



Doc ID: 035842420007 Type: GEN
Kind: EASEMENT
Recorded: 11/10/2020 at 11:56:52 AM
Fee Amt: \$37.00 Page 1 of 7
Revenue Tax: \$0.00
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2020-00054015
BK **18184** PG **250-256**

Prepared By: David L. Wetsch, Dickinson, Mackaman, Tyler, and Hagen, P.C., 1600 Hub Tower, Des Moines, IA 50309, 515-246-4555
When Recorded, Return to: City of Pleasant Hill, City Hall, 5160 Maple Drive, Suite A, Pleasant Hill, IA 50327

OVERLAND FLOWAGE EASEMENT

That **Yellowbanks, L.L.C.** (hereinafter called "Grantor"), in consideration of the sum of One Dollar (\$1.00) to be paid by the City of **Pleasant Hill, Iowa**, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, does hereby sell, grant and convey unto the **City of Pleasant Hill, Iowa**, a municipal corporation (hereinafter called "City"), a perpetual **Overland Flowage Easement** for **overland flowage purposes**, as from time to time determined by the City, over, under, on, through and across the properties described in Overland Flowage Easements 18 and 21, inclusive, as described on Exhibit "A" to the Official Plat Map, incorporated herein by this reference (hereinafter called "Easement Area"), for the purposes of installing **Overland Flowage facilities**, together with necessary appurtenances thereto, as well as constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the **Overland Flowage Facilities** and any appurtenances thereto, under, over, on, through and across said Easement Area.

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

1. **ERECTION OF STRUCTURES PROHIBITED.** Grantor and its successors and assigns shall not erect any structure, building, or fence over or within the Easement Areas without obtaining the prior written approval of the City Administrator or his designee.
2. **MAINTENANCE OF EASEMENT.** The owner or occupant of the Lot shall keep and preserve that portion of the easement within his property in good repair and condition at all times, and shall not plant nor permit to grow any trees or other vegetative growth within the Easement Area which might reasonably be expected to obstruct or impair the **Overland Flowage Facilities**.
3. **CHANGE IN GRADE PROHIBITED.** Grantor and its successors and assigns shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Administrator or his designee.
4. **RIGHT OF ACCESS.** City shall have the right of access to the Easement Areas from property adjacent to the Easement Areas 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 Areas and the right to improve, repair, and maintain the Easement Areas in whatever manner necessary consistent with its purpose.

- 5. **EASEMENT RUNS WITH LAND.** This Easement shall be perpetual, permanent and runs with the land and shall be binding on Grantor and on Grantor's successors and assigns.
- 6. **PROPERTY TO BE RESTORED.** Upon completion of any construction, reconstruction, repair, enlargement or maintenance of any improvements in any Easement Area, the City shall restore the easement area in good and workmanlike manner to a condition comparable to its condition before construction, reconstruction or alteration.

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 covenants to **WARRANT AND DEFEND** the said premises against the lawful claims of all persons whomsoever.

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 30th day of October, 2020.

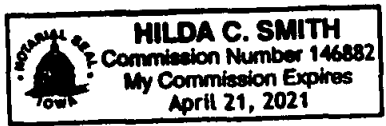
GRANTOR:

YELLOWBANKS/L.L.C.

By: 
Karie Kading Ramsey, Manager

STATE OF IOWA)
)ss
COUNTY OF POLK)

This record was acknowledged before me on the 30th day of October, 2020, by Karie Kading Ramsey, to me personally known, who being by me duly sworn, did say that she is the Manager of the Limited Liability Company executing the within and foregoing instrument; that no seal has been procured by said Limited Liability Company; that said instrument was signed on behalf of the Limited Liability Company by authority of the Limited Liability Company; and that Karie Kading Ramsey as Manager, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Limited Liability Company, by it and by her voluntarily executed.




NOTARY PUBLIC - STATE OF IOWA

EXHIBIT "A"- OVERLAND FLOWAGE EASEMENTS, LOTS 3,4,5,12,13,14 18, 19, 20, 21, 22,23 24 and OUTLOT "Y" PRAIRIE CREEK PLAT 2 FINAL PLAT, PLEASANT HILL, POLK COUNTY, IOWA.

