Book 2015 Page 2831
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Date 10/15/2015 Time 1:42:41PM
Rec Amt $32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/Return to: Burrington Group, Inc., 105 West Main Street, Manchester, IA 52057 563-927-2434

BUILDING EASEMENT

KNOW ALL MEN BY THESE PRESENT: That in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid to City of Earlville, hereinafter referred to as Grantor, by Three Rivers FS Company, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged. The Grantor does here hereby grant, transfer and convey unto the Grantee, its successors and assigns, a Building Easement as described below. The Grantee shall have the right to enjoy, construct, operate, inspect, repair, maintain and replace a building over, and maintain access through, the land of the Grantor, for the life of said building or its replacement, over the below described land of the Grantor, its successors and assignees.

And said easement being as follows:

Building Easement 'B'; in Elizabeth Street Right-of-Way, Adjacent to Block 35, City of Earlville, Delaware County Iowa more particularly described as follows:

Commencing at the Northwest Corner of said Block;

Thence **North 88° 13' 38" East, 52.98 feet** along the North Line of said Block to the Point of Beginning;

Thence **North 01° 00' 40" West, 3.41 feet**;

Thence **North 88° 13' 38" East, 61.73 feet**;

Thence **South 01° 00' 40" East, 3.41 feet** to the North Line of said Block;

Thence **South 88° 13' 38" West, 61.73** feet along said Line to the Point of Beginning;

Containing **210 Sq. Ft.**
Subject to other Easements of Record.

See Attached Easement Plat.

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 structure 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 the 14 day of September 2015.

OWNER'S ACKNOWLEDGMENT

I (we) DAN WHEELER, Mayor, and LINDA GAUL, City Clerk, City of EARLVILLE, DELAWARE County, State of Iowa, do hereby certify

that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with the desire of the City.

Mayor, Dan Wheeler

City Clerk, Linda Gaul

STATE OF IOWA)
) SS.
COUNTY OF Delaware)

On this 29th day of September, 2015, before me, Courtney Juran, a Notary Public in and for the State of Iowa, personally appeared Dan Wheeler and, Linda Gaul to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Earlville, Iowa; 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 the authority of its City Council, as contained in Resolution Number 2015-10 adopted by the City Council on the 14 day of September, 2015, and that Dan Wheeler and Linda Gaul acknowledge 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.

COURTNEY LYNN JURAN
Commission Number 776958
My Commission Expires
7-31-15

Courtney Lynn Juran, Notary Public

Resolution # 2015-10

City of Earlville Approving Plats

Whereas, **Building Easement 'B'**; in Elizabeth Street Right-of-Way, Adjacent to Block 35, City of Earlville, Delaware County Iowa.

Public Hearing Sept. 14, 2015 at 6:00 P.M.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EARLVILLE, DELAWARE COUNTY, IOWA:

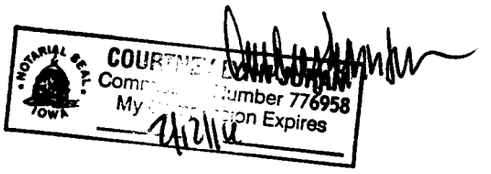
That the Building Easement Agreement for said Right-of-Way and Easement Plat be and the same are hereby acknowledged, approved, and accepted on the part of the City of Earlville of Delaware County, Iowa.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Plat as by law provided.

Passed this 14 day of September 2015.

Dan Wheeler, Mayor

ATTEST: Linda Gaul
Linda Gaul, City Clerk



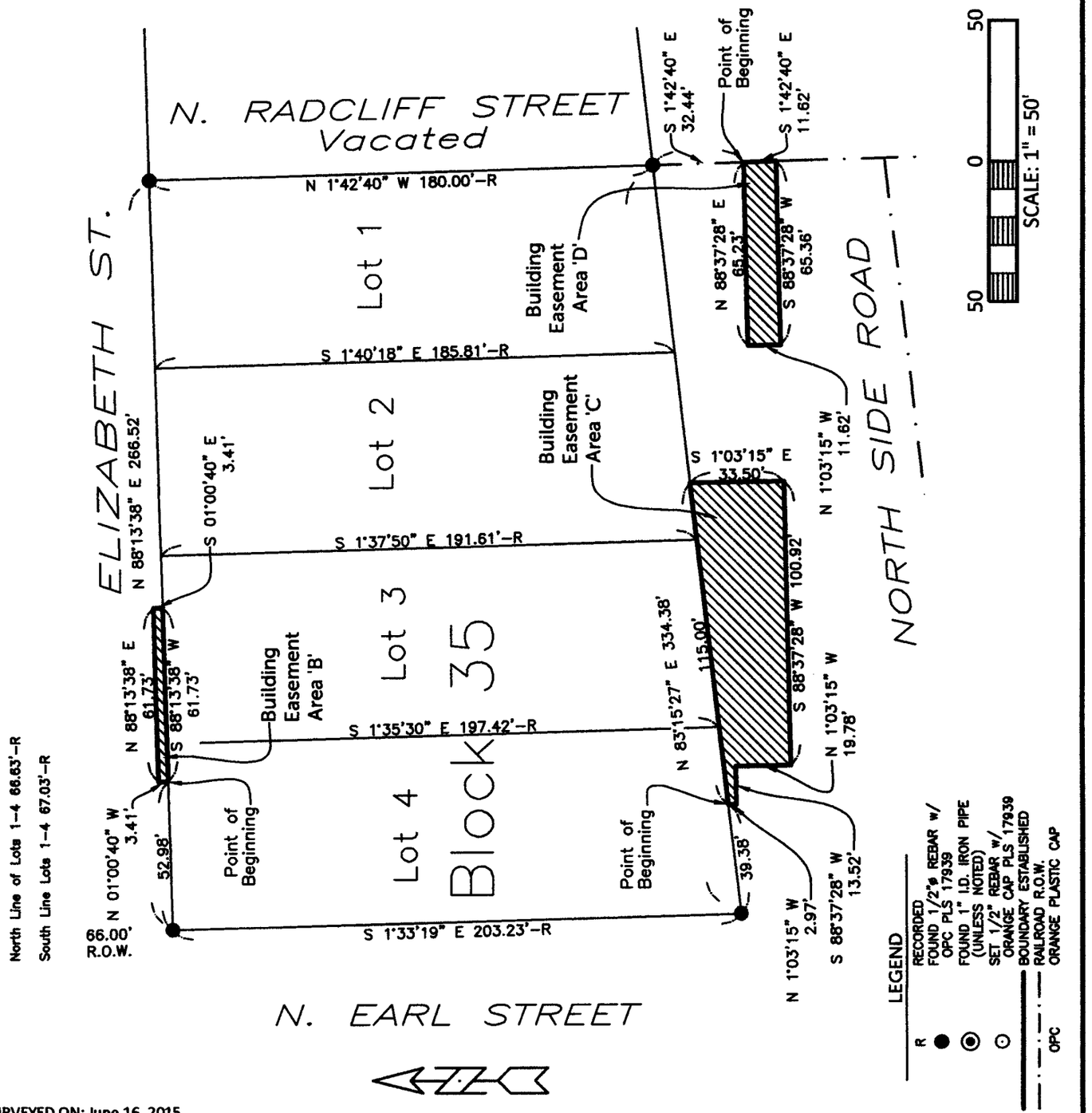
PREPARED BY/RETURN TO: RANDALL L. RATTENBORG 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

