CITY OF MANCHESTER

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Date 9/01/2005 Time 3:42 PM
Rec Amt $22.00

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

This instrument was prepared Ryan M .Wicks, P.E., TeKippe Engineering, P.C., PO Box 357, Manchester, IA 52057, Phone (563) 927-2060.

WALKWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to Patrick O. and Rebecca A. Dolan, hereinafter referred to as Grantor, by the City of Manchester hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto the Grantee, its successors and assigns, a perpetual easement - said easement being a ten-foot wide walkway easement. The Grantee shall have the right to construct, operate, inspect, repair, maintain and replace walkway over, across and through the land of the Grantor, situated in the City of Manchester, Delaware County, Iowa said land being as follows:

WALKWAY EASEMENT, in Lot A and Lot 3 of Dolan's Addition, a part of the Northwest Quarter of Section 33, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa. See attached easement plat and description.

The consideration recited above shall constitute payment in full for any damage to the land of the Grantor, the estate's successors assigns and heirs, by reason of the installation, operation, and maintenance of the structures or improvements herein referred to. The Grantee covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the Grantor, the successors and assigns. The provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

An additional Temporary Construction Easement, as shown on the attached easement plat, is granted during the initial construction period of the improvements. Grantee's use of the subject property shall be subject to a duty to return the property to a condition reasonably similar to its condition prior to use by the Grantee.

Dated this 19th day of APRIL, 2005.

Patrick O. Dolan

Rebecca A. Dolan

GRANTOR ACKNOWLEDGEMENT

State of Iowa)
) SS.
County of Delaware)

On this 19th day of APRIL, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Patrick O. Dolan and Rebecca A. Dolan, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the instrument as their voluntary act and deed.

Notary Public in and for the State of Iowa

RYAN M. WICKS
Iowa Notarial Seal
Commission Number: 723753
My Commission Expires: 08-04-2006

GRANTEE ACKNOWLEDGEMENT

CITY OF MANCHESTER

By: Milt L. Kramer
Milt L. Kramer, Mayor

By: _____
Erin Rempe, City Clerk

(MUNICIPAL SEAL)

State of Iowa)
) SS.
County of Delaware)

On this 13 day of June, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Rempe, to me personally known, did say that they are the Mayor and City Clerk, respectively, of the City of Manchester, Iowa; a municipal corporation; 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 Resolution No. 0916 2005 passed by Resolution of the City Council under Roll Call No. — of the City Council on the 13 day of June, 2005, and Milt L. Kramer and Erin Rempe 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.

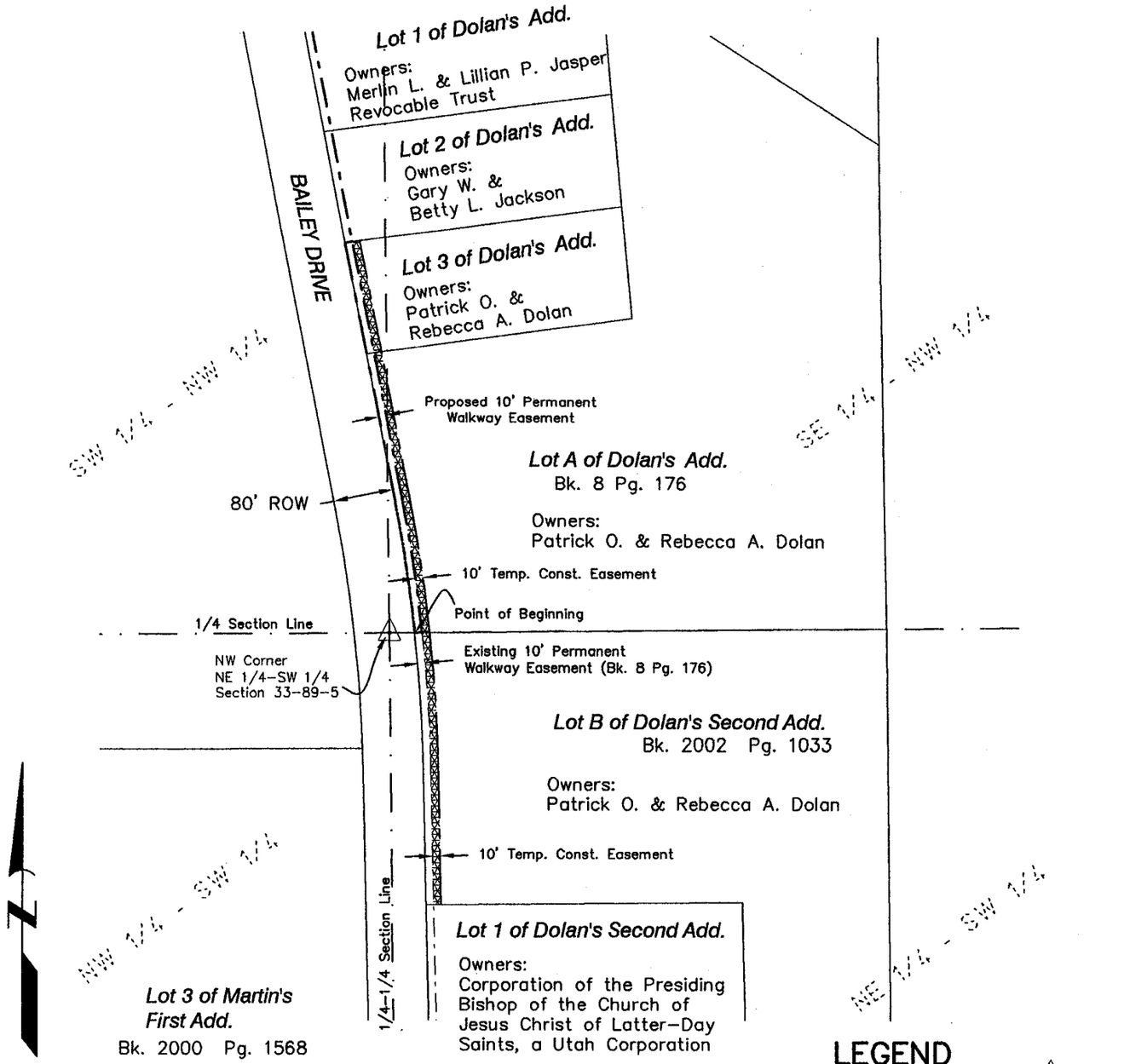
Laura K Thomas
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
8-26-05

