

RESERVATION OF PERMANENT EASEMENTS FOR ROAD, UTILITY AND
WATER RIGHTS

The undersigned, being the titleholder of the following
described real estate:

The Final Plat of Berglund Rural Estates
Subdistrict, in the Northwest Quarter,
Section 32, Township 77 North, Range 27
West of the 5th P.M., Madison County, Iowa,

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

hereby reserves unto itself, its successors, assigns and grantees in interest, certain easements for private road, utility and water rights over the portions of said Final Plat as specifically described below.

Berglund Development Corporation hereby reserves a permanent easement in itself, its successors, assigns or grantees, to lay, maintain, operate, repair and remove underground water pipes or mains or water wells and other necessary equipment associated with any of the foregoing and incident thereto through and across the portions of the Final Plat of Berglund Rural Estates Subdistrict specifically described below, together with ingress and egress to and from the same and all the rights and privileges incident and necessary to the enjoyment of this grant. This easement shall also be for the purpose of the removal of water from the areas specifically covered by the easements over the portions of Berglund Rural Estates specifically described below.

1. The west 50 feet of Lots 1, 2 and 3 of said plat.
2. The south 50 feet of Lot 3 of said plat.
3. All of Lot 4 of said plat except the east 441.1 feet of the south 128.8 feet of said lot and except a triangular portion of said Lot 4 beginning at the northeast corner of Lot 7 of said plat, thence south 139.7 feet, thence east 275.4 feet, thence in a northwesterly direction to the point of beginning, excluding from said triangular section the west 20 feet thereof.
4. The west 20 feet of Lots 5 and 6 of said plat.
5. A triangular portion of Lot 7 of said plat described as follows: Commencing at the northeast corner of the southwest quarter, northwest quarter, of Section 32, thence east 160.2 feet, thence south 435.6 feet, thence west 20 feet, thence in a northwesterly direction to the point of beginning.

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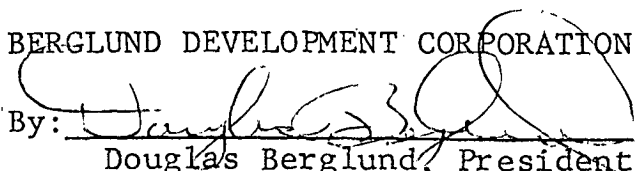
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6. The east 20 feet of Lots 8 and 9 of said plat.
7. The west 20 feet of Lots 7, 8, 9, 10 and 12 of said plat.
8. The east 20 feet of Lots 11, 10, 12, and 14 of said plat.
9. The north 20 feet of Lots 7, 10, 12, 14, 13, 15 and 8 of said plat.
10. The south 20 feet of Lots 7, 8 and 14 of said plat.
11. The north 151 feet of Lot 9 of said plat.
12. The north 361.7 feet of Lot 11 of said plat.
13. The south 20 feet of Lot 10 of said plat.

The undersigned further reserves unto itself, its successors, assigns or grantees, a permanent easement over, under and through the following described portions of the above described plat for the purpose of construction of a private road over said portions of said plat and also a permanent easement for the placement in said areas of any and all equipment necessary to furnish utilities, including telephone, electric and water services, to the other portions of said plat, and including a permanent water easement similar to the water easement described in the foregoing portions of this reservation. Said easements for water, road and utility purposes shall cover the following described portions of the Final Plat referred to above; including ingress and egress to and from the same and all the rights and privileges incident and necessary to the enjoyment of this grant:

1. The south 50 feet of Lot 12 of said plat.
2. The south 226 feet of the east 25 feet of Lot 12 of said plat.
3. The west 25 feet of the south 226 feet of Lot 10 of said plat.
4. The west 25 feet of Lot 11 and the east 25 feet of Lot 13 of said plat.

BERGLUND DEVELOPMENT CORPORATION

By: 

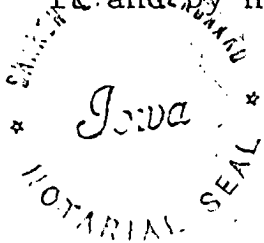
Douglas Berglund, President

STATE OF IOWA)

SS:

COUNTY OF POLK)

On this 1st day of September, 1975, before me, the undersigned Notary Public in and for the State of Iowa, personally appeared Douglas Berglund, to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument to which this is attached, that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and that the said Douglas Berglund as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.



Sharon L. Zuestergaard
Notary Public in and for the State
of Iowa