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LISA SMITH, COUNTY RECORDER
MADISON IOWA

Prepared By: Mark L. Smith, P.O. Box 230, Winterset, IA 50273 Telephone: 515/462-3731
Return To: Mark L. Smith, P.O. Box 230, Winterset, IA 50273

✓ City of St Charles, PO Box 118, St Charbs IA 50240

SANITARY SEWER TRANSMISSION LINE EASEMENT

Janet Christensen and spouse, if any, hereinafter called "Grantors", in consideration of One Dollar (\$1.00) and other valuable consideration, does hereby grant to the **City of St. Charles, Iowa**, hereinafter called "Grantee", and to its successors and/or assigns, the perpetual right and easement over, under and across the following-described real estate in Madison County, Iowa, to-wit:

See Drawing Attached Hereto Showing a 20' strip of land to be used for sewer easement further described as that part of the land located in Southeast Quarter (SE 1/4) of Southeast Quarter (SE 1/4) Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa.


together with the right of ingress and egress over and across said easement area for the purpose of constructing, installing, laying and thereafter using, operating, inspecting, repairing, maintaining and replacing a sanitary sewer transmission line over, under, across and through said real estate and installation of said line.


The Grantors warrant and covenant to the Grantee that they are the owners of the real estate upon which said easement area is situated, that said real estate is free and clear of liens and encumbrances; and that Grantors have the full right and authority to validly grant this easement, and the Grantee may quietly enjoy its estate in the premises.

Grantors covenant 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.

This Easement shall run with the land and bind and enure to the benefit of the heirs, successors and assigns of the parties. Grantee shall be solely responsible for the maintenance of the easement area, and Grantors shall have no responsibility therefor.

Dated this 12th day of March, 2009.

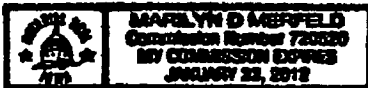


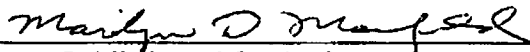
Janet Christensen


Robert Christensen

STATE OF IOWA :
:SS
COUNTY OF MADISON :

Subscribed and sworn to before me by the said Janet Christensen and Robert Christensen on this 12th day of March, 2009.





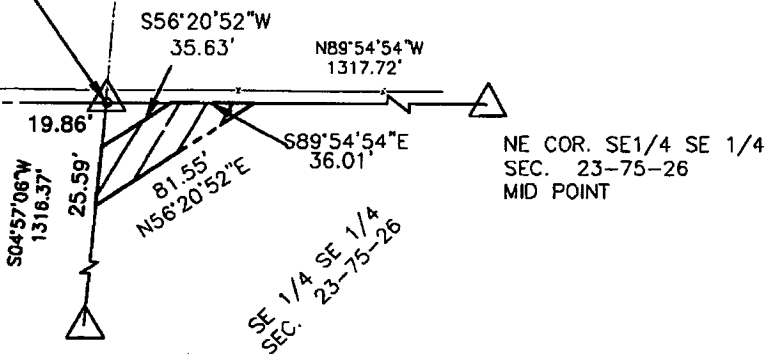
Notary Public in and for the State of Iowa

Prepared by and return to:
 Bruce Logemann - Bartlett & West Engineers
 6919 Vista Dr. - West Des Moines, Iowa 50266 - 515-440-2856

PERMANENT SEWER EASEMENT

LEGAL DESCRIPTION A 20' strip of land to be used for sewer easement further described as That Part of the land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 23, Township 75 North, Range 26 West of the 5th PM, City of St Charles, Madison County, Iowa, and described as follows:
 Commencing at the NW corner of said SE 1/4 SE 1/4; thence S04°57'06"W along the west line of the SE 1/4 of the SE 1/4 of said Section 23, a distance of 19.86 feet to the Point of Beginning; thence continuing S04°57'06"W along said west line, a distance of 25.59 feet; thence N56°20'52"E a distance of 81.55 feet to the north line of said SE 1/4 of the SE 1/4 of said Section 23; thence S89°54'54"E along said north line, a distance of 36.01 feet; thence S56°20'52"W, a distance of 35.63 feet to the Point of Beginning; Contains 0.03 acres (1170 S.F.) more or less.

NW COR. SE1/4 SE 1/4
 SEC. 23-75-26
 SET 1/2" REBAR YPC #15219
 @INTERSECTION 5'S OF FNC. COR.



NE COR. SE1/4 SE 1/4
 SEC. 23-75-26
 MID POINT

SW COR. SE1/4 SE 1/4 23-75-26
 SET 1/2" REBAR YPC #15219
 @FENCE COR. IN LINE W/SW & S1/4 COR.

LEGEND

▲ SECTION COR. AS NOTED
 x EXISTING FENCELINE

EASEMENT FOR:
 CITY OF ST. CHARLES
 OWNER:
 JANET CHRISTENSEN

0 30 60
 SCALE: 1"=60'

BARTLETT & WEST
 WEST DES MOINES, IOWA
 PHONE 515-440-8898

SEWER EASEMENT
 SEC.23-75-26
 MADISON COUNTY, IOWA

PROJ NO:
 14736.002
 DATE:
 3-5-2009

SHEET NUMBER
1
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