Book 2007 Page 630
Document 2007 630 Type 03 006 Pages 5
Date 3/05/2007 Time 3:23:29PM
Rec Amt $27.00

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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EASEMENT

Preparer Information: Ryan Wicks
TeKippe Engineering, P.C.
1919 – 210th Street
Manchester, IA 52057
Phone: (563) 927-2060

Taxpayer Information: N/A

Return Document To: City of Manchester, Iowa
208 E. Main St.
Manchester, IA 52057

Grantors:
John H. and Gayle J. Graybill
104 South 8th Street
Manchester, IA 52057

Grantees:
City of Manchester, Iowa
208 E. Main St.
Manchester, IA 52057

Legal description is located on page: 2

Document of instrument number of previously recorded documents: Book 2007, Page 534

PUBLIC SANITARY SEWER 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 John H. and Gayle J. Graybill, hereinafter referred to as Grantor, by 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 sanitary sewer easement. The Grantee shall have the right to construct, operate, inspect, repair, maintain and replace sanitary sewer improvements over, across and through the land of the Grantor, situated in the City of Manchester, Delaware County, Iowa, said land being as follows:

The North forty one (41.0) feet of the South one hundred four (104.0) feet of Lot Two (2) and the East one hundred ten (110.0) feet of the North thirty (30.0) feet of the South sixty three (63.0) feet of said Lot Two (2), A.R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15 L.D., Page 410. Subject to roadways and easements of record.

And said easement being as follows:

Commencing at the Southeast corner of Lot Two (2) of A.R. Loomis Addition to Manchester, thence North 00°-42'-00" West (Assumed Bearing) 63.0 feet, along the East line of said Lot Two (2), thence South 89°-16'-52" West 139.4 feet, to the West line of an existing Right-of-Way easement and the Point of Beginning, thence continuing South 89-°16'-52" West 130.5 feet, more or less, to the West line of said Lot Two (2), thence North 29°-49'-12" West 17.1 feet, more or less, along the West line of said Lot Two (2), thence South 86°-13'-14" East 137.6 feet, more or less, to the West line of said Right-Of-Way easement, thence South 21°-34'-13" East 4.5 feet, along the West line of said Right-of-Way easement to the Point of Beginning.

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 and described 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 1 day of Aug 2016.

GRANTOR ACKNOWLEDGEMENT

John H. Graybill
GRANTOR

Gayle J. Graybill
GRANTOR

INDIVIDUAL ACKNOWLEDGMENT

State of Iowa )
) SS.
County of Delaware )

On this 1st day of August, 2006, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John H. Graybill and Gayle J. Graybill, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that ~~(he) (she)~~ (they) executed the instrument as ~~(his) (her)~~ (their) voluntary act and deed.

LINDA A. BESSETTE
Commission Number 118384
My Commission Expires
7-14-08

Linda A Bessette
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 18 day of August, 2006, 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-107-2006 passed by Resolution of the City Council under Roll Call No. 11 of the City Council on the 14 day of August, 2006, 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 718135
My Commission Expires
8-26-08