OVERLAND FLOWAGE EASEMENT #18 (Public)

A Overland Flowage Easement in LOTS 18 to 24 and OUTLOT "Y", PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said OUTLOT "Y"; thence N03°07'44"W along the East line of said OUTLOT "Y", a distance of 37.65 feet to the Point of the Beginning; thence S65°14'29"W, a distance of 32.27 feet; thence N03°07'44"W, a distance of 973.06 feet; thence N86°52'16"E, a distance of 30.00 feet to the point in the East line of said LOT 18; thence S03°07'44"E along the East line of said LOTS 18 to 24 and OUTLOT "Y", a distance of 961.17 feet to the Point of the Beginning, containing 0.666 ACRES more or less.

OVERLAND FLOWAGE EASEMENT #21 (Public)

A Overland Flowage Easement in LOTS 3, 4, 5, 12, 13 and 14, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of said LOT 12 being also Northwest Corner of LOT 9; thence N86°50'46"E along the South line of said LOT 12 also being North line of said LOT 9, a distance of 15.24 feet to the Point of the Beginning; thence N82°56'53"W, a distance of 30.00 feet; thence N07°03'07"E, a distance of 161.81 feet; thence N00°25'01"E, a distance of 71.29 feet; thence S89°36'49"E, a distance of 30.00 feet; thence S00°23'44"W, a distance of 72.66 feet; thence S07°02'40"W, a distance of 163.93 feet to the Point of the Beginning, containing 0.162 ACRES more or less.

INDEX LEGEND - EXHIBIT "A"

LOCATION:	PRAIRIE CREEK PLAT 2, PLEASANT HILL, POLK COUNTY, IOWA.
REQUESTOR:	YELLOWBANKS, L.L.C.
PROPRIETOR:	YELLOWBANKS, L.L.C.
SURVEYOR:	MARK L. LEE
SURVEY CO.:	LEE CHAMBERLIN CONSULTANT ENGINEERS
RETURN TO:	MARK L. LEE, PE, PLS 10430 New York Ave, Ste C URBANDALE, IA 50322-3773 TELE: (515) 669-4188 mlee@leechamberlinengineers.com

SHEET 1. DETAIL SURVEY
SHEET 2. DETAIL SURVEY
SHEET 3. LEGAL DESCRIPTIONS
SHEET 4. LEGAL DESCRIPTIONS

EXHIBIT "A" - STORM SEWER AND OVERLAND FLOWAGE EASEMENTS, LOTS 25, 17 TO 24 AND OUTLOT "Y" PRAIRIE CREEK PLAT 2 FINAL PLAT, PLEASANT HILL, POLK COUNTY, IOWA.

PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, 10430 NEW YORK AVE, URBANDALE, IOWA 50322, 515-669-4188

