



Document 2023 493

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Rec Amt \$22.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by and Return to: Mark L. Smith, PO Box 230, Winterset, IA 50273; (515)462-3731

EASEMENT AGREEMENT

This Easement Agreement is entered into by and between Casper First Addition Lot 2 Owners Association, Inc., Owners of Lot 2 in Casper First Addition, an Addition to the City of Winterset, Madison County, Iowa, hereinafter "Owner's Association"; and, Casper Family, LC, Owners of Lot 3 in Casper First Addition, an Addition to the City of Winterset, Madison County, Iowa, hereinafter "Casper Family".

Owner's Association hereby grants a perpetual reciprocal ingress-egress easement to Casper Family and Casper Family hereby grants a perpetual reciprocal ingress-egress easement to Owner's Association from the Wambold Drive entrance of Lot 2 in Casper First Addition, an Addition to the City of Winterset, Madison County, Iowa, to the roadway to be constructed in between Lot 2 in Casper First Addition, an Addition to the City of Winterset, Madison County, Iowa, and Lot 3 in Casper First Addition, an Addition to the City of Winterset, Madison County, Iowa as shown on the attached rendering to the parking areas that will be located behind each building.

Currently, the parking lot behind Lot 2 in Casper First Addition, an Addition to the City of Winterset, Madison County, Iowa, only services Wambold, LLC (the dental office) at 301 Wambold Dr., Winterset, Iowa. It is believed that the future owners 301 Wambold Dr. and 303

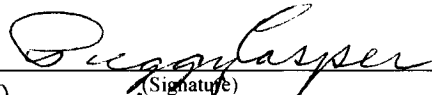
Wambold Dr. both of Winterset, Iowa, will agree to expand this parking lot to service both businesses. It is also believed that the future owner of Lot 3 in Casper First Addition, an Addition to the City of Winterset, Madison County, Iowa, will create a parking lot behind that building. This easement is intended to reduce traffic concerns and provide access to parking for both Owner's Association and Casper Family.

This Easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of Owner's Association and Casper Family.

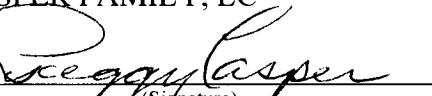
Owner's Association shall each be responsible for the maintenance of said ingress-egress easement.

Dated this 10th day of March, 2023.

CASPER FIRST ADDITION LOT 2 OWNERS ASSOCIATION, INC.

By 
(Signature)
Peggy Casper President
(Print Name and Title)

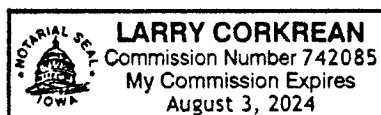
CASPER FAMILY, LC

By 
(Signature)
Peggy Casper President
(Print Name and Title)

STATE OF IOWA :
;SS
COUNTY OF MADISON :

Subscribed and sworn to before me by Peggy Casper of Casper First Addition Lot 2 Owners Association, this 10th day of March, 2023.

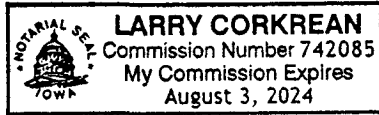

Notary Public in and for State of Iowa



STATE OF IOWA :
;SS
COUNTY OF MADISON :

Subscribed and sworn to before me by Peggy Casper of
Casper Family, LC, this 10 day of March, 2023.

