



Book 2022 Page 1574

Document 2022 1574 Type 03 006 Pages 4

Date 5/17/2022 Time 10:57:01AM

Rec Amt \$22.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Recorder's Cover Sheet
WIND FARM EASEMENT (Supplemental Exhibit)

Preparer Information:

Felix Friedman, 1863 Earlham Rd, Winterset, IA 50273

Taxpayer Information:

N/A

Return Address

Independence Wind Energy LLC, c/o BHE Renewables, LLC, Attn: Jason Romey, 666 Grand Avenue, Suite 500, Des Moines, IA 50309 Phone (515) 242-3988

Grantors:

Randy G. and Jacqueline K. Mormann, husband and wife

Grantees:

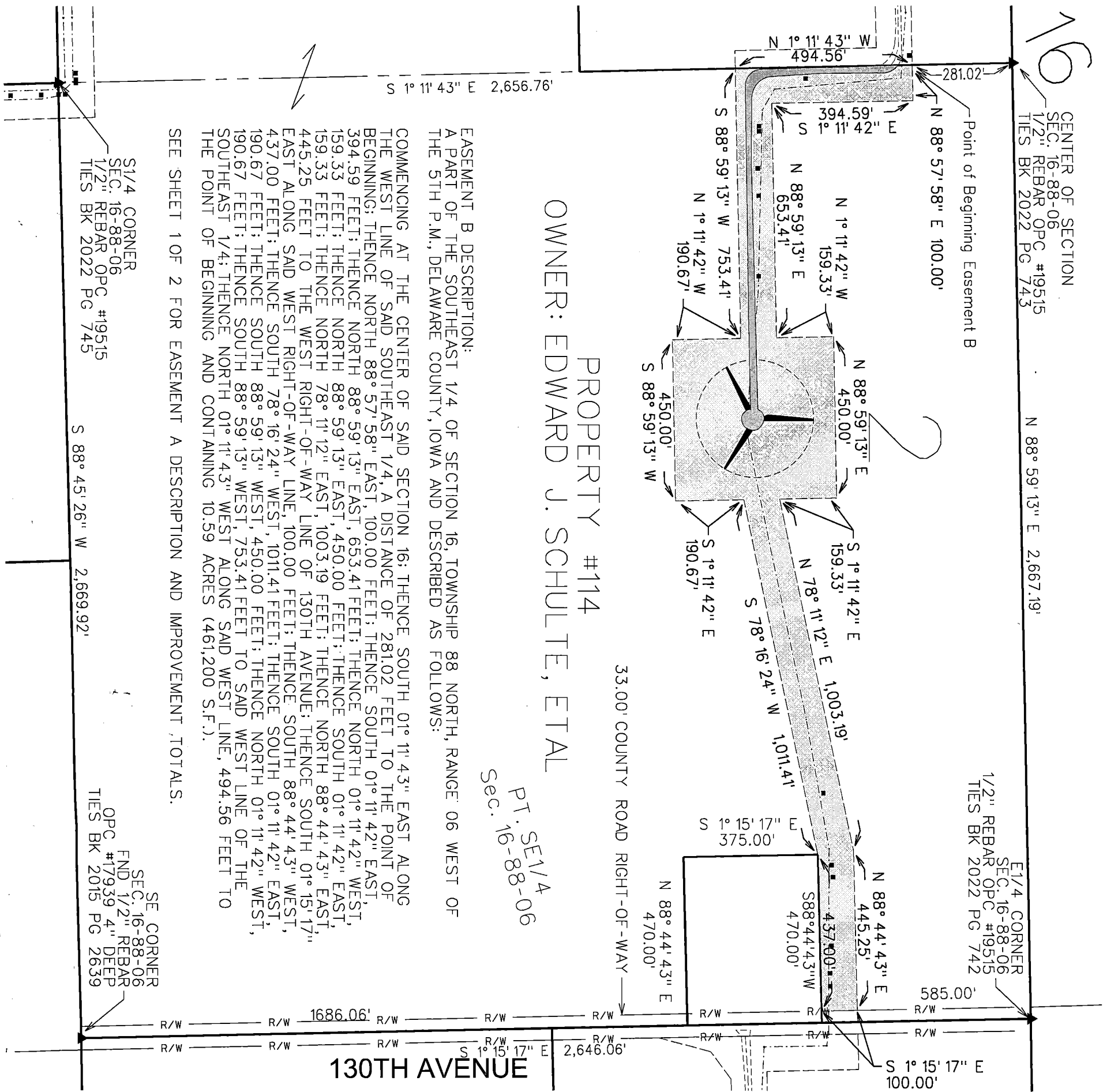
Independence Wind Energy LLC

Legal Description: See Easement descriptions on attached As-Built drawings (Exhibit C)

Document or instrument number if applicable:

The attached As-Built drawing is the **Exhibit C** referred to in the Memorandum of Wind Farm Easement Agreement recorded in **Book 2020 at Page 3810** of the Delaware County Records, and replaces **Exhibit B** attached to that document.

