

Document 2005 3899

Book 2005 Page 3899 Type 06 001 Pages 5  
Date 8/15/2005 Time 11:45 AM  
Rec Amt \$27.00

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Prepared by and return to: Brian Knights, MidAmerican Energy Company, Right of Way Services  
P.O. Box 657, Des Moines, Iowa 50303

**MIDAMERICAN ENERGY COMPANY  
OPTION FOR ELECTRIC LINE EASEMENT**

Tract No. MD-005-R039.001

State of Iowa, County of Madison

Legal Description: S ½ SW ¼ Section 16-77-26

Project No. 32162

**OPTION AND EASEMENT**

The undersigned owner(s), Richard C. Van Vleet and Iona M. Van Vleet, husband and wife and the undersigned tenant(s), none, collectively and individually, hereinafter referred to as "Grantor", in consideration of the sum of four thousand four hundred dollars (\$4,400.00) receipt of which is hereby acknowledged, grant to **MIDAMERICAN ENERGY COMPANY**, an Iowa corporation, its successors and assigns, hereinafter referred to as "Company", the right, for and during the period of twenty-four (24) months from the date hereof, to acquire for the further consideration of seventeen thousand six hundred dollars (\$17,600.00), hereinafter referred to as an "Option", upon exercise of said Option and as hereinafter agreed to, a perpetual right-of-way easement upon, over, under, across, and along the land situated in the County of Madison, State of Iowa, and as more specifically described and shown on the attached Exhibit A, and by this reference made a part hereof.

This right of way grant is for the purposes of constructing, reconstructing, patrolling, operating, maintaining and removing electric lines to be located on said premises, including the necessary pole structures, wires, and other appurtenances for the transmission and distribution of electric energy and communications, together with the power to extend to any other party the right to use, jointly with the Company, any structure placed pursuant to the terms hereof, such lines to form a part of an electric transmission and distribution system.

Company shall have the irrevocable right, commencing upon the date of the exercise of this Option, to survey the property; to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to trim or remove any trees or other vegetation growing in said easement area which, in the judgment of Company, may interfere with or endanger said electric lines; to install access gates to said easement area in the fences on the property of Grantor, and of ingress and egress over said land.

Damages to fences, livestock, crops or other property of Grantor, their successors and assigns, by Company while exercising any of the rights granted herein shall be paid by Company to the party damaged.

Subject to the rights of Company hereunder, Grantor shall have the right to cultivate, use and occupy the easement area hereinbefore described except that no structure or object, permanent or temporary, shall be erected, no wells shall be drilled, no storage of materials of any kind, nor shall any ground elevation changes be made, on said easement area without the written consent of Company, that no brush or other inflammable materials shall be deposited or accumulated or burned upon said easement area, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board or its successor.

Upon exercise of the Option, all the foregoing provisions shall constitute the easement granted to the Company by Grantor.

## **LICENSE**

During the period of the Option granted herein, Company shall have the irrevocable right, commencing upon the date of the execution of this instrument, to survey the property; to conduct engineering and associated investigations including, but not limited to, core boring and soil testing; to cut down, trim and spray any trees and shrubs growing in or adjacent to the above-described easement area as may be necessary, in the judgment of Company, to conduct the aforementioned surveys and investigations; and of ingress and egress over said land of Grantor.

Damages to fences, livestock, crops or other property of Grantor, their successors and assigns, by Company while exercising any of the rights granted herein shall be paid by Company to the party damaged.

Subject to the rights of Company hereunder, Grantor shall have the right to cultivate, use and occupy the easement area hereinbefore described except that no structure or object, permanent or temporary, shall be erected, no wells shall be drilled, no storage of materials of any kind, nor shall any ground elevation changes be made, on said easement area without the written consent of Company, that no brush or other inflammable materials shall be deposited or accumulated or burned upon said easement area, and that no act shall be performed which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board or its successor.

**EXTENSION OF OPTION**

The Company shall have the right, at the sole option of the Company, to extend the herein granted Option for a period of six months; said extension shall commence immediately upon expiration of the original Option. Consideration for said extension shall be Five Hundred Dollars (\$500.00), and shall be payable at the time of such extension.

