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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

THIS DOCUMENT PREPARED BY: Sarah Hansen, Warren Water District, 1204 E. 2nd Ave. Indianola, IA 50125 515-962-1200
RETURN TO: Terry Krapfl, Box 215, Indianola, IA 50125, 515-961-2574

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Buck Haven Estates, LLC,

hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable consideration, hereby grant and convey unto Warren Water District, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual easement with the right, at any time, to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove one or more water pipelines and appurtenances thereto, over, across and through the land of the GRANTORS situated in Madison County, Iowa, being more specifically described as follows:

See Page 2

together with the right of ingress and egress over the adjacent lands of the GRANTORS, their successors and assigns, for the purposes of this Easement.

The easement granted herein shall be 32 feet in width (except for during construction and removal of the water pipelines, the Easement shall be expanded to 50 feet in width), the centerline of which shall be measured from the center point of the first water pipeline and the necessary appurtenances thereto constructed by GRANTEE. In addition, if the easement area, as described herein, does not abut the nearest public road right-of-way, the easement area shall be expanded to extend to the nearest public road right-of-way line.

The Grantor and Grantee agree that no structures, buildings, fences, barricades or any other temporary or permanent obstruction of any kind shall be constructed or placed on any portion of the easement area. Furthermore, the Grantee agrees not to remove any dirt or in any way disrupt the grade over and above the easement area.

It is agreed that crop damage will be paid by the GRANTEE; however, in no case shall GRANTEE be required to pay more than a single, total crop loss in any one crop year. Crop damage will equal the price for the destroyed or damaged crop x yield per acre x acreage damaged or destroyed.

GRANTEE, its successors and assigns, hereby promise to maintain such water pipelines and any necessary appurtenances in good repair so that damage, if any, to the real estate of GRANTORS, will be kept to a minimum.

The grant and other provisions of this Easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 1st day of September, 2021.

Dean Quirk
Dean Quirk, Member/Manager

Holly Quirk
Holly Quirk, Member/Manager

STATE OF IOWA :
COUNTY OF Polk : ss



On this 1st day of September, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dean Quirk and Holly Quirk to me personally known, who being by me duly sworn, did say that they are the Members/Managers of Buck Haven Estates, LLC, an Iowa limited liability company, executing the foregoing instrument, that the instrument was signed on behalf of the limited liability company by authority of the limited liability company; and said Members / Managers acknowledged the execution of the instrument to be the voluntary act and deed of the limited liability company, by it and by them voluntarily executed.

Martha R. Brady
NOTARY PUBLIC

EXHIBIT "B"

An irregular shaped easement over and across Lots 1 through 9 inclusive in Buck Haven, an Official Plat, Madison County, Iowa, is described as follows: Commencing at the northwest corner of said Lot 1; thence N68°24'59"E along the northerly line of said Lot 1, a distance of 133.78 feet to the point of beginning; thence continuing N68°24'59"E along the northerly line of said Lot 1, a distance of 20.04 feet; thence southeasterly along a 353.00 foot radius curve concave westerly, a distance of 67.22 feet, said curve having a chord bearing of S19°35'47"E and a chord length of 67.12 feet; thence S14°08'29"E, a distance of 8.57 feet; thence southeasterly along a 250.23 foot radius curve concave northeasterly, a distance of 107.32 feet, said curve having a chord bearing of S26°25'43"E and a chord length of 106.50 feet; thence S38°42'57"E, a distance of 764.41 feet; thence southeasterly along a 247.00 foot radius curve concave northeasterly, a distance of 89.21 feet, said curve having a chord bearing of S49°03'47"E and a chord length of 88.73 feet; thence S59°24'36"E, a distance of 693.31 feet; thence N38°05'48"E, a distance of 20.17 feet; thence S59°24'36"E, a distance of 133.25 feet; thence S30°35'24"W, a distance of 20.00 feet; thence N59°24'36"W, a distance of 115.71 feet; thence S38°05'48"W, a distance of 20.17 feet; thence N59°24'36"W, a distance of 425.35 feet; thence S44°31'47"W, a distance of 68.00 feet; thence S59°24'36"E, a distance of 434.80 feet; thence S23°10'22"W, a distance of 20.17 feet; thence S59°24'36"E, a distance of 108.91 feet; thence S26°14'00"W, a distance of 10.03 feet; thence N59°24'36"W, a distance of 118.45 feet; thence N23°10'22"E, a distance of 20.17 feet; thence N59°24'36"W, a distance of 438.81 feet; thence N44°31'47"E, a distance of 78.31 feet; thence N59°24'36"W, a distance of 275.54 feet; thence northwesterly along a 267.00 foot radius curve concave northeasterly, a distance of 96.43 feet, said curve having a chord bearing of N49°03'47"W and a chord length of 95.91 feet; thence N38°42'57"W, a distance of 764.41 feet; thence northeasterly along a 270.23 foot radius curve concave easterly, a distance of 115.90 feet, said curve having a chord bearing of N26°25'43"W and a chord length of 115.02 feet; thence N14°08'29"W, a distance of 8.57 feet; thence northwesterly along a 333.00 foot radius curve concave westerly, a distance of 64.62 feet to the point of beginning, said curve having a chord bearing of N19°42'02"W and a chord length of 64.52 feet.

