



Document 2018 1579

Book 2018 Page 1579 Type 06 001 Pages 4

Date 5/18/2018 Time 3:23:23PM

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INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer, Return to: David L. Wetsch, 974 - 73rd Street, Suite 16, Des Moines, IA 50324 (515) 223-6000

SHARED INGRESS / EGRESS EASEMENT

Ronald L. Christensen and Jeanette L. Christensen, husband and wife (hereinafter referred to as "Christensen"), are the current titleholders to the following described real estate in Madison County, Iowa, to-wit:

The South Half (1/2) of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) and the North Half (1/2) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 12, except Parcel "C", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section 12 as shown in Plat of Survey filed in Book 3 at Page 137 on October 6, 1997, in the Office of the Recorder of Madison County, Iowa, and except that part conveyed or used for road purposes or for Public Highway, all in Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa;

WHEREAS, Ronald L. Christensen, Jr., and Amanda Christensen, husband and wife (hereinafter referred to as "Christensen Jr."), is the owner of the following described real estate in Madison County, Iowa, to-wit:

Parcel "C" located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 137 on October 6, 1997, in the Office of the Recorder of Madison County, Iowa;

WHEREAS, the Christensen and Christensen Jr. properties are immediately adjacent thereto and currently utilize a shared ingress/egress easement over and across the Christensen parcel to access both parcels; and

WHEREAS, the parties to this Agreement desire to establish a mutual and beneficial ingress/egress easement over and across a portion of the Christensen property; and

WHEREAS, Christensen is agreeable to the creation of such mutual ingress/egress easement upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ronald L. Christensen and Jeanette L. Christensen, husband and wife, do hereby sell, grant and convey unto Ronald L. Christensen, Jr., and Amanda Christensen, husband and wife, a perpetual non-exclusive ingress/egress easement over and across the following described property:

A 20.00 foot wide private ingress/egress easement in the NE1/4 NE1/4 of Section 12, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, with a centerline that is more particularly described as follows:

Commencing as a point of reference at the SE Corner of Parcel "C" of said NE1/4 NE1/4, an Official Parcel recorded in Book 3, Page 137 at the Madison County Recorder's Office; thence S81°54'25"E, 535.42 feet along the South line of said Parcel "C" to the Point of Beginning; thence S38°35'00"W, 44.53 feet to a point of curvature; thence Southeasterly along a curve to the left having a radius of 28.00 feet and a chord bearing S32°21'02"E, an arc length of 69.33 feet to point of reverse curvature; thence Easterly along a curve to the right having a radius of 75.00 feet and a chord bearing S89°04'33"E, an arc length of 37.20 feet to a point of tangency; thence S74°52'00"E, 90.00 feet to a point of curvature; thence Easterly along a curve to the left having a radius of 195.00 feet and a chord bearing S87°32'00"E, an arc length of 86.22 feet to a point of tangency; thence Southeasterly along a curve to the right having a radius of 215.00 feet and a chord bearing S82°42'00"E, an arc length of 131.34 feet to a point of tangency; thence S65°12'00"E, 79.00 feet to the point of terminus on the West right-of-way line of Warren Avenue as presently established and recorded in Book 94, Page 63 at the Madison County Recorder's Office. The Northerly and Southerly lines of the previously described easement shall begin at the South line of said parcel "C" and terminate at said West right-of-way line of Warren Avenue;