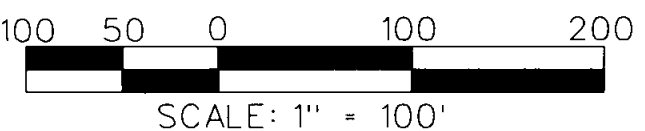
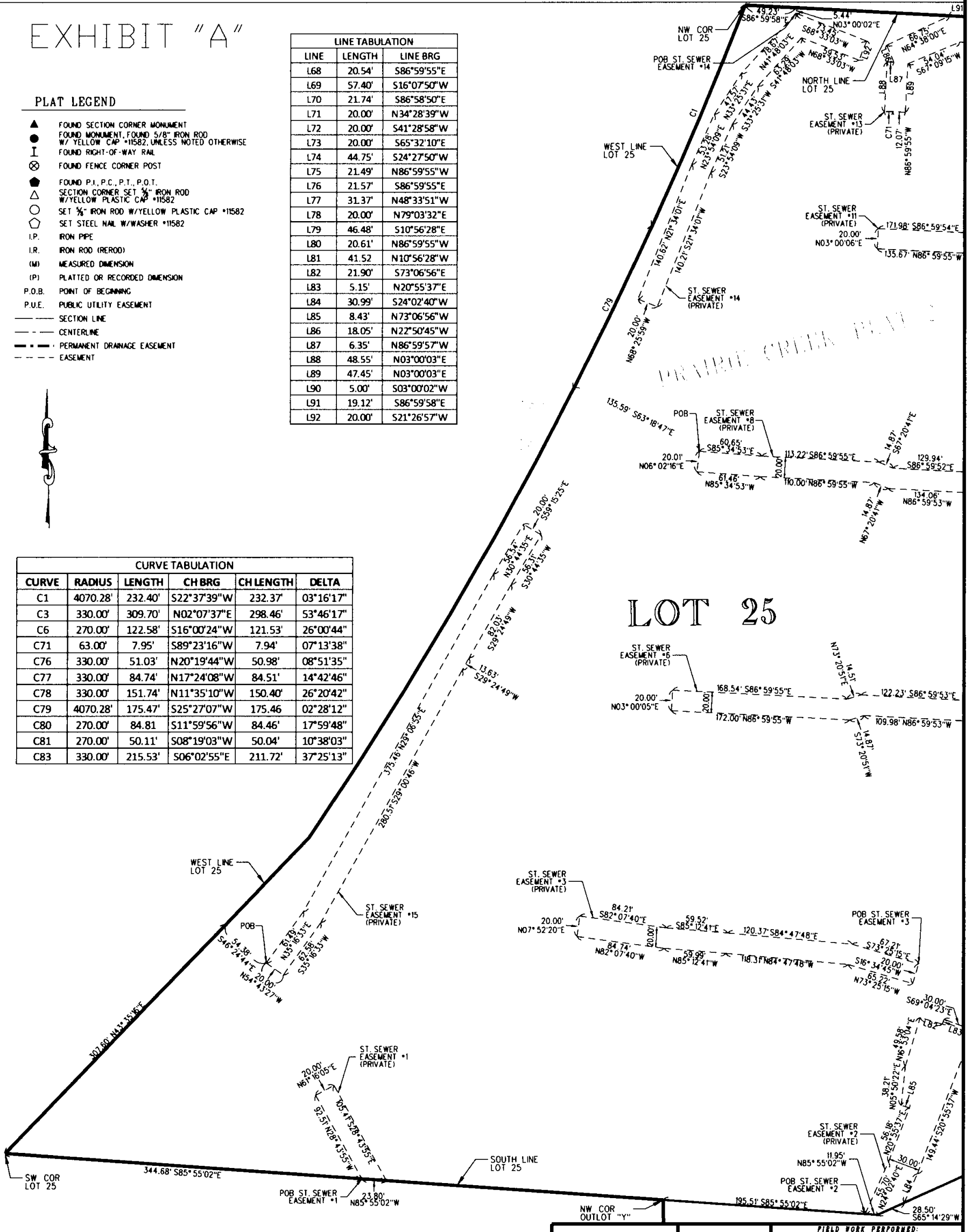
EXHIBIT "A"

PLAT LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- FOUND MONUMENT, FOUND 5/8" IRON ROD W/ YELLOW CAP *11582, UNLESS NOTED OTHERWISE
- I FOUND RIGHT-OF-WAY RAIL
- ⊗ FOUND FENCE CORNER POST
- △ FOUND P.I., P.C., P.T., P.O.T.
- △ SECTION CORNER SET 3/4" IRON ROD W/ YELLOW PLASTIC CAP *11582
- SET 3/4" IRON ROD W/ YELLOW PLASTIC CAP *11582
- SET STEEL NAIL W/ WASHER *11582
- I.P. IRON PIPE
- I.R. IRON ROD (REROD)
- (M) MEASURED DIMENSION
- (P) PLATTED OR RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- SECTION LINE
- CENTERLINE
- - - PERMANENT DRAINAGE EASEMENT
- - - EASEMENT

LINE	LENGTH	LINE BRG
L68	20.54'	S86°59'55"E
L69	57.40'	S16°07'50"W
L70	21.74'	S86°58'50"E
L71	20.00'	N34°28'39"W
L72	20.00'	S41°28'58"W
L73	20.00'	S65°32'10"E
L74	44.75'	S24°27'50"W
L75	21.49'	N86°59'55"W
L76	21.57'	S86°59'55"E
L77	31.37'	N48°33'51"W
L78	20.00'	N79°03'32"E
L79	46.48'	S10°56'28"E
L80	20.61'	N86°59'55"W
L81	41.52'	N10°56'28"W
L82	21.90'	S73°06'56"E
L83	5.15'	N20°55'37"E
L84	30.99'	S24°02'40"W
L85	8.43'	N73°06'56"W
L86	18.05'	N22°50'45"W
L87	6.35'	N86°59'57"W
L88	48.55'	N03°00'03"E
L89	47.45'	N03°00'03"E
L90	5.00'	S03°00'02"W
L91	19.12'	S86°59'58"E
L92	20.00'	S21°26'57"W

