Recorded: 1/3/2017 at 3:08:41.0 PM
Fee Amount: $17.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 37

Prepared by/Return to: David Meyer, L.S.I., Surveyor, Fehr Graham, 1919 210th Street, Manchester, Iowa 52057

20' WATER MAIN 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 Delaware County Memorial Hospital, doing business as (dba) Regional Medical Center, hereinafter referred to as Grantor, by Danette Kramer, MBA Chief Financial Officer 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. The Grantee shall have the right to enjoy, construct, operate, inspect, repair, maintain and replace City of Manchester Municipal Water over, across and through the land of the Grantor, situated in the City of Manchester, Delaware County, Iowa, said land being as follows:

20' Water Main Easement in Parcel R, Vacated West Fayette Street, the North 25 Feet of Lot 472, the Vacated Alley between the South Line of Lot 421 and the North Line of Lot 472, Lot 421, and Vacated West Butler Street, Original Town, City of Manchester, Delaware County, Iowa

Commencing at the Southwest Corner of Parcel R in the Southwest Quarter of the Southwest Quarter of Section 29-Township 89 North Range 5 West of the 5th P.M. and the Southwest Corner of former Lot 473 all in said City of Manchester;

Thence **North 02°26'33" West (Assumed Bearing), 13.59 feet** along the West Line of said Parcel to the Point of Beginning;

Thence **South 26°46'35" West, 16.87 feet;**

Thence **South 02°04'48" East, 133.32 feet** to the North ROW Line of West Main Street;

Thence **South 87°55'12" West, 20.00 feet** along said Line;

Thence **North 02°04'48" West, 138.47 feet;**

Thence **North 26°46'35" East, 228.95 feet;**

Thence **North 02°04'48" West, 264.97 feet;**

Thence **North 42°55'12" East, 77.88 feet** to the North ROW Line of West Butler Street;

Thence **North 87°54'04" East, 1.32 feet** along said Line;

Thence **South 47°04'48" East, 19.06 feet;**

Thence **South 42°55'12" West, 70.54 feet;**

Thence **South 02°04'48" East, 261.83 feet;**

Thence **South 26°46'35" West, 88.16 feet;**

Thence **South 63°13'25" East, 21.09 feet;**

Thence **South 26°46'35" West, 20.00 feet;**

Thence **North 63°13'25" West, 21.09 feet;**

Thence **South 26°46'35" East, 103.92 feet** to said West Line of Parcel R and to the Point of Beginning;

Containing **0.332 Acre**, subject to other easements of record.
(See plat attached to this original survey description.)

EASEMENT DESCRIPTION OR SEE "Exhibit A".

The consideration recited above shall constitute payment in full for any damage to the land of the Grantor, the estate's successor's 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, 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 23rd day of April 2014.

GRANTOR ACKNOWLEDGEMENT

Danette Kramer
Danette Kramer, MBA
Chief Financial Officer, Regional Medical Center

CORPORATE ACKNOWLEDGMENT

State of Iowa)
) SS.
County of Delaware)

On this 23 day of April, 2014, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Danette Kramer and _____, to me known, who, being by me duly sworn, did say that they are the CFO, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (~~the seal affixed thereto is the seal of~~) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Danette Kramer and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Janel J. Smith
Notary Public in and for the State of Iowa

JANEL J. SMITH
Commission Number 711565
My Commission Expires
07-23-2016

GRANTEE ACKNOWLEDGEMENT

CITY OF MANCHESTER

By: Milt L Kramer
Milt L. Kramer, Mayor

By: Erin Learn
Erin ~~Rempe~~ Learn, City Clerk

(MUNICIPAL SEAL)

State of Iowa)
) SS.
County of Delaware)

On this 7 day of January, 2015, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Milt L. 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. 060 2014 passed by Resolution of the City Council under Roll Call No. _____ of the City Council on the 12 day of May, 20 14, and Milt L. Kramer and Erin ~~Rempe~~ 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 in and for the State of Iowa

