Recorded: 10/10/2017 at 1:27:56.0 PM
Fee Amount: $17.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2017 PG: 2806

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

PUBLIC INGRESS/EGRESS 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 Stephen Land Investments LC , 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. The Grantee shall have the right to construct, operate, inspect, repair, maintain an Ingress/Egress entrance over, across and through the land of the Grantor, situated in the City of Manchester, Delaware County, Iowa, said land being as follows:

The East 13.00 feet of the North 60.00 feet of Lot 31 of Ballard Subdivision in the City of Manchester, Section 32, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, as recorded in Plat Book 1, Page 120, in the Office of the Delaware County Recorder's Office.

And said easement being shown on the attached easement exhibit.

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, 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 22 day of Sept 2017.

Stephen Land Investments, LC

GRANTOR

By Paul Roussell, Mgr.

GRANTOR ACKNOWLEDGEMENT

State of Iowa

County of Delaware SS

GRANTOR

This instrument was acknowledged before me on Sept. 22, 2017 by Paul Roussell as Manager of Stephen Land Investments LC.

THOMAS J HANSON
Commission Number 13[illegible]
My Commission Expires
December 6, 2017

Thomas J. Hanson
Notary Public

GRANTEE ACKNOWLEDGEMENT

CITY OF MANCHESTER

By: Milt L. Kramer
Milt L. Kramer, Mayor

By: Erin Learn
Erin Learn, City Clerk

(MUNICIPAL SEAL)

State of Iowa)
) SS.
County of Delaware)

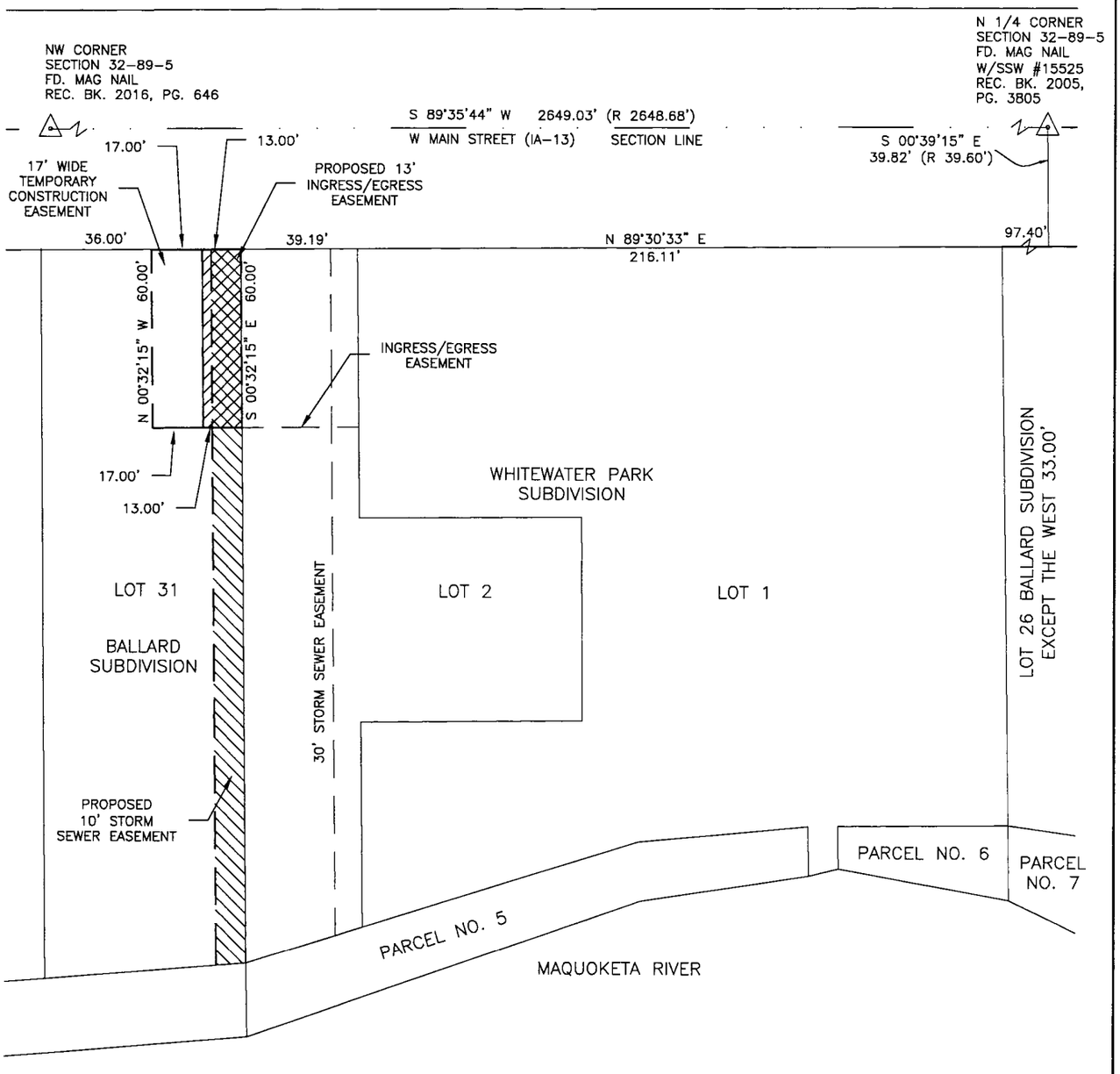
On this 9 day of October, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Learn, to me personally known, did say that they are the Mayor and City Clerk, respectively, of the City of Manchester, Iowa; a municipal corporation; 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. R-080 2017 passed by Resolution of the City Council under Roll Call No. — of the City Council on the 19 day of July, 2017, and Milt L. 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.

Notary Public in and for the State of Iowa James T. Peters

MY COMMISSION NO. 134735 EXPIRES 1/30/18

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

EASEMENT EXHIBIT
INGRESS/EGRESS AND STORM SEWER EASEMENT IN LOT 31 OF BALLARD'S SUBDIVISION IN THE CITY OF MANCHESTER, SECTION 32-T89N-R5W DELAWARE COUNTY, IOWA



LEGEND

△	SECTION CORNER
———	EXISTING PROPERTY LINE
– – – – –	PROPOSED EASEMENT
(R)	PREVIOUSLY RECORDED AS
SSW	STAINLESS STEEL WASHER
— – – – —	SECTION LINE

N
W E
S

50' 25' 0 50'

GRAPHIC SCALE IN FEET
SCALE: 1"=50'

G:\C3D\17\17-054 Manchester Riverfront, Ph 1\17-054_Easement.dwg, Easement

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
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ILLINOIS
IOWA
WISCONSIN

JOB NUMBER: 17-054

SHEET NUMBER: 1 of 1