EASEMENT FOR SANITARY SEWER FACILITIES

This instrument made this _____ day of _____, 2019, by Hiawatha Properties, LLC, owner (hereinafter referred to as Grantor) of the following described property:

Parcel B, Plat of Survey No. 2363, Hiawatha, Linn County, Iowa

In the City of Hiawatha, Iowa, and

WHEREAS, the owner in fee simple of the real property known and described as set out above is the Grantor, and

WHEREAS, the Grantor has agreed to give the owners of Parcel A, Plat of Survey No. 2363, Hiawatha, Linn County, Iowa a perpetual and continual easement for the purpose of constructing, reconstructing, and maintaining sanitary sewer improvements upon a portion of the real property of the Grantor, for consideration of $1.00 and other valuable considerations duly paid and acknowledged.

THEREFORE, for the above consideration, the Grantor hereby grants unto the owners of Parcel A, Plat of Survey No. 2363, Hiawatha, Linn County, Iowa, and their assigns a perpetual and continual easement for the purpose of constructing, reconstructing, and maintaining said sanitary sewer facilities upon and under the following portions of the above described property:

SEE ATTACHED EXHIBIT A

The Grantor further agrees to erect no buildings, obstructions or other improvements upon or under the property covered by this Easement which would interfere with construction, reconstruction, or maintenance of said sanitary sewer facilities.

That, the Property Owner agrees this Agreement shall be binding upon the Property Owner, their successors, and assigns and the sale by the Property Owner of all or any part of said property described above shall transfer obligations of the Property Owner to the successor in interest.

Dated _____, 2019.

HIAWATHA PROPERTIES, LLC

By:_____
Timothy J. Wilson
Manger/Member

STATE OF IOWA)
) ss:
COUNTY OF LINN)

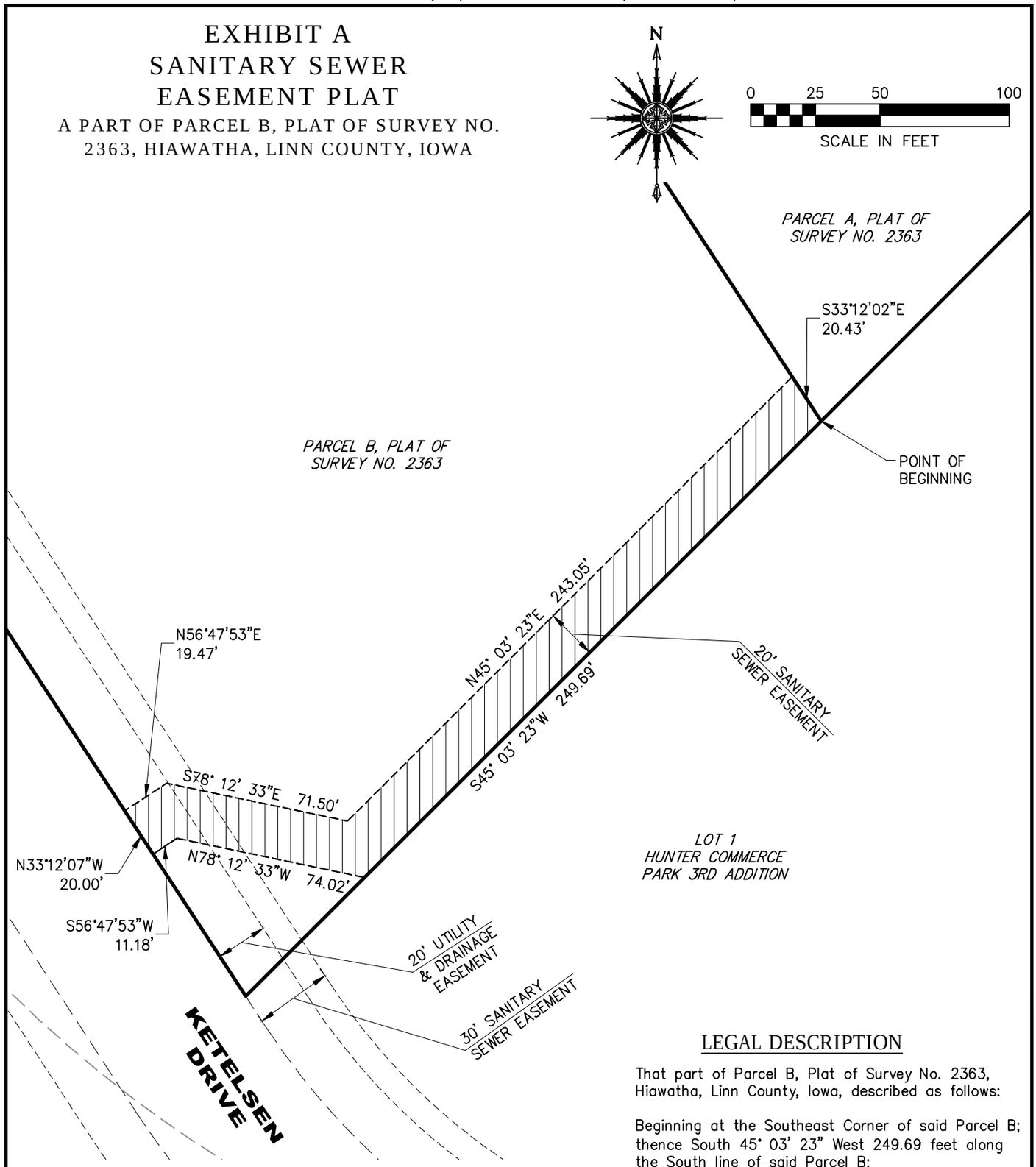
This instrument was acknowledged before me on _____, 2019, by Timothy J. Wilson, as Manger/Member of Hiawatha Properties, LLC, an Iowa corporation.