TeKIPPE ENGINEERING, P.C., 1919 – 210th Street P.O. Box 357, Manchester, Iowa 52057 Ph. 563–927–2060

Easement Plat

Walkway Easement in Section 33 – T89N – R5W, City of Manchester, Delaware County, Iowa



100' 0 100' 200' 400'

1 inch = 200 ft.

LEGEND

Section Corner.....

Proposed Permanent Easement.....

Existing Permanent Easement.....

Construction Easement.....

Construction Easement Area.....

PROFESSIONAL LAND SURVEYOR
PAUL R. HEROLD
15525
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.

Paul R. Herold 8-9-05

Paul R. Herold Date:

License number 15525

My license renewal date is December 31, 2006.

Sheets covered by this seal: Sheet P1

TeKIPPE ENGINEERING, P.C.

128 South Vine Street
West Union, IA 52175
www.tekippe.com
PH. (563) 422–5131
FAX (563) 422–5884

1919 210th Street
P.O. Box 357
Manchester, IA 52057
PH. (563) 927–2060
FAX (563) 927–3603

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Project No. 04611.MS Sheet P1

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

Project No. 04611.LS

PROFESSIONAL LAND SURVEYOR
PAUL R. HEROLD
15525
IOWA

I hereby certify that this land survey 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.

Paul R. Herold — 8-9-05

Paul R. Herold — Date

License Number 15525

My license renewal date is December 31, 2006.

Pages covered by this seal: ED-1

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Paul R. Herold this 9th day of August, 2005.

NOTARIAL SEAL IOWA
CHRISTINA RICHTER
Commission Number 723809
My Commission Expires
8/5/06

Christina Richter
Notary Public

WALKWAY EASEMENT

Easement Description:

A strip of land for Walkway Easement purposes in Lots A and 3 of Dolan's Addition, a part of the Northwest Quarter of Section 33, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, 10.00 feet in width lying East of the following Centerline, with the West Line of said easement being coincident with the East Right of Way Line of Bailey Drive:

Beginning at the Northwest Corner of Lot B of Dolan's Second Addition, a subdivision of part of the Northeast Quarter of the Southwest Quarter of said Section;

Thence Northerly along the East Right of Way of Bailey Drive and the West Line of Lots A and 3 of Dolan's Addition to the Northerly Line of Lot 3 of said addition, with the Northerly line of said Easement being coincident with the Northerly Line of said Lot 3, and the Southerly Line of said easement being coincident with the Southerly Line of said Lot A, subject to any other easements of record,
(See plat attached to this original easement description.)