



Document 2017 3358

Book 2017 Page 3358 Type 06 001 Pages 3
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INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

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EASEMENT

Sharon Halter, hereinafter called "Grantor", for valuable consideration, does hereby grant to IB Trading, LLC, hereinafter called "Grantee", an ingress egress easement over the following-described real estate:

See Attached Plat of Survey for Legal Description and showing of the Easement.

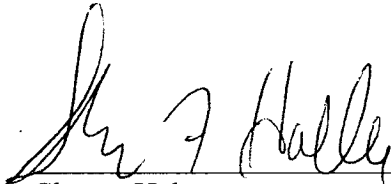
The easement shall benefit the property just to the north of the easement owned by IB Trading, LLC. Grantor agrees to grant the Grantee an easement for ingress and egress to the property, including the right to use the easement area to bring any and all utility services to the benefitted property. Grantee must maintain the easement at their own expense.

Grantor covenants that no act will be permitted within the easement area which is inconsistent with the rights hereby granted. Grantor, in all other respects, shall be allowed to continue to use the easement area as she normally would. This easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

Grantor warrants and covenants to the Grantee that she is the owner of the real estate

upon which said easement area is situated, that they have the full right and authority to validly grant this easement, and the Grantee may quietly enjoy their estate in the premises.

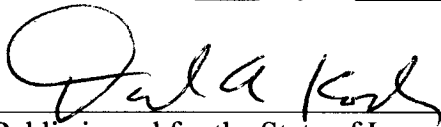
Dated this 25 day of Oct, 2017.



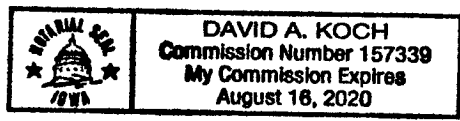
Sharon Halter Grantor

STATE OF IOWA :
:SS
MADISON COUNTY :

Subscribed and sworn to before me by Sharon Halter on this 25 day of Oct, 2017.



Notary Public in and for the State of Iowa



INDEX LEGEND

COUNTY: Madison
 PARCEL DESIGNATION: Parcel "M"
 SECTION: 8 TOWNSHIP: 75 RANGE: 27
 ALIQUOT PART: N1/2 SE1/4
 SITE ADDRESS: St Charles Road
 CITY: Winterset
 PROPRIETOR: IB Trading, LLC
 409 W Court, Winterset, Iowa
 REQUESTED BY: Jennifer Stover
 SURVEYOR NAME: Vincent E. Piagentini

ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

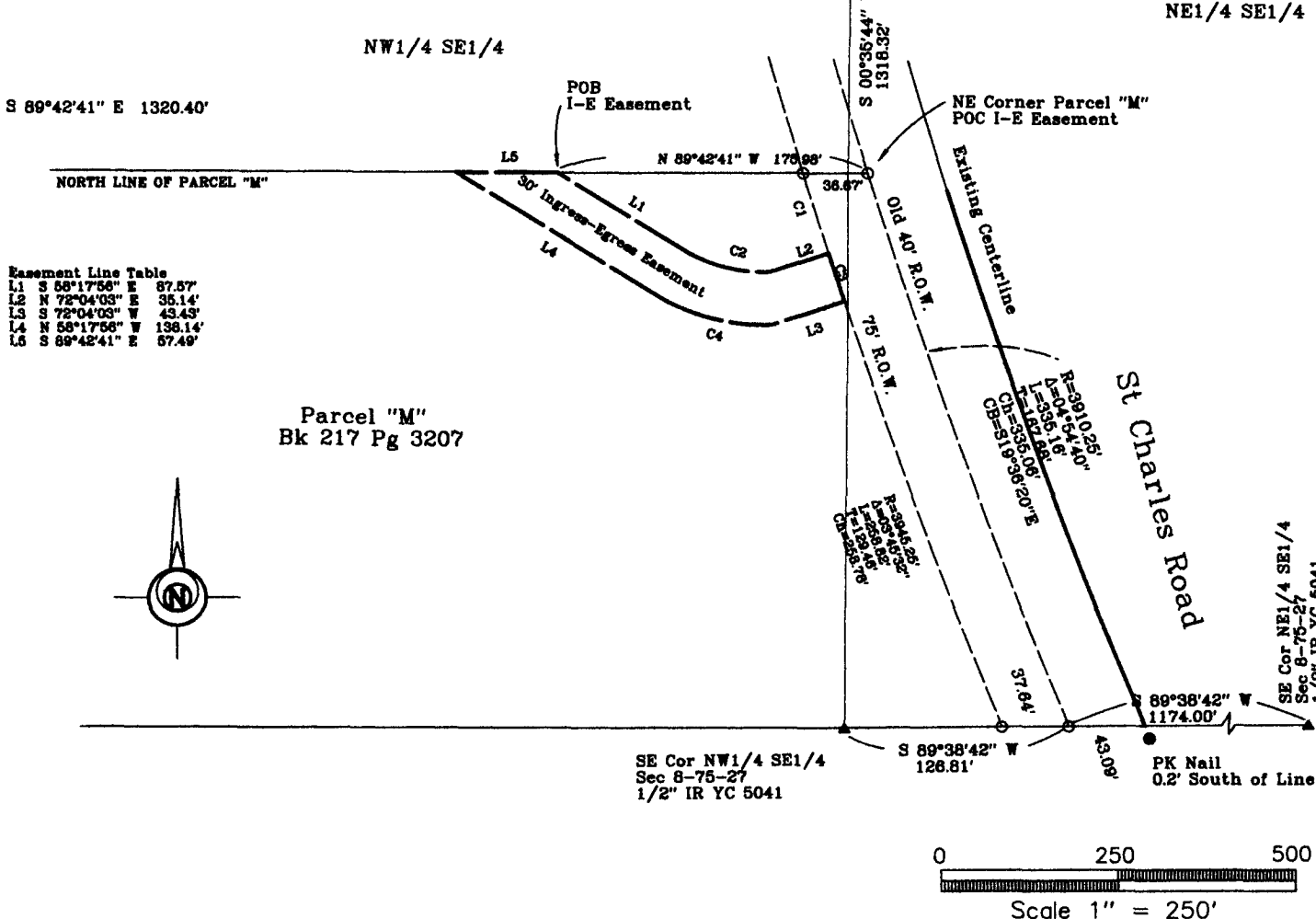
**EASEMENT DESCRIPTION SURVEY
 30' INGRESS-EGRESS EASEMENT
 ACROSS PARCEL "M" IN BOOK 2017 PAGE 3207
 OF THE N1/4 SE1/4 IN SECTION 8-75-27**

