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Instr. Number: 2011-1865
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Recorded: 11/03/2011 at 08:16 AM
Fee Amount: \$17.00

Recorder Name MARCIA TASLER
GREENE COUNTY, IOWA

Prepared by:
Rita Harmening Pedersen, Atty. 114 S. Wilson, Jefferson, IA (515) 386-8198

EASEMENT

This Agreement is made the 21st day of October, 2011, by and between RYAN S. SMITH and LAURA SMITH, husband and wife, ("Smith"), and future owners and successors in interest of real state described as follows:

Lot 2 of the N $\frac{1}{2}$ N $\frac{1}{2}$ of Section 8, Township 83 North, Range 30 West of the 5th P.M., Greene County, Iowa ("Lot 2") as per Plat of Survey dated September 8, 2011, ("Plat") a copy of which is attached hereto.

RECITALS:

Smith is presently the owner of the above described Lot 2 and the following described real estate:

All South of the Railroad right-of-way in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ (except Lot 3 thereof, and also except Lot X thereof), in Section 5; and the NW $\frac{1}{4}$ NE $\frac{1}{4}$, and Lot X of the Irregular Survey of the NW $\frac{1}{4}$, in Section 8; all in Township 83 North, Range 30 West of the 5th P.M., Greene County, Iowa, (except Lot 2 described above) ("Smith Property")

WHEREAS, for approval of the Plat of Lot 2, the City of Jefferson requires a recorded Easement for the "Ingress Egress Easement" shown on the Plat across the South end of Lot 2.

WHEREAS, the parties have recognized the need to grant an easement across said Lot 2 to the owners of the Smith Property for ingress and egress, and

WHEREAS, the parties wish to reduce to writing their agreement concerning the Ingress and Egress Easement related to the respective properties.

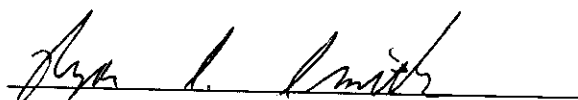
NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:


1. Smith grants to the present and future owners or successors in interest of the Smith Property, an easement for driveway purposes across the South end of Lot 2 as shown on the Plat of Survey dated September 8, 2011.

2. Any cost of repairing or maintaining said easement area shall be divided between the owners of Lot 2 and the Smith Property in equal shares.

3. Smith reserves the right and discretion to determine whether repair, maintenance, or improvement of the easement area shall be made.


4. This Agreement is intended to be a covenant running with the title to all of the above described real estate and binding upon the parties hereto, and upon their successors and assigns.

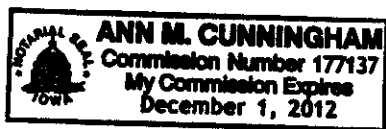

Ryan S. Smith


Laura Smith

STATE OF IOWA)
) ss:
GREENE COUNTY)

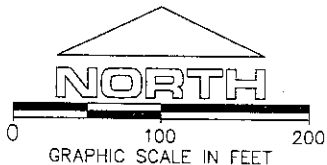
Acknowledged before me this 24th day of October, 2011, by Ryan S. Smith and Laura Smith, husband and wife.


