

Prepared by and return to:

Garrett Ramthun, Cedar Falls Utilities, P.O. Box 769, Cedar Falls, IA 50613-0769, 1-319-268-5375

## **EASEMENT**

FILE NO.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, hereinafter "Grantor", for good and valuable consideration to Grantor, receipt of which is hereby acknowledged, does hereby grant unto the City of Cedar Falls, for the use and benefit of The Municipal Electric and Communications Utilities of the City of Cedar Falls, Black Hawk County, Iowa, hereinafter called "City", its successors and assigns, and to any other established entity which regularly furnishes communication, data or media services which are delivered or available on a city wide basis, a perpetual right-of-way easement with the right, privilege and authority to construct, reconstruct, operate, maintain and remove an electric or communication line or lines, wires, transformers and other fixtures, across, upon and under the following described real estate owned by the Grantor and located in the County of Black Hawk, State of Iowa, to-wit:

### **Easement Description**

**See Attached "Exhibit A"**

Property Address: 2701 W 27<sup>th</sup> St

Together with the right to the City, its successors and assigns, of ingress and egress to, from and over said real estate for doing anything necessary or useful for the enjoyment of the rights herein granted; also the privilege of removing at anytime any structure or obstruction which may interfere with the proper maintenance and operation of utilities located thereon; together with all rights and privileges required for the full enjoyment of the rights herein granted.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022.

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Cedar Falls Community School District  
Jeff Hassman, Board President  
1002 W 1<sup>st</sup> st  
Cedar Falls, IA 50613

## ACKNOWLEDGMENT

STATE OF IOWA  
COUNTY OF BLACK HAWK} ss

On this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2022 before me, a Notary Public, personally appeared Jeff Hassman, Board President to Cedar Falls Community School District, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

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Notary Public – State of Iowa

## Exhibit "A"

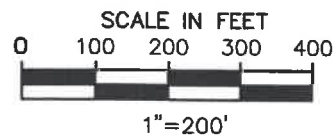
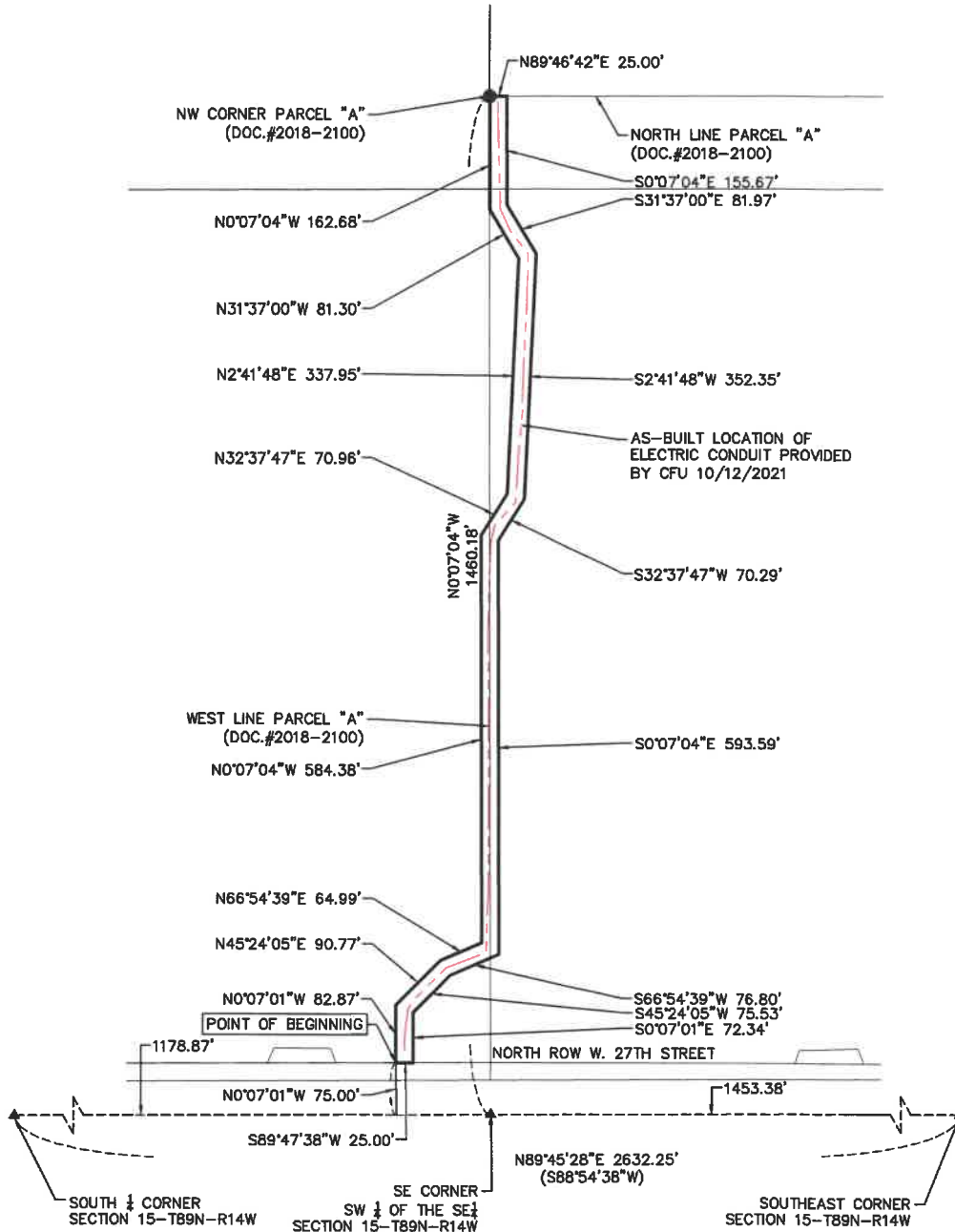
Part of the Southeast Quarter of Section 15, Township 89 North, Range 14 West of the 5<sup>th</sup> Principal Meridian in the City of Cedar Falls, Black Hawk County, Iowa described as follows:

