Recorded: 1/3/2017 at 12:35:43.0 PM
Fee Amount: $17.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 28

Prepared by/Return to: Nathan P. Kass, P.E. & L.S.I, Project Manager, TeKippe Engineering, P.C.
P.O. Box 357, Manchester, IA 52057, 563-927-2060

PUBLIC UTILITY 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 Gerald C. Meyer and Patricia K. Meyer, hereinafter referred to as Grantor, by the 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 easement - said easement being a thirty-foot wide utility easement. The Grantee shall have the right to construct, operate, inspect, repair, maintain and replace sanitary sewer over, across and through the land of the Grantor, situated in Delaware County, Iowa, said land being as follows:

Parcel I; Lot 2 of Fink's Subdivision and Part of Parcel G, Section Six (6), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principle Meridian, Delaware County, Iowa. See deed recorded in Book 137, Page 410.

And said easement being as follows:

The north thirty (30.00) feet of the above described parcel, more particularly described as:

Beginning at the Northeast corner of Parcel I;

Thence **South 00°42'13" West (Assumed Bearing) 30.00 feet** along the East Line of said Parcel I;

Thence **South 89°28'37" West 55.01 feet** to the West Line of said Parcel I;

Thence **North 00°43'55" East 13.00 feet** along said West Line to a Northerly Line of said Parcel I;

Thence **North 89°28'37" East 15.11 feet** along said Northerly Line to a Westerly Line of said Parcel I;

Thence **North 00°18'37" East 17.00 feet** along said Westerly Line to the North Line of said Parcel I;

Thence **North 89°28'37" East 40.01 feet** along said North Line to the East Line of said Parcel I and the Point of Beginning.

See EXHIBIT A attached.

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, twenty (20.00) feet in width, as shown 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 23 day of January, 2012.

Tax Payers:
Gerald C. & Patricia K. Meyer
930 North Franklin Street
Manchester, IA 52057-1251

GRANTOR ACKNOWLEDGEMENT

Tax Payers:
Gerald C. & Patricia K. Meyer
930 North Franklin Street
Manchester, IA 52057-1251

Gerald C. Meyer

Patricia K. Meyer

INDIVIDUAL ACKNOWLEDGMENT

State of Iowa)
) SS.
County of Delaware)

On this 17th day of January, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gerald C. Meyer and Patricia K. Meyer, 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.

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

Notary Public in and for the State of Iowa

GRANTEE ACKNOWLEDGEMENT

CITY OF MANCHESTER

By: Milt Kramer
Milt Kramer, Mayor

By:
Erin Rempe, City Clerk

(MUNICIPAL SEAL)

State of Iowa)
) SS.
County of Delaware)

On this 24 day of January, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Milt 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. 012402 passed by Resolution of the City Council under Roll Call No. _____ of the City Council on the 23 day of January, 2012, and Milt 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.

