



Document 2019 2127

Book 2019 Page 2127 Type 06 001 Pages 2
Date 7/15/2019 Time 11:28:30AM
Rec Amt \$12.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

THIS DOCUMENT PREPARED BY: Sarah Hansen, 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:

Benjamin W. Johnson and Terri J. Johnson, 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:

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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.

The Grantor and Grantee agree that no structures, buildings, fences, barricades or any other temporary or permanent obstruction of any kind shall be constructed or placed on any portion of the easement area. Furthermore, the Grantee agrees not to remove any dirt or in any way disrupt the grade over and above the easement area.

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 19 day of MARCH, 2019.

Benjamin W. Johnson

Terri J. Johnson

STATE OF IOWA, ss:

This instrument was acknowledged before me on MARCH 19th, 2019 by Benjamin W. Johnson and Terri J. Johnson.

NOTARY PUBLIC



One Acre in the square form in the Southeast corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 36, in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa.

AND

South Half of the Northwest Fractional Quarter of Section 31, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, except that part of the Northwest Fractional Quarter of Section 31, Township 76 North, Range 26, West of the 5th P.M., described as follows:

Beginning at the Northwest corner of the Southwest Fractional Quarter of the Northwest Fractional Quarter of said Section 31, proceed North 52.5 feet along the Quarter Section Line; thence 89°22' Right and Easterly 194.6 feet; thence 90°38' Right and South 212.9 feet; then 89°22' Right and Westerly 194.6 feet to the West line of the Northwest Quarter of said Section 31, thence 90°38' Right and North 160.4 feet to the point of beginning, containing 0.95 acres, more or less, subject to existing road right of way on the west side.