CITY OF MANCHESTER

Book 2005 Page 3129

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DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

This instrument was prepared by Ryan M. Wicks, P.E. TeKippe Engineering, P.C., P.O. 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 Neola J. Hansel, 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 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 Northwest Quarter of the Southwest 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.

Dated this 31st day of March 2005.

GRANTOR ACKNOWLEDGEMENT

Neola J. Hansel
Neola J. Hansel

State of Iowa)
) SS.
County of Delaware)

On this 31st day of March, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Neola J. Hansel, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the instrument as her voluntary act and deed.

CHRISTINA LAMBERT
Iowa Notarial Seal
Commission Number: 723809
My Commission Expires: 08-05-2006

Christina Lambert
Notary Public in and for the State of Iowa

GRANTEE ACKNOWLEDGEMENT

CITY OF MANCHESTER

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

By: Erin Rempe
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. R-06-2005 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.

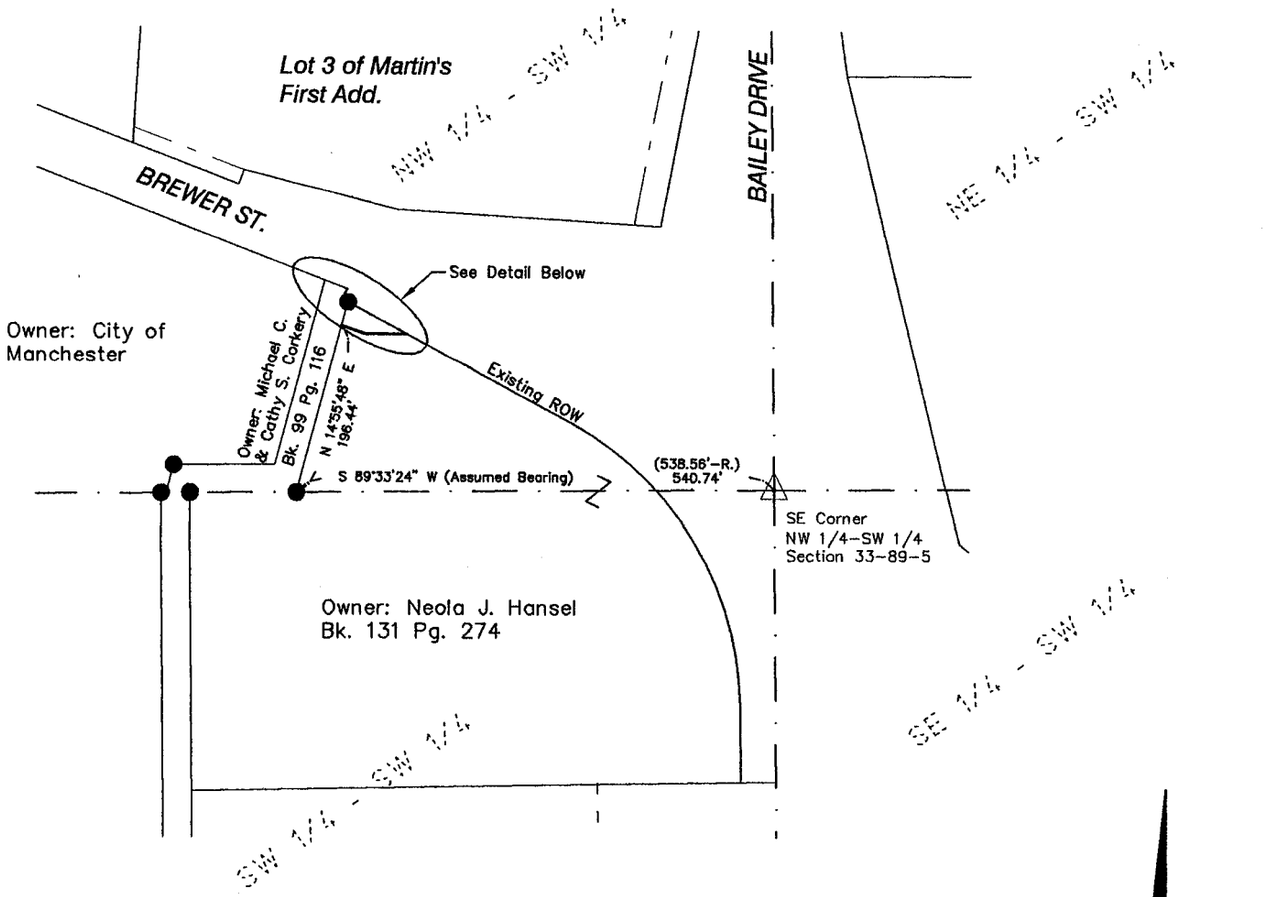
Laura K Thomas
Notary Public in and for the State of Iowa