CURVE	RADIUS	LENGTH	CH BRG	CH LENGTH	DELTA
C1	4070.28'	232.40'	S22°37'39"W	232.37'	03°16'17"
C3	330.00'	309.70'	N02°07'37"E	298.46'	53°46'17"
C6	270.00'	122.58'	S16°00'24"W	121.53'	26°00'44"
C71	63.00'	7.95'	S89°23'16"W	7.94'	07°13'38"
C76	330.00'	51.03'	N20°19'44"W	50.98'	08°51'35"
C77	330.00'	84.74'	N17°24'08"W	84.51'	14°42'46"
C78	330.00'	151.74'	N11°35'10"W	150.40'	26°20'42"
C79	4070.28'	175.47'	S25°27'07"W	175.46'	02°28'12"
C80	270.00'	84.81'	S11°59'56"W	84.46'	17°59'48"
C81	270.00'	50.11'	S08°19'03"W	50.04'	10°38'03"
C83	330.00'	215.53'	S06°02'55"E	211.72'	37°25'13"



DATE OCTOBER 28, 2020	SHEET 1	FIELD WORK PERFORMED: NOVEMBER 11, 2018 THRU SEPTEMBER 16, 2020
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.		
Signature: <i>Mark Lindsay Lee</i>		Date: 10/28/20
Name: (Printed or typed) MARK L. LEE License Number: 11582 My license renewal date is December 31, 2020 Pages or sheets covered by this seal: SHEET 1 THRU 4		

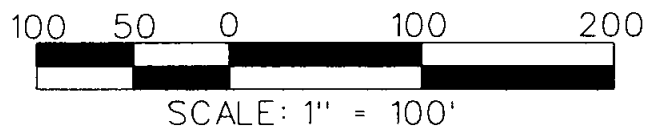
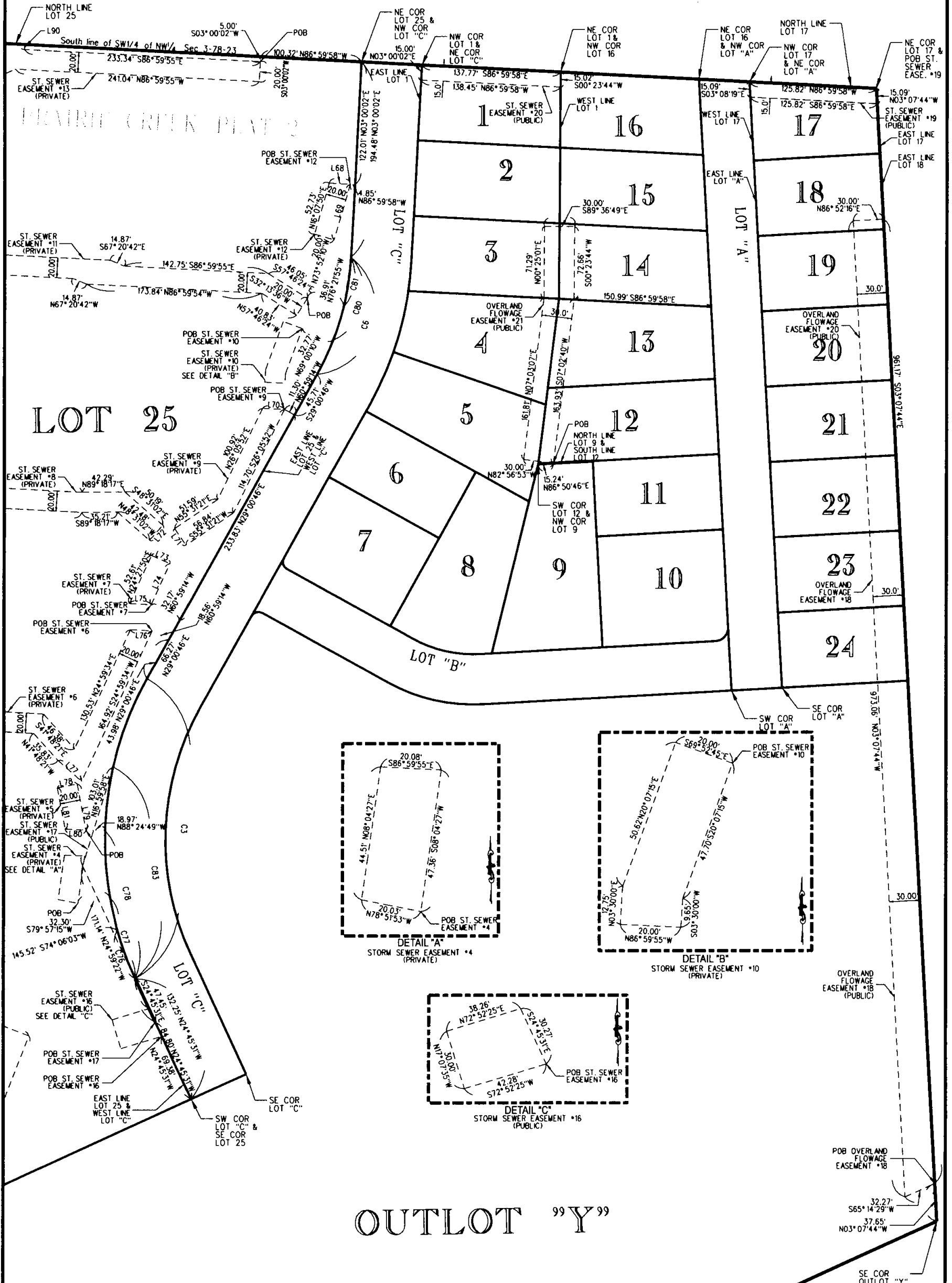
PROJECT NO. 16017

