

REC \$ 5.00
AUD \$ 5.00
R.M.F. \$ 5.00

COMPUTER	✓
RECORDED	✓
COMPARED	✓

THIS DOCUMENT PREPARED BY: Warren Water District, 1204 E. 2nd Ave. Indianola, IA 50125 515-962-1200

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

EASEMENT

KNOW ALL MEN BY THESE PRESENT:

Donald J. Lynch

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 to erect, construct, install, lay and thereafter use, operate inspect, repair, maintain, replace and remove waterlines and appurtenances thereto, over, across and through the land of the GRANTORS situated in Madison County, Iowa, being more specifically described as follows:

Bevington Heights

The Northeast Quarter of the Southeast Quarter of Section 24 Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa except Parcel "B" and Parcel "C" thereof more particularly described as follows:

Commencing at the East Quarter corner of Section 24, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 00°46'04" East 318.27 feet along the East line of the Southeast Quarter of said Section 24 to the Point of Beginning; thence South 82°00'34" West 991.21 feet along a south line of Parcel "B", thence South 34°23'32" West 502.98 feet along a line of Parcel "B" to a point on the West line of the Northeast Quarter of the Southeast Quarter of said Section 24; thence South 00°26'12" East 368.30 feet along said West line; thence North 72°58'32" East 754.93 feet along a line of Parcel "C"; thence North 89°39'03" East 550.38 feet along a line of Parcel "C" to the East line of said Northeast Quarter of the Southeast Quarter; thence North 00°46'04" West 696.82 feet to the Point of Beginning containing 18.426 acres including 0.353 acres of County Road right-of-way. Area is to be divided into 5 lots as shown on the plat.

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 shall be 32 feet in width, the centerline of which shall be the water pipeline and the necessary appurtenances thereto. Lots 1 and 5 shall be within utility easement. Lots 2, 3, and 4 shall be 32 feet beginning at Curve A, B, and C.

It is agreed that crop damage will be paid by the GRANTEE. The GRANTEE, its successors and assigns, hereby promise to maintain such water pipeline and any necessary appurtenances in good repair so that damage to adjacent real estate of GRANTORS, if any damage there be, 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 WHERE OF, the GRANTORS have executed this instrument this _____ day of _____, 2003.


Donald J. Lynch

STATE OF IOWA, ss:

On this 30 day of September, 2003 before me the undersigned, a notary public in and for State of Iowa, appeared Donald J. Lynch known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.




NOTARY PUBLIC