_____
Notary Public - State of Iowa

PREPARED BY &
RETURN TO: SCHNOOR–BONIFAZI ENGINEERING & SURVEYING, LC, 431 FIFTH AVENUE SW, CEDAR RAPIDS, IA. 52404 PH. 319–298–8888

EXHIBIT A
SANITARY SEWER EASEMENT PLAT

A PART OF PARCEL B, PLAT OF SURVEY NO. 2363, HIAWATHA, LINN COUNTY, IOWA



LEGAL DESCRIPTION

That part of Parcel B, Plat of Survey No. 2363, Hiawatha, Linn County, Iowa, described as follows:

Beginning at the Southeast Corner of said Parcel B;
thence South 45° 03' 23" West 249.69 feet along the South line of said Parcel B;
thence North 78° 12' 33" West 74.02 feet;
thence South 56° 47' 53" West 11.18 feet to the West line of said Parcel B;
thence North 33° 12' 07" West 20.00 feet along the West line of said Parcel B:
thence North 56° 47' 53" East 19.47 feet;
thence South 78° 12' 33" East 71.50 feet;
thence North 45° 03' 23" East 243.05 feet to the East line of said Parcel B;
thence South 33° 12' 02" East 20.43 feet along said East line to the point of beginning, containing 0.15 acres.

OWNER
HIAWATHA PROPERTIES, LLC

PREPARED BY
SCHNOOR–BONIFAZI
ENGINEERING & SURVEYING, LC
431 FIFTH AVENUE SW
CEDAR RAPIDS IA 52404
CONTACT PERSON: LEO BONIFAZI, PLS
PHONE: 319–298–8888

LEGEND

PROPERTY LINE
ADJOINING LOT LINE
EASEMENT LINE

1-OF-1	EXHIBIT A SANITARY SEWER EASEMENT PLAT A PART OF PARCEL B, PLAT OF SURVEY NO. 2363, HIAWATHA, LINN COUNTY, IOWA	DRAWN: JDS APPROVED: LPB SCALE: 1"=50' DATE: 12/5/2019 PROJECT NO.: 19005	SCHNOOR-BONIFAZI ENGINEERING & SURVEYING, LC 431 FIFTH AVENUE CEDAR RAPIDS, IA 52404 (319) 298-8888 (PHONE) Schnoor Bonifazi Engineering & Surveying