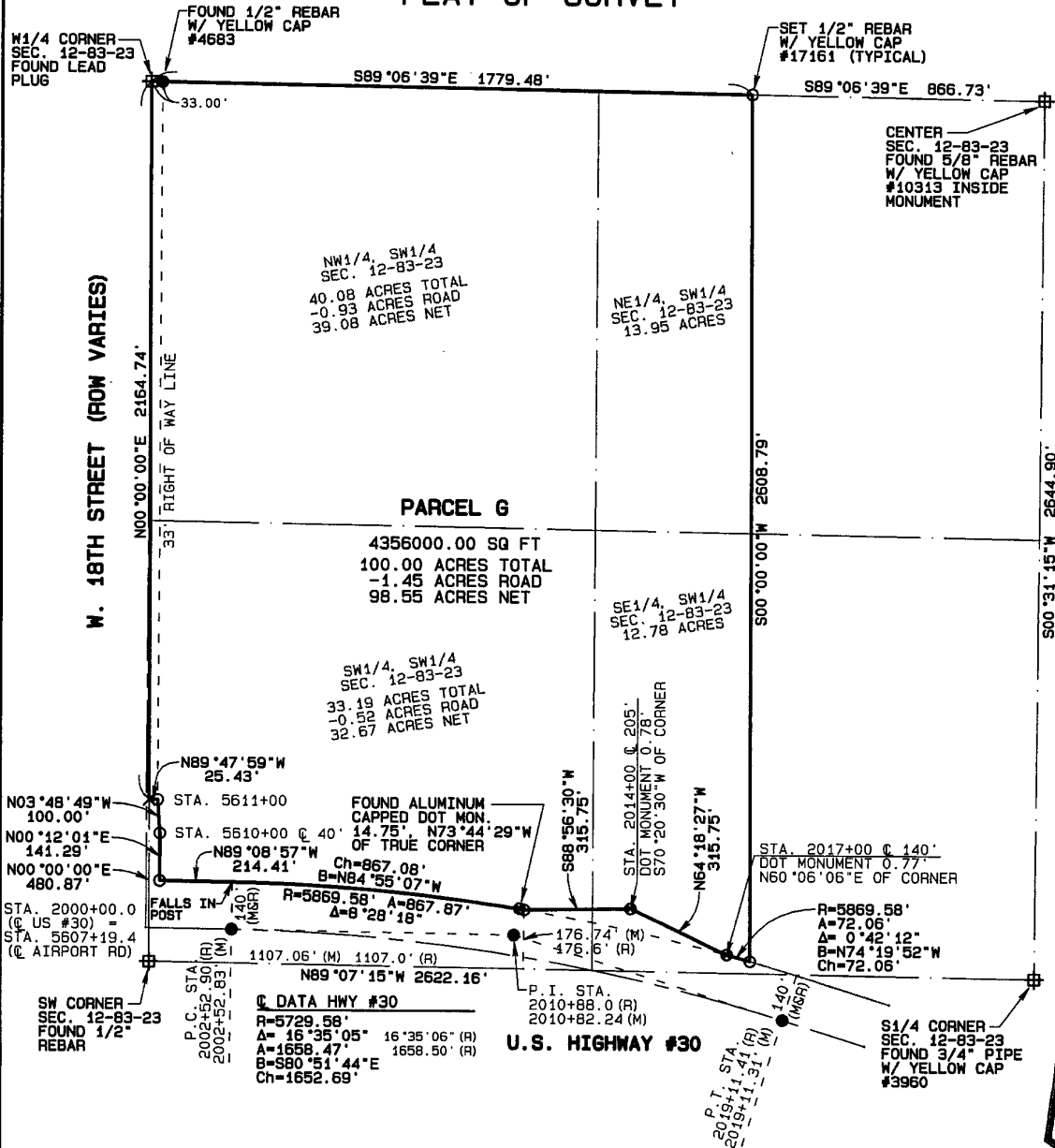
PN: 23-SB-0409
DATE OF SURVEY: 10-9-23
DRAWN BY: TMM
FIELD CREW: SLS,RAI
SHEET NO. 1 OF 2



