



Document 2011 3225

Book 2011 Page 3225 Type 06 001 Pages 2
Date 12/01/2011 Time 10:48 AM
Rec Amt \$12.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

THIS DOCUMENT PREPARED BY: Warren Water District, 1204 E. 2nd Ave. Indianola, IA 50125 515-962-1200
✓ RETURN TO: Claire Patin, P.O. Box 215, Indianola, IA 50125 515-961-2574

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Ronald Crawley and Angela Crawley,

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, at any time, to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove one or more water pipelines and appurtenances thereto, over, across and through the land of the GRANTORS situated in Madison County, Iowa, being more specifically described as follows:

See Page 2

2226 Bevington Park 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 granted herein shall be 32 feet in width (except for during construction and removal of the water pipelines, the Easement shall be expanded to 50 feet in width), the centerline of which shall be measured from the center point of the first water pipeline and the necessary appurtenances thereto constructed by GRANTEE. In addition, if the easement area, as described herein, does not abut the nearest public road right-of-way, the easement area shall be expanded to extend to the nearest public road right-of-way line.

It is agreed that crop damage will be paid by the GRANTEE; however, in no case shall GRANTEE be required to pay more than a single, total crop loss in any one crop year. Crop damage will equal the price for the destroyed or damaged crop x yield per acre x acreage damaged or destroyed.

GRANTEE, its successors and assigns, hereby promise to maintain such water pipelines and any necessary appurtenances in good repair so that damage, if any, to the real estate of GRANTORS, 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.

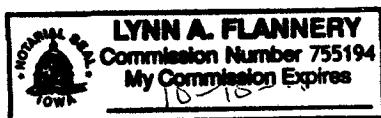
IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 11 day of July, 2011.

Ronald Crawley

Angela Crawley

STATE OF IOWA, ss:

This instrument was acknowledged before me on July 11, 2011 by Ronald Crawley and Angela Crawley.



NOTARY PUBLIC

A parcel of land described as beginning at the west quarter corner of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence N.83°27'E. 1,312.5 feet along the south line of the NWFR1/4 of said Section 1; thence N.0°24'E. 1,313.9 feet along the east line of the SW1/4 of the NWFR1/4 of said Section 1; thence S.83°06'W. 1,322.8 feet to the west line of the NWFR1/4 of said Section 1; thence S.0°00' 1,304.6 feet to the point of beginning containing 39.314 Acres including 1.633 Acres of county road right of way.

Note: The west line of the NWFR1/4 of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa is assumed to bear due north and south.

EXCEPT Parcel C located in the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 348.43 feet along the West line of the Northwest Quarter of said Section 1; thence North 34°18'19" East, 693.99 feet along an existing fenceline; thence North 85°45'59" East, 348.22 feet along an existing fenceline; thence South 2°34'07" East, 852.58 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 1; thence South 82°58'33" West, 782.49 feet along the South line of the Southwest Quarter of said Section 1 to the Point of Beginning. Said Parcel contains 12.757 acres, including 0.438 acres of County Road right-of-way.

AND EXCEPT Parcel D located in the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the W1/4 corner of said Section 1; thence N00°47'11"W along the West line of the NW1/4 of said Section 1, 348.43 feet to the Point of Beginning; thence N00°47'11" W along the West line of the NW1/4 of said Section 1, 935.60 feet; thence N89°12'49"E. 918.40 feet; thence S00°47'11"E. 336.63 feet; thence S89°12'49"W. 180.00 feet; thence S84°58'48"W. 348.22 feet; thence S33°31'08"W. 693.99 feet to the Point of Beginning, and containing 10.00 Acres, more or less, including 1.11 Acres of R.O.W.

All parcels subject to any and all easements and restrictions of record.