Book 2015 Page 1195
Document 2015 1195 Type 03 006 Pages 4
Date 5/13/2015 Time 2:12:33PM
Rec Amt $22.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: Ryan K. Gurwell, A & R Land Services, Inc., 1601 Golden Aspen Dr., Suite 105, Ames, IA 50010 (515) 337-1197
Return to: **Ryan K. Gurwell, A & R Land Services, Inc., 1601 Golden Aspen Dr., Suite 105, Ames, IA 50010 (515) 337-1197**
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, **C & G Partnership, LLP**, ("Grantor(s)"), **ADDRESS: 1440 Field of Dreams Way, Dyersville, IA 52040** 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:

**SEE EXHIBIT A, PAGES 3 AND 4**

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 6 day of May, 2015.

**GRANTOR(S): C & G PARTNERSHIP, LLP**

By: _____
Barry Goldsher, President

**ALL PURPOSE ACKNOWLEDGMENT**

STATE OF Iowa )

COUNTY OF Delaware ) ss:

On this 6th day of May, AD. 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Barry Goldsher,

_____ 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 record, 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 record the person(s), or the entity upon behalf of which the person(s) acted, executed the record.

_____
Signature of Notary Public

BRIAN T. JENNINGS
Commission Number 776204
My Commission Expires
12-18-2015

**CAPACITY CLAIMED BY SIGNER**

_____ INDIVIDUAL
_X_ CORPORATE
Title(s) of Corporate Officers(s):
President

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

_____ PARTNER(s)
_____ Limited Partnership
_____ General Partnership

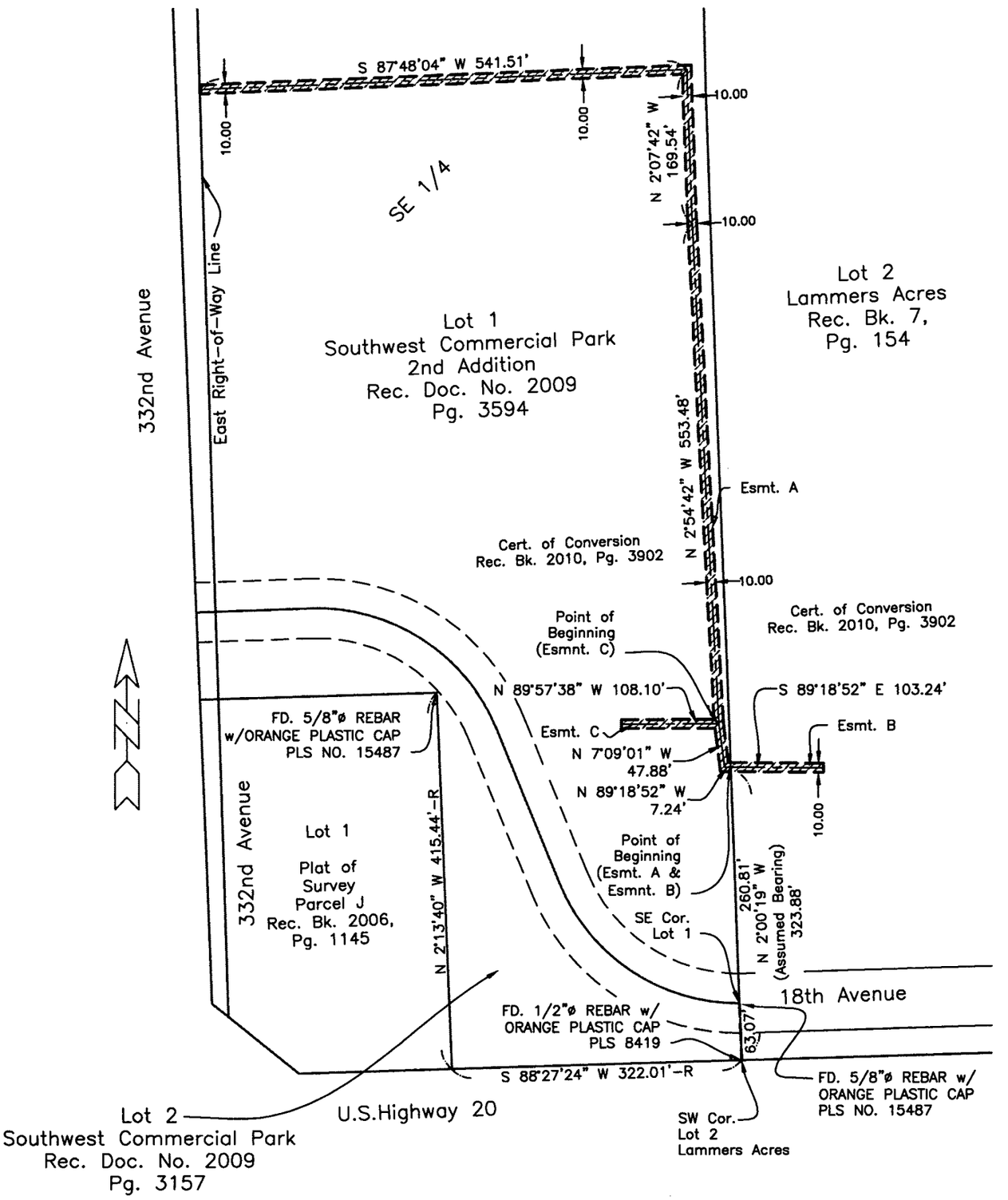
_____ ATTORNEY-IN-FACT
_____ EXECUTOR(s),
_____ ADMINISTRATOR(s),
_____ or TRUSTEE(s):
_____ GUARDIAN(s)
_____ or CONSERVATOR(s)
_____ OTHER

