CITY OF MANCHESTER

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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

PUBLIC DRAINAGE 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 Kenneth and Vonda M. Billhorn, 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 drainage easement. The Grantee shall have the right to construct, operate, inspect, repair, maintain and replace storm sewer over, across and through the land of the Grantor, situated in the City of Manchester, Delaware County, Iowa said land being as follows:

DRAINAGE EASEMENT in Lot 45 of A.R. Loomis Addition to the Northeast Quarter of Section 32, 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 20th day of May 2005.

GRANTOR ACKNOWLEDGEMENT

Kenneth Billhorn

Kenneth Billhorn

Vonda M. Billhorn

Vonda M. Billhorn

State of Iowa)
) SS.
County of Delaware)

On this 20th day of May, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kenneth Billhorn and Vonda M. Billhorn, 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.

Laura K. Thomas

Notary Public in and for the State of Iowa

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
5-26-05

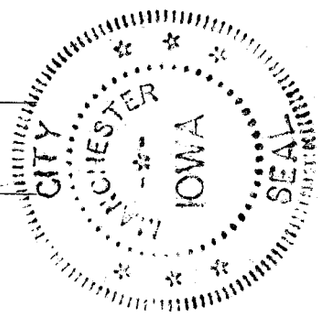
GRANTEE ACKNOWLEDGEMENT

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 13th 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.

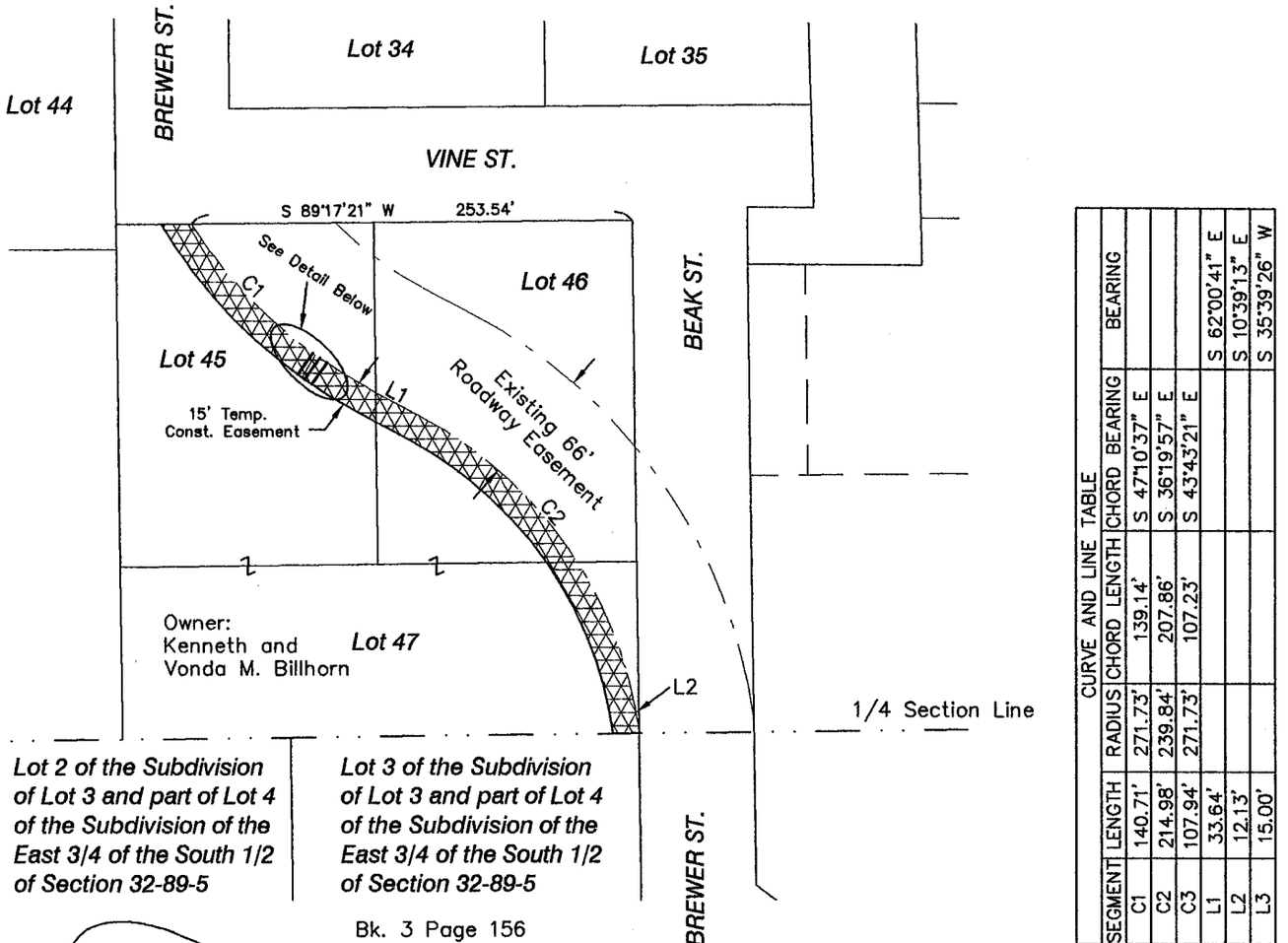
Laura K. Thomas
Notary Public in and for the State of Iowa



