Book 2014 Page 2661
Document 2014 2661 Type 03 006 Pages 5
Date 10/22/2014 Time 11:41:06AM
Rec Amt $27.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Jay S. Fredericks JCG Land Services, Inc – 1921 51st Street NE Suite 3 - Cedar Rapids, IA 52402 (319) 362-3507
Return to: Jay S. Fredericks JCG Land Services, Inc - 1921 51st Street NE Suite 3 – Cedar Rapids, IA 52402 (319) 362-3507
SPACE ABOVE THIS LINE FOR RECORDER

ELECTRIC LINE EASEMENT

For and in consideration of the sum of One Dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged , **Beverly J. Sampson** ("Grantor(s)"), **ADDRESS: 812 1st Street Colesburg, IA 52035** do(es) hereby warrant and convey unto Interstate Power and Light Company, an Iowa Corporation, its successor and assigns, ("Grantee"), a perpetual easement with the right, privilege and authority to construct, reconstruct, maintain, operate, repair, patrol and remove an underground electric and telecommunications line or lines, consisting of wires, transformers, switches and other necessary fixtures and equipment, (including associated surface mounted equipment) and construction for transmitting electricity, communications and all Corporate purposes together with the power to extend to any other party the right to use, jointly with the Grantee, pursuant to the provisions hereof, upon, under, and across the following described lands located in the County of Delaware, and the State of Iowa:

93-346

The easement area more specifically described on the attached 'Exhibit A'

Parcel 2013-101 in Lot 4 of Park Addition to the City of Colesburg, located in the Southeast Quarter of the Northwest Quarter of Section 4, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2014, Page 2479.

together with all the rights and privileges for the full enjoyment or use thereof for the aforesaid purpose.

Grantor(s) agrees that it will not construct or place any buildings, structures, plants, or other obstructions on the property described above.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on said described land and such other trees and vegetation adjacent thereto as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, operation, repair, use of said line or lines, or associated equipment.

Grantee, its contractor or agent, may enter said premises for the purpose of making surveys and preliminary estimates immediately upon the execution of this easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to said line or lines, under lands now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, operating, patrolling, repairing and removing said line or lines, or associated equipment and the Grantee agrees to pay to the Grantor(s) or its tenants all damages done to the lands (except the cutting and trimming of trees or other vegetation), fences, livestock or crops of the Grantor(s) or its tenants, by the Grantee or its employees while constructing, reconstructing, patrolling or repairing said line or lines.

Signed this 22 day of Oct., 2014.

GRANTOR(S):

By: Beverly Sampson
Beverly J. Sampson

By: _____

ALL PURPOSE ACKNOWLEDGMENT

STATE OF IOWA)

COUNTY OF DELAWARE) ss:

On this 22 day of Oct, AD. 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared

Beverly J. Sampson

_____

_____

_____ to me personally known

or X provided to me on the basis of satisfactory evidence

to be the persons(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 Jay L. Fredericks
(Sign in Ink)

Jay Fredericks
(Print/type name)

Notary Public in and for the State of Iowa

JAY FREDERICKS
Commission Number 784686
My Commission Expires
2-28-17

FCRM286564 Rev. 3 01/13

CAPACITY CLAIMED BY SIGNER

X INDIVIDUAL
_____ CORPORATE
Title(s) of Corporate Officers(s):

_____

_____

_____ N/A
_____ Corporate Seal is affixed
_____ No Corporate Seal procured

_____ PARTNER(s)
_____ Limited Partnership
_____ General Partnership

_____ ATTORNEY-IN-FACT
_____ EXECUTOR(s),
_____ ADMINISTRATOR(s),
_____ or TRUSTEE(s):
_____ GUARDIAN(s)
_____ or CONSERVATOR(s)
_____ OTHER

_____

_____

SIGNER IS REPRESENTING:
List name(s) of persons(s) or entity(ies):

_____

_____

Book 2014 Page 2479

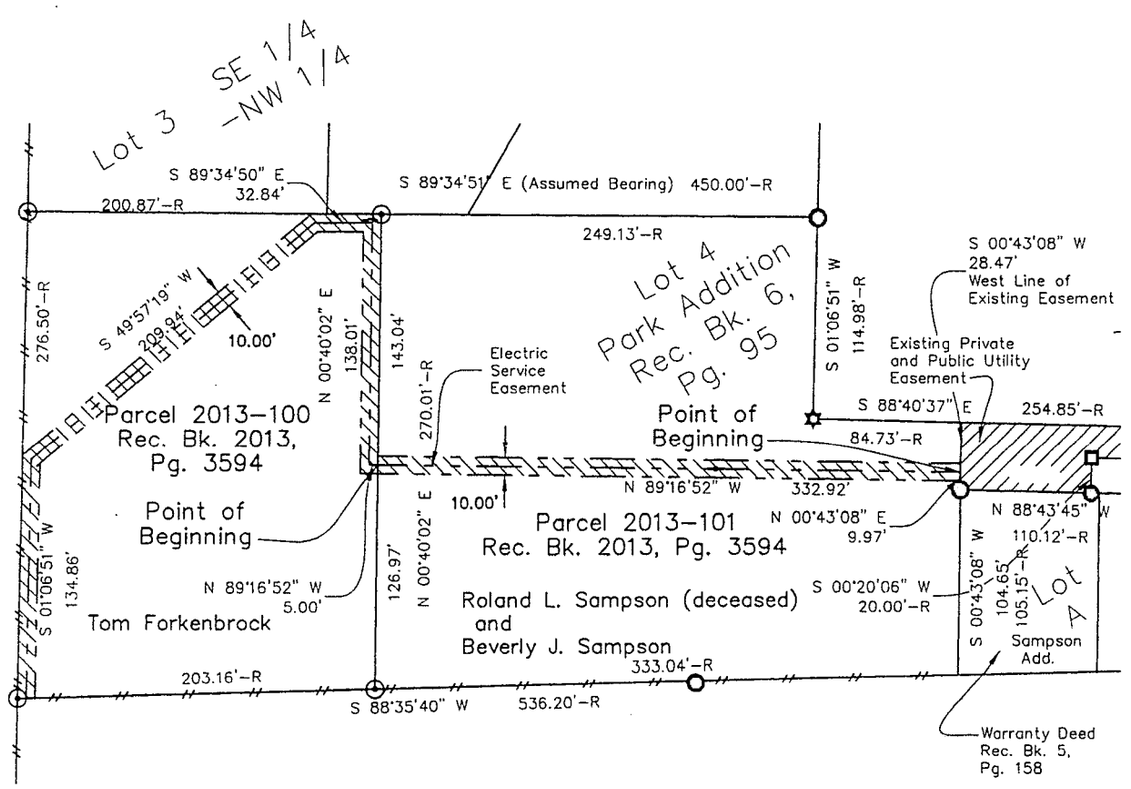
Document 2014 2479 Type 06 002 Pages 3
Date 10/01/2014 Time 2:22:02PM
Rec Amt $17.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by/Return to: FEHR GRAHAM, 1919 210th St, Manchester, IA 52057 Ph. (563)927-2060