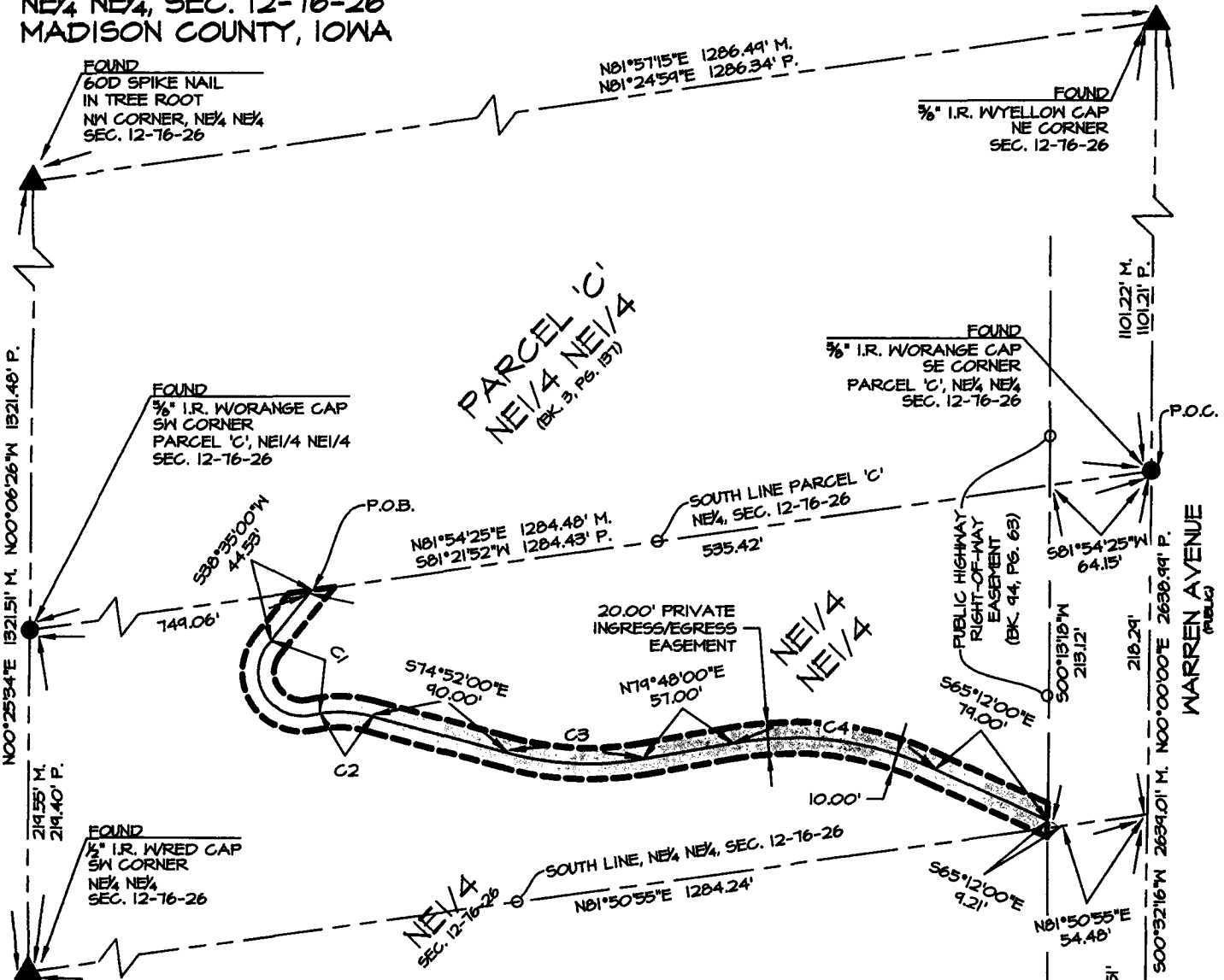
as depicted in Exhibit "A", attached hereto and incorporated by this reference.

All parties to this Agreement shall be prohibited from parking any vehicles on said easement area or in any way obstructing such easement area.

This easement is for the mutual benefit of Christensen and Christensen, Jr., their heirs, successors and assigns, and shall be a burden on the property owned by Christensen. This easement will inure to the benefit of the successors and assigns in title to both the benefitted and burdened parcels.

EXHIBIT 'A' PRIVATE INGRESS/EGRESS EASEMENT

1719 & 1721 WARREN AVENUE
NORWALK, IA 50211
NE $\frac{1}{4}$ NE $\frac{1}{4}$, SEC. 12-76-26
MADISON COUNTY, IOWA



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	141°52'06"	28.00'	69.33'	81.02'	52.93'	S32°21'02"E
C2	28°25'05"	75.00'	37.20'	18.99'	36.82'	S89°04'33"E
C3	25°20'00"	195.00'	86.22'	43.83'	85.52'	S87°32'00"E
C4	35°00'00"	215.00'	131.34'	67.79'	129.30'	S82°42'00"E

FOUND
3/8" I.R. WYELLOW CAP #3764
E $\frac{1}{4}$ CORNER
SEC. 12-76-26

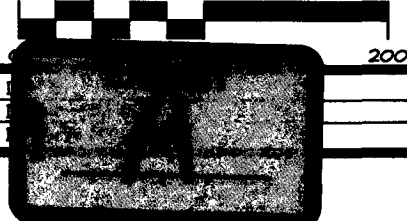
Q:\E-FILES\7000\7954_C3D Drawings\Plant\7954 EXHIBIT.DWG, 5/9/2018 4:42:34 PM, jagaddis, 1:1



Civil Engineering Consultants, Inc.

2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

SCALE: 1"=100'



NORTH



May 9, 2018
JAG
JAG

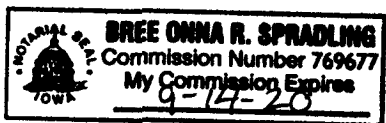
SHEET

2

OF 2

E-7954

Signed this 17th day of May, 2018.



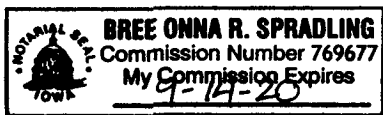
Ronald L. Christensen
Ronald L. Christensen
Jeanette L. Christensen
Jeanette L. Christensen

STATE OF IOWA)
)ss
COUNTY OF Madison)

This record was acknowledged before me on the 17th day of May, 2018, by Ronald L. Christensen and Jeanette L. Christensen, husband and wife, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

[Signature]
NOTARY PUBLIC - STATE OF IOWA

Signed this 17th day of May, 2018.



Ronald L. Christensen, Jr.
Ronald L. Christensen, Jr.
Amanda Christensen
Amanda Christensen

STATE OF IOWA)
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COUNTY OF Madison)

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[Signature]
NOTARY PUBLIC - STATE OF IOWA