



Document 2015 1133

Book 2015 Page 1133 Type 06 001 Pages 2

Date 5/04/2015 Time 11:48 AM

Rec Amt \$12.00

INDEX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

THIS DOCUMENT PREPARED BY: Lisa Coffman, 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:

Michael L. Baker,

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:

See page 2

Prairieview Ave.

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.

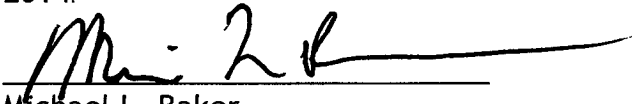
The easement granted herein shall be 32 feet in width (except for during construction and removal of the water pipelines, the Easement shall be expanded to 50 feet in width), the centerline of which shall be measured from the center point of the first water pipeline and the necessary appurtenances thereto 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.

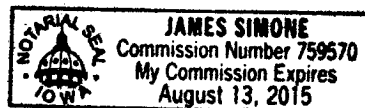
It is agreed that crop damage will be paid by the GRANTEE; however, in no case shall GRANTEE be required to pay more than a single, total crop loss in any one crop year. Crop damage will equal the price for the destroyed or damaged crop x yield per acre x acreage damaged or destroyed.

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.

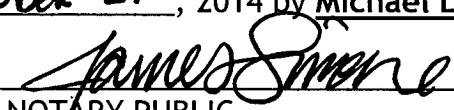
IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 27th day of October, 2014.


Michael L. Baker



STATE OF IOWA, ss:

This instrument was acknowledged before me on October 27th, 2014 by Michael L. Baker.


NOTARY PUBLIC

All that part of the West Three-fourths ($\frac{3}{4}$) of the South Half ($\frac{1}{2}$) of the North Half ($\frac{1}{2}$) and of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-three (33), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North and West of the centerline of the present public highway extending Northeast to Southwest across said section, excepting therefrom the West 25 feet of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-three (33), and excepting therefrom a tract described as commencing at the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Thirty-three (33), running thence West to the Northwest corner thereof, thence South 6.6 rods, thence East to a point 10.8 rods West of the East line thereof, thence South 4 rods to North Branch, thence in a Northeasterly direction with the meanderings of said stream to a point 12 rods East of the point of beginning, thence West 12 rods to the point of beginning, and excepting therefrom the cemetery site described as commencing 25 rods South of the Northwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-three (33), running thence North 12 rods, thence East $43\frac{1}{2}$ rods more or less to the center of the public highway as now located, thence South, $61^{\circ} 32'$ West, along the centerline of said public highway to the West line of said section, thence North 176.9 feet, more or less, to the point of beginning, EXCEPT for a parcel of land located in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and described as follows:

Commencing at the West Quarter Corner of said Section Thirty-three (33); thence South $0^{\circ}00'00''$ East along the West line of said Southwest Quarter ($\frac{1}{4}$) 214.50 feet; thence North $89^{\circ}44'54''$ East, 229.22 feet to the point of beginning; thence North $65^{\circ}13'06''$ East, 198.08 feet; thence North $89^{\circ}44'54''$ East, 200.00 feet; thence South $28^{\circ}05'54''$ East, 93.00 feet to the point on the Northerly right of way line of a county road running Northeasterly, said point also being the Northeasterly Corner of the present McDonald Cemetery; thence south $89^{\circ}44'54''$ West along the North line of the present McDonald Cemetery, 423.63 feet to the point of beginning and containing 0.59 acres (25,643 sq. ft.) more or less.

Except for Parcel "L" a part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter all in section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa.