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## MICHELLE UTSELA RECORDER MADISON COUNTY, IOWA

## <u>UTILITY LINE EASEMENT</u>

KNOW ALL PERSONS BY THESE PRESENCE:

The undersigned owners, Madison County Fair Association, Inc., hereafter called the Grantor, in consideration of the sum of one dollar and other valuable considerations, receipt of which is acknowledged, does hereby grant to the City of Winterset, Iowa, hereafter called the Grantee, the perpetual right and easement to construct, install, repair, maintain, operate, inspect, patrol and remove municipal sewer, water, gas and electrical utilities including equipment and accessories for the same and all necessary appurtenances as may be reasonably necessary for the convenient construction, repair, maintenance, operation, inspection, patrolling, replacement and removal of these utilities over, along, across and under the following described property situated in Madison County, Iowa, to-wit:

PERMANENT EASEMENT: A 30.00 feet wide permanent easement being 15.00 feet either side of the following described centerline: commencing at the North Quarter Corner of Section 1, Township 75 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 90°00'00" West 573.40 feet along the North line of the Northwest Quarter of said Section 1; thence South 01°25'43" West 324.00 feet; thence South 66°13'21" West 254.94 feet; thence South 00°00'00" 52.95 feet; thence North 90°00'00" West 305.00 feet to the Point of Beginning which is the East property line; thence North 90°00'00" West 70.00 feet thence North 88°46'40" West 390.40 feet to the end of the easement which is a point 15.00 feet beyond a manhole on the end of the sewer line.

TEMPORARY EASEMENT: A 20.00 feet wide temporary easement being immediately adjacent to and along the northerly and westerly limit of the above described permanent easement.

The Grantor warrant and covenant to the Grantee that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above described land and has full right and authority to validly grant this easement, and the Grantee may quietly enjoy its estate in the premises.

Grantee is given the right to trim, cut and clear away any trees, limbs and brush, whether located on the above described easement property or adjacent to or overhanging the same, and the right to remove from the above described easement property any obstruction, including inflammable materials, brush, structures of any kind or other obstructions wherever in its judgment such will interfere with or endanger the construction, operation or maintenance of the utilities; and to renew, replace, and to

## Page -2-

otherwise change the utilities or any part thereof and all appurtenances thereto and the location thereof within the easement property; and to pass along the easement property to and from adjoining lands and to have reasonable access to this property from Grantor's adjoining lands.

In consideration of such grant, Grantee agrees it will restore to grade the real estate or repair or pay for any damage which may be caused to the real estate of the Grantor by the construction, operation, maintenance, inspection, patrolling, repairing, replacement or removal of the utilities.

The Grantor covenants that no act will be permitted within the easement property which is inconsistent with the rights hereby granted; that no buildings or structures or other improvements will be erected upon the easement property; and, that the present grade or ground level thereof will not be changed by excavation or filling.

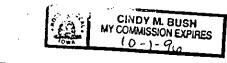
The temporary construction easement described above is granted for the initial sanitary sewer construction and installation during the period from the date of the Engineer's Notice to Proceed with the construction issued to the general contractor until sixty (60) days after final acceptance of the project by the Grantee of the general contractor's performance. This temporary easement shall expire on this date without further agreement or action by the parties or either of them, but in all events this temporary easement shall expire no later than December 31, 1996. This temporary easement is a separate grant from the permanent easement provided in this Agreement.

provided in this Agreement.	
This Agreement shall run with th	e land and bind and pare to
the benefit of the heirs, successors	and assigns of the parties.
Dated this 170 day of The combo	22, 1995. 115 H 3111M
Grantor: Madison County Fair Association, Inc.	Grantee: CITY OF WINTERSET, 5
By Marlin Bullain	By land Must been
D. •	Jerry M. Schwertfeger, Mayor
Ву	By / Mark Nitchals, City Administrator

Page -3-

STATE OF IOWA ) SS MADISON COUNTY )

On this 21st day of November A.D., 1995, before me, Cindv Bush, a Notary Public in and for said County and State, personally appeared Jerry L. Schwertfeger and Mark J. Nitchals, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Administrator, respectively, of the City of Winterset, Iowa; that the seal affixed thereto is the seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its City Council, as contained in the Resolution adopted by the City Council of the City on the 20th day of November, 1995; and, that Mark J. Nitchals and Jerry L. Schwertfeger acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



Notary Public

STATE OF IOWA ) SS MADISON COUNTY )

On this May of Marine., 1995, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Marlin Brittain and \_\_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that they are the President and \_\_\_\_\_, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that the instrument was signed (and sealed) on behalf of the corporation by authority of its Board of Directors; that the said Marlin Brittain and \_\_\_\_\_\_acknowledged the execution of the instrument to be the

voluntary act and deed of the corporation, by it and by them voluntarily executed.



Cinote Th. Bush

Notary Public