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Mills Co*

FILED *Aug 24, 1999 2:50P M*  
RECORDED *Misc BK 251 PG 187-108*  
MILLS COUNTY RECORDER/REGISTRAR  
ROBERTA DASHNER *Roberta Dashner*  
FEE \$ *10.00*  
RMP \$ *2.00*

Prepared by James A. Thomas, Peters Law Firm, P.C. 10 N Walnut, Glenwood, IA 51534, 712-527-4877, ISBA #014141

DECLARATION/EASEMENTS REGARDING  
PRIVATE DRIVEWAY IN  
CAMBRIDGE ESTATES SUBDIVISION

I. APPLICABILITY

The provisions of this Declaration shall restrict and govern usage of the real estate described below:

Lot One (1) and Lot Two (2) of Cambridge Estates  
in Section 32, Township 73, Range 42, Mills County, Iowa.

and govern a private driveway within Cambridge Estates Subdivision, benefitting Lots 3 through 8, inclusive, of said subdivision.

The present owners of said Lot 1 and Lot 2, John Sheldon, and all future owners of said Lot 1 and 2 shall be subject to the terms and conditions set forth in this Declaration.

II. PERPETUAL EASEMENTS

The portion of each pertinent lot which is affected by this Declaration is legally described as:

Commencing at a point 40.00 feet East of the Southwest corner of Lot 1, thence North 20 feet; thence East 20 feet; thence South 20 feet; thence West 20 feet to the point of beginning; and a parcel described as commencing at a point 40 feet East of the Northwest corner of Lot 2; thence East 20 feet; thence South 20 feet; thence West 20 feet; thence North 20 feet to the point of beginning.

Effectively, the driveway area of each of the lots shall be servient to ingress and egress rights in favor of the other lots. Conversely, each of the six lots shall be entitled to ingress-egress rights dominant to the described portion of the other five lots. Such easement rights and responsibilities are set forth herein and shall run with the land, perpetually.

III. COMMON USE; DIVISION OF EXPENSES

*A/180A*

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*251 | 167*

*copies Auditor Assessor  
Abstract Archive*

The owners of Lot 1 and Lot 2 are hereby entitled to use the private driveway in common for ingress and egress from their properties. The expense of maintenance, as well as paving, resurfacing, and replacement of the roadway, if any, shall be borne by the owners, their heirs, successors equally.

The foregoing was adopted this 14 day of May, 1999, by the proprietor and owner of of Lot 1 and Lot 2 inclusive, Cambridge Estates Subdivision, Mills County, Iowa.

Proprietor of Lots

John Sheldon  
John Sheldon

Subscribed and sworn to before me, a Notary Public in and for said State, by the said John Sheldon, on this 14<sup>th</sup> day of May, 1999.

Darlynn Meek  
NOTARY PUBLIC

