

TEMPORARY ACCESS AND GRADING EASEMENT (OFF-SITE)

This instrument made this ____ day of _____, 2016, by Midwest Development Co (hereinafter referred to as grantor) of the following described property.

**Northeast Quarter of the Southeast Quarter, Section 27, Township 89 North,
Range 14 West of the 5th Principle Meridian, Cedar Falls, Black Hawk County, Iowa**

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

Whereas, the City of Cedar Fall and the Cedar Falls Community School District (hereinafter referred to as grantee) propose to provide temporary access and propose to grade, shape and seed improvements over and upon that portion of the real property owned by the grantor described as follows:

See Attached Exhibit 'A'

WHEREAS, the Grantor has agreed to give the Grantee a temporary easement over and upon the area of property described above for the purpose of temporary access and grading 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 Grantee and its assigns a temporary easement for the purpose of access and grading over and upon the area of property described above.

The Grantor further agrees to erect no buildings, obstructions, or other improvements upon the property covered by this Easement Agreement which would interfere with the access and grading over and upon the area of property described above without first obtaining permission from the City of Cedar Falls and the Cedar Fall Community School District.

The Grantee agrees to restore the easement area in a timely manner included, but not limited to, the restoration of lawns by seeding, complete restoration of any driveways, fences or other structures modified as requirement of the construction, upon completion of the construction or repairs

It is further agreed this agreement shall terminate and shall be considered null and void at such time as the public street right-of-way for Arbors Drive is extended dedicated to the City

The Easement and rights herein described shall be binding upon the Grantor, its heirs, successors, and assigns.

MIDWEST DEVELOPMENT CO.

By: _____
Kyle Skogman, President

By: _____
Shirley J. Andersen, Assistant Secretary

STATE OF IOWA)
) ss:
COUNTY OF LINN)

On this ___ day of _____, 2016, before me, a Notary Public in and for the State of Iowa, personally appeared Kyle Skogman and Shirley J. Andersen, each of whom to me is personally known, and each of whom by me severally sworn on oath for himself did say that the said Kyle Skogman is President and the said Shirley J. Andersen as Assistant Secretary of the said MIDWEST DEVELOPMENT CO., a corporation, of Linn County, Iowa, and the foregoing instrument was signed in behalf of the said corporation by authority of its Board of Directors, and the said Kyle Skogman as President and Shirley J. Andersen as Assistant Secretary did severally acknowledge the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed.

IN WITNESS WHEREOF, I have hereunto signed my name and affixed my Notarial Seal the day and year last above written.

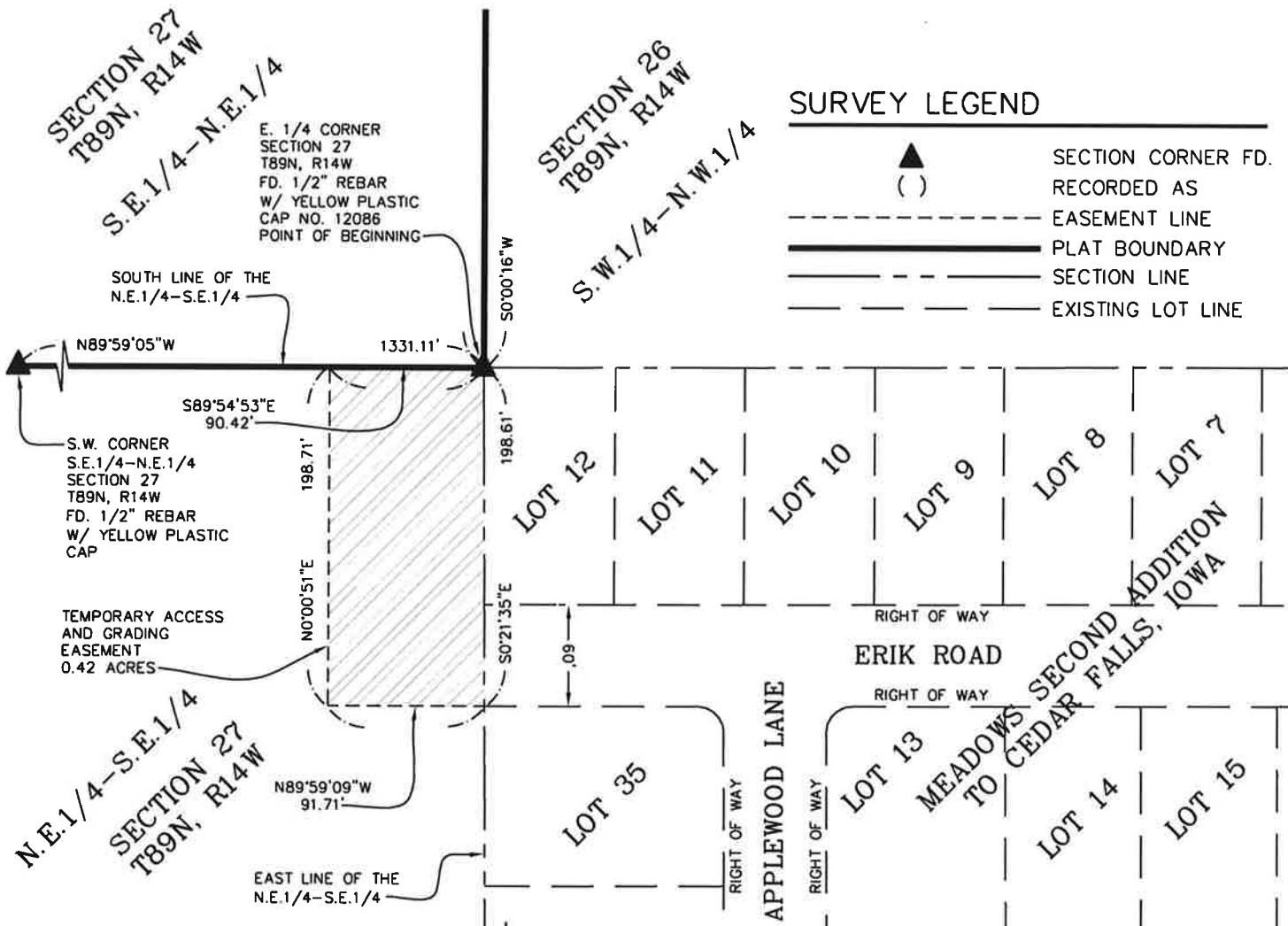
Notary Public in and for the State of Iowa

