Recorded: 10/13/2022 at 3:04:53.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.32
Combined Fee: $20.32
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2022 PG: 3103

Prepared by: Brenda Koppes – Ulteig Engineers – 1455 Sherman Rd, Hiawatha, IA 52233 (319) 253-7058
Return to: Heather Dee - Interstate Power and Light Company – PO Box 351 – Cedar Rapids, IA 52406 (319) 786-4514

SPACE ABOVE THIS LINE FOR RECORDER

UNDERGROUND 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, **Manchester Enterprises, Inc., an Iowa Corporation,** ("Grantor(s)"), ADDRESS: 217 N Franklin St Manchester Iowa, 52057 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, expand, operate, repair, patrol and remove an underground electric and telecommunications line or lines, consisting of wires, transformers, switches and other necessary fixtures, appurtenances and equipment, (including associated surface mounted equipment) and construction (collectively, the "*Line*" or "*Lines*") for transmitting electricity, communications and all corporate purposes of Grantee 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 Attached Exhibit A, page 3

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, expansion, operation, repair, use of the Line or Lines.

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 the Line or Lines, under lands now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing and removing the Line or Lines, 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, maintaining, expanding, operating, patrolling, repairing or removing the Line or Lines.

Signed this 7th day of October, 2022.

By: Tirzah N. Wedewer, President
Print Name and Title

Signature

By: Don Loecke, Vice President
Print Name and Title

Signature

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa)

COUNTY OF Delaware) ss:

On this 7 day of October, AD. 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared

Tirzah Wedewer

Don Loecke

X to me personally known

or _____ 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 Whitney Rave
(Sign in Ink)

Whitney Rave
(Print/type name)

Notary Public in and for the State of Iowa.

My Commission Expires: Delaware.

WHITNEY RAVE
Commission Number 811376
My Commission Expires
7-2-2024

CAPACITY CLAIMED BY SIGNER

_____ INDIVIDUAL
✓ CORPORATE
Title(s) of Corporate Officers(s):
President
Vice 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):
Manchester Enterprises, Inc.

EXHIBIT A

PROPERTY DESCRIPTION

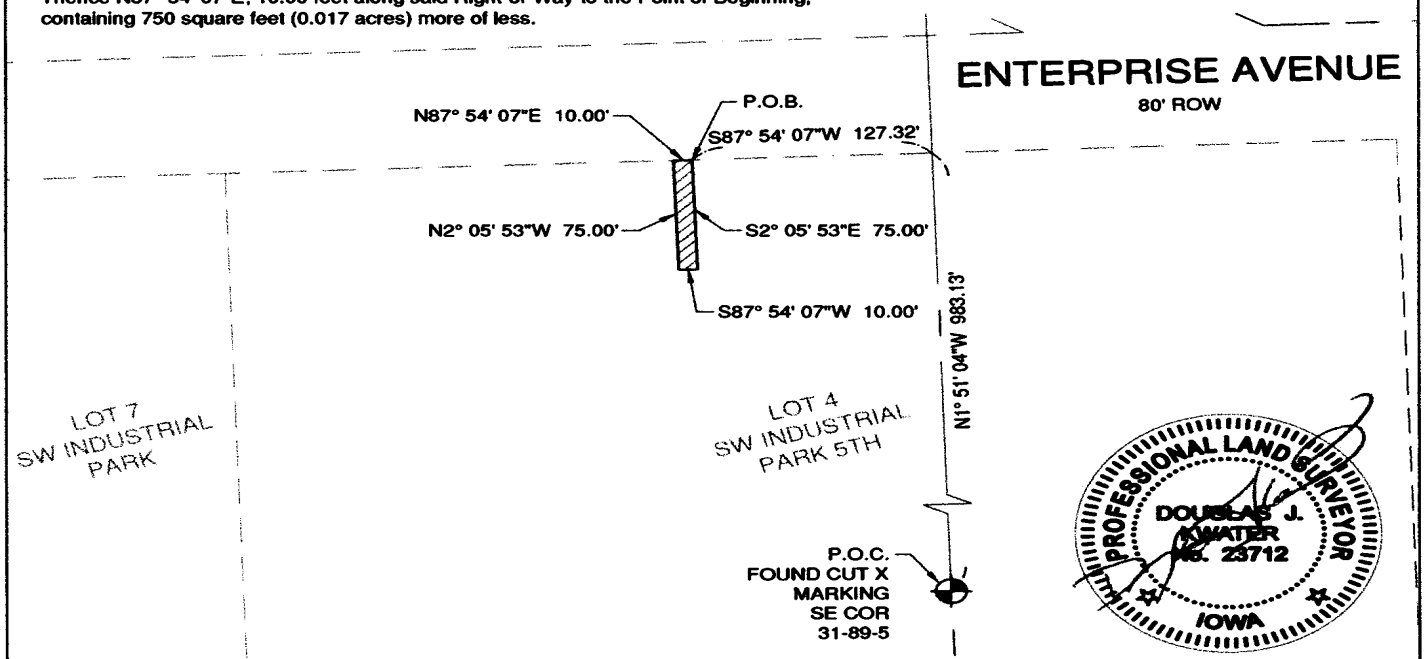
That part of Lot one (1) of the Subdivision of the East one half (E½) of the Southeast quarter (SE¼) of Section thirty one (31) and of the West one half (W½) of the Southwest quarter (SW¼) of Section thirty two; all in Township eighty nine (89) North, Range Five (5), West of the Fifth Principal Meridian, in Delaware County, Iowa, according to the recorded plat thereof, as recorded in Book 2, Plats, Page 167, lying in the Northeast quarter (NE¼) of Southeast Quarter (SE¼) of Section thirty one (31), Township eighty nine (89) North, Range five (5), and lying in the Northwest quarter (NW¼) of Southwest quarter (SW¼) of Section thirty two (32), Township eighty nine (89) North, Range Five (5); all in Delaware County, Iowa. ***As described in Warranty Deed filed in Book 90, Page 104, Office of the Recorder, Delaware County, Iowa.***