FILED
FEB 23 2007
DELAWARE COUNTY ASSESSOR

FILED
FEB 23 2007
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

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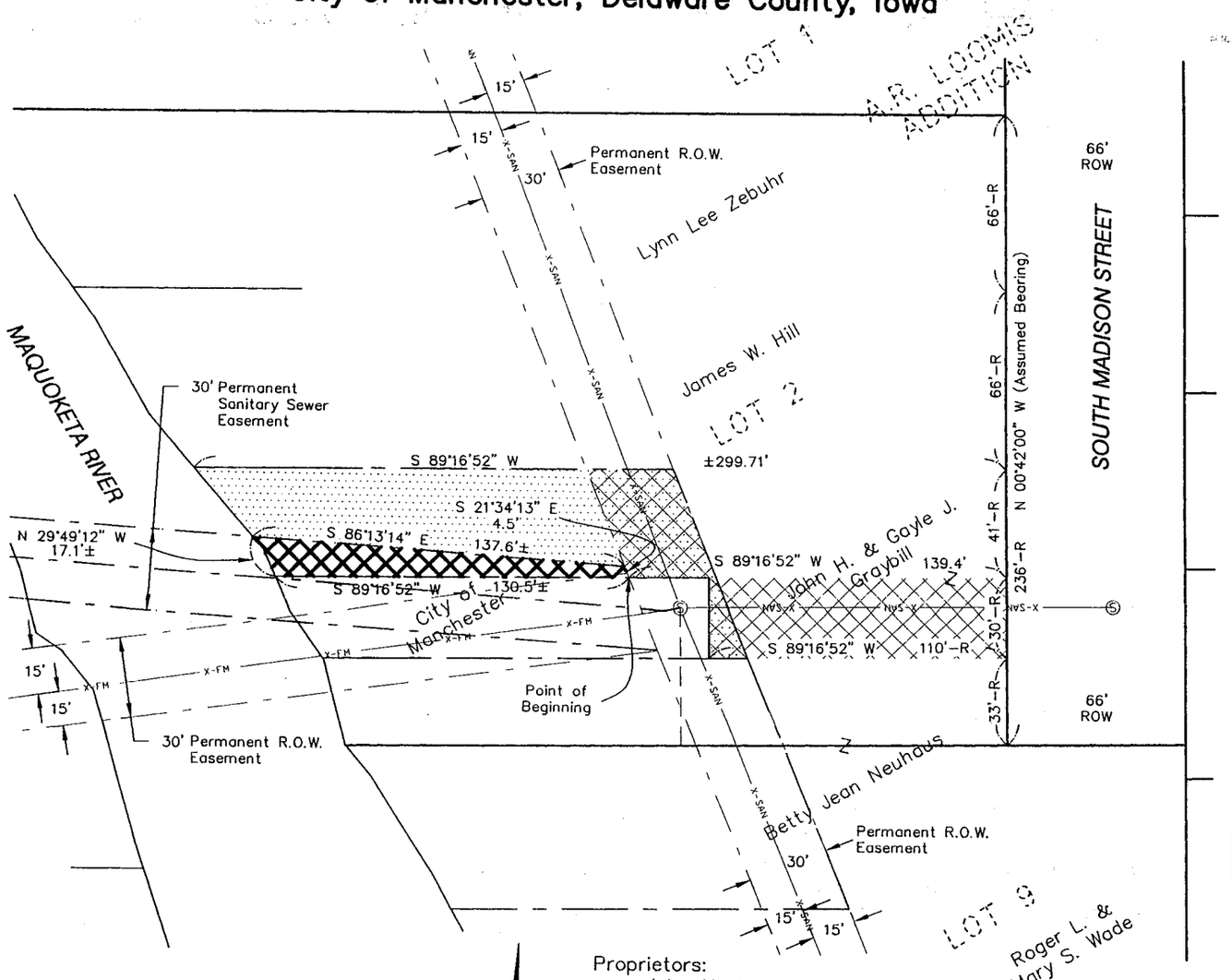
Document 2007 534 Type 06 002 Pages 2
Date 2/23/2007 Time 10:03:06AM
Rec Amt $12.00

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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

Easement Plat

# Sanitary Sewer Easement in Part of Lot 2 of the A.R. Loomis Addition to Manchester, Section 32 – T89N – R5W, City of Manchester, Delaware County, Iowa




30' 0 30' 60' 120'

1 inch = 60 ft.

Easement was drafted on July 18, 2006

Proprietors:
John H. &
Gayle J. Graybill

Requested by:
City of Manchester

## LEGEND

Existing Sanitary Sewer..... X-SAN
Existing Sanitary Sewer Force Main... X-FM
Existing Easement Boundary.....
New Easement Boundary.....
Temporary Construction Easement.....
Existing Permanent Easement Area.....
New Permanent Easement Area.....
Temp. Construction Easement Area.....

PROPERTY DESCRIPTION

The North forty one (41.0) feet of the South one hundred four (104.0) feet of Lot Two (2) and the East one hundred ten (110.0) feet of the North thirty (30.0) feet of the South sixty three (63.0) feet of said Lot Two (2), A.R. Loomis Addition to Manchester, Iowa, according to plat recorded in Book 15 L.D., Page 410. Subject to roadways and easements of record.

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 12-15-06

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.

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\2005\05672MS\dwg\05672MS.dwg

Project No. 05672.MS Sheet P1

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

Project No. 05672.MS



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 — 12-15-06

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 15th day of December, 2006.

SANDRA J KLOSTERMAN
Iowa Notarial Seal
Commission Number: 706806
My Commission Expires: 11-9-2009

Sandra J Klosterman
Notary Public

**SANITARY SEWER EASEMENT:**

Easement Description:

Commencing at the Southeast corner of Lot Two (2) of A.R. Loomis Addition to Manchester;

Thence **North 00°-42'-00" West (Assumed Bearing) 63.0 feet**, along the East line of said Lot Two (2);

Thence **South 89°-16'-52" West 139.4 feet**, to the West line of an existing Right-of-Way easement and the Point of Beginning;

Thence continuing **South 89-°16'-52" West 130.5 feet**, more or less, to the West line of said Lot Two (2);

Thence **North 29°-49'-12" West 17.1 feet**, more or less, along the West line of said Lot Two (2);

Thence **South 86°-13'-14" East 137.6 feet**, more or less, to the West line of said Right-of-Way easement;

Thence **South 21°-34'-13" East 4.5 feet**, along the West line of said Right-of-Way easement to the Point of Beginning. (See plat attached to this original easement description.)