



Document 2020 1452

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by and return to: Aaron O'Boyle 515-281-2579
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO Box 657, Des Moines, IA 50306-0657

**MIDAMERICAN ENERGY COMPANY
UNDERGROUND ELECTRIC EASEMENT**

Folder No.	<u>9243-20</u>	State of	<u>Iowa</u>
Work Req. No.	<u>2755040</u>	County of	<u>Madison</u>
Project No.	<u>A1145</u>	Section	<u>16</u>
		Township	<u>77</u> North
		Range	<u>26</u> West of the 5 th P.M.

1. For and in consideration of the sum of One and no/100---Dollar (\$1.00), and other valuable consideration, in hand paid by MIDAMERICAN ENERGY COMPANY, an Iowa corporation, receipt of which is hereby acknowledged, the undersigned owner(s) Cory J and Debra J Wade, husband and wife, its successors and assigns ("Grantor"), does hereby grant to MIDAMERICAN ENERGY COMPANY, its successors and assigns ("Grantee"), a perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace or remove underground conduits, wires and cables for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary equipment incident thereto (collectively "Facilities") under and on the surface of the ground, through and across certain property described below, together with the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement ("Easement Area").

DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA:

Lot 16 in Lakeshore Estates Plat 1, an official plat now included in and forming a part of Madison County, Iowa.

EASEMENT AREA:

An underground electric easement described as follows:

A Five (5) foot underground electric line easement on each parcel as generally depicted on Exhibit "A", attached hereto and made a part hereof.

2. Additionally, Grantee shall have the right to remove from the Easement Area described above, any obstructions, including but not limited to, trees, plants, undergrowth, buildings, fences and structures that interfere with the proper operation and maintenance of said Facilities and equipment.

3. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, fences, trees, plants or other objects on the Easement Area described above or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities.

4. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the Facilities (except for damage to property placed subsequent to the granting of this easement) that Grantee determines interferes with the operation and maintenance of the Facilities and associated equipment. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.

5. Additionally, when Grantor provides or installs duct/conduit for said Facilities, this grant shall cover and include all Facilities installed as a part of the Easement Area.

6. Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly, on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless the Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.


7. Each of the provisions of this easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter of dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

8. Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, voluntarily gives up any right to this protection for this property with respect to claims based upon this easement.

9. Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this easement.

(Acknowledgments on following page)

Dated this 24 day of April, 2020



Cory J Wade

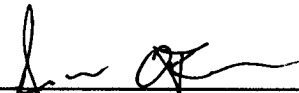


Debra J Wade

ACKNOWLEDGMENT

STATE OF Iowa)
) ss
COUNTY OF Madison)

This record was acknowledged before me on April 24, 2020, by Cory J Wade
and Debra J Wade, husband and wife.



Signature of Notary Public

INDEX LEGEND

COUNTY: Madison
 SUBDIVISION NAME: Lakeshore Estates Plat 1
 BLOCK: LOT(S): 16
 SITE ADDRESS: 123rd Court
 CITY: Van Meter
 PROPRIETOR: Cory & Debra Wade
 REQUESTED BY: Larry Hughes
 SURVEYOR NAME: Vincent E. Piagentini

