CITY OF MANCHESTER

DELAWARE COUNTY IOWA
FILED
2001 JUL -6 AM 11:21
BOOK 190 PAGE 240
DEBORAH L. PEYTON
DELAWARE CO RECORDER
26.00

Preparer: James T. Peters, P.O. Box 774, Independence, IA 50644; (319)334-9992

EASEMENT FOR UTILITY EXTENSION

WHEREAS, Jerome Krogmann and RoseAnn Krogmann, husband and wife, hereinafter referred to as "Grantors", are owners of the property included within the property described below:

See Exhibit "A"

WHEREAS, the City of Manchester, Iowa, hereinafter referred to as "City", and Grantors are aware that improvements to the sanitary sewer system and extensions to the system require an easement for public utilities over and across the above-described property; and

WHEREAS, the parties agree that the easements granted herein to the City are appropriate and should be entered into and accepted by the parties.

IN CONSIDERATION of the sum of one dollar ($1.00) and other valuable consideration, receipt of which is hereby acknowledged, Grantors hereby grant, bargain, sell and convey to the City, its successors and assigns, an easement for public utilities including, but not limited to construction of an extension of the sanitary sewer system on the following described premises:

See Exhibit "A" attached hereto.

1. Grantor further grants and conveys to Grantee a temporary easement for the property described as being 10 feet wide running along the East side of the permanent easement shown above. The temporary easement is granted to the City for the purpose of construction of a sanitary sewer extension on the property shown on Exhibit "A". The Temporary easement shall expire when the work is completed or December 31, 2001 whichever shall first occur.

2. The City shall remove trees necessary to allow construction of a sanitary sewer line and shall remove 3 large dead trees directly east of the terminal manhole (Outside of permanent easement). The costs of such removal shall be at the sole cost of the City.

3. The easements and the rights described herein shall be binding upon the Grantors, their successors and assigns, and shall be perpetual, running with the land.

4. The City shall be responsible for repairing any material damage to Grantors' property caused by exercise of the City's rights to use of the easement.

Jerome A. Krogmann Grantor

Rose Ann Krogmann Grantor

STATE OF IOWA, COUNTY OF DELAWARE, SS:

On this 29th day of June, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jerome A. & Rose Ann Krogmann, 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 and deed.

Notary Public in and for the

NOTARIAL SEAL IOWA
JULIE A. SWANSON
Commission Number 224151
My Comm. Exp. 8-23-02

State of Iowa

CITY OF MANCHESTER, IOWA

BY: Milt L. Kramer
Mayor

BY: Karen K. Cole
City Clerk

STATE OF IOWA)
) SS:
COUNTY OF DELAWARE)

On this 3rd day of July, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Karen K. Cole, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Manchester, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in R-111-2001 passed (the Resolution adopted) by the City Council, under Roll Call No. _____ of the City Council on the 2nd day of July, 2001, and that Milt L. Kramer and Karen K. Cole acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

