Book 2016 Page 720
Document 2016 720 Type 03 006 Pages 4
Date 3/24/2016 Time 1:42:18PM
Rec Amt $22.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

INGRESS/EGRESS EASEMENT 'B'

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, David Felderman and Shannon Felderman hereinafter referred to as Grantor, by, Timothy Townsend and Lori Townsend hereinafter referred to as Grantee, the receipt of which is hereby acknowledged. The Grantor does hereby grant, transfer and convey unto the Grantee, its successors and assigns, an Ingress/Egress Easement as described below. The Grantee shall have the right to enjoy, construct, operate, inspect, repair, maintain and replace an Ingress/Egress Entrance, and maintain access through, the land of the Grantor, for the life of said Ingress/Egress Easement or its replacement, over the below described land of the Grantor, its successors and assignees. As shown on a recorded Retracement Plat Recorded in Book 2015, Page 3311, dated December 10, 2015 on file at the Delaware County Recorder's office in Manchester, Iowa.

And said easement being as follows:

Ingress/Egress Easement "B" in a Parcel of Land recorded in Real Estate Deed Record Book 66, Page 446, more particularly described as follows;

Beginning at the Northeast Corner of Lot 79 of Camp-O-Delhi, Inc., Delaware County Iowa Recorded in Book 5, Page 78, on File at the Delaware County Recorder's office in Manchester, Iowa;

Thence **South 18° 38' 39" West 2.96 feet** along the Easterly Line of said Lot to the Point of Beginning;

Thence **North 83° 12' 37" East, 40.44 feet** to the Southwesterly Line of a Private Drive to the Point of Termination;

Containing **404 SqFt.** Subject to other Easements of Record.

Said Easement is 5 feet wide of either side of Centerline and is extended or shortened to match boundaries.

Note: North Line of said Lot 79 is assumed to bear **North 49° 06' 01" West**.

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 5th day of Feb, 2016.

OWNER'S ACKNOWLEDGMENT

I, David Felderman of Dubuque 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 our desire.

Dave Felderman

State of Iowa)
)
County of Dubuque) ss:

On this 5th day of February A.D. before me a Notary Public in and for said State, personally appeared Dave Felderman to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Julie D Schuchart
Notary Public in and for said State

JULIE D SCHUCHART
Commission Number 757694
My Commission Expires
April 1, 2017

AND

I, Shannon Felderman of Dubuque 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 our desire.

Shannon Felderman

JULIE D SCHUCHART
Commission Number 757694
My Commission Expires
April 1, 2017

State of Iowa)
)
County of Dubuque) ss:

On this 5th day of February A.D. before me a Notary Public in and for said State, personally appeared Shannon Felderman to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Julie D. Schuchart
Notary Public in and for said State

FILED
MAR 23 2016
DELAWARE COUNTY AUDITOR

FILED
MAR 23 2016
DELAWARE COUNTY ASSESSOR

Book 2016 Page 703
Document 2016 703 Type 03 006 Pages 2
Date 3/23/2016 Time 3:50:49PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