Larry Corkrean
Notary Public in and for State of Iowa

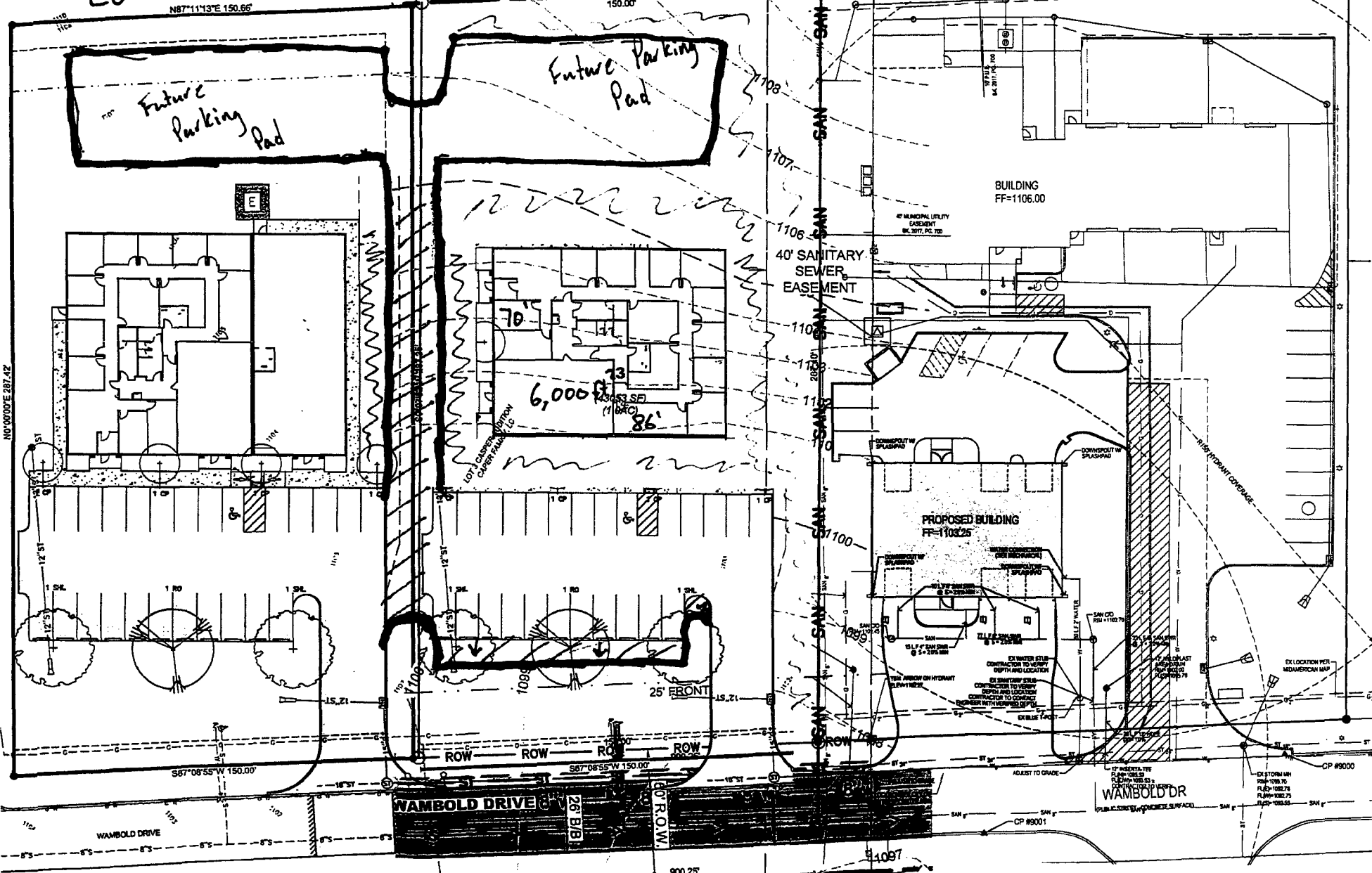


Lot 2

CAPER FAMILY, LL

Lot 3

Lot 4



WAMBOLD DRIVE

WAMBOLD DR

BUILDING FF=1106.00

PROPOSED BUILDING FF=1103.25

40' SANITARY SEWER EASEMENT

Future Parking Pad

Future Parking Pad

6,000

FRONT

ROW

ROW

ROW

ROW

CP #9001

CP #9000

EX STORM MAIN

EX LOCATION PER

MIDWESTERN MAP

EX EXISTING VENT

CONTRACTOR TO VERIFY

DEPTH AND LOCATION

CONTRACTOR TO VERIFY

DEPTH AND LOCATION

CONTRACTOR TO VERIFY

DEPTH AND LOCATION