EXHIBIT
**TEMPORARY ACCESS AND GRADING
 EASEMENT (OFF-SITE)**

PART OF THE N.E.1/4-S.E.1/4, SECTION 27, T89N, R14W
 CEDAR FALLS, BLACK HAWK COUNTY, IOWA

SURVEY LEGEND

- SECTION CORNER FD.
- RECORDED AS
- EASEMENT LINE
- PLAT BOUNDARY
- SECTION LINE
- EXISTING LOT LINE



OWNER:

MIDWEST DEVELOPMENT, CO.
 411 FIRST AVENUE S.E. SUITE 410
 CEDAR RAPIDS, IOWA 52401

ENGINEER:

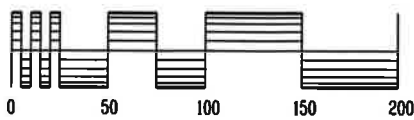
HALL & HALL ENGINEERS, INC.
 BRENT JACKMAN, P.E.
 1860 BOYSON ROAD
 HIAWATHA, IOWA 52233
 (319) 362-9548
 BRENT@HALLENG.COM

LEGAL DESCRIPTION - TEMPORARY ACCESS EASEMENT:

PART OF THE NORTHEAST QUARTER OF THE
 SOUTHEAST QUARTER, SECTION 27, TOWNSHIP 89
 NORTH, RANGE 14 WEST OF THE 5TH PRINCIPAL
 MERIDIAN, CEDAR FALLS, BLACK HAWK COUNTY, IOWA
 DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID
 SECTION 27; THENCE S0°21'35"E 198.61 FEET ALONG
 THE EAST LINE OF THE NORTHEAST QUARTER OF SAID
 SOUTHEAST QUARTER TO THE SOUTH RIGHT OF WAY
 OF ERIK ROAD; THENCE N89°59'09"W 91.71 FEET;
 THENCE N0°00'51"E 198.71 FEET TO THE NORTH LINE
 OF THE NORTHEAST QUARTER OF SAID SOUTHEAST
 QUARTER; THENCE S89°54'53"E 90.42 FEET ALONG
 SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.42 ACRES, SUBJECT TO
 EASEMENTS AND RESTRICTIONS OF RECORD.



GRAPHIC SCALE IN FEET
 SCALE: 1"=100'

Project Number: 20185	Sheet:	1 of 1
	Scale:	1"=100'
	Field Book No.:	0799
	Date:	8/15/16
	Sheet Title:	EXHIBIT TEMPORARY ACCESS AND GRADING EASEMENT (OFF-SITE) PART OF THE N.E.1/4-S.E.1/4, SECTION 27, T89N, R14W CEDAR FALLS, BLACK HAWK COUNTY, IOWA

Sheet Title: EXHIBIT TEMPORARY ACCESS AND GRADING EASEMENT (OFF-SITE) PART OF THE N.E.1/4-S.E.1/4, SECTION 27, T89N, R14W CEDAR FALLS, BLACK HAWK COUNTY, IOWA		
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HALL & HALL ENGINEERS, INC. 1860 BOYSON ROAD, HIAWATHA, IOWA 52233 PHONE: (319) 362-9548 FAX: (319) 362-7595 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE LAND SURVEYING • LAND DEVELOPMENT PLANNING www.halleng.com		
Designed by: DLK	Drawn by: DLK	Checked by: