



Book 2022 Page 1575

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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:

Havertape Prairie View Farms Corp., an Iowa corporation

Grantees:

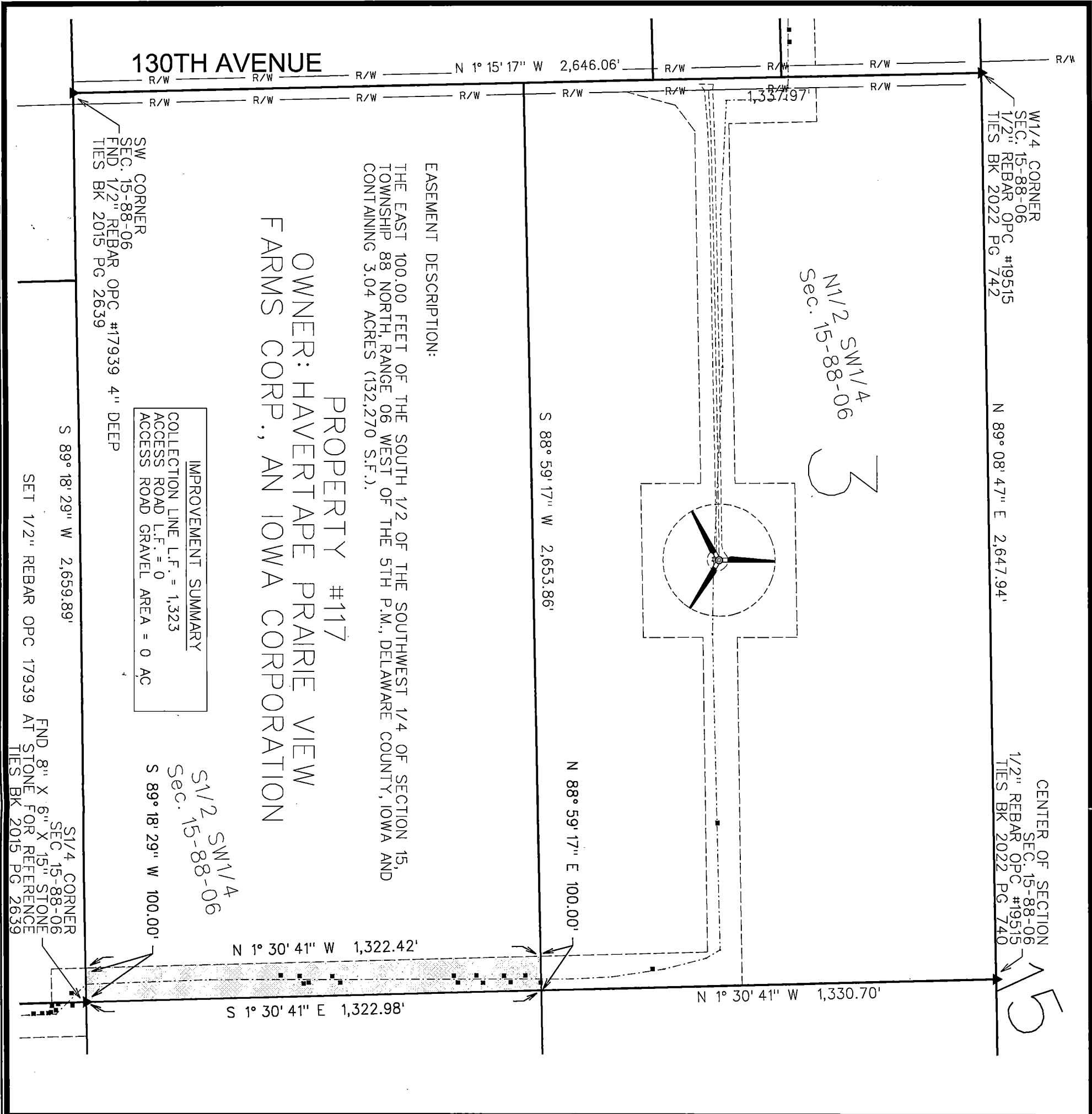
Independence Wind Energy LLC

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 3811** of the Delaware County Records, and replaces **Exhibit B** attached to that document.

Property #117, #131, #131A, #136



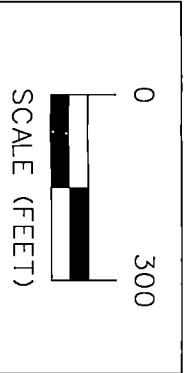
THIS DRAWING SHALL NOT BE CONSTRUED AS A PROPERTY SURVEY. NEITHER THIS DRAWING, NOR THE METES AND BOUNDS EASEMENT DESCRIPTION CAN BE USED FOR THE PURPOSE OF TRANSFERRING TITLE TO THE LAND HEREIN DESCRIBED.

LEGEND

- 1 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 LOCATES 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 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 (1403) US SURVEY FT, USING THE 1A RTN NETWORK, REFERENCEING NAD83(2011)/EPOCH 2010.00).



ISSUE DATE: MARCH 24, 2022

INDEPENDENCE WIND ENERGY PROJECT DELAWARE CO., IOWA

EXHIBIT C - PARCEL #117 HAVERTAPE PRAIRIE VIEW FARMS CORP.

