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Document 15338 Type EASE Pages 4  
Date 9/28/2007 Time 12:09 PM  
Rec Amt \$22.00

MTG -  
PCRF -  
BKRF -  
ODD -  
AUD -

Carol "Cindy" Hol, Recorder  
Dallas County IOWA

Prepared by: Joel D. Huston, Hogan Law Office, 3101 Ingersoll Ave., Des Moines, IA 50312 (515) 279-9059  
Return to: Deputy City Clerk, City of Waukee, 230 Hwy 6, Waukee, IA 50263 (515) 987-4522

### STORM SEWER EASEMENT

**KNOW TO ALL PERSONS BY THESE PRESENTS** that the undersigned, **WILLIAMS POINTE DEVELOPMENT II, L.C.**, an Iowa limited liability company (hereinafter referred to as "Grantor"), owner and developer of WILLIAMS POINTE PLAT 14, an Official Plat in and forming a part of the City of Waukee, Dallas County, Iowa, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, grant, and convey to the **CITY OF WAUKEE, IOWA**, a municipal corporation (hereinafter referred to as the "City"), a permanent and perpetual easement (hereinafter referred to as "Easement") and right-of-way upon, over, under, through and across the real property legally described as:

#### SEE EXHIBIT "A" ATTACHED HERETO

(hereinafter referred to as the "Easement Area") for the purpose of locating storm sewer(s) (hereinafter referred to as "Sewers") and to permit and allow the City to enter at any time upon, over, under, through, across, and into the Easement Area to use as much of the surface and sub-surface to construct, replace, locate, rebuild, enlarge, reconstruct, patrol, repair (including the right to place and build additional Sewers therein or to connect and/or join Sewers and appurtenances thereto) and to forever maintain the Sewers whenever necessary within the Easement Area.

This Easement shall be subject to the following terms and conditions:

1. Erection of Structures Prohibited. Grantor and its successors and assigns shall not erect any structure, building, or fence over or within the Easement Area without obtaining the prior written consent of the City.
2. Maintenance. After the initial construction of the Sewers, and acceptance by the City, the City agrees, as part of the reconstruction, maintenance and patrolling of the Sewers, to restore and replace the Easement Area to substantially the same condition as prior to the time of entry or as agreed upon by the City and Grantor, except the City shall not be required to replace landscaping, trees, shrubs, bushes, landscape elements, structures, or underground water systems nor shall the City be required to restore the Easement Area by reason of settlement, depression, or any unknown conditions which arise subsequent to the restoration and/or replacing of the Easement Area. Any subsequent restoration by reason of settlement, depression or any unknown conditions shall be the sole responsibility of the Grantor at the Grantor's sole expense.
3. Change in Grade Prohibited. Grantor and its successors and assigns shall not change the grade,

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*Bill \$22.00*

elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City.

4. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including, but not limited to, the right to remove any unauthorized obstructions or structures placed or erected in the Easement Area.

5. Hold Harmless. Grantor, subsequent property owners, their successors and assigns agree to indemnify and hold harmless the City, its elected officials, employees, officers, agents, representatives, contractors, and attorneys from and against any and all claims or demands for liability, loss, damage, costs, expenses, or attorney's fees of any kind for actions or omissions of Grantor arising out of or in connection with any undertaking arising out of or otherwise related to this Easement.

6. Easement Runs With Land. This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

7. Jurisdiction and Venue. The City and Grantor agree that the District Court in and for the State of Iowa shall have exclusive jurisdiction over the subject matter and enforcement of the terms and conditions of this Easement and the parties shall consent to the jurisdiction of Dallas County, Iowa.

8. Attorney's Fees. The City may enforce this Easement by appropriate action, and should they prevail in such litigation they shall recover as part of their costs the reasonable attorney's fees incurred in such litigation.

Grantor does HEREBY COVENANT with the City that Grantor holds said real estate described in this Easement by title in fee simple; that Grantor has good and lawful authority to convey the same; and Grantor covenants to WARRANT AND DEFEND the Easement Area against the lawful claims of all persons whomsoever.

Words and phrases herein including acknowledgement hereof shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

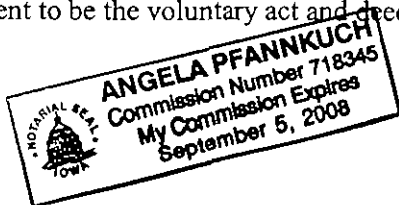
Dated: March 21 2007.

**WILLIAMS POINTE DEVELOPMENT II, L.C.,**  
an Iowa limited liability company

By: \_\_\_\_\_  
John D. Gamble, Secretary

STATE OF IOWA            )  
                                  )ss:  
COUNTY OF DALLAS    )

On this 21 day of March, 2007, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JOHN D. GAMBLE, to me personally known, who being by me duly sworn did say that he is Secretary of the limited liability company, executing the foregoing instrument, that no seal has been procured by the limited liability company; that the instrument was signed on behalf of the limited liability company by authority of its managers; and that JOHN D. GAMBLE acknowledged the execution of the instrument to be the voluntary act and deed of the limited liability company by it voluntarily executed.



By: Angela Pfannkuch  
Printed Name: Angela Pfannkuch  
Notary Public

ACCEPTANCE BY CITY OF WAUKEE, IOWA

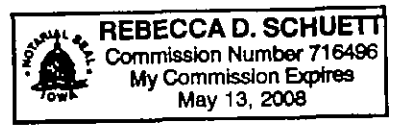
CITY OF WAUKEE, IOWA,  
an Iowa municipal corporation

By: *William Peard*  
William Peard, Mayor

By: *Jeff Kooistra*  
Jeff Kooistra, Administrator/City Clerk

STATE OF IOWA                    )  
  )ss:  
COUNTY OF DALLAS            )

On this 26th day of September 2007, before me, the undersigned, a Notary Public in and for said County and State personally appeared WILLIAM PEARD and JEFF KOOISTRA, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Administrator/City Clerk of the City of Waukee, Iowa, a municipal corporation, executing the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed of the City of Waukee, by it and by them voluntarily executed.



By: *Rebecca D. Schuett*  
Printed Name: Rebecca D. Schuett  
Notary Public in and for the State of Iowa

**EXHIBIT "A"**  
**STORM SEWER EASEMENT**

A PART OF OUTLOT Z, WILLIAMS POINTE PLAT 14, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT Z; THENCE SOUTH 00°08'00" WEST ALONG THE EAST LINE OF SAID OUTLOT Z, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°38'24" WEST, 153.66 FEET; THENCE NORTH 00°21'36" EAST, 15.00 FEET TO THE NORTH LINE OF SAID OUTLOT Z; THENCE SOUTH 89°38'24" EAST ALONG SAID NORTH LINE, 153.60 FEET TO THE POINT OF BEGINNING

AND

THE WEST 150.51 FEET OF THE SOUTH 7.50 FEET OF LOT 7, WILLIAMS POINTE PLAT 14, AN OFFICIAL PLAT IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA