

4667

FILED NO. _____
BOOK 140 PAGE 35

98 MAY 21 PM 2:47

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 5⁰⁰
AUD \$ _____
R.M.F. \$ 1⁰⁰

COMPUTER
RECORDED
COMPARED

THIS DOCUMENT PREPARED BY:
Richard B. Clogg, Attorney at Law
106 E. Salem Ave., P.O. Box 215
Indianola, Iowa 50125
Telephone: 515-961-2574

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Bryan Landers and Danielle D. Landers

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:

A Parcel of land located in the West Half (1/2) of the Northeast Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the center of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 00°00'00" 1656.27 feet; thence North 90°00'00" East 936.87 feet to the point of beginning, lying in the Southerly right-of-way line of County Road G-50; thence, along said Southerly right-of-way line, South 69°47'00" East 13.55 feet to the beginning of a curve concave Southwesterly; thence Southeasterly 425.57 feet along said curve, having a radius of 1658.88 feet, a central angle of 14°41'56" and a chord bearing South 62°59'29" East 424.41 feet to the East line of the West Half (1/2) of the Northeast Quarter (1/4) of said Section Eighteen (18); thence, departing said right-of-way line and along said East line South 00°08'41" East 237.21 feet; thence South 89°51'19" West 368.11 feet; thence North 03°04'00" West 436.18 feet to the point of beginning. Said parcel of land contains 3.000 Acres.

2848 St. Charles Rd.

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.

It is agreed that, during the period of initial construction, no 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 5 day of April, 1998.

Bryan Landers
Bryan Landers

Danielle D. Landers
Danielle D. Landers

STATE OF IOWA, ss:

On this 5 day of April, 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bryan Landers and Danielle D Landers to me known to be the identical persons named in and who executed the above and foregoing, and acknowledged that they executed the same as their voluntary act and deed.


TWILA J. SALSBUARY
MY COMMISSION EXPIRES
5-13-00

Twila J. Salsbury
Notary Public

VM

35