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 Fee Amt: \$32.00 Page 1 of 6
 Dallas County Iowa
 Chad C. Airhart RECORDER
 File#

BK 2017 PG 7507

PUBLIC SANITARY SEWER EASEMENT

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Brad Deets, City of Waukee
 230 W. Hickman Road
 Waukee, Iowa 50263
 515-978-7899

Return Document To: (name and complete address)

City of Waukee, Iowa
 Rebecca Schuett, City Clerk
 230 W. Hickman Road
 Waukee, Iowa 50263

Grantor: M.I.I.-Waukee, LLC

Grantee: City of Waukee, Iowa

#1478238

SANITARY SEWER EASEMENT(S)

KNOW TO ALL PERSONS BY THESE PRESENTS:

1. Grant of Easement(s).

The undersigned, M.I.I.-Waukee, LLC, a Nebraska Limited Liability Company (hereinafter referred to as the "Grantor"), 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 "Sanitary Sewer Easement" or "Easement(s)") 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")

2. Use and Purpose of Easement(s).

This Easement shall be granted for the purpose of locating sanitary sewer(s) (hereinafter referred to as "Sewer(s)") and to permit and allow the City to enter at any time upon, over, under, through, and across into said Easement(s) herein described to use as much of the surface and sub-surface thereof to construct, replace, locate, rebuild, enlarge, reconstruct, patrol, repair (including the right to place and build additional Sewer(s) therein or to connect and/or join Sewer(s) and appurtenances thereto) and to forever maintain Sewer(s) whenever necessary within the Easement(s) granted herein. No structure or building of any kind whatsoever shall be erected upon property that is the subject of this Easement without the express written consent of the City.

3. Maintenance.

After the initial construction of the Sewer(s), and acceptance by the City, the City agrees, as part of the reconstruction, maintenance and patrolling of the Sewer(s), to restore and replace the Easement area(s) to substantially the same condition as prior to the time of entry or as agreed upon by the City and the Grantor, except the City's duty of restoration shall be limited to replacing the road ways, sidewalks, landscaping, trees, sod, shrubs, bushes, and other landscape elements. The City shall not be responsible for any structures, or underground water systems not of record 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; and 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.

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.

The Grantor agrees 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 the Grantor arising out of or in connection with any undertaking arising out of or otherwise related to this Easement.

6. Running of Benefits and Burdens.

The terms and conditions of this Easement are binding upon the Grantor including, but not limited to, future owners, developers, lessees or occupants. All provisions of this instrument including benefits and burdens, run with the land are binding upon and inure to the heirs assigns, successors, tenants and personal representatives of the parties hereto.

7. Jurisdiction and Venue.

The City and the Grantor agree the District Court of the State of Iowa shall have exclusive jurisdiction over the subject matter and enforcement of the terms and conditions of this Easement and said parties consent to the jurisdiction of the person being in Dallas County, Iowa.

8. Words and Phrases.

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

9. Parties.

The term "City" as used herein shall refer to the City of Waukee, Iowa, its elected officials, agents, employees, officers, and contractors. The term "Grantor" shall refer to M.I.I.-Waukee, LLC, a Nebraska Limited Liability Company, their heirs, assigns, successors-in-interest, or lessees, if any.

10. Attorney's Fees.

The City may enforce this instrument 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.

11. Integration.

This Agreement shall constitute the entire Agreement between the parties and no amendments or additions to this Agreement shall be binding unless in writing and signed by both parties.

12. Paragraph Headings.

The paragraph headings in this Agreement are included solely for convenience and shall not affect or be used in connection with, the interpretation of this Agreement.

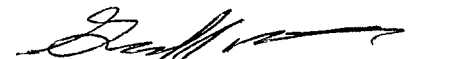
Grantor does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement Area by title in fee simple; (ii) that Grantor has good and lawful authority to convey the same; and (iii) said Grantor covenants to WARRANT AND DEFEND the said Easement Area against the claims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

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

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

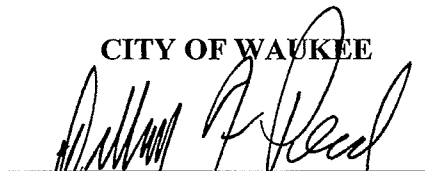
Signed this 4 day of April, 2017.

M.I.I.-Waukee, LLC



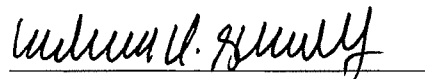
Geoff McGregor, Managing Member

CITY OF WAUKEE



William F. Pearl, Mayor

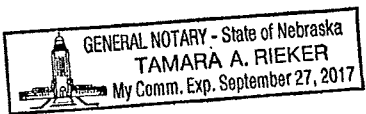
Attest:



Rebecca D. Schuett, City Clerk

STATE OF Nebraska)
) SS
COUNTY OF Douglas)

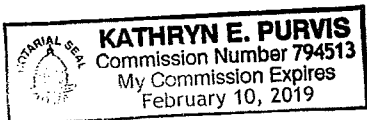
On this 4 day of April, 2017, before me, the undersigned, a Notary Public in and for said County and the State of Iowa, personally appeared Geoffrey McGregor, to me personally known, who being by me duly sworn, did say that that person is the Managing Member of the corporation executing the foregoing instrument; that (the seal affixed to said instrument is the seal of the corporation or no seal has been procured by the corporation) and that the instrument was signed (and sealed) on behalf of the corporation by authority of its Board of Directors; that M.I.I.-Waukee, LLC acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.



By: Tamara Rieker
Printed Name: Tamara A. Rieker
Notary Public in and for the State of Nebraska

STATE OF IOWA)
) SS
COUNTY OF DALLAS)

On this 4 day of April, 2017, before me, the undersigned, a Notary Public in and for said County and the State of Iowa, personally appeared William F. Peard and Rebecca D. Schuett, to me personally known, who being by me duly sworn, did say that they are the Mayor and 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.



Kathryn Purvis
Notary Public in and for the State of Iowa

EXHIBIT A
LEGAL DESCRIPTION

THE SOUTH 30.00 FEET OF THE NORTH 137.98 FEET OF THE EAST 50.00 FEET
OF LOT 1, MCGREGOR PLAT 1, BEING AN OFFICIAL PLAT IN THE CITY OF
WAUKEE, DALLAS COUNTY, IOWA.