

**20' STORM SEWER EASEMENT**

This instrument made this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by The City of Cedar Falls, owner(s) (hereinafter referred to as Grantor) of the following described property:

**Lot 25, Orchard Hill Plat in the City of Cedar Falls, Black Hawk County, Iowa**

WHEREAS, the owner in fee simple of the real property known and described as set out above is the Grantor, and

WHEREAS, Cedar Falls Community School District plans to construct storm sewer facilities upon and under a portion of the above real property owned by the Grantor, and

WHEREAS, the Grantor has agreed to give the Cedar Falls Community School District a perpetual and continual easement for the purpose of constructing, reconstructing, and maintaining said storm sewer facilities upon a portion of the real property of the Grantor, for consideration of \$1.00 and other valuable considerations duly paid and acknowledged.

THEREFORE, for the above consideration the Grantor hereby grants unto the Cedar Falls Community School District and its assigns a perpetual and continual easement for the purpose of constructing, reconstructing, and maintaining said storm sewer facilities upon and under the following portions of the above described property:

**See Attached Exhibit "A"**

The Grantor further agrees to erect no buildings, obstructions or other improvements upon or under the property covered by this Easement which would interfere with constructing, reconstructing, and maintaining said storm sewer facilities without first obtaining permission from the Cedar Falls Community School District

That, the Property Owner agrees this Agreement shall be binding upon the Property Owner their successors, and assigns and the sale by the Property Owner of all or any part of said property described above shall transfer obligations of the Property Owner to the successor in interest.

**CITY OF CEDAR FALLS**

\_\_\_\_\_  
Jim Brown, Mayor

\_\_\_\_\_  
Date

**STATE OF IOWA, COUNTY OF BLACK HAWK**

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
2017 by Jim Brown as Mayor, City of Cedar Falls

\_\_\_\_\_  
Notary Public in and for the State of Iowa

**CEDAR FALLS COMMUNITY SCHOOL DISTRICT**

\_\_\_\_\_  
Joyce Coil, Board President

\_\_\_\_\_  
Date

STATE OF IOWA, COUNTY OF BLACK HAWK

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
2017 by Joyce Coil as Board President, Cedar Falls Community School District.

\_\_\_\_\_  
Notary Public in and for the State of Iowa

**INDEX LEGEND**

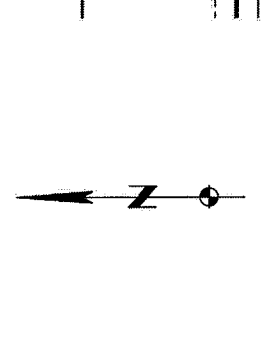
Location: PT. L25 ORCHARD HILL ADDITION  
 Requestor: CEDAR FALLS COMMUNITY SCHOOL  
 Proprietor: CITY OF CEDAR FALLS, IOWA  
 Surveyor: Ryan R. Remling, P.L.S.  
 Company: HALL & HALL ENGINEERS, INC.  
 1860 BOYSON ROAD  
 HAWTHA, IOWA 52233  
 1-319-382-9546  
 ryan@halleng.com

Return to: Ryan R. Remling

**SPACE RESERVED FOR RECORDING PURPOSES**

**SURVEY LEGEND**

- FD. SURVEY MONUMENT
- ⊠ FD. RIGHT OF WAY RAIL
- ▲ SECTION CORNER FOUND
- ✕ CUT "X" IN CONCRETE
- ( ) RECORDED AS EASEMENT LINE
- PLAT OR SURVEY BOUNDARY
- PLAT LOT LINE
- CENTERLINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/4-1/4 SECTION LINE
- EXISTING LOT LINE



**SURVEY FIELD WORK PERFORMED:**  
 7/22/16

**LEGAL DESCRIPTION - 20' WIDE STORM SEWER EASEMENT:**

PART OF LOT 25, ORCHARD HILL PLAT IN THE CITY OF CEDAR FALL, BLACK HAWK COUNTY, IOWA AS RECORDED IN BOOK G, PAGE 26 IN THE OFFICE OF THE BLACK HAWK COUNTY, IOWA RECORDER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF ORCHARD HILL PARK, PART OF SAID LOT 25, ORCHARD HILL PLAT; THENCE N89°48'17"W 117.94 FEET ALONG THE SOUTH LINE OF ORCHARD HILL PARK TO THE POINT OF BEGINNING; THENCE CONTINUING N89°48'17"W 21.28 FEET ALONG SAID SOUTH LINE; THENCE N201°13'E 387.43 FEET; THENCE N16°04'46"E 35.83 FEET TO THE EAST LINE OF SAID ORCHARD HILL PARK; THENCE S0°37'56"W 67.42 FEET ALONG SAID EAST LINE; THENCE S201°13'W 352.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.18 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

