

TEMPORARY EASEMENT FOR CONSTRUCTION

KNOW ALL BY THESE PRESENTS:

That **Veridian Credit Union** hereinafter called "Grantor" in consideration of the sum of One Dollar (\$1.00) and other valuable consideration in hand paid by the **City of Ankeny**, Iowa upon final approval and acceptance of this easement do hereby convey unto the City of Ankeny, Iowa, a municipal corporation, in the County of Polk, State of Iowa, hereinafter called "Grantee", a temporary construction easement over, across and through the following described real estate:

See attached Exhibit

That said easement is granted unto the City of Ankeny, Iowa, for the purpose of the Access, construction, installation and maintenance of the following described public improvement:

ANKENY – HIGH TRESTLE TRAIL EXTENSION PROJECT

In connection herewith it is specifically agreed that by this easement, the Grantee shall have the right to enter upon said premises as shall be necessary to construct, inspect, repair any and all of said improvements and all appurtenances thereto, together with the right to use and operate said improvements as it deems necessary.

The said Grantee shall restore said described land to a satisfactory condition after construction and/or repair as per plan.

This easement shall be for the period of time necessary to construct this improvement and will expire upon the date of final acceptance of the project by the City Council of the Grantee.

The Grantor does hereby covenant with said Grantee, and successors in interest, that said grantors hold said real estate by title and fee simple; that they have good and lawful authority to sell and convey the same; that said premises are free and clear of all liens and encumbrances whatsoever except as may be hereinabove stated; that said Grantor covenants to warrant and defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

In the event closure of a street entrance to Grantor's real estate is necessary for the work described herein, Grantee shall provide Grantor in writing, an estimated closure date not less than 30 days prior to closure along with an estimate of the length of time of such closure.

IN WITNESS WHEREOF we have hereunto affixed our hands this 30th day of November, 2018.

VERIDIAN CREDIT UNION

Keith Mesch 11-30-2018
Authorized Signer Date

SELLER'S ALL-PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Black Hawk ss:

On this 30 day of November, A.D. 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Keith Mesch, of Veridian Credit Union.

X to me personally known
or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Karla Hyde (Sign in Ink)
Karla Hyde (Print Name)
Notary Public in and for the State of



CAPACITY CLAIMED BY SIGNER:

 INDIVIDUAL
 CORPORATE

Title(s) of Corporate Officer(s):

 Corporate Seal is affixed

 No Corporate Seal procured

 PARTNER(s):

 Limited Partnership

 General Partnership

 ATTORNEY-IN-FACT

 EXECUTOR(s) or TRUSTEE(s)

 GUARDIAN(s) or CONSERVATOR(s)

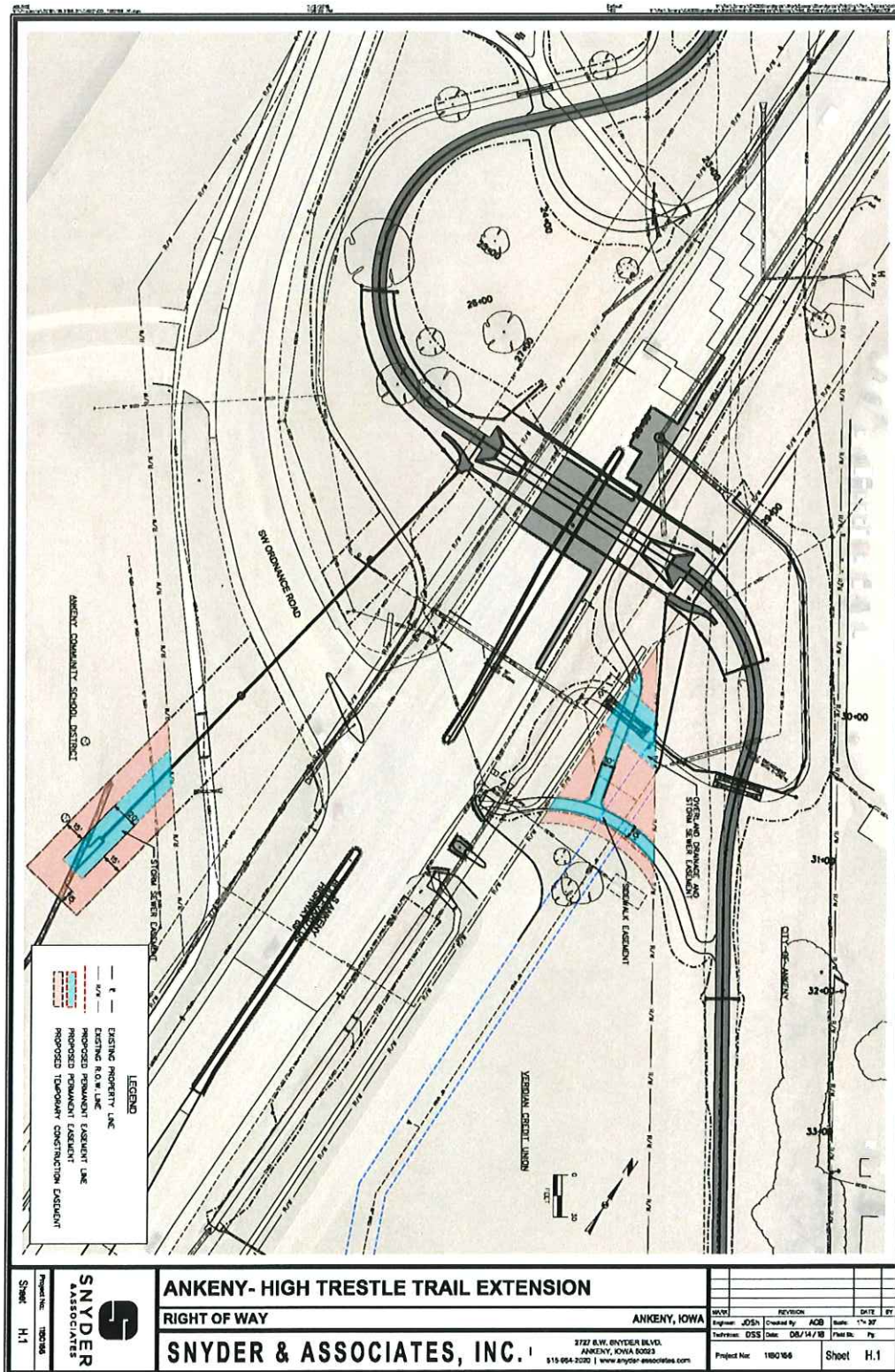
 OTHER:

SIGNER IS REPRESENTING:

List name(s) of entity (ies) or person(s)

VERIDIAN CREDIT UNION

EXHIBIT



SNYDER & ASSOCIATES, INC.
 Project No. 180106
 Sheet H.1

ANKENY- HIGH TRESTLE TRAIL EXTENSION

RIGHT OF WAY

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

3727 R.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-954-3200 | www.snyder-associates.com

REV.	REVISION	DATE	BY
1	Original	05/14/18	JCS
2	Revised	08/14/18	ACB
3	Final	08/14/18	PG

Project No. 180106 Sheet H.1

TEMPORARY EASEMENT DESCRIPTION:

A PART OF PARCEL 2018-40 OF THE PLAT OF SURVEY RECORDED IN BOOK 16951, PAGE 86 OF THE POLK COUNTY RECORDER'S OFFICE, BEING A PART OF LOT 2, CREDIT UNION PLAZA, AN OFFICIAL PLAT INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID PARCEL 2018-40; THENCE SOUTH 32°28'01" EAST ALONG THE EAST LINE OF SAID PARCEL 2018-40, A DISTANCE OF 48.10 FEET; THENCE NORTH 81°05'15" WEST, 15.36 FEET; THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 35.00 FEET, WHOSE ARC LENGTH IS 20.98 FEET AND WHOSE CHORD BEARS NORTH 31°21'37" WEST, 20.67 FEET TO THE WEST LINE OF SAID PARCEL 2018-40; THENCE NORTH 00°17'31" EAST ALONG SAID WEST LINE, 20.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.01 ACRES (367 S.F.).

THE WEST LINE OF SAID PARCEL 2018-40 IS ASSUMED TO BEAR NORTH 00°17'31" EAST FOR THE PURPOSES OF THIS SURVEY.

AND

COMMENCING AT THE NORTH CORNER OF SAID PARCEL 2018-40; THENCE SOUTH 32°28'01" EAST ALONG THE EAST LINE OF SAID PARCEL 2018-40, A DISTANCE OF 88.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 32°28'01" EAST ALONG SAID EAST LINE, 52.74 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 105.00 FEET, WHOSE ARC LENGTH IS 42.58 FEET AND WHOSE CHORD BEARS NORTH 87°17'00" WEST, 42.29 FEET; THENCE NORTH 49°22'11" WEST, 6.14 FEET; THENCE NORTH 13°35'34" WEST, 44.28 FEET; THENCE SOUTH 81°05'15" EAST, 29.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES (1,578 S.F.).

THE EAST LINE OF SAID PARCEL 2018-40 IS ASSUMED TO BEAR SOUTH 32°28'01" EAST FOR THE PURPOSES OF THIS SURVEY.

AND

COMMENCING AT THE NORTH CORNER OF SAID PARCEL 2018-40; THENCE SOUTH 00°17'31" WEST ALONG THE WEST LINE OF SAID PARCEL 2018-40, A DISTANCE OF 139.96 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 95.00 FEET, WHOSE ARC LENGTH IS 88.19 FEET AND WHOSE CHORD BEARS NORTH 84°37'02" EAST, 85.06 FEET TO THE EAST LINE OF SAID PARCEL 2018-40; THENCE SOUTH 32°28'01" EAST ALONG SAID EAST LINE, 17.06 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 86.00 FEET, WHOSE ARC LENGTH IS 99.45 FEET AND WHOSE CHORD BEARS SOUTH 87°16'49" WEST, 94.00 FEET TO SAID WEST LINE OF PARCEL 2018-40; THENCE NORTH 00°17'31" EAST ALONG SAID

WEST LINE, 10.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (841 S.F.).

THE WEST LINE OF SAID PARCEL 2018-40 IS ASSUMED TO BEAR NORTH $00^{\circ}17'31''$ EAST FOR THE PURPOSES OF THIS SURVEY.

AND

COMMENCING AT THE NORTH CORNER OF SAID PARCEL 2018-40; THENCE SOUTH $00^{\circ}17'31''$ WEST ALONG THE WEST LINE OF SAID PARCEL 2018-40, A DISTANCE OF 66.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $81^{\circ}05'15''$ EAST, 8.03 FEET; THENCE SOUTH $13^{\circ}35'34''$ EAST, 48.42 FEET; THENCE SOUTH $22^{\circ}10'59''$ WEST, 6.14 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 105.00 FEET, WHOSE ARC LENGTH IS 18.89 FEET AND WHOSE CHORD BEARS SOUTH $66^{\circ}33'36''$ WEST, 18.86 FEET TO SAID WEST LINE; THENCE NORTH $00^{\circ}17'31''$ EAST ALONG SAID WEST LINE, 61.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.02 ACRES (816 S.F.).

THE WEST LINE OF SAID PARCEL 2018-40 IS ASSUMED TO BEAR NORTH $00^{\circ}17'31''$ EAST FOR THE PURPOSES OF THIS SURVEY.