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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/Return to: ^{BCH}Burrington Group, In. 105 West Main Street, Manchester, IA 52057 563-927-2434

Exhibit 'A'
15-Foot-Wide Permanent Sanitary Sewer Easement
and
10-Foot-Wide Temporary Construction Easement

KNOW ALL MEN BY THESE PRESENT: That in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid to Community Dreams Incorporated hereinafter referred to as Grantor, by City of Edgewood, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged. The Grantor does here hereby grant, transfers, and conveys unto the Grantee, its successors, and assigns, a 15-foot-Wide Permanent Sanitary Sewer Easement and a 10-foot-Wide Temporary Construction Easement as shown on Exhibit 'B'.

Grantor does hereby control:

- The 15-foot-Wide Permanent Sanitary Sewer Easement will be replaced to a like as found state after the completion of construction process in a favorable condition to be determined by the Grantor or their agent.
- 10-foot-Wide Temporary Construction Easement will be replaced to a like as found state after the completion of construction process in a favorable condition to be determined by the Grantor or their agent.

The Grantee shall have the right to enjoy, construct, operate, inspect, repair, maintain and replace existing surfacing over, access and through the land of the Grantor, for the life of said easement over land of the Grantor, its successors, and assignees.

And said easements being as follows:

15-foot-Wide Permanent Sanitary Sewer Easement area being a strip of land 15 feet in width, being 7.5 feet either side of the centerline of facilities, or extensions thereof;

The North 15 Feet of Former Vacated Dewy Street adjacent to the South Right-of-Way Line of Union Street and Iowa Highway 3 and the North 15 Feet of Lot 5 and Lot 6 of Blk 1 F.A. Densmore's Second Addition to the City of Edgewood, Clayton County Iowa.

AND

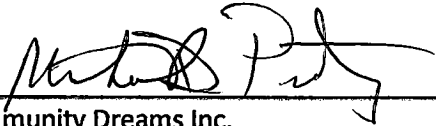
10-foot-Wide Temporary Construction Easement area being a strip of land 10 feet in width Lying South and Adjacent to the Permanent Sanitary Sewer Easement

The North 25 Feet of Former Vacated Dewy Street adjacent to the South Right-of-Way Line of Union Street and Iowa Highway 3 and the North 25 Feet of Lot 5 and Lot 6 of Blk 1 F.A. Densmore's Second Addition, Except the North 15 Feet thereof, to the City of Edgewood, Clayton County Iowa.

The consideration recited above shall constitute payment in full for any damage to the land of the Grantor, the estate's successors, assigns and heirs, by reason of the installation, operation and maintenance of the structure or improvements herein referred to. The grantee covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the Grantor, the successors, and assigns. The 15-foot-Wide Permanent Sanitary Sewer Easement The provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns.

Dated the 5th day of April, 2024.
GRANTOR ACKNOWLEDGEMENT

Community Dreams Inc. does hereby acknowledge and approve the above Description.



Community Dreams Inc.

State of Iowa)
)
County of Delaware) ss:



Barbara Louise Bolsinger
Commission No. 826298
My Commission Expires
08/14/2026

Barbara L Bolsinger
4/5/2024

Exhibit 'B'

15-foot-Wide Permanent Sanitary Sewer Easement area being a strip of land 15 feet in width, being 7.5 feet either side of the centerline of facilities, or extensions thereof;

The North 15 Feet of Former Vacated Dewey Street adjacent to the South Right-of-Way Line of Union Street and Iowa Highway 3 and the North 15 Feet of Lot 5 and Lot 6 of Blk 1 F.A. Densmore's Second Addition to the City of Edgewood, Clayton County Iowa.

AND

10-foot-Wide Temporary Construction Easement area being a strip of land 10 feet in width Lying South and Adjacent to the Permanent Sanitary Sewer Easement

The North 25 Feet of Former Vacated Dewey Street adjacent to the South Right-of-Way Line of Union Street and Iowa Highway 3 and the North 25 Feet of Lot 5 and Lot 6 of Blk 1 F.A. Densmore's Second Addition, Except the North 15 Feet thereof, to the City of Edgewood, Clayton County Iowa.

