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 Polk County Iowa
 TIMOTHY J. BRIEN RECORDER
 File# 2005-00094689
 BK 11034 PG 77-79

Preparer

Information Amy S. Beattie, Attorney at Law, 550 39th St., Ste 200, Des Moines, IA 50312, (515) 274-1450

Amy S. Beattie ISBA # 7879

SPACE ABOVE THIS LINE FOR RECORDER

PERMANENT EASEMENT

KNOW ALL BY THESE PRESENTS:

That Applewood Partners, LP (hereinafter called "Grantor") in consideration of the sum of Ten Dollars and other valuable consideration to be paid by the City of Ankeny, Iowa upon final approval and acceptance of this easement, do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, (hereinafter called "City") a perpetual Easement for Overhead Electric and an Easement for Storm Sewer under, over, through and across the following described real estate:

See attached Exhibit

(hereinafter called "Easement Area") for the purpose of providing overhead electric service and provide for the extension of the existing culvert, together with necessary appurtenances thereto, under, over, through and across said Easement Area for the following described public improvement:

1st Street and NE Delaware Avenue Widening Project

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

1. Erection of Structures Prohibited. Grantor shall not erect any landscaping or structure over or within the easement area without obtaining the prior written approval of the City Engineer.
2. Change of Grade Prohibited. Grantor shall not change the grade, elevation or contour of any part of the easement area without obtaining the prior written consent of the City Engineer.
3. 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 on the easement area.

PERMANENT EASEMENT

City of Ankeny -NE Delaware Avenue Widening Project

4. Easement Runs With Land. This easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's successors and assigns.
5. Approval By the City. This easement shall not be binding until it has received the final approval and acceptance by the City.

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 said Grantor covenant to WARRANT AND DEFEND the said premises against the lawful claims of all persons whomsoever.

Grantor hereby acknowledges by execution of this document, lender approval has either been obtained or is not required.

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.

IN WITNESS WHEREOF WE have hereunto affixed our hands this 1st day of March, 2005.

GRANTOR:

Applewood Partners, L.P.

By OLJ Enterprises, Inc., Gen. Mgr.

By [Signature]

STATE OF Missouri, COUNTY OF Clay, ss :

