Recorded: 1/7/2015 at 12:26:30.0 PM
Fee Amount: $32.00
Revenue Tax:
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2015 PG: 47

Prepared by/Return to: Ryan M. Wicks, P.E., Branch Manager
Fehr Graham, 1919 210th St, Manchester, IA 52057 Ph: 563-927-2060

EASEMENT FOR SANITARY SEWER RIGHT-OF-WAY

KNOW ALL PERSONS BY THESE PRESENTS:

That Maxine R. Johnson (hereinafter called "Grantor") in consideration of the sum of $1.00 to be paid by the City of Manchester upon final approval and acceptance of this Easement by the City of Manchester, do hereby convey unto the City of Manchester, a municipal corporation, (hereinafter called "Jurisdiction") a perpetual Easement for Sanitary Sewer Right-of-Way under, over, through and across the following described real estate:

All that part of Lot Four (4) of the Subdivision of North one-half (N1/2) of the Southeast Quarter (SE1/4) and the South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty Nine (29), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, according to plat recorded in Book A, Plats, Page 6, and Survey and Amended Plat recorded in Book 2 Plats, Page 117, lying East of the right of way of former Manchester and Oneida Railroad, except the East two hundred (200) feet of the North one hundred twenty eight and one-half (128 1/2) feet thereof, and also except the South twenty (20) feet thereof; and the North ten (10) feet of the South twenty (20) feet of the East two hundred thirty (230) feet of said Lot Four (4), also known as

That part of Lot Four (4) of the Subdivision of part of the North one-half(N1/2) of the Southeast Quarter (SE1/4) and the South one-half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Five West (R5W) of the 5th P.M., described as commencing at the Northeast Corner of Lot Two (2) of Henry Acer's Addition to Manchester, Iowa, thence South 798.95 feet to the point of beginning on the East line of said Lot Four (4); thence West 200.0 feet; thence North 128.5 feet; thence West 193.3 feet to a point on the West R.O.W. line of the former Manchester and Oneida Railroad, thence along said R.O.W. line South 5° 15" West 129.9 feet; thence East 175.5 feet; thence South 10.0 feet; thence East 230.0 feet; thence North 10.0 feet to the point of beginning, as shown on plat recorded in Book 2 Plats, Page 125, subject to common driveway as described in deed recorded in Book 83 L.D., Page 376 including the benefits and burdens of the common drive referenced in the Warranty Deed filed November 19, 1963 in Book 83, Page 376.

As recorded in a Warranty Deed in Book 2009, Page 3808, on file at the Delaware County Recorder's office in Manchester, Iowa;

The easement area more particularly described as:

Sanitary Sewer Easement No. 9, being a 30 foot wide strip of land located in Lot 4 and in the former Manchester and Oneida Railroad Right-of-Way, all in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 29, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, and more particularly described as follows:

Commencing at the Northeast Corner of Lot 2 of Henry Acers' Addition to said City;

Thence **South 01°05'44" East, 808.95 feet** along the West Right-of-Way Line of North Franklin Street;

Thence **South 87°53'27" West, 230.0 feet;**

Thence **North 00°10'19" West, 10.0 feet;**

Thence **South 87°53'26" West (Assumed Bearing), 118.5 feet** along the South Line of a Parcel of Land as described in a Warranty Deed recorded in Book 2009, Page 3808 on file at the Delaware County Recorder's office in Manchester, Iowa, to the Centerline of said Easement, being 15 feet on each side of the Sanitary Sewer Alignment as constructed, with the South Line of said Easement being coincident with the South Line of said Parcel, and the Point of Beginning;

Thence **North 14°29'59" West, 72.95 feet** along said Centerline to the center of a Sanitary Sewer Manhole;

Thence **North 00°58'18" West, 57.26 feet** along said Centerline to the North Line of said Parcel, with the North Line of said Easement being coincident with the North Line of said Parcel;

Subject to other easements of record.

Note: The Lines of said Easement are being extended or shortened to meet at angle points.

(see Exhibit A attached);

(hereinafter called "Easement Area") for the purpose of the Jurisdiction constructing, reconstructing, repairing, enlarging and maintaining a sanitary sewer, together with necessary appurtenances thereto, under, over, through and across said Easement Area.

This Easement shall be subject to the following terms and conditions:

1. ERECTION OF STRUCTURES PROHIBITED. Grantor shall not erect any structure over or within the Easement Area without obtaining the prior written approval of the Jurisdictional Engineer.

2. CHANGE OF GRADE PROHIBITED. Grantor shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the Jurisdictional Engineer.

3. RIGHT OF ACCESS. The Jurisdiction shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the exercise of such rights and use without interference of the Easement Area as herein described, including but not limited to, the right to remove any unauthorized obstructions or structures placed or erected on the Easement Area.

4. EASEMENT RUNS WITH LAND. This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.

5. APPROVAL BY THE JURISDICTION. This Easement shall not be binding until it has received the final approval and acceptance by the Jurisdiction.

Grantor does HEREBY COVENANT with the Jurisdiction that Grantor holds said real estate described in this Easement by title in fee simple; that Grantor has good and lawful authority to convey the same; and said Grantor covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

The Grantee hereby abandons previous existing sanitary sewer easement replaced by the sanitary sewer constructed in the Easement Area.

The Grantor further conveys unto the Jurisdiction a TEMPORARY CONSTRUCTION EASEMENT in connection with the construction of a sanitary sewer, which temporary construction easement shall be over, through and across the following described real estate:

> Said Temporary Easement Area shall be in the Westerly portion of the described real estate between the residential structure and edge of pond.

(hereinafter called "(Temporary Easement Area").

