

Preparer Information	Aaron Mueller	501 Sycamore	Waterloo	(319) 874-6587
	Individual's Name	Street Address	City	Phone

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement:

PERMANENT EASEMENT AGREEMENT

Cedar Falls Community School District (CFCSD), the undersigned owner of real property described in Exhibit "A", in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to The City of Cedar Falls, Iowa, the benefitted owner of Parcel "B" Doc. #2020-7423 as recorded in the Black Hawk County Courthouse in Waterloo, Iowa, its successors and assigns a permanent easement over, under and above the following described real estate for Sanitary Sewer purposes together with the right of ingress and egress to the real estate described below, in order to perform all work and do all other things necessary or appropriate to exercise all rights granted to the City of Cedar Falls, Iowa in this easement.

See Exhibit "A" Attached

This easement shall be perpetual in nature, shall benefit and shall be binding upon the Cedar Falls Community School District (CFCSD) and the City of Cedar Falls, Iowa, and their respective heirs, personal representatives, successors and assigns, and shall constitute a covenant that runs with the Cedar Falls Community School District's land.

Upon completion of any construction, repair, maintenance or other work upon the real estate described in Exhibit A, The City of Cedar Falls, Iowa, its successors and/or assigns shall replace and/or restore the easement premises to substantially the same condition as it was in prior to the commencement of any such construction, repair, maintenance or other work. The City of Cedar Falls, Iowa, its successors and/or assigns shall be responsible for any and all damage, harm or costs that may result to the Cedar Falls Community School District (CFCSD), their successors and/or assigns, or to the easement premises or their adjacent property as a result of the exercise of any rights granted under the terms of this agreement or the use of the easement premises as provided for hereunder..

Andy Pattee, Superintendent of Schools

STATE OF IOWA, COUNTY OF BLACK HAWK, ss:

This instrument was acknowledged before me on the ____ day of _____, 2021, by _____ of _____ of _____.

Notary Public in and for the State of Iowa

ACCEPTANCE OF EASEMENT

The City of Cedar Falls, Iowa, does hereby accept and approve the foregoing Easement.

Dated this _____ day of _____, 2021

The City of Cedar Falls, Iowa

Rob Green, Mayor

STATE OF IOWA)
) ss.
COUNTY OF BLACK HAWK)

 This instrument was acknowledged before me on the ____ day of
_____, 2021, by _____ of
_____.

Notary Public in and for the State of Iowa

ATTEST:

Jacqueline Danielsen, CMC
City Clerk

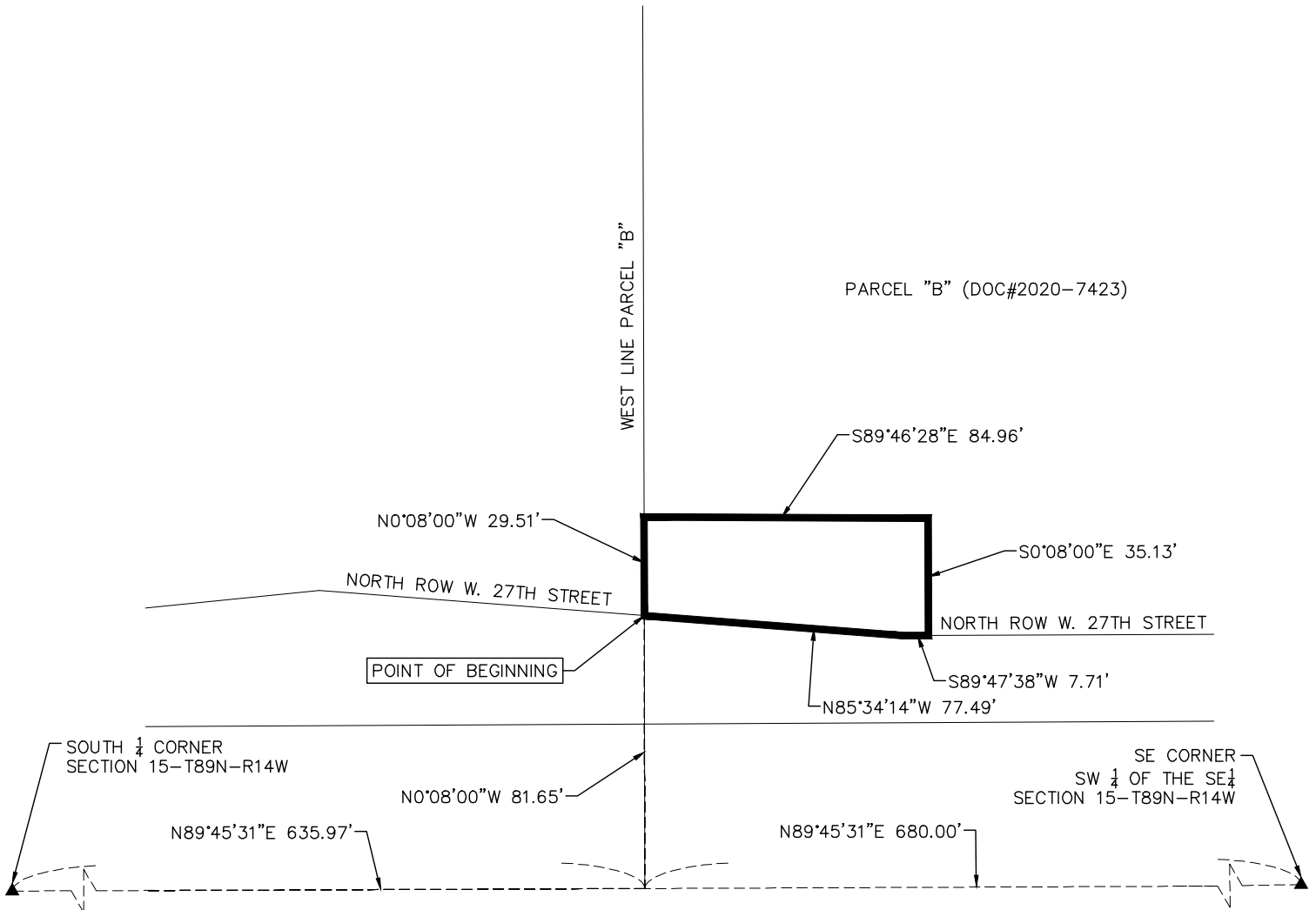
STATE OF IOWA)
) ss.
COUNTY OF BLACK HAWK)