**SIGNER IS REPRESENTING**:
List name(s) of persons(s) or entity(ies):
C & G Partnership LLP

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

# EXHIBIT 'A'

ELECTRIC LINE EASEMENT A and C in Lot 1 of Southwest Commercial Park 2nd Addition in the SE 1/4, and Electric Line Easement B; in Lot 2 of Lammers Acres a Subdivision of the W 1/2 of the SE 1/4 all in Section 36, T89N, R3W, of the 5th P.M., in the City of Dyersville, Delaware County, Iowa




150 0 150

SCALE: 1" = 150'

| |
|---|
| PROJECT NO. 15-027 |
| SCALE: 1" = 100' |
| DATE: March 18, 2015 |
| DRAWN BY: dm |
| CHECKED BY: rr |
| GPS BOX: 32 |
| SHEET 1 OF 1 |

*LEGEND*

- O FOUND SURVEY MONUMENT AS LABELED
- EASEMENT AREA
- LOT LINE
- R RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: Alliant Energy

Drafted on March 18, 2015

PROPRIETORS: C & G Partnership LLP


BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

ELECTRIC LINE EASEMENT A, in Lot 1 of Southwest Commercial Park 2nd Addition in the SE 1/4, Section 36, T89N, R3W, of the 5th P.M., in the City of Dyersville, Delaware County, Iowa.

Commencing at the South East Corner of Lot 1 of said Subdivision Recorded in Book 2009, Page 3594 on file at the Delaware County Recorder's office, Manchester, Iowa;

Thence North 2°00'19" West (Assumed Bearing), 260.81 feet along the East Line of said Lot 1 to the Center Line of Electric Line Utility and to the Point of Beginning;

Thence North 89°18'52" West, 7.24 feet;

Thence North 7°09'01" West, 47.88 feet;

Thence North 2°54'42" West, 553.48 feet;

Thence North 2°07'42" West, 169.54 feet;

Thence South 87°48'04" West, 541.51 feet to the East Right-of-Way Line of 332nd Avenue to Point of Termination;

Intent of Electric Line Easement is 5.0 feet on either side of placed Electric Line Utility.

The boundaries of said Electric Line Easement are being extended and shortened to meet angle points.

Containing 0.31 Acres
Subject to other easements of record.

AND

ELECTRIC LINE EASEMENT B, in Lot 2 of Lammers Acres Subdivision in the West 1/2 of the SE 1/4, Section 36, T89N, R3W, of the 5th P.M., in the City of Dyersville, Delaware County, Iowa.

Commencing at the South West Corner of Lot 2 of said Subdivision Recorded in Book 7, Page 154 on file at the Delaware County Recorder's office, Manchester, Iowa;

Thence North 2°00'19" West (Assumed Bearing), 323.88 feet along the West Line of said Lot 2 to the Center Line of Electric Line Utility and to the Point of Beginning;

Thence South 89°18'52" East, 103.24 feet along said Line to Point of Termination;

Intent of Electric Line Easement is 5.0 feet on either side of placed Electric Line Utility.

The boundaries of said Electric Line Easement are being extended and shortened to meet angle points.

Containing 0.02 Acres
Subject to other easements of record.

AND

ELECTRIC LINE EASEMENT C, in Lot 1 of Southwest Commercial Park 2nd Addition in the SE 1/4, Section 36, T89N, R3W, of the 5th P.M., in the City of Dyersville, Delaware County, Iowa.

Commencing at the South East Corner of Lot 1 of said Subdivision Recorded in Book 2009, Page 3594 on file at the Delaware County Recorder's office, Manchester, Iowa;

Thence North 2°00'19" West (Assumed Bearing), 260.81 feet to the Center Line of Electric Line Utility

Thence North 89°18'52" West,7.24 feet along said Line;

Thence North 7°09'01" West, 47.88 feet to the Point of Beginning;

Thence North 89°57'38" West, 108.10 feet along said Line to Point of Termination;

Intent of Electric Line Easement is 5.0 feet on either side of placed Electric Line utility.

The boundaries of said Electric Line Easement are being extended and shortened to meet angle points.

Containing 0.02 Acres
Subject to other easements of record.

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 Phone 563-927-2434 burringtongroup.com