EXHIBIT 'A' - STORM SEWER AND OVERLAND FLOWAGE EASEMENTS, LOTS 25, 17 TO 24 AND OUTLOT 'Y' PRAIRIE CREEK PLAT 2 FINAL PLAT, PLEASANT HILL, POLK COUNTY, IOWA.

PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, 10430 NEW YORK AVE, URBANDALE, IOWA 50322, 515-669-4188

EXHIBIT "A"

PRAIRIE CREEK PLAT 2



DETAILED SURVEY PROJECT NO. 16017

DATE OCTOBER 28, 2020

SHEET 2

FIELD WORK PERFORMED: NOVEMBER 11, 2018 THRU SEPTEMBER 16, 2020

EXHIBIT "A"

STORM SEWER EASEMENT #1 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of said LOT 25; thence S85°55'02"E along the South line of Said LOT 25, a distance of 344.68 feet to the Point of the Beginning; thence N28°43'55"W, a distance of 92.51 feet; thence N61°16'05"E, a distance of 20.00 feet; thence S28°43'55"E, a distance of 105.41 feet to the point in the South line of said LOT 25; thence N85°55'02"W along the South line of said LOT 25, a distance of 23.80 feet to the Point of the Beginning, containing 1,979 Square Feet more or less.

STORM SEWER EASEMENT #2 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of OUTLOT "Y" being a point on the South line of said LOT 25; thence S85°55'02"E along the South line of Said LOT 25, a distance of 195.51 feet to the Point of the Beginning; thence N24°02'40"E, a distance of 55.70 feet; thence N20°55'37"E, a distance of 56.18 feet; thence N73°06'56"W, a distance of 8.43 feet; thence N05°50'22"E, a distance of 38.21 feet; thence N16°53'04"E, a distance of 49.58 feet; thence S73°06'56"E, a distance of 21.90 feet; thence N20°55'37"E, a distance of 5.15 feet; thence S69°04'23"E, a distance of 30.00 feet; thence S20°55'37"W, a distance of 149.44 feet; thence S24°02'40"W, a distance of 30.99 feet; thence S65°14'29"W along the South line of said LOT 25, a distance of 28.50 feet; thence N85°55'02"W along the South line of said LOT 25, a distance of 11.95 feet to the Point of the Beginning, containing 0.169 acres more or less.

STORM SEWER EASEMENT #3 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right along the East line of said LOT 25 having a length of 51.03 feet, a radius of 330.00 feet, a chord bearing of N20°19'44"W and a chord distance of 50.98 feet; thence S74°06'03"W a distance of 145.52 feet to the Point of the Beginning; thence S16°34'45"W, a distance of 20.00 feet; thence N73°25'16"W, a distance of 65.22 feet; thence N84°47'48"W, a distance of 118.31 feet; thence N85°12'41"W, a distance of 59.99 feet; thence N82°07'40"W, a distance of 84.74 feet; thence N07°52'20"E, a distance of 20.00 feet; thence S82°07'40"E, a distance of 84.21 feet; thence S85°12'41"E, a distance of 59.52 feet; thence S84°47'48"E, a distance of 120.37 feet; thence S73°25'15"E, a distance of 67.21 feet to the Point of the Beginning, containing 0.151 acres more or less.

STORM SEWER EASEMENT #4 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right along the East line of said LOT 25 having a length of 84.74 feet, a radius of 330.00 feet, a chord bearing of N17°24'08"W and a chord distance of 84.51 feet; thence S79°57'15"W, a distance of 32.30 feet to the Point of the Beginning; thence N78°51'53"W, a distance of 20.03 feet; thence N08°04'27"E, a distance of 44.51 feet; thence S86°59'55"E, a distance of 20.08 feet; thence S08°04'27"W, a distance of 47.36 feet to the Point of the Beginning, containing 919 Square Feet more or less.

STORM SEWER EASEMENT #5 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right along the East line of said LOT 25 having a length of 151.74 feet, a radius of 330.00 feet, a chord bearing of N11°35'10"W and a chord distance of 150.40 feet; thence N88°24'49"W, a distance of 18.97 feet to the Point of the Beginning; thence N86°59'55"W, a distance of 20.61 feet; thence N10°56'28"W, a distance of 41.52 feet; thence N79°03'32"E, a distance of 20.00 feet; thence S10°56'28"E, a distance of 46.48 feet to the Point of the Beginning, containing 880 Square Feet more or less.

STORM SEWER EASEMENT #6 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right along the East line of said LOT 25 having a length of 309.70 feet, a radius of 330.00 feet, a chord bearing of N02°07'37"E and a chord distance of 298.46 feet; thence N29°00'46"E along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 43.98 feet; thence N60°59'14"W, a distance of 18.56 feet to the Point of the Beginning; thence S24°59'34"W, a distance of 164.92 feet; thence N48°33'51"W, a distance of 31.37 feet; thence N41°48'21"W, a distance of 35.83 feet; thence N86°59'53"W, a distance of 109.98 feet; thence S73°20'51"W, a distance of 14.87 feet; thence N86°59'55"W, a distance of 172.00 feet; thence N03°00'05"E, a distance of 20.00 feet; thence S86°59'55"E, a distance of 168.54 feet; thence N73°20'51"E, a distance of 14.51 feet; thence S86°59'53"E, a distance of 122.23 feet; thence S41°48'21"E, a distance of 46.38 feet; thence N24°59'34"E, a distance of 130.53 feet; thence S86°59'55"E, a distance of 21.57 feet to the Point of the Beginning, containing 0.232 acres more or less.

STORM SEWER EASEMENT #7 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right along the East line of said LOT 25 having a length of 309.70 feet, a radius of 330.00 feet, a chord bearing of N02°07'37"E and a chord distance of 298.46 feet; thence N29°00'46"E along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 66.27 feet; thence N60°59'14"W a distance of 32.17 feet to the Point of the Beginning; thence N86°59'55"W, a distance of 21.49 feet; thence N24°27'50"E, a distance of 52.61 feet; thence S65°32'10"E, a distance of 20.00 feet; thence S24°27'50"W, a distance of 44.75 feet to the Point of the Beginning, containing 974 Square Feet more or less.

STORM SEWER EASEMENT #8 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of said LOT 25; thence along a non-tangent curve to the right along the West line of said LOT 25 having a length of 232.40 feet, a radius of 4070.28 feet, a chord bearing of S22°37'39"W and a chord distance of 232.37 feet; thence along a tangent curve to the right along the West line of said LOT 25 having a length of 175.47 feet, a radius of 4070.28 feet, a chord bearing of S25°27'07"W and a chord distance of 175.46 feet; thence S63°18'47"E, a distance of 135.59 feet to the Point of the Beginning; thence S85°34'53"E, a distance of 60.65 feet; thence S86°59'55"E, a distance of 113.22 feet; thence S67°20'41"E, a distance of 14.87 feet; thence S86°59'52"E, a distance of 129.94 feet; thence N89°18'17"E, a distance of 42.29 feet; thence S48°31'02"E, a distance of 50.19 feet; thence S41°28'58"W, a distance of 20.00 feet; thence N48°31'02"W, a distance of 42.48 feet; thence S89°18'17"W, a distance of 35.21 feet; thence N86°59'53"W, a distance of 134.06 feet; thence N67°20'41"W, a distance of 14.87 feet; thence N86°59'55"W, a distance of 110.00 feet; thence N85°34'53"W, a distance of 61.46 feet; thence N06°02'16"E, a distance of 20.01 feet to the Point of the Beginning, containing 0.186 acres more or less.