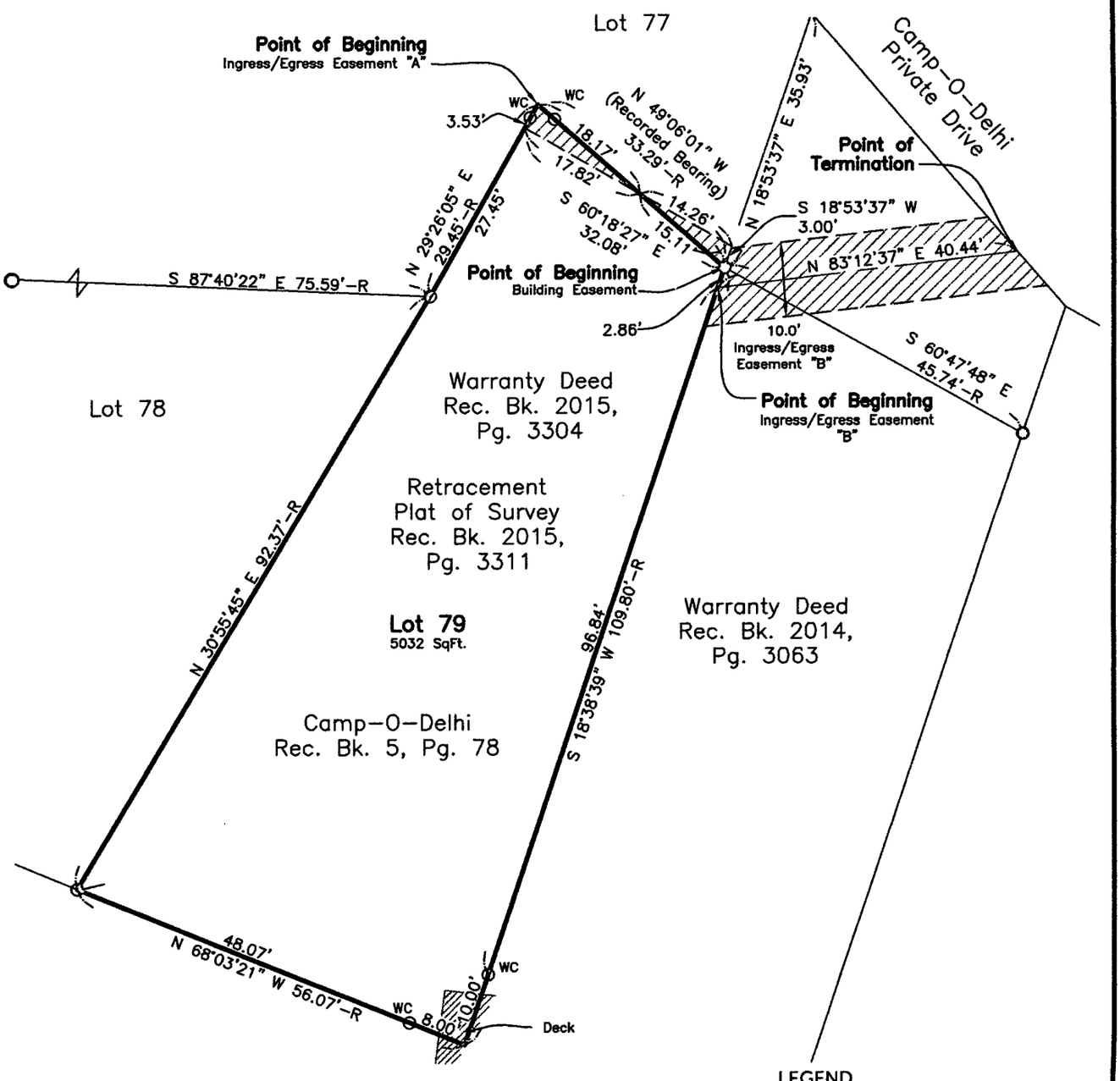
COPY

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

EASEMENT PLAT

Ingress/Egress Easement "A" in Lot 79 in the Subdivision of Camp-O-Delhi, Inc.,
Ingress/Egress Easement "B" in a Parcel of Land Recorded in Book 2014, Page 3063,
Building Easement in Lot 77 in the Subdivision of Camp-O-Delhi, Inc., all in Delaware County, Iowa

This Plat supercedes easements along the north line of Lot 79 Recorded in Book 2015, Page 3311.



LEGEND

R	RECORDED
○	FOUND 1/2"ø REBAR w/YPC PLS 10316
⊙	SET 1/2" REBAR w/OPC PLS 17939
	EXISTING LOT LINE
	BOUNDARY ESTABLISHED
	EASEMENT AREA
OPC	ORANGE PLASTIC CAP
YPC	YELLOW PLASTIC CAP
WC	WITNESS CORNER

100 0 100
SCALE: 1" = 100'

SURVEYED ON: January 8, 2016
SURVEY REQUESTED BY: Timothy N. Townsend
Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Sht. 1 through 2

PROPRIETORS: Timothy Townsend & Lori Townsend

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.

3/23/16
RANDALL L. RATTENBORG PLS LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

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

PROJECT NO. 15-143
SCALE: 1" = 20'
DATE: 1/8/16
DRAWN BY: dm
CHECKED BY: dmk/rr
GPS BOX: Lake Delhi 2015
SHEET 1 OF 2

Ingress/Egress Easement "A" in Lot 79 in the Subdivision of Camp-O-Delhi, Inc., Delaware County, Iowa more particularly described as follows;

Beginning at the Northwest Corner of said Lot;

Thence **South 49° 06' 01" East (Recorded Bearing), 18.17 feet** along the Northerly Line of said Lot;

Thence **North 60° 18' 27" West, 17.82 feet** to the Westerly Line of said Lot;

Thence **North 29° 25' 05" East, 3.53 feet** to the Point of Beginning;

Containing **31 SqFt.** Subject to other Easements of Record.

AND

Ingress/Egress Easement "B" in a Parcel of Land recorded in Real Estate Deed Record Book 66, Page 446, more particularly described as follows;

Beginning at the Northeast Corner of Lot 79 of Camp-O-Delhi, Inc., Delaware County Iowa recorded in
Book 5, Page 78 on File at the Delaware County Recorder's office in Manchester, Iowa;

Thence **South 18° 38' 39" West 2.96 feet** along the Easterly Line of said Lot to the Point of Beginning;

Thence **North 83° 12' 37" East, 40.44 feet** to the Southwestly Line of a Private Drive to the Point of Termination;

Containing **404 SqFt.** Subject to other Easements of Record.

Said Easement is 5 feet wide of either side of Centerline and is extended or shortened to match boundaries.

Note: North Line of said Lot 79 is assumed to bear **North 49° 06' 01" West**.

AND

Building Easement in Lot 77 in the Subdivision of Camp-O-Delhi, Inc., Delaware County, Iowa more particularly described as follows;

Beginning at the Northeast Corner of said Lot;

Thence **North 49° 06' 01" West (Record Bearing), 15.11 feet** along the Northerly Line of said Lot;

Thence **South 60° 18' 27" East, 14.26 feet** to an Easterly Line of Lot 77;

Thence **South 18° 53' 37" West, 3.0 feet** along said Line to the Point of Beginning;

Containing **21 SqFt.** Subject to other Easements of Record.

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