TIMOTHY J. VICK
Commission Number 713731
My Commission Expires
November 20, 2013

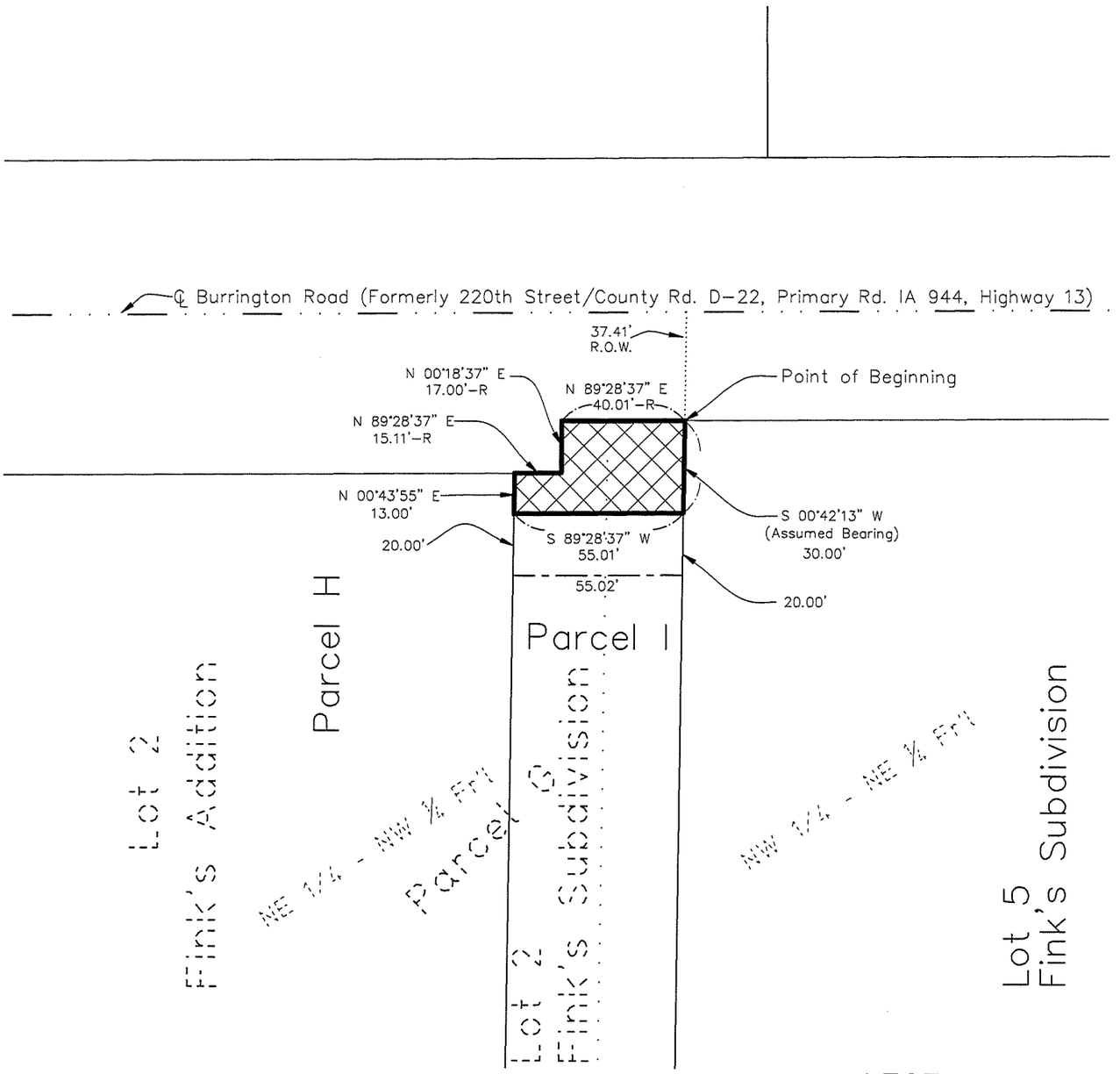
Notary Public in and for the State of Iowa

Prepared by\Return to: TeKippe Engineering, P.C., PO Box 357, Manchester, Iowa 52057 Ph. (563)927-2060

EXHIBIT A

Utility Easement Plat

The North 30 Feet of Parcel I; Lot 2 of Fink's Subdivision and Part of Parcel G in Section 6 – T88N – R5W, Delaware County, Iowa



LEGEND

Recorded as.....R

Permanent Easement Area.....

Temporary Easement Line.....

Section Line.....

Proprietors:
Gerald C. Meyer
and
Patricia K (Fink) Meyer

Requested by:
City of Manchester

25' 0 25' 50' 100'

1 inch = 50 ft.

Drafting was completed on January 9, 2012.

TeKippe Engineering, P.C.

West Union
563-422-5131
Manchester 563-927-2060
Cedar Rapids 319-294-6909
www.tekippe.com

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Project No. 08659.MS

Sheet 3