STORM SEWER EASEMENT #9 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 25 also being Northwest Corner of LOT "C"; thence S03°00'02"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 194.48 feet; thence along a tangent curve to the right along the East line of said LOT 25 having a length of 122.58 feet, a radius of 270.00 feet, a chord bearing of S16°00'24"W and a chord distance of 121.53 feet; thence S29°00'46"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 45.71 feet; thence N60°59'14"W, a distance of 11.30 feet to the Point of the Beginning; thence S26°05'52"W, a distance of 114.70 feet; thence S55°31'21"W, a distance of 56.84 feet; thence N34°28'39"W, a distance of 20.00 feet; thence N55°31'21"E, a distance of 51.59 feet; thence N26°05'52"E, a distance of 100.92 feet; thence S86°58'50"E, a distance of 21.74 feet to the Point of the Beginning, containing 3,240 Square Feet more or less.

STORM SEWER EASEMENT #10

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 25 also being Northwest Corner of LOT "C"; thence S03°00'02"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 194.48 feet; thence along a tangent curve to the right along the East line of said LOT 25 having a length of 84.81 feet, a radius of 270.00 feet, a chord bearing of S11°59'56"E and a chord distance of 84.46 feet; thence N69°00'10"W, a distance of 32.77 feet to the Point of the Beginning; thence S20°07'15"W, a distance of 47.70 feet; thence S03°30'00"W, a distance of 9.65 feet; thence N86°59'55"W, a distance of 20.00 feet; thence N03°30'00"E, a distance of 12.75 feet; thence N20°07'15"E, a distance of 50.62 feet; thence S69°52'45"E, a distance of 20.00 feet to the Point of the Beginning, containing 1207 Square Feet more or less.

LEGAL DESCRIPTIONS
PROJECT NO. 16017

EXHIBIT "A"

STORM SEWER EASEMENT #11 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 25 also being Northwest Corner of LOT "C"; thence S03°00'02"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 194.48 feet; thence along a tangent curve to the right having a length of 50.11 feet, a radius of 270.00 feet, a chord bearing of S08°19'03"W and a chord distance of 50.04 feet; thence N76°21'55"W a distance of 36.91 feet to the Point of the Beginning; thence S32°13'36"W, a distance of 20.00 feet; thence N57°46'24"W, a distance of 40.83 feet; thence N86°59'54"W, a distance of 173.84 feet; thence N67°20'42"W, a distance of 14.87 feet; thence N86°59'55"W, a distance of 135.67 feet; thence N03°00'06"E, a distance of 20.00 feet; thence S86°59'54"E, a distance of 171.98 feet; thence S67°20'42"E, a distance of 14.87 feet; thence S86°59'55"E, a distance of 142.75 feet; thence S57°46'24"E, a distance of 46.05 feet to the Point of the Beginning, containing 0.174 acres more or less.

STORM SEWER EASEMENT #12 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 25 also being Northwest Corner of LOT "C"; thence S03°00'02"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 122.01 feet; thence N86°59'58"W, a distance of 4.85 feet to the Point of the Beginning; thence S16°07'50"W, a distance of 57.40 feet; thence N73°52'10"W, a distance of 20.00 feet; thence N16°07'50"E, a distance of 52.73 feet; thence S86°59'55"E, a distance of 20.54 feet to the Point of the Beginning, containing 1,101 Square Feet more or less.

STORM SEWER EASEMENT #13 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 25 also being Northwest Corner of LOT "C"; thence N86°59'58"W along the North line of Said LOT 25, a distance of 100.32 feet; thence S03°00'02"W a distance of 5.00 feet to the Point of the Beginning; thence S03°00'02"W, a distance of 20.00 feet; thence N86°59'55"W, a distance of 241.04 feet; thence S67°09'15"W, a distance of 54.04 feet; thence S03°00'03"W, a distance of 47.45 feet; thence N86°59'55"W, a distance of 12.07 feet; thence along a tangent curve to the left having a length of 7.95 feet, a radius of 63.00 feet, a chord bearing of S89°23'16"W and a chord distance of 7.94 feet; thence N03°00'03"E, a distance of 48.55 feet thence S86°59'57"E, a distance of 6.35 feet; thence N22°50'45"W, a distance of 18.05 feet; thence N64°38'00"E, a distance of 66.75 feet; thence S86°59'58"E along the North line of said LOT 25, a distance of 19.12 feet; thence S03°00'02"W, a distance of 5.00 feet; thence S86°59'55"E, a distance of 233.34 feet to the Point of the Beginning, containing 0.176 acres more or less.

