City of Edgewood
PO Box 397
Edgewood, IA
52042

Book 2006 Page 426

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Date 2/06/2006 Time 3:50 PM
Rec Amt $27.00

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

This instrument was prepared by Attorney William G. Blum, 300 Main St., Suite 330, Dubuque, IA, (563) 557-1310)

PUBLIC UTILITY AND SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar ($1.00) for the permanent easement paid to NEIL E. SHERMAN and JANE C. SHERMAN, herein referred to as Grantors, and the CITY OF EDGEWOOD, IOWA, herein referred to as Grantee.

The Grantors hereby grant, bargain, and assign a perpetual easement with the right to construct, install, and thereafter use, operate, inspect, maintain, and replace a public utility and sidewalk easement located on a part of the West 21.5 feet of Lot 10, Compton's Addition to the City of Edgewood, Delaware County, Iowa, as shown on the attached easement Plat.

Grantors shall not erect any structure over or within the easement area without obtaining the prior written approval of the Edgewood City Council.

The consideration hereinabove recited shall constitute payment in full for any damages to the land of the Grantors, their successors and assigns, by reason of the installation of public utilities and sidewalk on said property. 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 Grantors, their successors or assigns.

This grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee, its successors or assigns.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 11 day of January, 2006.

Neil E. Sherman
NEIL E. SHERMAN

Jane C. Sherman
JANE C. SHERMAN

STATE OF Iowa, COUNTY OF Delaware, ss:

On this 11th day of January, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Neil E. Sherman and Jane C. Sherman, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that (he) (she) executed the same as (his) (her) voluntary act and deed.

Marcia K. Wessel

_____, Notary Public in and for said State.

MARCIA K. WESSEL
Commission Number 149645
My Commission Expires
12/8/06

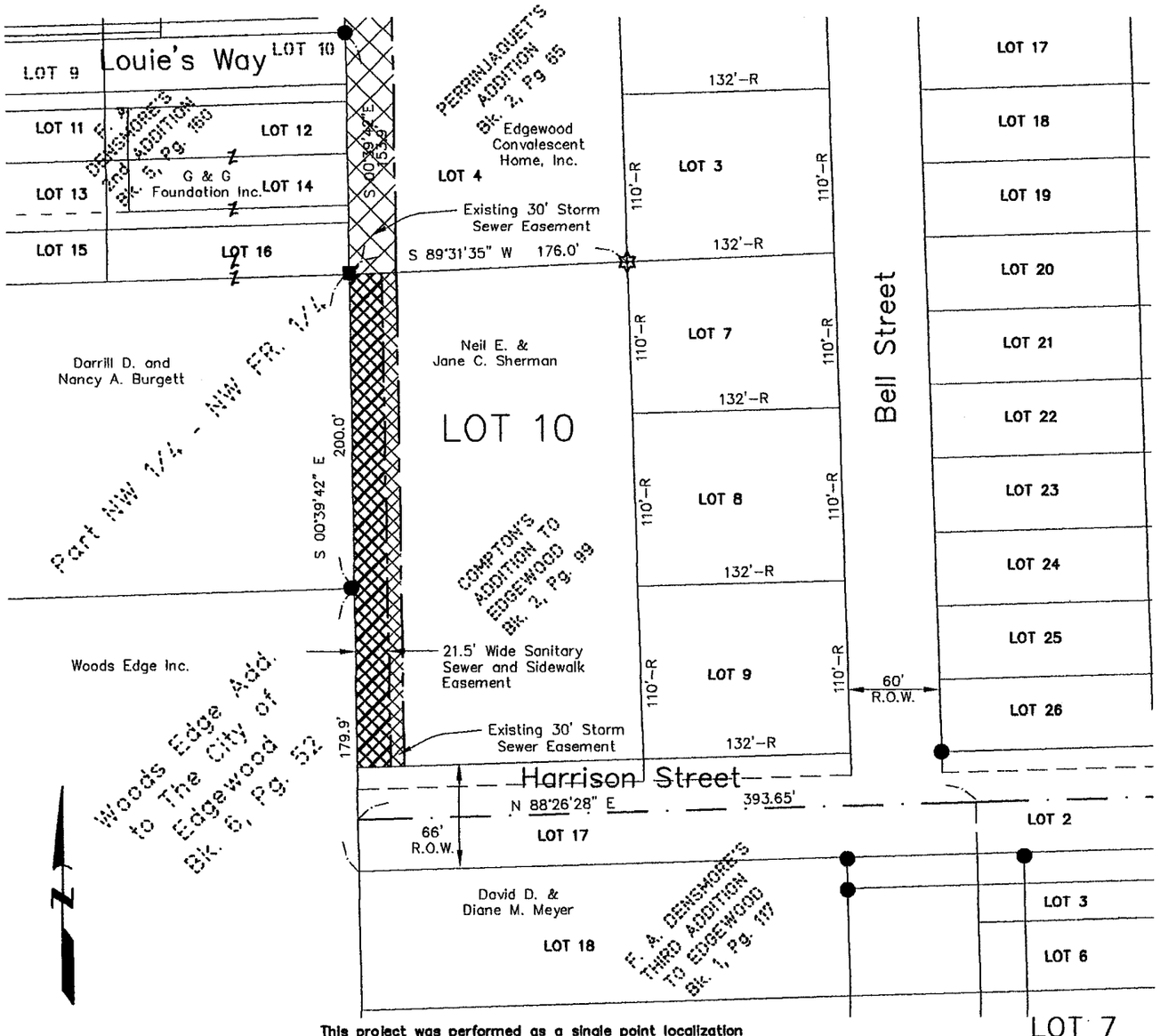
(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of natural persons acting in their own right

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

Easement Plat

SANITARY SEWER AND SIDEWALK EASEMENT
the West 21.5 feet of Lot 10, Compton's Addition to the City of Edgewood, Delaware County, Iowa



Proprietors:
Neil E. & Jane C. Sherman

Requested by:
The City of Edgewood

50' 0 50' 100' 200'

1 inch = 100 ft.

This project was performed as a single point localization on Delaware County GPS Monument Number 4 using IA State Plane Coordinates and then rotated to the record bearing of Delaware County GPS Monuments Number 4 to 13.

Note:
15' Temporary Construction Easement on East and West Side of Permanent Easement Area

LEGEND

- Easement Area
- Fd. 5/8" ø Rebar w/YPC PLS 8295
- Fd. T-Bar w/ PLS 9761
- Fd. 1/2" ø Rebar w/OPC PLS 10165
- Fd. 1/2"ø Rebar
- Survey Boundary
- Orange Plastic Cap....OPC
- Red Plastic Cap....RPC
- Yellow Plastic Cap....YPC

Easement was Drafted on November 15, 2005.

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 11-22-05

Paul R. Herold Date:
License number **15525**
My license renewal date is **December 31, 2006.**
Sheets covered by this seal: **P1**

TeKIPPE ENGINEERING, P.C.

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Field Book Edgewood No. 1 Pages 1,2
Project No. 05659.LS Sheet P1