

Filed at 3:58 P.M.

Feb. 28, 1985

FEE \$10.00

#2621

EASEMENT

Long Lines, Ltd., an Iowa Corporation, Sergeant Bluff, County of Woodbury, State of Iowa, owner of real property legally described as:

See Attached Exhibit "A"

in consideration of one dollar and other good and valuable consideration, receipt of which is acknowledged, hereby grant, bargain, sell and convey to Robert V. Ross, City of Spirit Lake, County of Dickinson, State of Iowa, record titleholder to certain real property legally described as:

See Attached Exhibit "B"

a permanent easement for the right of ingress and egress for themselves, guests, visitors, service people, and for purposes of maintaining the sanitary sewer, across the property described on Exhibit "A" for the perpetual benefit of the owners of the property described as Exhibit "B".

Long Lines, Ltd., and their successors and assigns, shall have the right, from time to time, to locate and relocate this easement so as not to interfere with the rights of Long Lines, Ltd.'s guests and invitees and the use of the easement shall be subject to Long Lines, Ltd.'s reasonable rules and regulations. This easement shall be not for more than the use of five (5) residences located upon that property described on Exhibit "B". This easement shall be perpetual and shall run with the lands and be binding upon the parties, heirs, executors, administrators, personal representatives and assigns.

The parties also recognize the existence of field tile which runs across their respective properties and hereby agree to cooperate to maintain the existing drainage pattern.

DATED this 28th day of February, 1985.

LONG LINES, LTD.

Robert V. Ross
ROBERT V. ROSS

BY: [Signature]
D. JON WINKEL, President

STATE OF IOWA)
) :ss
COUNTY OF WOODBURY)

On this 28th day of Feb., 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared D. Jon Winkel, to me personally known, who, being by me duly sworn, did say that he is the President of Long Lines, Ltd., an Iowa Corporation executing the within and foregoing instrument, that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that said D. Jon Winkel 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.

James C. Ladegaard IOWA
Notarial Seal

[Signature]
NOTARY PUBLIC in and for Said
County and State.

RECORDED ON MICROFILM
APR 25 1985
268-69

STATE OF Iowa)
 COUNTY OF Dickinson) : ss

On this 28 day of Feb, 1985, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert V. Ross, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

James C. Ladegaard IOWA
 Notarial Seal

James C. Ladegaard
 NOTARY PUBLIC in and for Said
 County and State.

Those portions of Government Lot 1 and the Northwest Quarter of the Northeast Quarter of Section 14, Township 99 North, Range 37 West of the 5th Principal Meridian, Dickinson County, Iowa, described as follows:

Commencing at the North quarter corner of said Section 14; thence on an assumed bearing of South 0 degrees 23.0 minutes West 1318.23 feet along the westerly line of the Northeast Quarter of said Section 14 to the southerly line of the North Half of said Northeast Quarter; thence South 89 degrees 03.0 minutes East 83.10 feet along said Northeast Quarter North Half southerly line to the point of beginning at the easterly right-of-way line of Iowa Primary Road No. 32 (Iowa State Highway Commission Project F-490 Official Plans); thence continuing South 89 degrees 03.0 minutes East 2073.73 feet along said Northeast Quarter North Half southerly line; thence North 1 degree 32.3 minutes East 88.34 feet; thence North 49 degrees 42.8 minutes East 390.37 feet to the Iowa State Conservation Commission West Okoboji Lake westerly shoreline; thence North 45 degrees 23.4 minutes West 61.53 feet along said shoreline; thence North 28 degrees 53.0 minutes West 96.08 feet along said shoreline; thence North 32 degrees 02.2 minutes West 107.28 feet along said shoreline; thence North 35 degrees 39.6 minutes East 76.24 feet along said shoreline; thence North 1 degree 01.0 minute West 120.66 feet along said shoreline; thence North 4 degrees 26.3 minutes West 203.91 feet along said shoreline; thence North 14 degrees 12.6 minutes West 55.32 feet along said shoreline; thence North 24 degrees 51.6 minutes West 91.18 feet along said shoreline; thence North 30 degrees 26.9 minutes West 197.98 feet along said shoreline; thence North 17 degrees 54.4 minutes West 61.45 feet along said shoreline to a point 3 feet southerly of the northerly line of the Northeast Quarter of said Section 14; thence North 89 degrees 33.8 minutes West 258.50 feet to a point 5.84 feet southerly of the southwest corner of Lot 42 of Auditor's Plat No. 121, Dickinson County, Iowa; thence North 1 degree 04.2 minutes East 5.84 feet to the southwest corner of said Lot 42 and the northerly line of the Northeast Quarter of said Section 14; thence North 88 degrees 55.2 minutes West 1807.78 feet along said Northeast Quarter northerly line to the easterly right-of-way line of Iowa Primary Road No. 32; thence South 12 degrees 51.1 minutes West 168.92 feet along said right-of-way line; thence South 0 degrees 25.2 minutes West 49.47 feet along said right-of-way line; thence South 89 degrees 37.0 minutes East 15.00 feet along said right-of-way line; thence South 0 degrees 25.2 minutes West 982.51 feet along said right-of-way line; thence South 6 degrees 38.8 minutes East 121.95 feet along said right-of-way line to the point of beginning, containing 67.37 acres, subject to all easements of record.

EXHIBIT "A"

Those portions of Government Lots 1 and 2 of the Northeast Quarter of Section 14, Township 99 North, Range 37 West of the 5th Principal Meridian, Dickinson County, Iowa, described as follows:

Beginning at the East quarter corner of said Section 14; thence North 88 degrees 48.1 minutes West (Section 14-99-37 Northeast Quarter westerly line assumed to bear South 0 degrees 23.0 minutes West) 600.01 feet along the southerly line of the Northeast Quarter of said Section 14; thence North 1 degree 32.3 minutes East 1418.29 feet; thence North 49 degrees 42.8 minutes East 390.37 feet to the Iowa State Conservation Commission West Okoboji Lake westerly shoreline; thence South 45 degrees 23.4 minutes East 89.68 feet along said shoreline; thence South 38 degrees 18.8 minutes East 102.78 feet along said shoreline; thence South 36 degrees 09.8 minutes East 70.90 feet along said shoreline; thence South 31 degrees 14.4 minutes East 132.15 feet along said shoreline; thence South 45 degrees 46.0 minutes East 71.62 feet along said shoreline; thence South 37 degrees 39.8 minutes East 19.19 feet along said shoreline to the easterly line of the Northeast Quarter of said Section 14; thence Southerly 1304.26 feet along said Northeast Quarter easterly line to the point of beginning, containing 20.97 acres subject to all easements of record.

EXHIBIT "B"