Recorded: 3/13/2020 at 12:02:29.0 PM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 681

Prepared by/Return to: Ryan M. Wicks, Fehr Graham, 1919 210th Street, Manchester, IA 52057, Ph. 563.927.2060.

PERPETUAL SIDEWALK EASEMENT

PARCEL NO.	27 & 27A	**COUNTY**	Delaware
PROJECT NO.	NHSN-013-2(44)--2R-28	**ROAD NO.**	IA13

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 William Crawford C/O Kate Medina hereinafter referred to as Grantor, by City of Manchester, 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, a perpetual easement as described below. The Grantee shall have the right to construct, operate, inspect, repair, maintain and replace sidewalk / trail over, across and through the land of the Grantor, situated in the City of Manchester, Delaware County, Iowa, said land being as follows:

A triangle area on the northeast corner of the parcel described in the affidavit of surviving spouse recorded in book 2012 page 2897 in the office of the Delaware County Recorder, more specifically described as beginning at the north east corner of said parcel, thence west along the Seeley Street right-of-way 22.9 feet, thence southeast 23.75 feet to the west right-of-way of North Franklin Street, thence north along said right-of-way 6.7 feet to the point of beginning.

As shown on attached exhibit and in project plans, sheet H.06.
Containing **77.0 square feet**, subject to other easements of record.

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 expire upon the completion of the project and acceptance of the improvement by the Grantee.

An additional Temporary Construction Easement, as shown on the attached exhibit and in the project plans, sheet H.06. Containing 657.0 square feet, 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 6 day of Sept 2019.

GRANTOR ACKNOWLEDGEMENT

We, William Crawford C/O Kate Medina, do hereby acknowledge and approve the above Description and attached Plat.

GRANTORS

Kate M Medina

Kate Medina

INDIVIDUAL ACKNOWLEDGMENT

State of ~~Iowa~~ Nebraska)
) SS.
County of ~~Delaware~~ Lancaster

On this 6 day of September, 2019, before me, the undersigned, a Notary Public in and for the State of ~~Iowa~~ Nebraska, personally appeared Kate Medina, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that she executed the instrument as her voluntary act and deed.

GENERAL NOTARY - State of Nebraska
CHERYL A. WIEMER
My Comm. Exp. June 22, 2022

Cheryl A Wiemer

Notary Public in and for the State of ~~Iowa~~ Nebraska

GRANTEE ACKNOWLEDGEMENT

CITY OF MANCHESTER CITY SEAL IOWA

Milt L. Kramer
Milt L. Kramer, Mayor

ATTEST:

Erin Learn
Erin Learn, City Clerk

STATE OF IOWA)

) SS.

COUNTY OF DELAWARE)

On this 10 day of December, 2019, before me, Laura K Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Learn, 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 Manchester, 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 R-138-2019 adopted by the City Council on the 9 day of December, 2019, and that Milt L. Kramer and Erin Learn 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.

Laura K Thomas
Notary Public in and for the State of Iowa

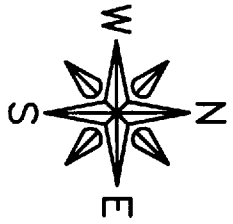
NOTARIAL SEAL IOWA

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2020

PERMANENT EASEMENT EXHIBIT
PERMANENT EASEMENT #27
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

PERMANENT EASEMENT #27
COUNTY: DELAWARE
CITY: MANCHESTER
PROPRIETOR: WILLIAM CRAWFORD C/O KATE MEDINA
PROPRIETOR ADDRESS: 1940 OAKDALE AVENUE, LINCOLN NE 68506-1832
PROPERTY ADDRESS: 940 N. FRANKLIN STREET
PERMANENT EASEMENT AREA IN Sq. Ft.: 77.0
REQUESTED BY: CITY OF MANCHESTER

PERMANENT CONSTRUCTION EASEMENT



5 0 5 FEET

GRAPHIC SCALE IN FEET

G:\C3D\18\18-675 IA 13 Imp\Plans\18-675 H Sheets.dwg, EXHIBIT 27-2

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ILLINOIS
IOWA
WISCONSIN

JOB NUMBER: 18-675

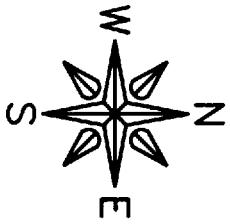
SHEET NUMBER: 2 of 2

PLOT DATE: 9/7/19

TEMPORARY EASEMENT EXHIBIT
TEMPORARY EASEMENT #27
CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

TEMPORARY EASEMENT #27
COUNTY: DELAWARE
CITY: MANCHESTER
PROPRIETOR: WILLIAM CRAWFORD C/O KATE MEDINA
PROPRIETOR ADDRESS: 1940 OAKDALE AVENUE, LINCOLN NE 68506-1832
PROPERTY ADDRESS: 940 N. FRANKLIN STREET
TEMPORARY EASEMENT AREA IN Sq. Ft.: 657.0
REQUESTED BY: CITY OF MANCHESTER

TEMPORARY CONSTRUCTION EASEMENT



5 0 5 FEET

GRAPHIC SCALE IN FEET

HWY 13 (N. FRANKLIN STREET)

C:\C3D\18\18-675 IA 13 Imp\Plans\18-675 H Sheets.dwg, EXHIBIT 27-1

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JOB NUMBER: 18-675

SHEET NUMBER: 1 of 2

PLOT DATE: 8/7/19