This easement shall be subject to the following terms and conditions:

1. Purpose of Easement. A sanitary sewer shall not be installed over or under the Temporary Easement Area. This easement is granted only for the purpose of allowing the Jurisdiction, its agents, employees, and contractors a right of temporary entry over the Temporary Easement Area to facilitate the hauling, transporting and storage of material and equipment during construction of a sanitary sewer on other property which is the subject of a separate permanent sanitary sewer easement.

2. Property To be Restored. The Jurisdiction upon completion of the project shall restore the Temporary Easement Area in good and workmanlike manner to its original condition as nearly as possible, including but not limited to the restoration of lawns by sodding or seeding, complete restoration of any driveways, fences or other structures damaged by the Jurisdiction during the course of construction, except those items listed in paragraph 3 below for which the Jurisdiction shall instead compensate Grantor.

3. Compensation To Grantor. Grantor and Jurisdiction agree that the following items shall not be restored by Jurisdiction but are instead compensated for as indicated by the consideration set forth in this easement:

- Decorative landscaping (such as rocks, wood mulch, edging, or timbers)
- Ornamental vegetation (such as flowers or shrubs)
- Gardens

It is understood and agreed that the consideration set forth in this Easement constitutes full and adequate compensation for damages to the items listed in this paragraph.

4. Term of Easement. The rights granted to the Jurisdiction under this easement shall terminate 90 days after the above described sewer project has been completed or 24 months from the date of acceptance of this easement by the Jurisdiction, whichever occurs first.

Words and phrases herein including acknowledgment hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 13th day of February, 2014.

Maxine R. Johnson

Maxine R. Johnson

STATE OF Iowa)
) ss:
COUNTY OF Delaware)

On this 13th day of February, 2014, before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared Maxine R. Johnson _____ and _____ 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.

COLLEEN MEYER
Notarial Seal - Iowa
Commission # 704820
My Commission Expires 08-28-15

Colleen Meyer

Notary Public for the State of

Jurisdiction Acknowledgement

CITY OF MANCHESTER City Seal MANCHESTER, IOWA

Milt Kramer
Milt Kramer, Mayor

Erin Learn
Erin Learn, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 7 day of August, 20 14, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Milt Kramer and Erin Learn, 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. 078-2014 passed by Resolution of the City Council under Roll Call No. 2.21 of the City Council on the 16 day of June, 20 14, and Milt Kramer and Erin Learn 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.

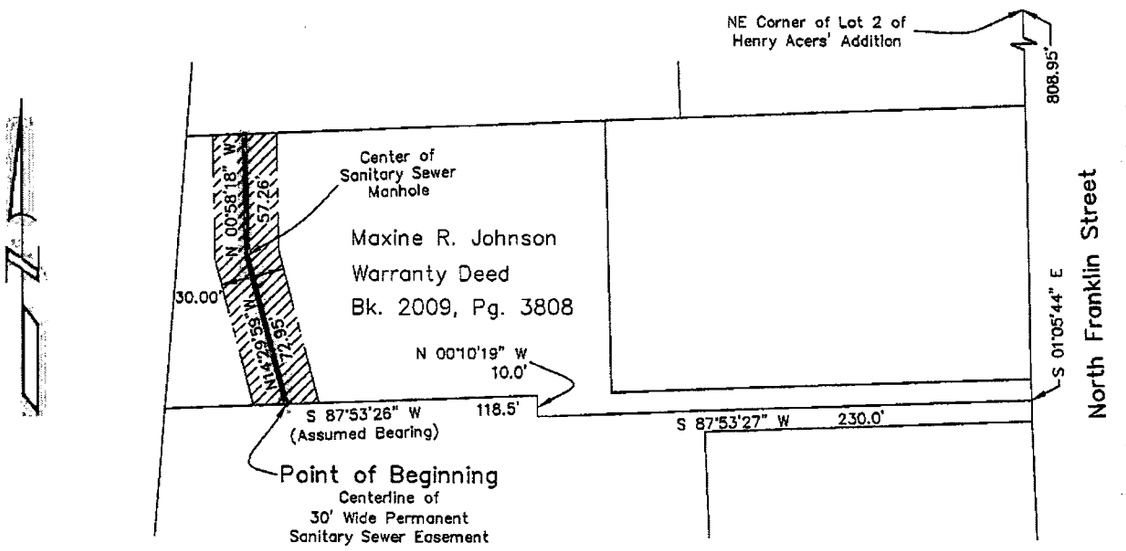
Laura K. Thomas
Notary Public for the State of Iowa

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2014

Prepared by/Return to: FEHR GRAHAM, 1919 210th St, Manchester, IA 52057 Ph. (563)927-2060

Easement Plat

Sanitary Sewer Easement No. 9 in Lot 4 and in the Former Manchester and Oneida Railroad Right-of-Way, All in the N1/2 of the SE1/4 & S1/2 of the NE1/4 of Section 29-T89N-R5W, City of Manchester, Delaware County, Iowa



Sanitary Sewer Easement No. 9, being a 30 foot wide strip of land located in Lot 4 and in the former Manchester and Oneida Railroad Right-of-Way, all in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 29, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, and more particularly described as follows:

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Subject to other easements of record.

Note: The Lines of said Easement are being extended or shortened to meet at angle points.

Proprietors:
Maxine R. Johnson
Requested by:
City of Manchester

40' 0' 40' 80' 160'
1 inch = 80 ft.

LEGEND
Easement Boundary.....
Centerline San. Sewer.....

PROF. ENGINEER & LAND SURVEYOR
LYLE G. TeKIPPE 7060
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.

1-15-14
Lyle G. TeKippe, P.E. & P.L.S. Date
License Number 7060
My license renewal date is December 31, 2014.
Sheets covered by this seal: Sheet P1

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

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Project No. 13-526 Sheet P1