STORM SEWER EASEMENT #14 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northwest Corner of said LOT 25; thence S86°59'58"E along the North line of said LOT 25, a distance of 49.23 feet; thence N03°00'02"E, a distance 5.44 feet to the Point of the Beginning; thence S68°33'03"E, a distance of 73.45 feet; thence S21°26'57"W, a distance of 20.00 feet; thence N68°33'03"W, a distance of 59.53 feet; thence S41°48'03"W, a distance of 63.29 feet; thence S33°25'31"W, a distance of 44.43 feet; thence S23°54'09"W, a distance of 51.21 feet; thence S21°34'01"W, a distance of 140.21 feet; thence N68°25'59"W, a distance of 20.00 feet; thence N21°34'01"E, a distance of 140.62 feet; thence N23°54'09"E, a distance of 53.28 feet; thence N33°25'31"E, a distance of 47.57 feet; thence N41°48'03"E, a distance of 78.67 feet to the Point of the Beginning, containing 0.173 acres more or less.

STORM SEWER EASEMENT #15 (Private)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of said LOT 25; thence N43°35'16"E along the West line of Said LOT 25, a distance of 307.60 feet; thence S46°24'44"E, a distance of 54.38 feet to the Point of the Beginning; thence N35°16'33"E, a distance of 61.49 feet; thence N29°06'55"E, a distance of 375.46 feet; thence N30°44'35"E, a distance of 56.54 feet; thence S59°15'25"E, a distance of 20.00 feet; thence S30°44'35"W, a distance of 56.31 feet; thence S29°24'49"W, a distance of 82.03 feet; thence S29°24'49"W, a distance of 13.63 feet; thence S29°00'46"W, a distance of 280.51 feet; thence S35°16'33"W, a distance of 62.58 feet; thence N54°43'27"W, a distance of 20.00 feet to the Point of the Beginning, containing 0.225 acres more or less.

STORM SEWER EASEMENT #16 (Public)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 69.38 feet to the Point of the Beginning; thence S72°52'25"W, a distance of 42.28 feet; thence N17°07'35"W, a distance of 30.00 feet; thence N72°52'25"E, a distance of 38.26 feet; thence S24°45'31"E, along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 30.27 feet to the Point of the Beginning, containing 1,208 Square Feet more or less.

STORM SEWER EASEMENT #17 (Public)

A Storm Sewer Easement in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 84.80 feet to the Point of the Beginning; thence N24°59'22"W, a distance of 171.14 feet; thence N16°59'58"E, a distance of 103.01 feet; thence along a non-tangent curve to the left along the East line of said LOT 25 having a length of 215.53 feet, a radius of 330.00 feet, a chord bearing of S06°02'55"E and a chord distance of 211.72 feet; thence S24°45'31"E along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 47.45 feet to the Point of the Beginning, containing 1,815 Square Feet more or less.

OVERLAND FLOWAGE EASEMENT #18 (Public)

A Overland Flowage Easement in LOTS 18 to 24 and OUTLOT "Y", PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said OUTLOT "Y"; thence N03°07'44"W along the East line of said OUTLOT "Y", a distance of 37.65 feet to the Point of the Beginning; thence S65°14'29"W, a distance of 32.27 feet; thence N03°07'44"W, a distance of 973.06 feet; thence N86°52'16"E, a distance of 30.00 feet to the point in the East line of said LOT 18; thence S03°07'44"E along the East line of said LOTS 18 to 24 and OUTLOT "Y", a distance of 961.17 feet to the Point of the Beginning, containing 0.666 ACRES more or less.

STORM SEWER EASEMENT #19 (Public)

The North 17.00 feet of LOT 17, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, containing 1,888 Square Feet more or less.

STORM SEWER EASEMENT #20 (Public)

The North 15.00 feet of LOT 1, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, containing 2,072 Square Feet more or less.

OVERLAND FLOWAGE EASEMENT #21 (Public)

A Overland Flowage Easement in LOTS 3, 4, 5, 12, 13 and 14, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southwest Corner of said LOT 12 being also Northwest Corner of LOT 9; thence N86°50'46"E along the South line of said LOT 12 also being North line of said LOT 9, a distance of 15.24 feet to the Point of the Beginning; thence N82°56'53"W, a distance of 30.00 feet; thence N07°03'07"E, a distance of 161.81 feet; thence N00°25'01"E, a distance of 71.29 feet; thence S89°36'49"E, a distance of 30.00 feet; thence S00°23'44"W, a distance of 72.66 feet; thence S07°02'40"W, a distance of 163.93 feet to the Point of the Beginning, containing 0.162 ACRES more or less.