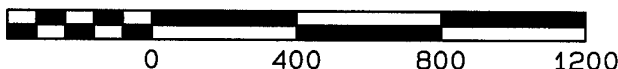
I Instrument: 2008- 00012399
M Date: Nov 21, 2008 01:49:56P
D Rec Fee: 10.00 E-Com Fee: 1.00
G Aud Fee: .00 Trans Tax: .00
R Rec Management Fee: 1.00
Non-Standard Page Fee: .00
Filed for record in Story County, Iowa
Susan L. Vande Kamp, County Recorder

R. BRADLEY STUMBO P.O. BOX 1664 AMES, IOWA 50010 515-233-3689

PLAT OF SURVEY



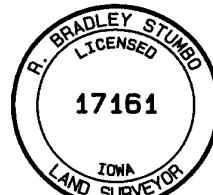
GRAPHIC SCALE 1"=400'



PROPRIETOR:
LOUIS F. REICHARDT, TRUSTEE
ISABEL McLAIN REICHARDT LIVING TRUST
SURVEY REQUESTED BY: LOUIS REICHARDT

Certification: 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.

R. Bradley Stumbo
R. Bradley Stumbo License #17161
My license renewal date is December 31, 2009
Job #16084 Date: 11/20/08 Page 1 of 2
Fieldwork Completed: 11/10/08



Page 2 of 2
Date: 11/20/08
Job #16084

PROPRIETOR:
LOUIS F. REICHARDT, TRUSTEE
ISABEL MCLAIN REICHARDT LIVING TRUST

SURVEY REQUESTED BY: LOUIS REICHARDT

Survey Description-Parcel 'G':

The West 100.00 acres of that part of the Southwest Quarter of Section 12, Township 83 North, Range 23 West of the 5th P.M., City of Nevada, Story County, Iowa lying North of U.S. Highway #30 and being more particularly described as follows: Beginning at the West Quarter Corner of said Section 12; thence S89°06'39"E, 1779.48 feet along the North line of said Southwest Quarter; thence S00°00'00"W, 2608.79 feet to a point on the North right of way line of U.S. Highway #30, said point being in a curve concave to the South having a radius of 5869.58 feet, a central angle of 0°42'12" and being subtended by a chord which bears N74°19'52"W, 72.06 feet; thence following said right of way line Westerly, 72.06 feet along said curve; thence N64°18'27"W, 315.75 feet; thence S88°56'30"W, 315.75 feet to the beginning of a curve; thence Westerly, 867.87 feet along said curve having a radius of 5869.58 feet, concave to the South, and a central angle of 8°28'18" and being subtended by a chord which bears N84°55'07"W, 867.08 feet; thence N89°08'57"W, 214.41 feet to the East line of W. 18th Street; thence following said line N00°12'01"E, 141.29 feet; thence N03°48'49"W, 100.00 feet; thence N89°47'59"W, 25.43 feet to a point on the West line of said Section 12; thence N00°00'00"E, 2164.74 feet to the point of beginning, containing 100.00 acres which includes 1.45 acres of existing public right of way.

AIRPORT ROAD PLAT 6

FINAL PLAT

Instrument 2013-0000412
 Date Jan 29, 2013 10:59:19
 Rec Fee .00 E-File Fee .00
 Ad Fee .00 Trans Fee .00
 Rec Measurement Fee .00
 Non-Standard Paper Fee .00
 Filed for record in Story County Iowa
 Court L. Wade Kiser - County Recorder

PROPRIETOR:
 CITY OF NEVADA, IOWA
 1209 6th STREET
 NEVADA, IA 50201-1536

PROPERTY DESCRIPTION:

PARCEL G IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 83 NORTH, RANGE 23 WEST OF THE 5th P.M., NEVADA, STORY COUNTY, IOWA AS SHOWN IN SLIDE 342 PAGE 4, INSTRUMENT No. 08-12399 IN THE OFFICE OF THE STORY COUNTY RECORDER.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINS 100.00 ACRES.



SCALE: 1"=100'



BAR SCALE

0 100 200

NE 1/4 - SE 1/4

SEC. 11

T83N

R23W

ADJACENT OWNER:
 DOWELL SISTERS FARM LLC

SEC. 11

T83N

R23W

18th STREET

NE 1/4 - SE 1/4

SEC. 11

T83N

R23W

ADJACENT OWNER:
 LAKORN BULLSTAD

SEC. 11

T83N

R23W

ADJACENT OWNER:
 LAKORN BULLSTAD

SEC. 11

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