Property #114, #115



OWNER: EDWARD J. SCHULTE, ETAL

PT. SE 1/4
Sec. 16-88-06

EASEMENT B DESCRIPTION:
A PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 88 NORTH, RANGE 06 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 16; THENCE SOUTH 01° 11' 43" EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 281.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 57' 58" EAST, 100.00 FEET; THENCE SOUTH 01° 11' 42" EAST, 394.59 FEET; THENCE NORTH 88° 59' 13" EAST, 653.41 FEET; THENCE NORTH 01° 11' 42" WEST, 159.33 FEET; THENCE NORTH 88° 59' 13" EAST, 450.00 FEET; THENCE SOUTH 01° 11' 42" EAST, 159.33 FEET; THENCE NORTH 78° 11' 12" EAST, 1003.19 FEET; THENCE SOUTH 01° 11' 42" EAST, 445.25 FEET TO THE WEST RIGHT-OF-WAY LINE OF 130TH AVENUE; THENCE SOUTH 01° 15' 17" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 100.00 FEET; THENCE SOUTH 88° 44' 43" WEST, 437.00 FEET; THENCE SOUTH 78° 16' 24" WEST, 1011.41 FEET; THENCE SOUTH 01° 11' 42" EAST, 190.67 FEET; THENCE SOUTH 88° 59' 13" WEST, 450.00 FEET; THENCE SOUTH 01° 11' 42" WEST, 190.67 FEET; THENCE SOUTH 88° 59' 13" WEST, 753.41 FEET TO SAID WEST LINE OF THE SOUTHEAST 1/4; THENCE NORTH 01° 11' 43" WEST ALONG SAID WEST LINE, 494.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.59 ACRES (461,200 S.F.).

SEE SHEET 1 OF 2 FOR EASEMENT A DESCRIPTION AND IMPROVEMENT, TOTALS.

S1/4 CORNER
SEC. 16-88-06
1/2" REBAR OPC #19515
TIES BK 2022 PG 745

SE CORNER
SEC. 16-88-06
FND 1/2" REBAR
OPC #17939 4" DEEP
TIES BK 2015 PG 2639

E1/4 CORNER
SEC. 16-88-06
1/2" REBAR OPC #19515
TIES BK 2022 PG 742

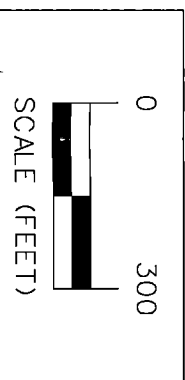
THIS DRAWING SHALL NOT BE CONSTRUED AS A PROPERTY SURVEY. NEITHER THIS DRAWING NOR THE METES AND BOUNDS EASEMENT DESCRIPTION CAN BE USED FOR THE PURPOSE OF TRANSFERRING TITLE TO THE LAND HEREIN DESCRIBED.

LEGEND

- AS-BUILT TURBINE WITH NUMBER
- AS-BUILT EASEMENT AREA
- AS-BUILT COLLECTION LINE
- PROPERTY BOUNDARY
- AS-BUILT ACCESS ROAD/ GRAVEL LIMITS
- JUNCTION BOX
- TILE REPAIR LOCATION

NOTES

- 1) DRAIN TILE REPAIRS WERE PROVIDED TO THE SURVEYOR. THE UNDERGROUND COLLECTION LINE WAS FIELD SURVEYED FROM CONSULTING ENGINEERS GROUP LOCATIONS IN OCTOBER 2021. THE ABOVE-GROUND JUNCTION BOXES AND TRANSFORMERS WERE FIELD SURVEYED.
- 2) THE DIMENSIONS SHOWN ON THE EXHIBIT C DRAWINGS ARE MEASURED HORIZONTALLY, WITH NO CONSIDERATION TO SLOPE OR ELEVATION.
- 3) THE LINEAL FEET (L.F.) SHOWN ON THE COLLECTION LINE CONTAINS THE CUMULATIVE AMOUNT OF CABLE PATH LENGTH ON THE PROPERTY SHOWN IN THE EXHIBIT UNLESS OTHERWISE NOTED.
- 4) THE ACCESS ROAD IS DIMENSIONED FROM THE RIGHT-OF-WAY LINE, AS APPLICABLE.
- 5) THE FIELD SURVEY WAS PERFORMED IN AUGUST 2021.
- 6) EASEMENT SURVEYS AND DIMENSIONS SHOWN PERFORMED USING SPC 1A NORTH (1401) US SURVEY FT, USING THE 1A RTN NETWORK; REFERENCE NAD83(2011)/EPOCH 2010.00).