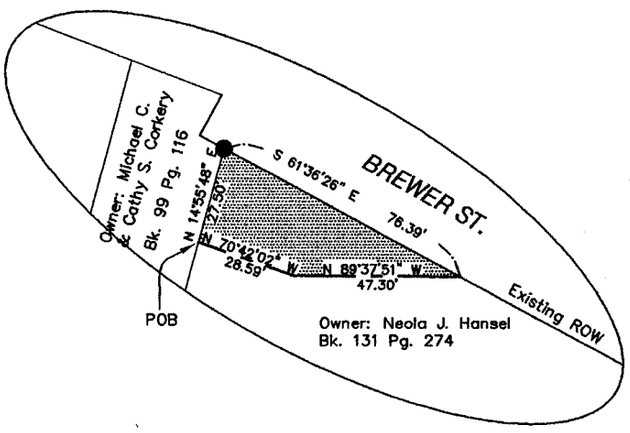
LAURA K. THOMAS
Commission Number 716135
My Commission Expires
8-26-05

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

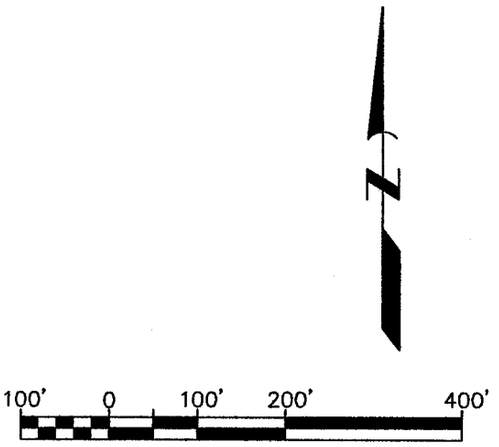
Easement Plat

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





Permanent Easement Detail
No Scale



1 inch = 200 ft.

LEGEND

Section Corner.....
Proposed Permanent Easement.. - - - - - -
Point of Beginning..... POB
Fd. Gas Pipe.....
Permanent 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 8-8-05

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
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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

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
CHRISTINA RICHTER
Commission Number 723809
My Commission Expires
8/9/05

Christina Richter
Notary Public

WALKWAY EASEMENT

Easement Description:

A parcel of land for Walkway Easement purposes in Northwest Quarter of the Southwest Quarter of Section 33, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa;

Commencing at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section;

Thence **South 89°-33'-24" West (Assumed Bearing) 540.74 feet** along the South Line of said Quarter – Quarter Section to the East Line of Patent Number 2073, recorded on April 9, 1976 in Book 99, Page 116, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence **North 14°-55'-48" East 196.44 feet** along said East Line to the Point of Beginning;

Continuing **North 14°-55'-48" West 27.50 feet** to the South Right of Way Line of Brewer Street;

Thence **South 61°-36'-26" East 76.39 feet** along said Right of Way Line;

Thence **North 89°-37'-51" West 47.30;**

Thence **North 70°-42'-02" West 28.59 feet** to the Point of Beginning, subject to any other easements of record.
(See plat attached to this original easement description.)