

Document 2006 4152

Book 2006 Page 4152 Type 06 001 Pages 4

Date 10/05/2006 Time 11:00 AM

Rec Amt \$22.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTED	✓
RECORDED	✓
COPIED	✓

Easement Agreement
Recorder's Cover Sheet

Preparer Information:

Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

Taxpayer Information:

✓Return Address

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

See Page 2

Grantees:

See Page 2

Legal Description: See Page 2

Document or instrument number if applicable:

EASEMENT AGREEMENT

Birchwood Estates L.L.C., hereinafter called "Grantor", in consideration of the sum of one dollar (\$1.00) and other valuable consideration, does hereby grant to the City of Winterset, hereinafter called "Grantee", an Easement over and across the following described real estate:

A permanent easement for construction and maintenance of a storm sewer pipe and necessary appurtenances across a portion of Parcel "N" in the Northwest Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa owned by Birchwood Estates L.L.C. the perimeter of which is described as follows:

Commencing at the Southeast Corner of Lot 11, Block 5, Birchwood Estates, Plat No. 1 which is a point on the East line of Parcel "N"; thence South 00° 16'34" East 200.00 feet along the East line of Parcel "N" to the easement Point of Beginning; thence South 89°53'24" West 180.00 feet along the North line of proposed Benton Street right-of-way; thence South 00°16'34" East 30.00 feet; thence North 89°53'24" East 180.00 feet to a point on the East line of Parcel "N"; thence North 00°16'34" West 30.00 feet to the Point of Beginning

The Grantor warrants and covenants to the Grantee that it is the owner of the real estate upon which said Easement area is situated and that it has full right and authority to validly grant this Easement and the Grantee may quietly enjoy their estate in the premises.

Grantor covenants that no act will be permitted within the Easement area which is inconsistent with the rights hereby granted; and no buildings or structures will be erected upon said Easement area; and that the present grade or ground level thereof will not be changed by excavation or filling.

Dated this 20th day of September, 2006.

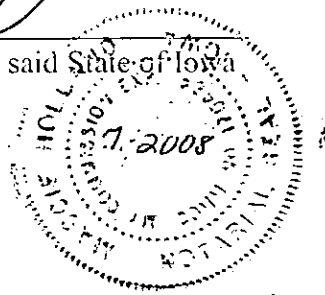
Birchwood Estates L.L.C.

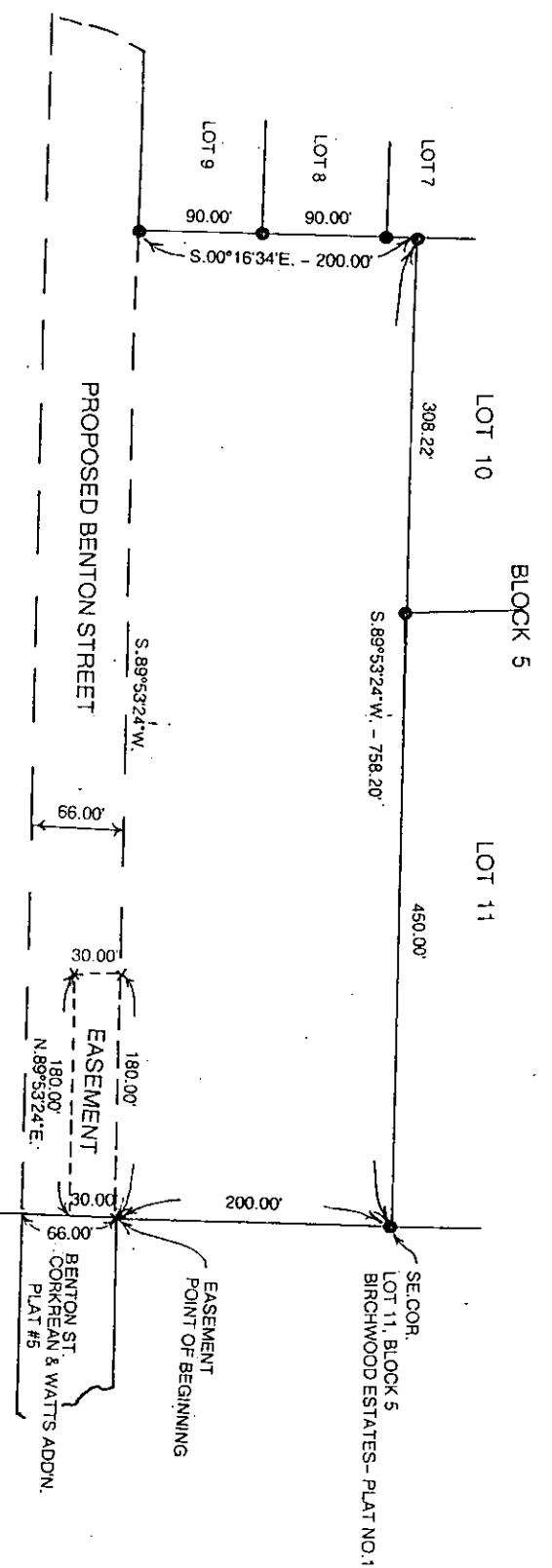
By 

STATE OF IOWA :
 :SS
MADISON COUNTY :

This instrument was acknowledged before me on this 20th day of ~~June~~^{Sept.}, 2006, by
William E. Kline _____ of Birchwood Estates L.L.C.

Maggie Hollins
Notary Public in and for said State of Iowa





EASEMENT DESCRIPTION:

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LICENSED LAND SURVEYOR
HOCHSTETLER
 #8808

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

J.M. Hochstetler
J.M. HOCHSTETLER
 License number 6808 Date 9/17/06
 My license renewal date is December 31, 2007
 Pages or sheets covered by this seal: 1

