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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

Troy Porter and Jenna Porter , husband and wife, and Fred Richtsmeier and Janie Richtsmeier, husband and wife,

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:

Pit Installation on a Utility Easement described as for property located at 1187 Warren Ave.:

Forty (40) feet in width, over Lot Six (6) of the Kenoyer's Cherry Creek Estates Subdivision, located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa , an amended Official Plat Recorded in book 2017, page 3482 at the Madison County Recorders Office, Madison County, Iowa that is more particularly described as follows:

Commencing as a point of reference at the SE Corner of said Lot 6, thence N00°03'08"W, 84.17 feet along the east line of said Lot 6 to the point of beginning; thence S68°00'00"W, 240.19 feet to a point; thence S58°00'00"W, 102.68 feet to a point; thence S83°00'00"W, 172.51 feet to a point; thence S72°00'00"W, 235.96 feet to a pint on the west line of said Lot 6, said point being 59.99 feet north of the SW corner of said Lot 6; thence N00°03'08"W, 42.05 feet along the west line of said Lot 6 to a point; thence N72°00'00"E, 226.85 feet to a point; thence N83°00'00"E, 167.49 feet to a point; thence N58°00'00"E, 97.32 feet to a point; thence N68°00'00"E, 259.81 feet to a point on th east line of said Lot 6; thence S00°03'08"E, 43.13 feet along said east line to the point of beginning.

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 3 day of May, 201~~8~~⁹

Troy Porter
Troy Porter

Jenna Porter
Jenna Porter

STATE OF IOWA, ss:

This instrument was acknowledged before me on May 3, 2018 by Troy Porter and Jenna Porter.

Aaron D. Howard
NOTARY PUBLIC



IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 9th day of May, ~~2018~~ 2019 JK

Fred Richtsmeier
Fred Richtsmeier

Janie Richtsmeier
Janie Richtsmeier

STATE OF IOWA, ss:

This instrument was acknowledged before me on May 9th, 2019 by Fred Richtsmeier and Janie Richtsmeier.



[Signature]
NOTARY PUBLIC