Legal Description - 30' Ingress - Egress Easement

All that part of Parcel "M" filed in Book 2017 Page 3207 of the records of the Madison County Recorder's Office, located in the North half (N1/2) of the Southeast Quarter (SE1/4) of Section 8, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast corner of said Parcel "M"; thence North 89°42'41" West, along the North line of said Parcel "M", a distance of 175.98 feet, to the Point of Beginning; thence South 58°17'56" East, a distance of 87.57 feet to a point on a curve; thence along a curve to the left, having a radius of 88.51 feet, a delta of 30°41'07", an arc length of 47.40 feet, and a chord which bears South 76°30'41" East, having a chord distance of 46.84 feet; thence North 72°04'03" East, a distance of 35.14 feet to a point on a curve, being the West Right-of-way line of St. Charles Road; thence along said Right-of-way line, along a curve to the left, having a radius of 3,945.25 feet, a delta of 00°25'07", an arc length of 28.83 feet, and a chord which bears South 17°53'27" East, having a chord distance of 28.83 feet; thence South 72°04'03" West, a distance of 43.43 feet to a point on a curve; thence along a curve to the right having a radius of 118.51 feet, a delta of 30°41'07", an arc length of 63.47 feet, and a chord which bears North 76°30'41" West, having a chord distance of 62.71 feet; thence North 58°17'56" West, a distance of 138.14 feet, to a point on the North line of said Parcel "M"; thence South 89°42'41" East, a distance of 57.49 feet to the Point of Beginning, and containing 6.176 square feet or 0.14 acres of land, more or less.

Curve #1 (C1)	Curve #2 (C2)	Curve #3 (C3)	Curve #4 (C4)
R=3945.25'	R=88.51'	R=3945.25'	R=118.51'
Δ=00°41'28"	Δ=30°41'07"	Δ=00°25'07"	Δ=30°41'07"
L=47.58'	L=47.40'	L=28.83'	L=63.47'
T=23.79'	T=24.28'	T=14.41'	T=32.51'
Ch=47.58'	Ch=46.84'	Ch=28.83'	Ch=62.71'



DATE OF SURVEY FIELDWORK: 9/18/17 DRAWING DATE: 9/25/17 DRAFTER: VP PROJECT NO: 17410

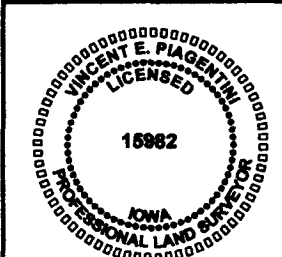
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Vincent E. Piagentini 10/12/17
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

REVISION DATE:



SYMBOLS LEGEND:

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- FOUND PK NAIL
- SET 1/2" IR YC 15982 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- OC ORANGE CAP
- IR IRON ROD
- IP IRON PIPE