**EXERCISE OF OPTION**

The Option granted herein shall be deemed exercised by Company, and the easement rights agreed upon herein shall be deemed granted, upon the recording of a Notice of Exercise of Option in the office of the Recorder of Deeds in the county in which the property is situated. A copy of the Notice of Exercise of Option shall be deposited in the United States mail in a prepaid sealed envelope addressed to Grantor at their last known address. A check, payable to Grantor in the amount of the further consideration stated above, shall accompany the Notice of Exercise of Option to the Grantor first above named.

**TERMINATION OF OPTION**

If the Company shall not elect to exercise the Option herein, or shall fail to exercise same within the time(s) hereinbefore provided, the Option shall terminate without further action and all rights granted hereunder shall become null and void.

It is mutually understood and agreed that this instrument covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

Signed, sealed and delivered this 2nd day of August, 2005.

GRANTOR/OWNER:

X Richard C. Van Vleet  
Richard C. Van Vleet

X Iona M. Van Vleet  
Iona M. Van Vleet

GRANTOR/TENANT:

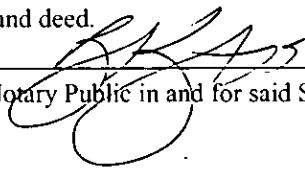
(none)

ACKNOWLEDGMENT

STATE OF Iowa)

COUNTY OF Polk) ss

On this 2nd day of August, 2005, before me, a Notary Public, personally appeared Richard C. Van Vleet and Iona M. Van Vleet to me known to be the persons who are named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

  
\_\_\_\_\_  
Notary Public in and for said State



R-26W

NE CORNER  
16-77-26

2652± 120th St.

N 1/4 CORNER  
16-77-26

NORTH



0' 200' 400'

T-77N

Upland Ave.

FND 1/2" I.R. W/  
YELLOW CAP

NE 1/4  
16-77-26

LEGEND

- SECTION LINE
- 1/4 SECTION & 1/4, 1/4 SECTION LINE
- [Hatched Box] ELECTRIC LINE EASEMENT
- TYPICAL TRANSMISSION LINE CENTERLINE
- (T) TITLE HOLDER
- ▲ LAND CORNER

1324'

662'

33' ROAD EASEMENT

S 1/2, SW 1/4, NE 1/4  
16-77-26

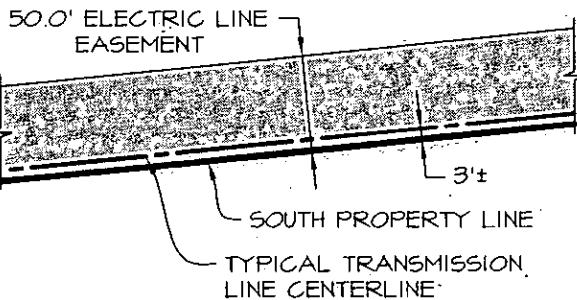
50.0' ELECTRIC LINE  
EASEMENT

CENTER  
16-77-26  
FND 1/2" I.R. W/  
YELLOW CAP

E 1/4 CORNER  
16-77-26

OWNERS

IONA M. VAN VLEET (T)  
RICHARD C. VAN VLEET (T)



EASEMENT DETAIL

SCALE: 1" = 100'

PROPERTY LEGAL DESCRIPTION

THE SOUTH HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION SIXTEEN (16) TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 19.998 ACRES INCLUDING 0.501 ACRES FOR COUNTY ROAD OVER THE WEST 33.0 FEET THEREOF.

ELECTRIC LINE EASEMENT LEGAL DESCRIPTION

THE SOUTH 50.0 FEET OF THE S 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 16, T-77N, R-26W OF THE 5TH P.M., MADISON COUNTY, IOWA. SAID EASEMENT CONTAINS 1.529 ACRES, MORE OR LESS, IN ADDITION TO EXISTING ROAD EASEMENT.

MIDAMERICAN ENERGY COMPANY

MADISON COUNTY  
SECTION 16, T-77N, R-26W

DRAWN BY: MMD DATE: 6-03-05

CHECKED: PJS SCALE: 1" = 400'

APPROVED: APPROVED:

EXHIBIT "A"  
SHEET 1 OF 1

TRACT NO.  
MD-005.R039.001  
BN TRANS