Commencing at the South Quarter corner of said Section 15; Thence North 89°45'28" East along the South line of the Southeast Quarter of said Section 15, 1178.87 feet; Thence North 00°07'01" West, 75.00 feet to the Northern Right-of-Way of West 27<sup>th</sup> Street. The Point of Beginning; Thence North 00°07'01" West, 82.87 feet; Thence North 45°24'05" East, 90.77 feet; Thence North 66°54'39" East, 64.99 feet; Thence North 00°07'04" West, 584.38 feet; Thence North 32°37'47" East, 70.96 feet; Thence North 02°41'48" East 337.95 feet; Thence North 31°37'00" West, 81.30 feet to the West line of parcel "A" (Doc. #2018-2100); Thence North 00°07'04" West along said West line, 162.68 feet to the Northwest corner of said parcel "A"; Thence North 89°46'42" East along the North line of said parcel "A", 25.00 feet; Thence South 00°07'04" East, 155.67 feet; Thence South 31°37'00" East, 81.97 feet; Thence South 02°41'48" West, 352.35 feet; Thence South 32°37'47" West, 70.29 feet; Thence South 00°07'04" East, 593.59 feet; Thence South 66°54'39" West, 76.80 feet; Thence South 45°24'05" West, 75.53 feet; Thence South 00°07'01" East, 72.34 feet Right-of-Way, 25.00 feet to the Point of Beginning.

Bearings are based on the South line of the Southeast Quarter of said Section 15 bearing South 89°45'28" East.

INDEX LEGEND	
LOCATION:	PART OF SE 1/4 SECTION 15-T89N-R14W
GRANTEE:	CEDAR FALLS UTILITIES
GRANTOR:	CEDAR FALLS COMMUNITY SCHOOL DISTRICT
SURVEYOR:	AARON MUELLER
SURVEY PREPARED BY:	AECOM
RESPOND TO:	501 SYCAMORE STREET, SUITE 222 WATERLOO, IOWA 50703 PHONE 319-874-6587 AARON.MUELLER@AECOM.COM

**ELECTRIC & COMMUNICATION UTILITY EASEMENT PLAT  
PART OF THE SE 1/4 SECTION 15-T89N-R14W  
CEDAR FALLS, BLACK HAWK COUNTY, IOWA**



**AECOM**

PREPARED BY: AARON L. MUELLER, AECOM, 501 SYCAMORE STREET, SUITE 222, WATERLOO, IOWA, 50703, 319-232-6531

DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN IN THE CITY OF CEDAR FALLS, BLACK HAWK COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 89°45'28" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, 1178.87 FEET; THENCE NORTH 00°07'01" WEST, 75.00 FEET TO THE NORTHERN RIGHT-OF-WAY OF WEST 27<sup>TH</sup> STREET, THE POINT OF BEGINNING; THENCE NORTH 00°07'01" WEST, 82.87 FEET; THENCE NORTH 45°24'05" EAST, 90.77 FEET; THENCE NORTH 66°54'39" EAST, 64.99 FEET; THENCE NORTH 00°07'04" WEST, 584.38 FEET; THENCE NORTH 32°37'47" EAST, 70.96 FEET; THENCE NORTH 02°41'48" EAST, 337.95 FEET; THENCE NORTH 31°37'00" WEST, 81.30 FEET TO THE WEST LINE OF PARCEL "A" (DOC. #2018-2100); THENCE NORTH 00°07'04" WEST ALONG SAID WEST LINE, 162.68 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°46'42" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", 25.00 FEET; THENCE SOUTH 00°07'04" EAST, 155.67 FEET; THENCE SOUTH 31°37'00" EAST, 81.97 FEET; THENCE SOUTH 02°41'48" WEST, 352.35 FEET; THENCE SOUTH 32°37'47" WEST, 70.29 FEET; THENCE SOUTH 00°07'04" EAST, 593.59 FEET; THENCE SOUTH 66°54'39" WEST, 76.80 FEET; THENCE SOUTH 45°24'05" WEST, 75.53 FEET; THENCE SOUTH 00°07'01" EAST, 72.34 FEET TO THE NORTHERN RIGHT-OF-WAY OF WEST 27<sup>TH</sup> STREET; THENCE SOUTH 89°47'38" WEST ALONG SAID RIGHT-OF-WAY, 25.00 FEET TO THE POINT OF BEGINNING.

THIS EASEMENT CONTAINS 0.85 ACRES.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 BEARING SOUTH 89°45'28" EAST.