

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

Preparer Information: Farmers Electric Cooperative Inc by Opus I Development
✓ 106 SE 6th St Greenfield, Iowa 50849 Ph: 641-743-6146 Or 1-800-397-4821
ELECTRIC LINE RIGHT-OF WAY EASEMENT
(Underground)

Madison County ohrc Twp 2 Section

Know all men by these present, that the undersigned Opus I Development ~~TRM~~ for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the Farmers's Electric Cooperative, Inc., a cooperative, whose post office address is Greenfield, Iowa, and to its successors or assigns, a perpetual right-of-way to, from time to time, construct, lay, maintain, operate and remove an underground electric transmission or distribution line or lines, conduits, pedestals, or other appurtenances desirable in connection therewith, with the right to ingress and egress to and from said lands situated in the County of Madison and State of Iowa, described as follows, to wit: attached.

The grantor, his heirs, or assigns is to fully use and enjoy the premises except for the purposes herein above granted to the premises except for the purposes herein above granted to the grantee. The grantee hereby agrees to pay any damage which may arise to crops and fences from said construction, operations, or removal of said transmission or distribution lines; the damages if not mutually agreed upon are to be ascertained and determined by three disinterested persons, one thereof to be appointed by the grantor, his heirs or assigns, one by the said grantee, its successors or assigns, and the third by the two appointed as aforesaid, and the award of such three persons shall be final and conclusive.

The said transmission or distribution lines covered by this grant shall be buried at such a depth as not to interfere with the ordinary cultivation of said lands and upon grantor's request, the grantee shall provide the grantor with a plat showing the location of said buried cables and the grantor agrees that no building, structures, or other obstructions shall be places directly above said power, transmission or distribution lines.

The undersigned covenants that he is the owner of the described lands and that all facilities erected hereunder shall remain the property of the Cooperative.


Special provisions, if any:

IN TESTIMONY WHEREOF, the undersigned have executed this instrument this April day of 11, 2006.

Troy F. Manning
TROY F. MANNING

State of Iowa Madison County:

Personally came before me this April day of 11, 2006, A.D. 2006, the above named Opus I Development, ~~TRM~~ to me known to be the persons who executed the foregoing instrument and acknowledged the same.

 **JOSEPH E. CARROLL**
Commission Number 737697
My Commission Expires

Notary Public, State of Iowa

Commission Expires Nov. 16 2008

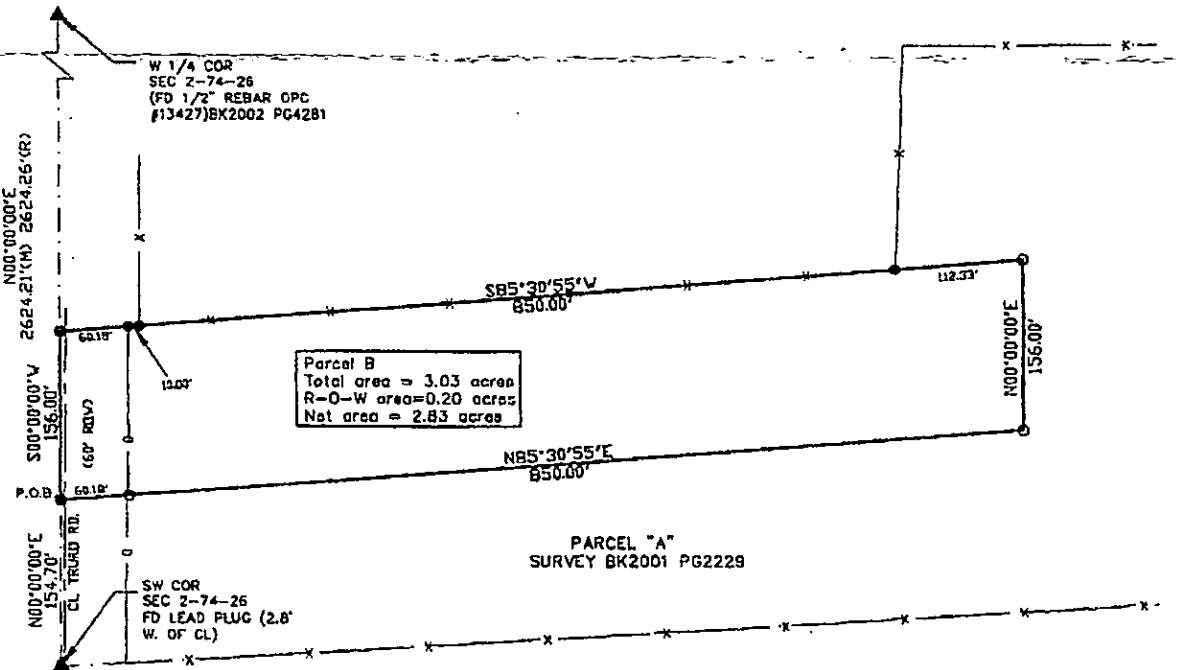
Jeff Hill

PLAT OF SURVEY

LEGAL DESCRIPTION (PARCEL B)

A PARCEL OF LAND BEING PART OF PARCEL A (SURVEY RECORDED BK 2001 PG 2229) OF THE SW 1/4 OF SECTION 2 T74N R26W OF THE 5TH P.M. MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 2; THENCE N00°00'00"E ALONG THE WEST LINE OF SAID SW 1/4 OF SECTION 2, 154.70 FEET TO THE POINT OF BEGINNING; THENCE N85°30'55"E, 850.00 FEET; THENCE N00°00'00"E, 156.00 FEET; THENCE S85°30'55"W, 850.00 FEET TO THE WEST LINE OF SAID SW 1/4 OF SECTION 2; THENCE S00°00'00"W ALONG SAID WEST LINE, 156.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3.03 ACRES INCLUDING 0.20 ACRES OF COUNTY ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD



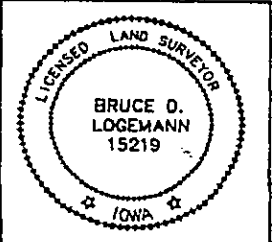
Parcel B
Total area = 3.03 acres
R-O-W area = 0.20 acres
Net area = 2.83 acres



(IN FEET)
1 inch = 120 ft.

GRAPHIC SCALE

- CORNERS FOUND:
- ▲ - SECTION COR. (AS NOTED)
 - - FD 1/2" OPC#13427
- CORNERS SET:
- - 1/2" IP YEL. CAP#15219
 - ⊗ - CUT "X" CONC.
- DATE SURVEYED: 4/7/06



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

SIGNATURE: Bruce Logemann LS 48239 DATE: 4/6/06

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007

PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

PROPRIETOR : W.A. KRAUSE
SURVEY PREPARED FOR : MATT MANNING



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