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2017

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

Exhibit "A"

20' Water Main Easement in Parcel R, Vacated West Fayette Street, the North 25 Feet of Lot 472, the Vacated Alley between the South Line of Lot 421 and the North Line of Lot 472, Lot 421, and Vacated West Butler Street, Original Town, City of Manchester, Delaware County, Iowa

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Thence **South 42°55'12" West, 70.54 feet**;

Thence **South 02°04'48" East, 261.83 feet**;

Thence **South 26°46'35" West, 88.16 feet**;

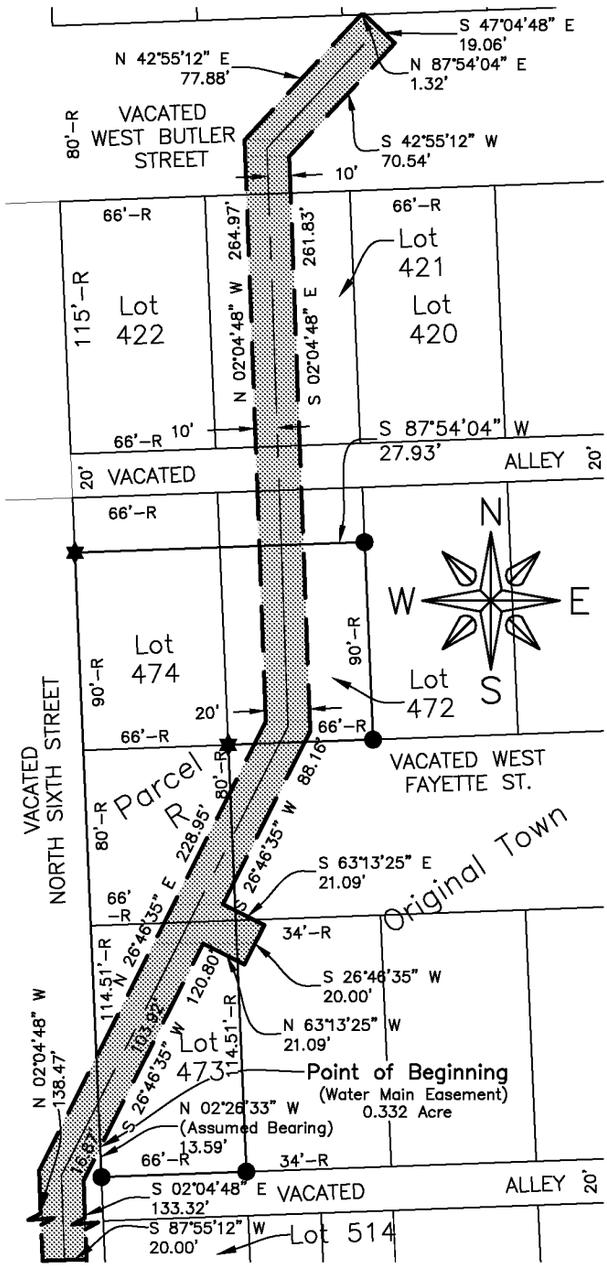
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Containing **0.332 Acre**, subject to other easements of record.
(See plat attached to this original survey description



LEGEND

●	FD. 1/2"ø REBAR w/RPC PLS 15525
★	FD. PK/MAG NAIL
— — —	PROPOSED EASEMENT
R	RECORDED AS
SSW	STAINLESS STEEL WASHER
RPC	RED PLASTIC CAP

PROPRIETOR:
Delaware County Hospital
DBA
Regional Medical Center
REQUESTED BY:
City of Manchester

80' 40' 0 80'
GRAPHIC SCALE IN FEET
SCALE: 1"=80'

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
2014 FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN

G:\C3D\14\14–035\14–035B.esmt.dwg

FLD BK: MANCHESTER NO. 1
PG: 52–53

SURVEY WAS COMPLETED ON:
MARCH 24, 2014

JOB NUMBER:
14–035B

SHEET NUMBER:
1 of 1