Book 2007 Page 631
Document 2007 631 Type 03 006 Pages 5
Date 3/05/2007 Time 3:23:45PM
Rec Amt $27.00

DEBORAH L. PEYTON, RECORDER/REGISTRA
DELAWARE COUNTY IOWA

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:
Michelle A. and Scot E. Davidson
4113 Paradise Ct. NW
Cedar Rapids, IA 52405

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 533

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

INGRESS/EGRESS 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 the City of Manchester, hereinafter referred to as Grantor, by Michelle A. Davidson and Scot E. Davidson, 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 10' wide permanent ingress and egress easement. The Grantee shall have the right to construct, operate, inspect, repair, maintain and replace improvements over, across and through the land of the Grantor, situated in the City of Manchester, Delaware County, Iowa said land being as follows:

INGRESS/EGRESS EASEMENT in part of Lot 42 of A.R. Loomis Addition, 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 25 day of April 2005.

GRANTOR ACKNOWLEDGEMENT

CITY OF MANCHESTER

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

By:
Erin Rempe, City Clerk

(MUNICIPAL SEAL)

MANCHESTER IOWA CITY SEAL

State of Iowa)
) SS.
County of Delaware)

On this 25 day of April, 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-063-2005 passed by Resolution of the City Council under Roll Call No. 13 of the City Council on the 25 day of April, 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.

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
8-26-08

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

GRANTEE ACKNOWLEDGEMENT

Michelle A. Davidson

Michelle A. Davidson

Scot E. Davidson

Scot E. Davidson

State of Iowa)
) SS.
County of Delaware)

On this 8th day of June, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michelle A. Davidson and Scot E. Davidson, 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.

Lori Cole

Notary Public in and for the State of Iowa

LORI COLE
Notarial Seal - Iowa
Commission # 170556
My Commission Expires 8/10/05

FILED
FEB 23 2007
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
FEB 23 2007
DELAWARE COUNTY ASSESSOR

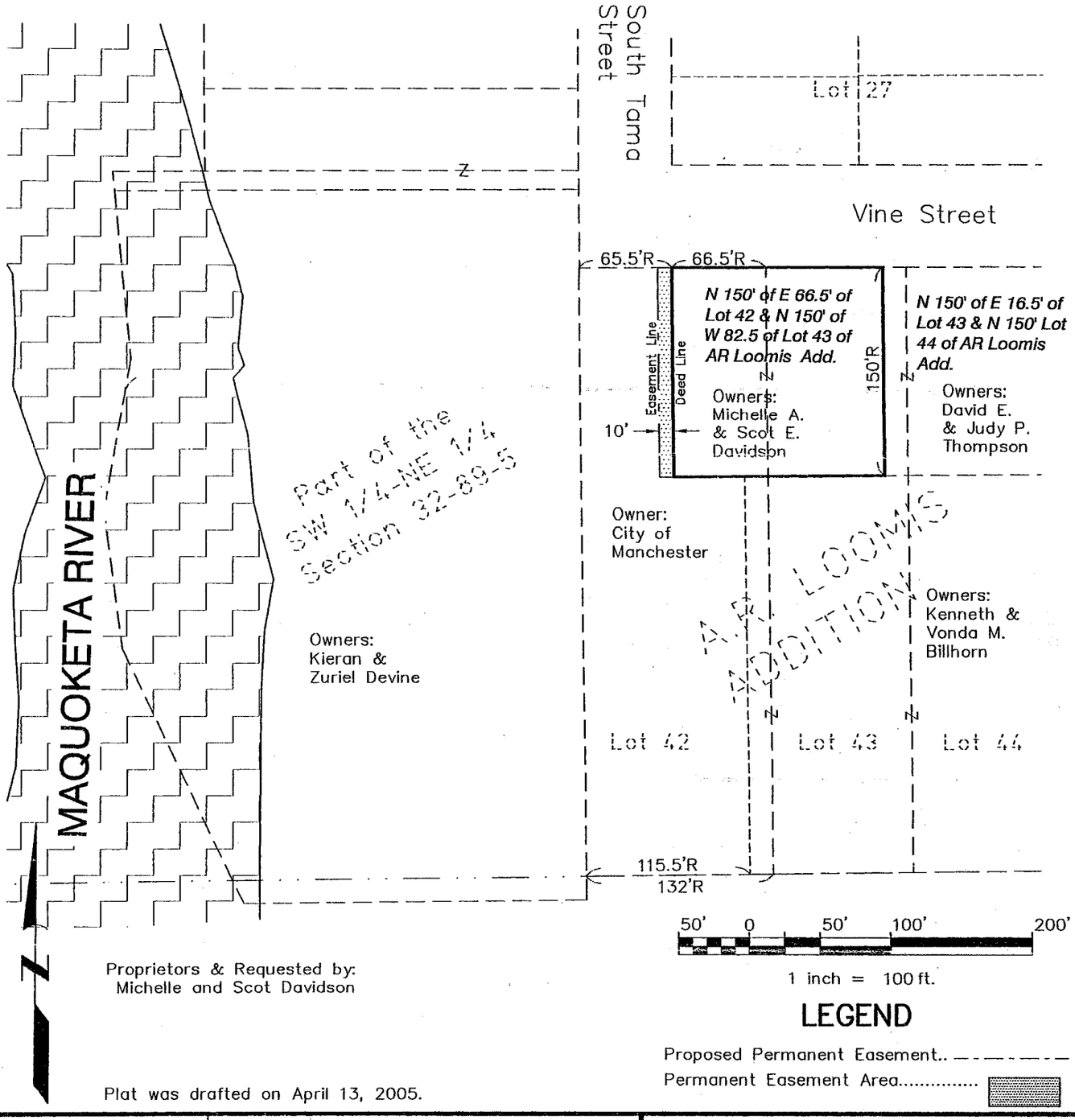
Book 2007 Page 533
Document 2007 533 Type 06 002 Pages 2
Date 2/23/2007 Time 10:02:49AM
Rec Amt $12.00

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

Ingress/Egress Easement, in Part of Lot 42 of A.R. Loomis Addition City of Manchester, Delaware County, Iowa



Proprietors & Requested by:
Michelle and Scot Davidson

LEGEND

Proposed Permanent Easement.. - - - - - - - -

Permanent Easement Area.....

Plat was drafted on April 13, 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 6-15-05

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\04643MS\dwg\04643.dwg\ED-4

Project No. 04643.MS Sheet P1

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

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

6-15-05 — 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 15 day of JUNE, 2005.

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

Ryan M Wicks
Notary Public

INGRESS/EGRESS EASEMENT

Easement Description:

A parcel of land for Ingress/Egress Easement purposes, and more particularly described as the East 10 feet of the West 65½ feet of the North 150 feet of Lot 42 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, subject to any other easements of record.
(See plat attached to this original easement description.)