BRUCE A. TRAPP
Commission Number 116506
My Comm. Exp. 8-25-02

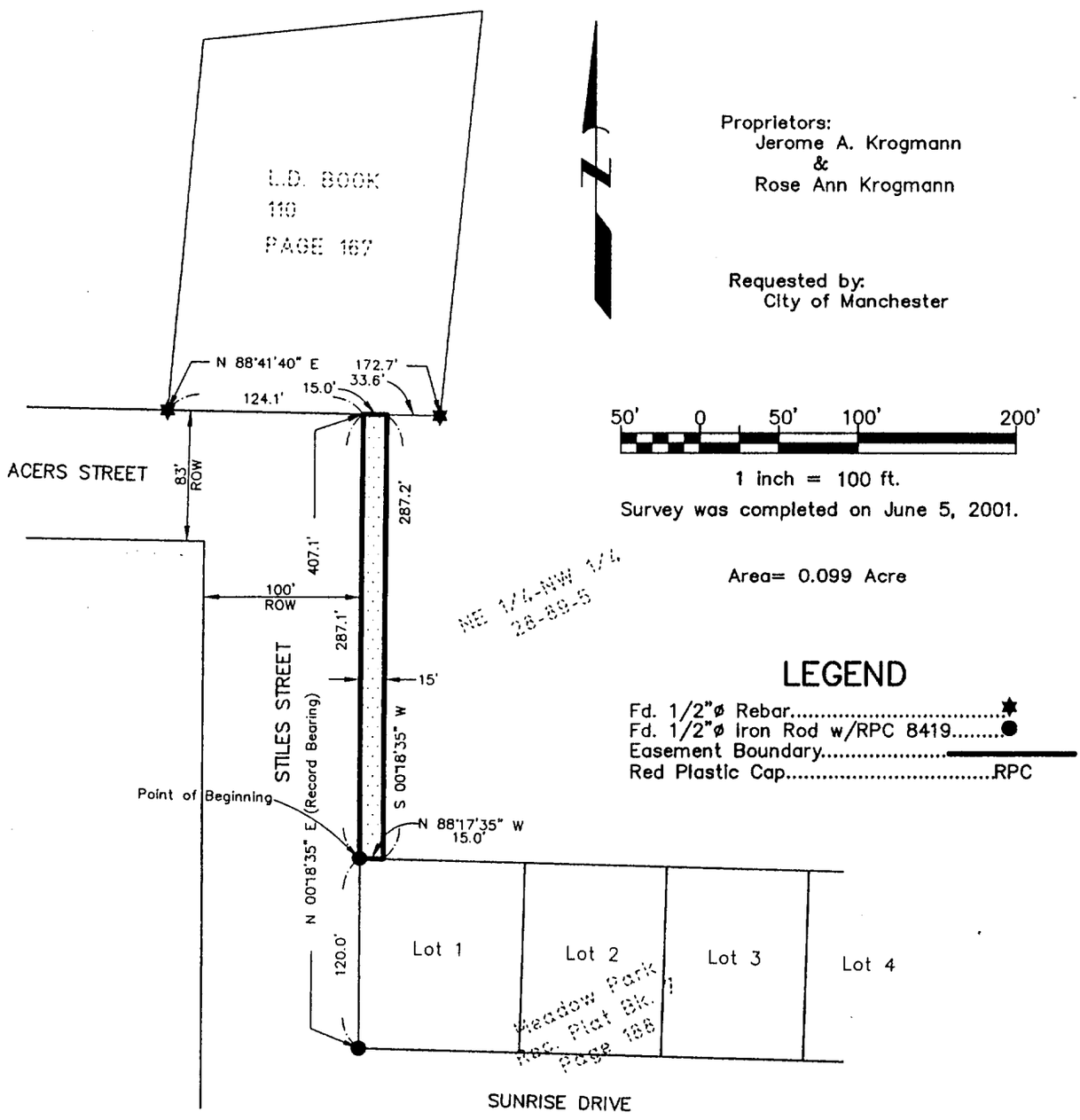
Notary Public in and for the
State of Iowa

"EXHIBIT A"

TeKIPPE ENGINEERING, P.C., 128 South Vine Street, West Union, Iowa 52175 Phone #563/422-5131

Easement Plat

Utility Easement in the City of Manchester, Delaware County, Iowa



PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE
7060
IOWA

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.

Lyle G. TeKippe 6-6-01

Lyle G. TeKippe Date:

License number 7060

My license renewal date is December 31, 2002.

Sheets covered by this seal: P1

TeKIPPE ENGINEERING, P.C.
128 SOUTH VINE STREET
WEST UNION, IOWA
PH. (563) 422-5131
FAX (563) 422-5884

Field Book Manchester 1 Pages 1-12

Project No. 00601.MS Sheet P1

TeKIPPE ENGINEERING, P.C., 128 South Vine Street, West Union, Iowa 52175 Phone #563/422-5131

Project No. 00601.MS

SURVEYOR'S CERTIFICATE

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.

PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE 7060
IOWA

Lyle G. TeKippe — 6-6-01
Lyle G. TeKippe — Date
License number 7060
My license renewal date is December 31, 2002.
Pages covered by this seal: SD-1

State of Iowa)
ss.
County of Fayette)

Subscribed and sworn to before me by Lyle G. TeKippe this 6th day of June, 2001.

Lori Kuennen
Notary Public

NOTARIAL SEAL IOWA
LORI KUENNEN
MY COMMISSION EXPIRES
1-19-2002

SURVEY AND PLAT OF:

Utility Easement Description:

Utility Easement in the City of Manchester, Delaware County, Iowa, and more particularly described as follows:

Beginning at the Northwest Corner of Lot 1 in Meadow Park, a subdivision in the City of Manchester:

thence North 00°18'35" East (Record Bearing) 287.1 feet along the East Right-of-Way Line of Stiles Street to the South Line of a parcel of land recorded in L.D. Book 110, page 167;

thence North 88°41'40" East 15.0 feet along said South Line;

thence South 00°18'35" West 287.2 feet to the North Line of said Lot 1;

thence North 88°17'35" West 15.0 feet along said North Line to the Point of Beginning, containing 0.099 acre, subject to other easements of record. (See original Easement Plat attached to this description.)