EASEMENT PLAT

Building Easement 'B'; in Elizabeth Street Right-of-Way, Adjacent to Block 35, Earlville, Iowa Formerly Nottingham, City of Earlville, Delaware County Iowa.

and

Building Easement 'C' and 'D'; in North Side Road Right-of-Way, Adjacent to Block 35, Earlville, Iowa Formerly Nottingham, City of Earlville, Delaware County Iowa.



SURVEYED ON: June 16, 2015
SURVEY REQUESTED BY: Dale Hefel

Q:\Civil3D_Survey\GPS Box 30\Three Rivers FS 15-078\15-078..esmnt.dwg

PROPRIETORS: City of Earlville, 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

9/15/15

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Sheets 1 - 2

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO.	15-078
SCALE:	1"=100'
DATE:	6-16-2015
DRAWN BY:	DM
CHECKED BY:	RR
GPS BOX:	30
SHEET	1 OF 2

Building Easement 'B'; in Elizabeth Street Right-of-Way, Adjacent to Block 35, City of Earlville, Delaware County Iowa

Building Easement 'B'; in Elizabeth Street Right–of–Way, Adjacent to Block 35, City of Earlville, Delaware County Iowa more particularly described as follows:

Commencing at the Northwest Corner of said Block;

Thence North 88° 13' 38" East, 52.98 feet along the North Line of said Block to the Point of Beginning;

Thence North 01° 00' 40" West, 3.41 feet;

Thence North 88° 13' 38" East, 61.73 feet ;

Thence South 01° 00' 40" East, 3.41 feet to the North Line of said Block;

Thence South 88° 13' 38" West, 61.73 feet along said Line to the Point of Beginning;

Containing **210 Sq Ft.**
Subject to other Easements of Record.

AND

Building Easement 'C'; in North Side Road Right-of-Way, Adjacent to Block 35, City of Earlville, Delaware County Iowa.

Building Easement 'C'; in North Side Road Right–of–Way, Adjacent to Block 35, City of Earlville, Delaware County Iowa more particularly described as follows:

Commencing at the Southwest Corner of said Block;

Thence North 83° 15' 27" East, 39.38 feet along the South Line of said Block to the Point of Beginning;

Thence continuing **North 83° 15' 27" East, 115.00 feet** along said Line;

Thence South 01° 03' 15" East, 33.50 feet;

Thence South 88° 37' 28" West, 100.92 feet;

Thence North 01° 03' 15" West, 19.78 feet;

Thence South 88° 37' 28" West, 13.52 feet;

Thence North 01° 03' 15" West, 2.97 feet to the said South Line and to the Point of Beginning;

Containing **0.06 Acre.**
Subject to other Easements of Record.

AND

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 Phone 563-927-2434 burringtongroup.com

Building Easement 'D'; in North Side Road Right-of-Way, Adjacent to Block 35, City of Earlville, Delaware County Iowa

Building Easement 'D'; in North Side Road adjacent to Block 35, City of Earlville, Delaware County Iowa more particularly described as follows:

Commencing at the Southeast Corner of said Block;

Thence South 01° 42' 40" East, 32.44 feet along the West Line extended of Vacated Radcliff Street to the Point of Beginning;

Thence continuing **South 01° 42' 40" East, 11.62 feet** along said Line;

Thence South 88° 37' 28" West, 65.36 feet;

Thence North 01° 03' 15" West, 11.62 feet;

Thence North 88° 37' 28" East, 65.23 feet to the Point of Beginning;

Containing **0.02 Acre.**
Subject to other Easements of Record.

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