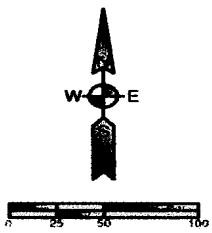
SURVEYOR'S NOTE

Lot 4, as shown in Southwest Industrial Park 5th Subdivision filed in Plat Book 2017, Page 3010. The Southwest Industrial Park 5th Subdivision is a subdivision of part of Lot 1 of the Plat filed in Plat Book 2, Page 167, Office of the Recorder Delaware County, Iowa.

EASEMENT DESCRIPTION

A tract of land for easement purposes on, over and across the above described property, more particularly described as follow;
Commencing at a Cut-X marking the Southeast corner of Section 31, Township 89 North, Range 5 West of the Principle Meridian;
Thence along the West Section line of Section 31 N1° 51' 04"W, 983.13 feet to the southerly Right-of-Way of Enterprise Avenue;
Thence along said Right-of-Way S87° 54' 07"W, 127.32 feet to the TRUE POINT OF BEGINNING;
Thence S2° 05' 53"E, 75.00 feet;
Thence S87° 54' 07"W, 10.00 feet;
Thence N2° 05' 53"W; 75.00 feet to the southerly Right-of-Way of Enterprise Avenue;
Thence N87° 54' 07"E; 10.00 feet along said Right-of-Way to the Point of Beginning, containing 750 square feet (0.017 acres) more of less.





SCALE: 1" = 100'
Orientation of this bearing system is Iowa State Plane North (NAD 83)
This Survey was performed using the Iowa RTN Network

OWNERS

Manchester Enterprises, Inc.
Warranty Deed: Book 90, Page 104

SURVEY REQUESTED BY

Alliant Energy
200 1st Street SE
Cedar Rapids, IA 52401

LEGEND

- ROAD RIGHT OF WAY LINES
- NEW EASEMENT
- EXISTING PARCEL LINES
- SECTION LINE
- FOUND SURVEY MONUMENT
- FOUND CADASTRAL MONUMENT

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.

Douglas J. Kwater — Date 8/26/2022

Iowa license number 23712
License renewal date is December 31, 2023

Ulteig
Cedar Rapids - Sioux Falls - Bismarck - Denver - Detroit Lakes - Fargo - Minneapolis
1455 Sherman Road
Hiawatha, Iowa 52233
Phone: 319.286.3000
Web: www.ulteig.com

EXHIBIT A

Project Number: R22.01964
Date: 8-26-2022
Drawn By: STP
Approved By: DJK
Sheets: 1 of 1

G:\2022\22.01964\Survey\Drawing\Easement exhibits\Lot 4 SW Industrial Park 5th.dwg-Survey 8.5x14 Portrait-8/26/2022 3:12 PM