

17.06

CX

Webster County  
Lindsay Boeckman, Recorder  
Instrument #2015-00171

01/14/2015 @01:55 PM  
EASEMENT

Total Fees: \$17.00 # Pages: 3

Prepared By: Vickie Reeck, City of Fort Dodge, Iowa, 819 1<sup>st</sup> Avenue South, Fort Dodge, IA 50501; (515) 576-8191  
Return to: City of Fort Dodge, Attn: Vickie Reeck, 819 1<sup>st</sup> Avenue South, Fort Dodge, IA 50501

**PERMANENT INGRESS/EGRESS EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That BJS Enterprises, LC, hereinafter referred to as the GRANTOR, in consideration of the sum of Three Hundred Ninety and no/100----- dollars (\$390.00) and other valuable consideration paid by The City of Fort Dodge, 819 1<sup>st</sup> Ave. S., Fort Dodge, IA 50501 of Webster County, State of Iowa, hereinafter referred to as GRANTEE, does hereby grant, sell, transfer and convey unto the GRANTEE, its successors and assigns, a permanent easement for public right-of-way purposes over and across the land of the GRANTOR situated in Webster County, State of Iowa, said EASEMENT.

The permanent Ingress/Egress easement is described as follows:

A PART OF LOT 15 OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE COUNTY AUDITOR'S SUBDIVISION OF NW 1/4-SW 1/4, NE 1/4 -SW 1/4, SE 1/4-SW 1/4 AND SW 1/4-SW 1/4 OF SECTION 21, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NOTHEAST CORNER OF SAID LOT 15 AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 25TH STREET; THENCE SOUTH 00° 05' 21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 20.00 FEET; THENCE SOUTH 89° 52' 38" WEST, 25.00 FEET; THENCE NORTH 00° 05' 21" WEST, 20.00 FEET TO THE NORTH LINE OF SAID LOT 15; THENCE NORTH 89° 52' 38" EAST ALONG SAID NORTH LINE, 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (500S.F.)

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

*See attached "Easement Plat" of*  
together with the right of ingress and egress over the adjacent lands of the GRANTOR, its successors and assigns, for the purpose of this easement.

The GRANTEE agrees that any and all disturbance to the surface of the lands or drain tile systems of the GRANTOR will be promptly repaired to the extent possible, including compensation for crop damages (if any), where such disturbance takes place at any time as may be occasioned by subsequent repairs or maintenance.

The GRANTOR hereby covenants with the said GRANTEE that the GRANTOR is lawfully seized of said premises; that they are free from encumbrance; that the GRANTOR has good and lawful authority to sell and convey the same, and the GRANTOR does hereby covenant to warrant and defend the said premises against the lawful claims of all persons whomsoever, and the said GRANTOR hereby relinquishes right of dower in and to the premises herein before the conveyed.

Signed this 9 day of January, A.D. 2015.

BJS Enterprises, L.C.

*Gordon Sherman*  
By: Gordon Sherman, Property Manager

STATE OF Iowa, Page        COUNTY, ss:

On this 9 day of January, 2015 before me, the undersigned, a Notary Public in and for said State, personally appeared Gordon Sherman, to me personally known, who being by me duly sworn, did say that he is the Property Manager of said corporation; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Property Manager, 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.



*Jennifer French*  
Notary Public in and for said County and State

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PREPARED BY: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

RETURN TO: TERRY COADY, SNYDER & ASSOCIATES, INC., 2727 SW SNYDER BLVD, ANKENY, IA 50023 (515)964-2020

## EASEMENT PLAT

### INGRESS/EGRESS EASEMENT DESCRIPTION:

A PART OF LOT 15 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE COUNTY AUDITOR'S SUBDIVISION OF NW1/4-SW1/4, NE1/4-SW1/4, SE1/4-SW1/4 AND SW1/4-SW1/4 OF SECTION 21, TOWNSHIP 89 NORTH, RANGE 28 WEST OF THE 5TH P.M., AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF FORT DODGE, WEBSTER COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 15 AND BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 25TH STREET; THENCE SOUTH 00° 05' 21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 20.00 FEET; THENCE SOUTH 89° 52' 38" WEST, 25.00 FEET; THENCE NORTH 00° 05' 21" WEST, 20.00 FEET TO THE NORTH LINE OF SAID LOT 15; THENCE NORTH 89° 52' 38" EAST ALONG SAID NORTH LINE, 25.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (500 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

### BASIS OF BEARING

THE EAST LINE OF LOT 15, COUNTY AUDITOR'S SUBDIVISION OF THE SW1/4 OF THE SW1/4 OF SECTION 21-89-20 IS ASSUMED TO BEAR S 00° 05' 21" E

### DATE OF SURVEY

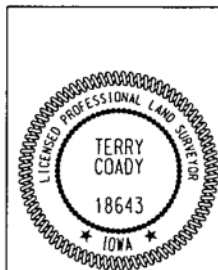
11-28-12

### OWNER

BJS ENTERPRISES, LC

### LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Cap # 18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	—	—
Control Point	⊙ CP	⊙
Bench Mark	⊕	⊕
Platted Distance	P	P
Measured Bearing & Distance	M	M
Recorded As	R	R
Deed Distance	D	D
Calculated Distance	C	C
Minimum Protection Elevation	MPE	MPE
Centerline	-----	-----
Section Line	-----	-----
1/4 Section Line	-----	-----
1/4 1/4 Section Line	-----	-----
Easement Line	-----	-----