 This instrument was acknowledged before me on _____, 2021, by
Rob Green, Mayor, and Jacqueline Danielsen, CMC, City Clerk, of the City of Cedar Falls,
Iowa.

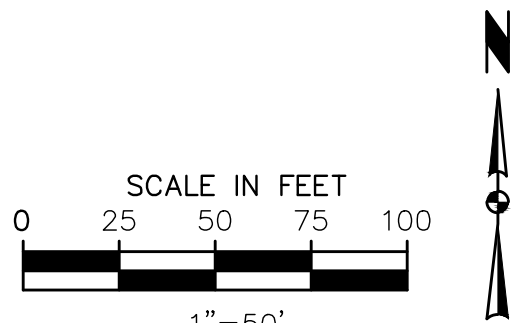
Notary Public in and for the State of Iowa

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

EXHIBIT "A"
PERMANENT SANITARY SEWER EASEMENT PLAT
PART OF PARCEL "B" IN THE SW 1/4 OF THE SE 1/4 SECTION 15-T89N-R14W
CEDAR FALLS, BLACK HAWK COUNTY, IOWA



	I hereby certify that this Land Surveying document was prepared by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
	<u>4/20/2021</u> Date
	AARON L. MUELLER License number 21428
	My license renewal date is December 31, 2022 Pages or sheets covered by this seal: <u>SHEET 1 OF 2 & SHEET 2 OF 2</u>



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

DESCRIPTION:

PART OF PARCEL "B" (DOC.#2020-7423) IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 89 NORTH, RANGE 14 WEST OF THE 5TH 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°45'31" EAST ALONG THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 635.97 FEET; THENCE NORTH 00°08'00" WEST, 81.65 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF WEST 27TH STREET, THE POINT OF BEGINNING; THENCE NORTH 00°08'00" WEST ALONG THE WEST LINE OF SAID PARCEL "B", 29.51 FEET; THENCE SOUTH 89°46'28" EAST, 84.96 FEET; THENCE SOUTH 00°08'00" EAST, 35.13 FEET TO THE NORTHERN RIGHT-OF-WAY LINE OF WEST 27TH STREET; THENCE SOUTH 89°47'38" WEST ALONG SAID NORTHERN RIGHT-OF-WAY LINE, 7.71 FEET; THENCE NORTH 85°34'14" WEST ALONG SAID NORTHERN RIGHT-OF-WAY LINE, 77.49 FEET TO THE POINT OF BEGINNING.

THIS EASEMENT CONTAINS 2,770 SQUARE FEET.

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 15 BEARING NORTH 89°45'31" EAST.