AND

An irregular shaped easement over and across Lots 1 through 9 inclusive in Buck Haven, an Official Plat, Madison County, Iowa, is described as follows: Commencing at the northwest corner of said Lot 1; thence N68°24'59"E along the northerly line of said Lot 1, a distance of 67.91 feet to the point of beginning; thence continuing N68°24'59"E along the northerly line of said Lot 1, a distance of 66.17 feet; thence southeasterly along a 333.00 foot radius curve concave westerly, a distance of 64.62 feet, said curve having a chord bearing of S19°42'02"E and a chord length of 64.52 feet; thence S14°08'29"E, a distance of 8.57 feet; thence southeasterly along a 270.23 foot radius curve concave northeasterly, a distance of 115.90 feet, said curve having a chord bearing of S26°25'43"E and a chord length of 115.02 feet; thence S38°42'57"E, a distance of 764.41 feet; thence southeasterly along a 267.00 foot radius curve concave northeasterly, a distance of 96.43 feet, said curve having a chord bearing of S49°03'47"E and a chord length of 95.91 feet; thence S59°24'36"E, a distance of 711.19 feet; thence N38°05'48"E, a distance of 20.17 feet; thence S59°24'36"E, a distance of 156.27 feet to the east line of said Lot 6; thence S00°12'24"E along the east line of said Lot 6 and said Lot 9, a distance of 123.40 feet; thence N59°24'36"W, a distance of 226.07 feet; thence N23°10'22"E, a distance of 20.17 feet; thence N59°24'36"W, a distance of 718.09 feet; thence northwesterly along a 333.00 foot radius curve concave northeasterly, a distance of 77.19 feet, said curve having a chord bearing of N52°46'08"W and a chord length of 77.02 feet; thence N38°33'39"W along the westerly line of Lots 5, 4, 3, 2, and 1, a distance of 848.37 feet; thence northeasterly along a 333.00 foot radius curve concave easterly, a distance of 74.06 feet, said curve having a chord bearing of N20°30'46"W and a chord length of 73.91 feet; thence N14°08'29"W, a distance of 25.82 feet; thence northwesterly along a 267.00 foot radius curve concave westerly, a distance of 56.06 feet to the point of beginning, said curve having a chord bearing of N20°09'21"W and a chord length of 55.95 feet.

EXHIBIT "C"

An irregular shaped easement over and across Lots 3 and 4 in Buck Haven, an Official Plat, Madison County, Iowa, is described as follows: Commencing at the northwest corner of said Lot 4; thence N63°05'55"E along the northerly line of said Lot 4, a distance of 68.58 feet to the point of beginning; thence N38°42'57"W, a distance of 61.30 feet to the southerly line of Lot 2 in said Buck Haven; thence N63°05'55"E along the southerly line of said Lot 2, a distance of 477.14 feet to the southeast corner of said Lot 2; thence S26°54'05"E, a distance of 85.00 feet; thence S63°05'55"W, a distance of 459.36 feet; thence N38°42'57"W, a distance of 25.54 feet to the point of beginning.