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

*Terry Coady* 11-28-2012  
Terry Coady, PLS Date

License Number 18643  
My License Renewal Date is December 31, 2015

Pages or sheets covered by this seal:  
Sheets 1 and 2 of 2

### FORT DODGE EAST REGION PUBLIC IMPROVEMENTS PHASE 2

SHEET 1 OF 2

### PARCEL 14 - BJS ENTERPRISES, LC

PN: 1120558

PM: TLC

DATE: 9/22/14

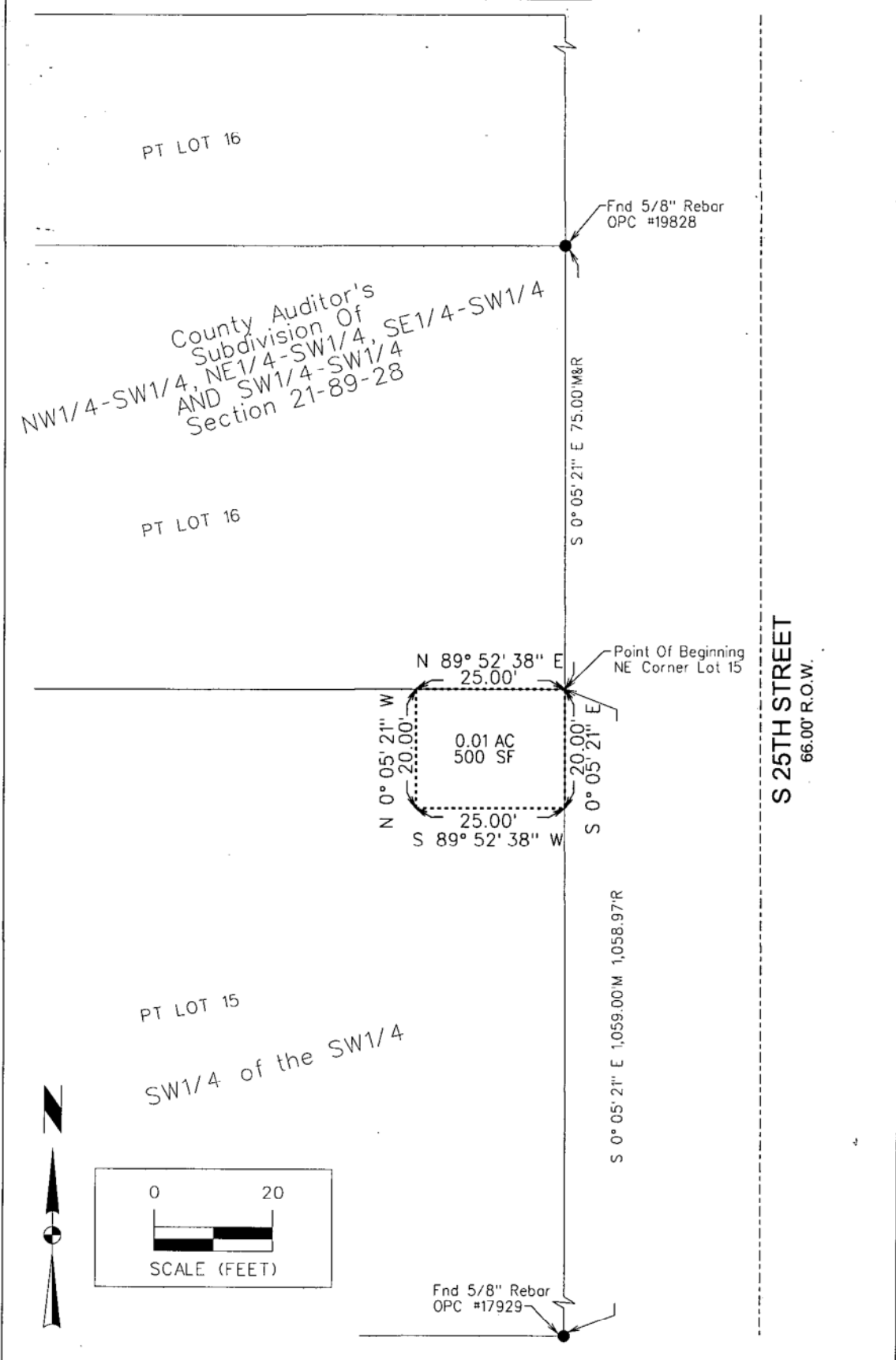
TECH: KRK



**SNYDER & ASSOCIATES, INC.**  
Engineers and Planners

2727 S.W. SNYDER BLVD.  
ANKENY, IA 50023 (515) 964-2020

# EASEMENT PLAT



<b>FORT DODGE EAST REGION PUBLIC IMPROVEMENTS PHASE 2</b>		SHEET 2 OF 2
<b>PARCEL 14 - BJS ENTERPRISES, LC</b>		PN: 1120558
<b>SNYDER &amp; ASSOCIATES, INC.</b> Engineers and Planners		PM: TLC
2727 S.W. SNYDER BLVD. ANKENY, IA 50023 (515) 964-2020		DATE: 9/22/14
		TECH: KRG

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Snyder

4\2012\Projects\112.0558\Coord\Print\PARCEL 14 - BJS ENTERPRISES, LC  
9/22/2014  
KRG

For Done  
City of FD.