

REC. \$ 5<sup>00</sup>  
AUD. \$ 1<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

FILED NO. 2228

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MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

COMPUTER   
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COMPARED

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Jon E. Groves and Dee B. Groves

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:

That part of the Southwest Quarter of Section 25, Township 76 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the southwest corner of said Section 25; thence on an assumed bearing of North 01° 36' 17" West along the west line of the Southwest Quarter of said Section 25 a distance of 823.34 feet to the former southerly right of way line of Iowa Highway 92; thence North 49° 57' 20" East along said southerly line a distance of 1315.70 feet; thence northeasterly 574.32 feet along said southerly line and a nontangential curve concave to the southeast, said curve has a radius of 2834.79 feet, a central angle of 11° 36' 29", and a chord 573.34 feet in length bearing North 55° 45' 35" East to the extended centerline of Madison County Highway R 35; thence South 01° 52' 43" East along said extended centerline a distance of 1786.06 feet to the south line of the Southwest Quarter of said Section 25; thence South 82° 13' 40" West along said south line a distance of 1530.76 feet to the southwest corner of said Section 25 and the point of beginning. Said tract contains 46.52 acres and is subject to a Iowa Highway 92 Easement and a Madison County Highway R 35 Easement over the northerly and easterly 7.65 acres thereof,

3312 State Hwy. 92-Prole

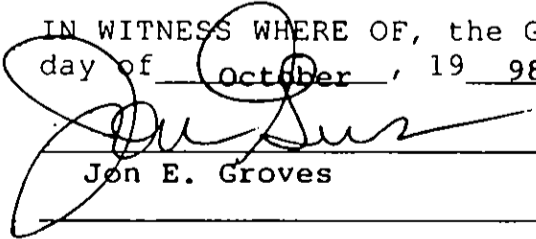
together with the right of ingress and egress over the adjacent lands of the GRANTORS, their successors and assigns, for the purposes of this easement.

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 3rd day of October, 19 98.

  
\_\_\_\_\_  
Jon E. Groves

  
\_\_\_\_\_  
Dee B. Groves

STATE OF IOWA, ss:

On this 3rd day of Oct., 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jon E. Groves and Dee B. Groves 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. BALSBUR / MY COMMISSION EXPIRES 7-13-00

  
\_\_\_\_\_  
Notary Public