ISSUE DATE: MARCH 24, 2022

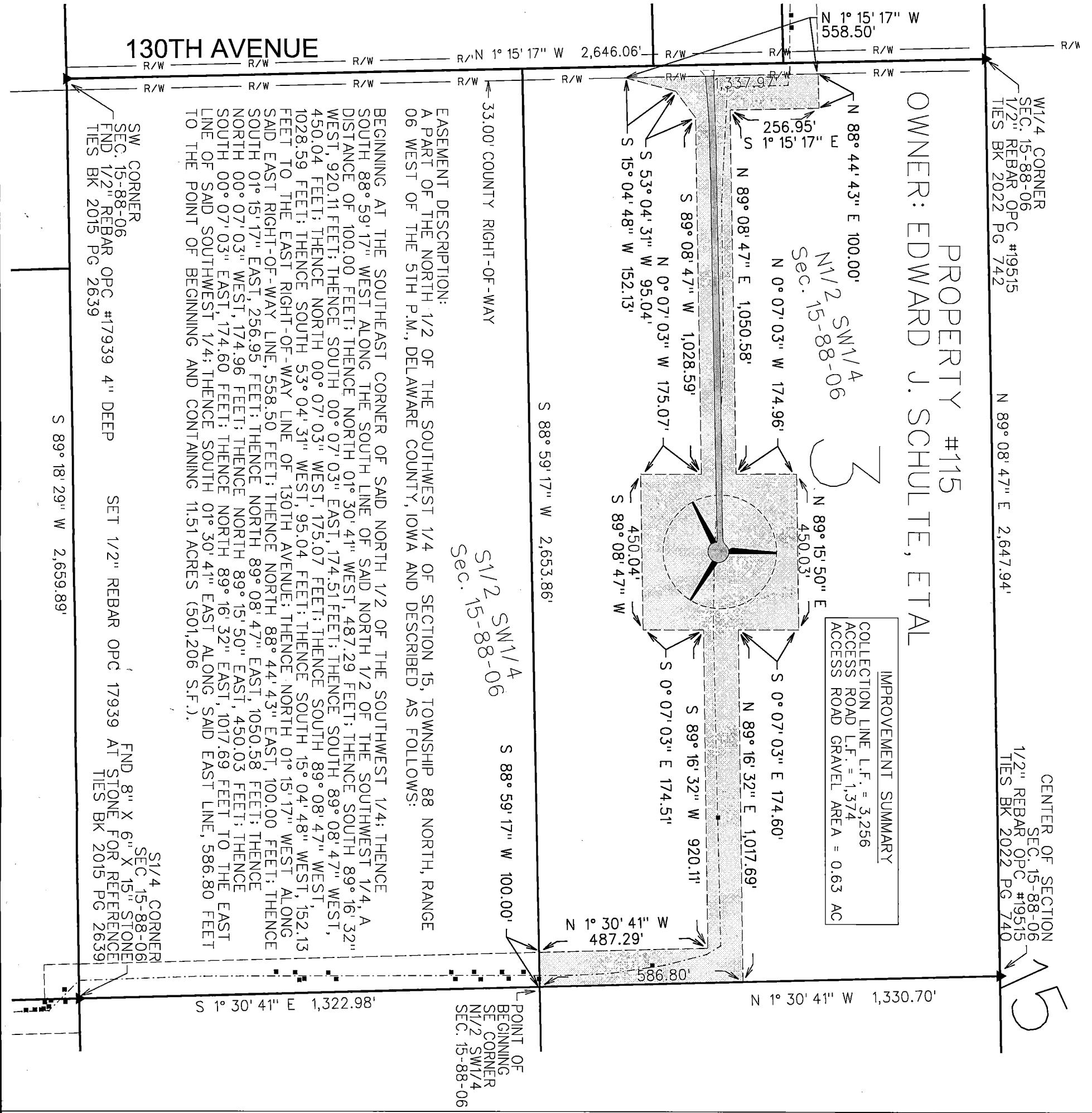
INDEPENDENCE WIND ENERGY PROJECT DELAWARE CO., IOWA

EXHIBIT C - PARCEL #114 EDWARD J. SCHULTE, ETAL

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD,
ANKENY, IOWA 50023
515-984-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer:	Checked By: EJM	Scale: 1"= 300'	
Technician: SLG	Date: 01-21-2022	Field Bk: Pg:	
Project No: 120.1064.01A			Sheet 2 of 2



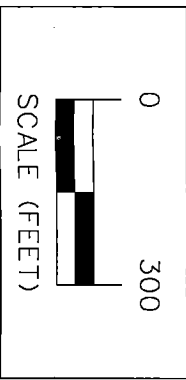
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- 4) THE ACCESS ROAD IS DIMENSIONED FROM THE TURBINE TO THE PROPERTY LINE OR PUBLIC RIGHT-OF-WAY LINE, AS APPLICABLE.
- 5) THE FIELD SURVEY WAS PERFORMED IN AUGUST 2021.
- 6) EASEMENT SURVEYS AND DIMENSIONS SHOWN PERFORMED USING SPC 1A NORTH (1401) US SURVEY FT., USING THE 1A RTN NETWORK; REFERENCING NAD83(2011)EPOCH 2010.001.



ISSUE DATE: MARCH 24, 2022



SNYDER & ASSOCIATES

Project No: 120.1064.01A
Sheet 1 of 1

INDEPENDENCE WIND ENERGY PROJECT

DELAWARE CO., IOWA

EXHIBIT C - PARCEL #115 EDWARD J. SCHULTE, ETAL

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
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