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

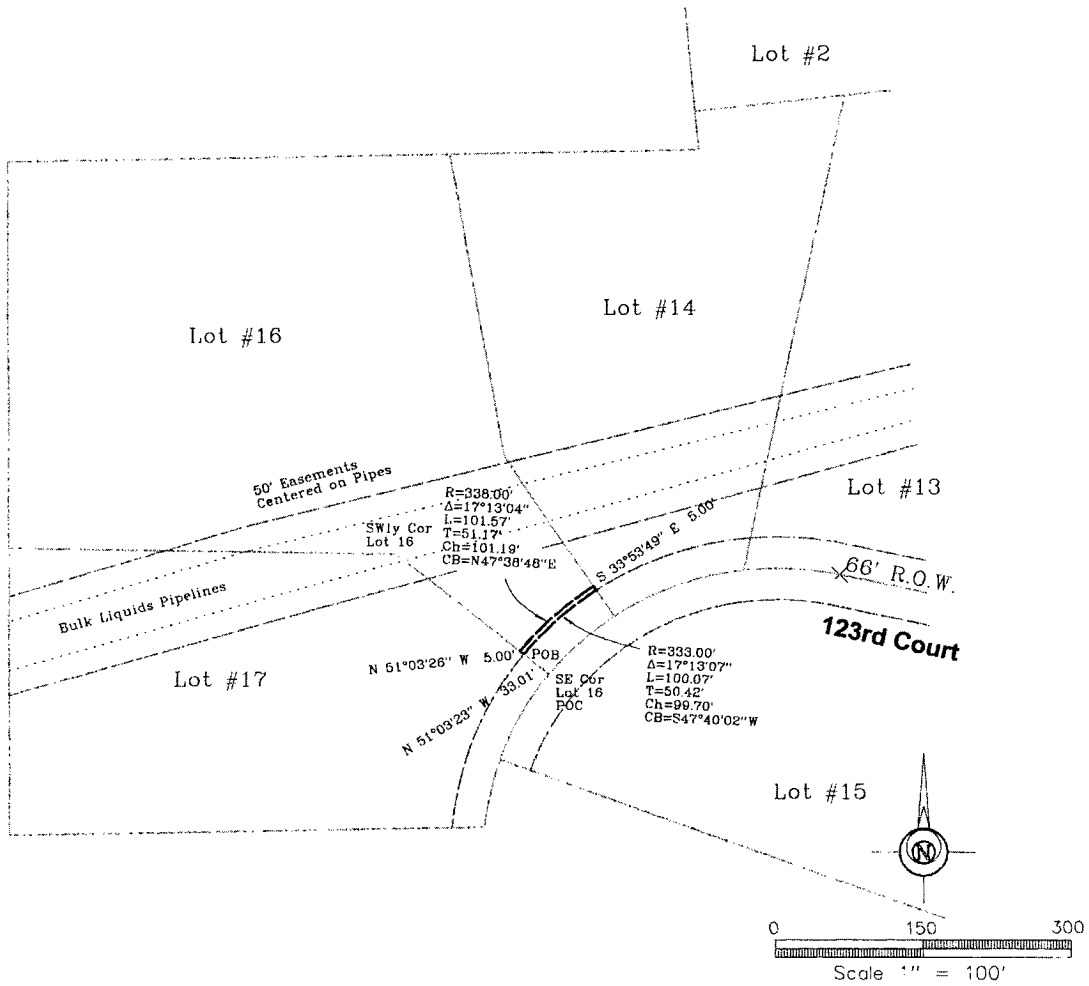
PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE GRIMES BLVD, STE. 800, GRIMES, IA 50111, PH.(515)986-5048

5' UTILITY EASEMENT

EXHIBIT A

Legal Description - 5' Utility Easement on Lot 16

All that part of Lot 16 in Lakeshore Estates Plat 1, an Official Plat, now included in and forming a part of Madison County, Iowa, lying Northwesterly and adjacent to the 33 foot Right of Way line of 123rd Court, more particularly described as follows:
 Commencing at the Southeast corner of Lot 16, thence North 51°03'23" West, along the Southwesterly line of Lot 16, a distance of 33.01 feet, to the Point of Beginning, being a point on the Northwesterly Right of Way line of 123rd Court; thence continuing along the Southwesterly line of said Lot 16, North 51°03'23" West, a distance of 5.00 feet; thence along a curve being 5.00 feet Northwest and parallel to the Northwesterly Right of Way line of 123rd Court, said curve being to the right having a radius of 338.00 feet, a delta of 17°13'04", an arc length of 101.57 feet, and a chord which bears North 47°39'48" East, having a chord distance of 101.19 feet to a point on the East line of Lot 16; thence South 33°53'46" East, along the East line of Lot 16, a distance of 5.00 feet to a point on the Northwest Right of Way line of 123rd Court; thence along the Northwest Right of Way line of 123rd Court, along a curve to the left having a radius of 333.00 feet, a delta of 17°13'07", an arc length of 100.07 feet, and a chord which bears South 47°40'02" West, having a chord distance of 99.70 feet to the Point of Beginning, and containing 604 square feet or 0.012 acres of land, more or less.



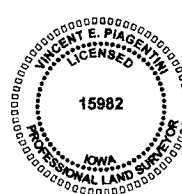
DATE OF SURVEY FIELDWORK: 3/26/2020 DRAWING DATE: 4/16/2020 DRAFTER: VP PROJECT NO: 19250

SYMBOLS LEGEND:

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

REVISION DATE:

Vincent E. Piagentini 4/17/2020
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE



- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- SET 1/2" IR YC 15982 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- OC ORANGE CAP
- IR IRON ROD
- IP IRON PIPE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)