Notary Public - State of Iowa



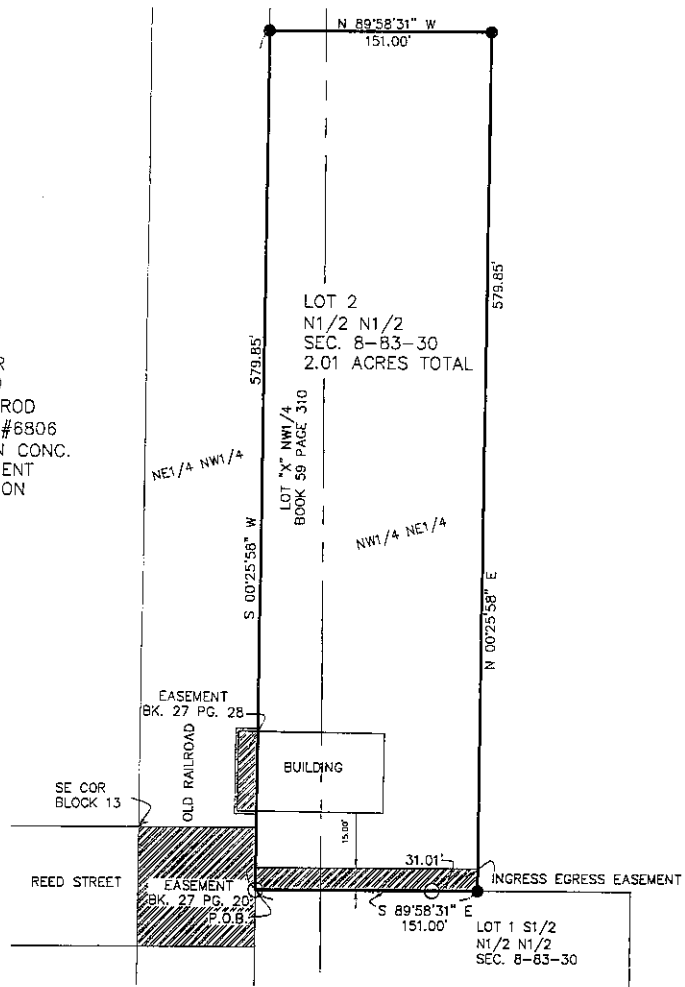
WARDER C. HILLHOUSE, JR. MHF ENGINEERING P.C. 300 W. MCKINLEY JEFFERSON, IA. (515)386-4101

PLAT OF SURVEY
 LOT 2 N1/2 N1/2
 SEC. 8, T83N, R30W
 JEFFERSON, GREENE COUNTY, IOWA



LEGEND

- SECTION CORNER
- IRON PIN FOUND
- SET 5/8"x24" ROD
- W/YELLOW CAP #6806
- "X" CHIPPED IN CONC.
- FIELD MEASUREMENT
- PLATTED DIMENSION
- PROPERTY LINE
- FENCE LINE
- SECTION LINE



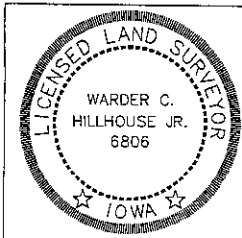
SURVEY REQUESTED BY: RYAN S. SMITH

OWNER: RYAN S. SMITH

FIELD NOTES:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTH HALF OF SECTION 8, T83N, R30W OF THE 5TH P.M., JEFFERSON, GREENE COUNTY, IOWA; THENCE SOUTH 89°58'31" EAST, 151.00 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE NORTH 00°25'58" EAST, 579.85 FEET; THENCE NORTH 89°58'31" WEST, 151.00 FEET; THENCE SOUTH 00°25'58" WEST, 579.85 FEET ALONG THE WEST LINE OF LOT "X" OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE POINT OF BEGINNING, CONTAINING 2.01 ACRES. SUBJECT TO EASEMENTS APPARENT OR OF RECORD.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS LOT 2 OF THE NORTH HALF OF THE NORTH HALF OF SECTION 8, T83N, R30W OF THE 5TH P.M., JEFFERSON, GREENE COUNTY, IOWA.



I hereby certify that this land surveying document and the related survey work was performed 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.

Warder C. Hillhouse Jr. 9/8/11
 Signature Date

Warder C. Hillhouse, Jr.
 Printed or Typed Name

License number 6806
 My license renewal date is Dec. 31, 2011
 Pages or sheets covered by this seal: 1

FIELD WORK DATE: 9/11



M.H.F. ENGINEERING, P.C.
 ENGINEERS - LAND SURVEYORS
 Jefferson, Iowa 50129 Ph. (515)386-4101