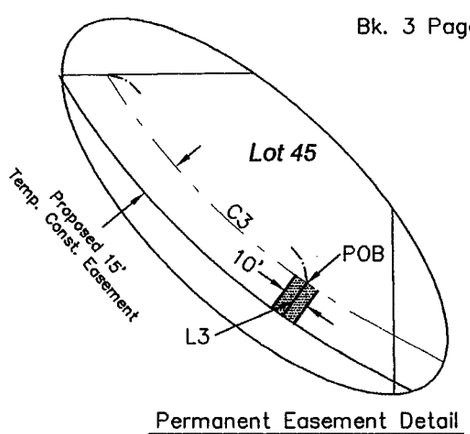
TeKIPPE ENGINEERING, P.C., 1919 – 210th Street P.O. Box 357, Manchester, Iowa 52057 Ph. 563–927–2060

Easement Plat

Drainage Easement in Lot 45 and Temporary Construction Easement in Lots 45, 46, and 47, all in A.R. Looomis Addition of the NE 1/4 of Section 32 – T89N – R5W, City of Manchester, Delaware County, Iowa

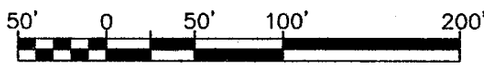


CURVE AND LINE TABLE				
SEGMENT	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	BEARING
C1	140.71'	271.73'	139.14'	S 47°10'37" E	
C2	214.98'	239.84'	207.86'	S 36°19'57" E	
C3	107.94'	271.73'	107.23'	S 43°43'21" E	
L1	33.64'				S 62°00'41" E
L2	12.13'				S 10°39'13" E
L3	15.00'				S 35°39'26" W



Permanent Easement Detail
No Scale





1 inch = 100 ft.

LEGEND

Point of Beginning..... POB
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

M:\Projects\2004\04611MS\dwg\04611MS.dwg\ES1

Project No. 04611.MS Sheet P1

TeKIPPE ENGINEERING, P.C., 1919 210th Street, Manchester, Iowa, 52057, Phone # 563-927-2060

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 — Paul R. Herold

8-9-05 — 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

DRAINAGE EASEMENT

Easement Description:

A strip of land for Drainage Easement purposes in Lot 45 of A.R. Loomis Addition of the Northeast Quarter of Section 32, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, 10.00 feet in width lying 5.00 feet on each side of the following Centerline:

Commencing at the Northeast Corner of Lot 46 of said A.R. Loomis Addition;

Thence **South 89°-17'-21" West (Assumed Bearing) 253.54 feet** along the North Line of Lot 46 of said Addition and to the Westerly line of an existing roadway easement;

Thence **Southeasterly 107.94 feet along a 271.73 foot radius curve concave Northeasterly** (said curve having a Long Chord of South 43°-43'-21" East 107.23 feet) along the Westerly line of said roadway easement to the Point of Beginning, with the Easterly Line of said easement being coincident with the Westerly Line of said roadway easement;

Thence **South 35°-39'-26" West 15.00 feet;** subject to any other easements of record,
(See plat attached to this original easement description.)