Exhibit "A"

Electric Service Easements in Parcel 2013-100 and Parcel 2013-101, both in Lot 4 of Park Addition to the City of Colesburg, Section 4-T90N-R3W, Delaware County, Iowa



PROPRIETORS:
Tom Forkenbrock (Parcel 2013-100)
Roland L. Sampson (deceased) &
Beverly J. Sampson (Parcel 2013-101)
REQUESTED BY:
Alliant Energy

50' 0' 50' 100' 200'
1 inch = 100 ft.

Survey was completed on September 11, 2014.

LEGEND

Recorded as.....R
Fd. 1-1/4"ø Iron Pipe w/YPC 2435..○
Fd. 1/2"ø Rebar w/OPC PLS 10165..✡
Fd. Mag Nail.....□
Fd. 1/2"ø Rebar w/RPC PLS 7060...⊙
Easement Area.....
Existing Fence.....
Orange Plastic Cap.....OPC
Red Plastic Cap.....RPC
Yellow Plastic Cap.....YPC

PROF. ENGINEER & LAND SURVEYOR
LYLE G. TeKIPPE 7060
IOWA

I hereby certify that this land surveying document was prepared 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.

Lyle G. TeKippe, P.E. & P.L.S. 9-23-14
Date
License Number 7060
My license renewal date is December 31, 2014.
Sheets covered by this seal: Sheet P1

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

©2013 FEHR GRAHAM

G:\C3D\14\14-837\14-837.dwg
F.B.: Del. Co. Colony Twp. No. 1 Pgs.: 17-18
Project No. 14-837 Sheet P1

Prepared by/Return To: FEHR GRAHAM, 1919 210th Street, Manchester, Iowa 52057, Ph. (563)927-2060

Project No. 14-837 Page ED-1

PROF. ENGINEER & LAND SURVEYOR
LYLE G. TeKIPPE 7060
IOWA

I hereby certify that this land surveying document was prepared 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.

Lyle G. TeKippe, P.E. & P.L.S. 9-23-14
License Number 7060 Date
My license renewal date is December 31, 2014.
Pages covered by this seal: ED-1 through ED-2

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 23rd day of September, 2014.

NOTARIAL SEAL IOWA
DAVID MEYER
Commission #736541
My Comm. Exp. 2/11/17

Notary Public

SURVEY AND PLAT OF:

Easement Descriptions:

10 Foot Wide Electric Service Easement lying 5 feet on each side of the following described Centerline in Parcel 2013-101 in Lot 4 of Park Addition to the City of Colesburg, located in the Southeast Quarter of the Northwest Quarter of Section 4, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, recorded in Book 2013, Page 3594, on file in the Delaware County Recorder's office, Manchester, Iowa, and more particularly described as follows:

Commencing at the Northwest Corner of Lot A of Sampson Addition to said City of Colesburg as recorded in Book 5, Page 158, on file in said Recorder's office;

Thence **North 00°43'08" East, 9.97 feet** along the West Line of a Private and Public Utility Easement to the Centerline of an Electric Service Line and the Point of Beginning;

Thence **North 89°16'52" West, 332.93 feet** along said Centerline to the West Line of said Parcel;

Containing **0.076 Acre**, subject to other easements of record.

Note: The North Line of said Parcel is assumed to bear **South 89°34'51" East.**

AND

10 Foot Wide Electric Service Easement lying 5 feet of each side of the following described Centerline in Parcel 2013-100 in Lot 4 of Park Addition to the City of Colesburg, located in the Southeast Quarter of the Northwest Quarter of Section 4, Township 90 North, Range 3 West of the 5th P.M., Delaware County, Iowa, recorded in Book 2013, Page 3594, on file in the Delaware County Recorder's office, Manchester, Iowa, and more particularly described as follows:

Commencing at the Southeast Corner of said Parcel;

Thence **North 00°40'02" East, 126.97 feet** along the East Line of said Parcel to the Point of Beginning;

Thence **North 89°16'52" West, 5.00 feet**;

Thence **North 00°40'02" East, 138.01 feet**;

Thence **North 89°34'50" West, 32.84 feet**;

Thence **South 49°57'19" West, 209.94 feet**;

Thence **South 01°06'51" West, 134.86 feet** to the South Line of said Parcel;

Containing **0.120 Acre**, subject to other easements of record.

Note: The North Line of said Parcel is assumed to bear **South 89°34'51" East.**