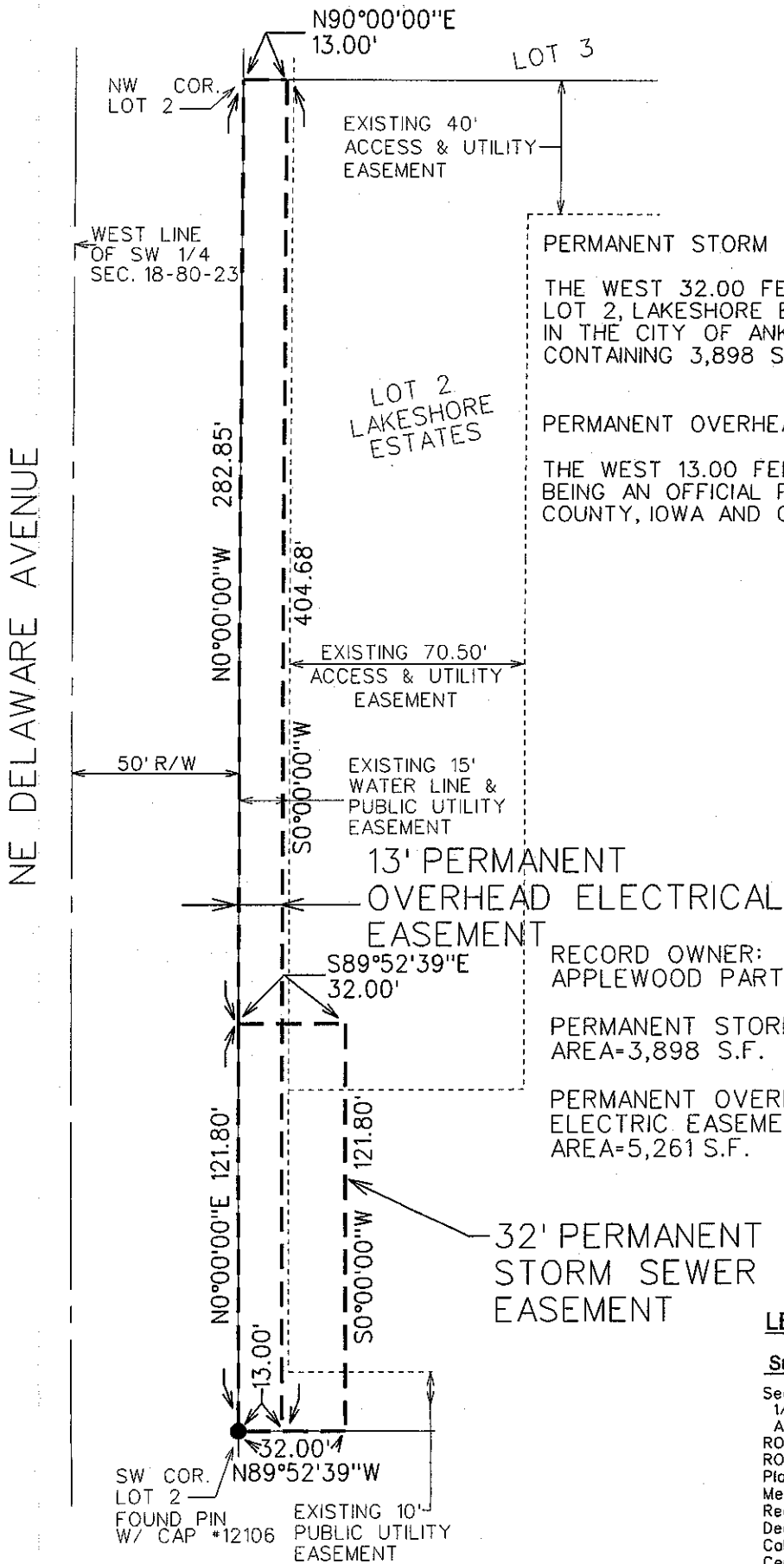
On this 1st day of March, 2005, before me the undersigned, a Notary Public in and for said State, personally appeared John W. Alvey to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

GRACE E. BALES
Notary Public - Notary Seal
State of Missouri
Clay County

My Commission Expires Aug. 24, 2006

[Signature]
Notary Public in and for said State of Missouri

EXHIBIT "A"
EASEMENT PLAT



PERMANENT STORM SEWER EASEMENT DESCRIPTION

THE WEST 32.00 FEET OF THE SOUTH 121.80 OF LOT 2, LAKESHORE ESTATES, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 3,898 S.F.

PERMANENT OVERHEAD ELECTRIC EASEMENT DESCRIPTION

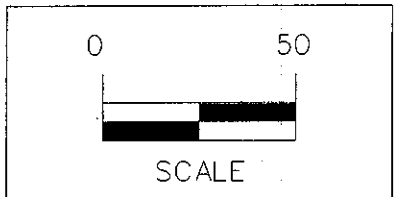
THE WEST 13.00 FEET OF LOT 2, LAKESHORE ESTATES, BEING AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA AND CONTAINING 5,261 S.F.

RECORD OWNER:
APPLEWOOD PARTNERS, L.P.

PERMANENT STORM SEWER EASEMENT,
AREA=3,898 S.F.

PERMANENT OVERHEAD
ELECTRIC EASEMENT
AREA=5,261 S.F.

32' PERMANENT
STORM SEWER
EASEMENT



LEGEND

Survey

Section Corner
1/2" Rebar, Cap *11579
As Noted
ROW Marker
ROW Rail
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

Found

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CITY OF ANKENY, IOWA - N.E. DELAWARE AVENUE WIDENING
PARCEL 21 - APPLEWOOD PARTNERS, LP



SNYDER & ASSOCIATES
Engineers and Planners

501 S.W. ORALABOR ROAD
ANKENY, IA 50021 (515) 964-2020

SHEET 1 OF 1

PN: 99621

FN: A-1533

DATE: 07/27/04

TECH: JCC