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

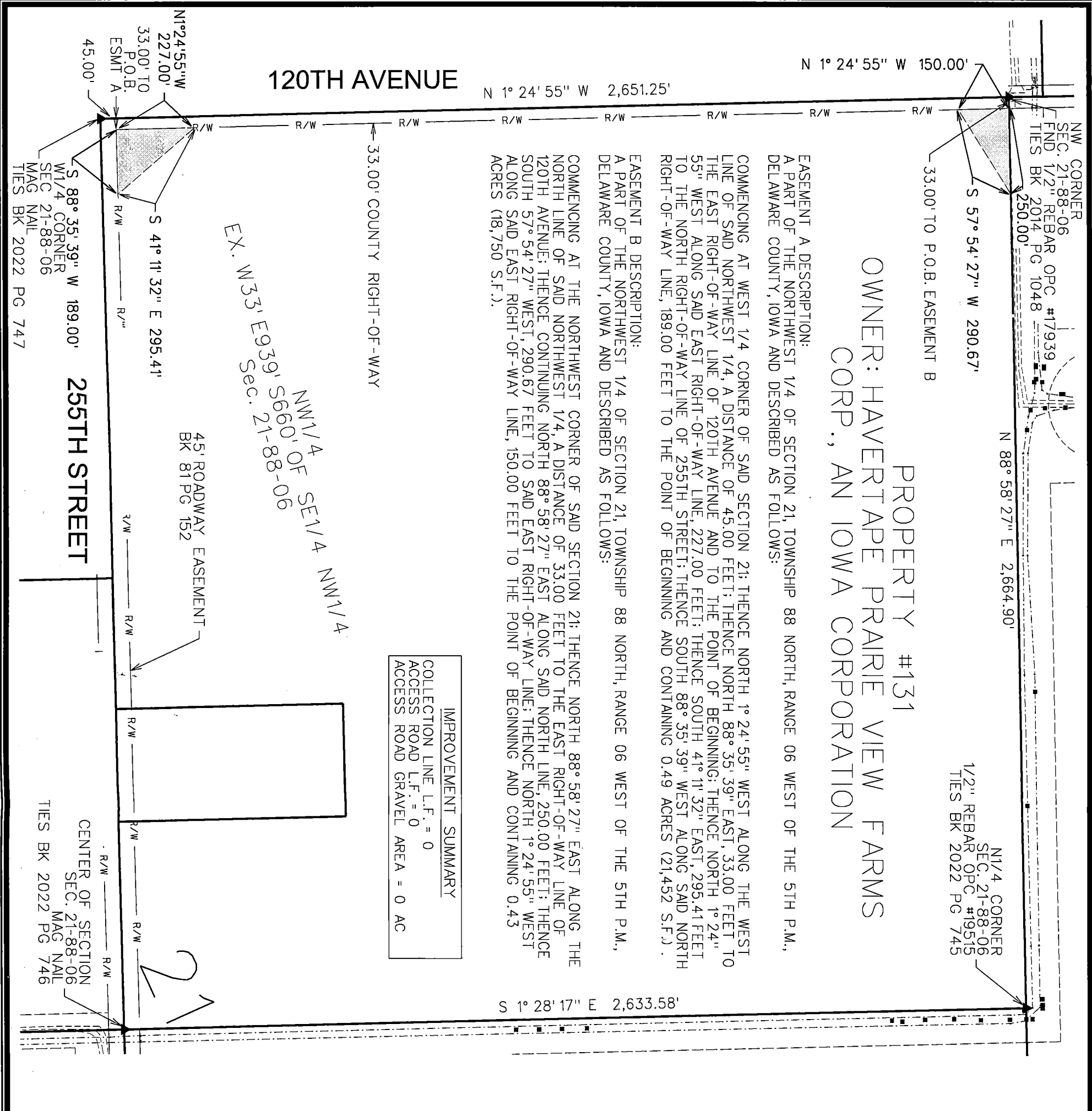
MARK	REVISION	DATE	BY
Engineer:	Checked By: EJM	Scale: 1"= 300'	
Technician: SLG	Date: 01-21-2022	Field Bk: Pg:	
Project No: 120.1064.01A		Sheet 1 of 1	



SNYDER & ASSOCIATES

Project No: 120.1064.01A

Sheet 1 of 1



IMPROVEMENT SUMMARY
COLLECTION LINE L.F. = 0
ACCESS ROAD L.F. = 0
ACCESS ROAD GRAVEL AREA = 0 AC

EASEMENT A DESCRIPTION:
A PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 88 NORTH, RANGE 06 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT WEST 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 1° 24' 55" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 45.00 FEET; THENCE NORTH 88° 35' 39" EAST, 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 120TH AVENUE AND TO THE POINT OF BEGINNING; THENCE NORTH 1° 24' 55" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 227.00 FEET; THENCE SOUTH 41° 11' 32" EAST, 295.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 255TH STREET; THENCE SOUTH 88° 35' 39" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 189.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.49 ACRES (21,452 S.F.).

EASEMENT B DESCRIPTION:
A PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 88 NORTH, RANGE 06 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH 88° 58' 27" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 120TH AVENUE; THENCE CONTINUING NORTH 88° 58' 27" EAST ALONG SAID NORTH LINE, 250.00 FEET; THENCE SOUTH 57° 54' 27" WEST, 290.67 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 1° 24' 55" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.43 ACRES (18,750 S.F.).

PROPERTY #131
OWNER: HAVERTAPE PRAIRIE VIEW FARMS
CORP., AN IOWA CORPORATION

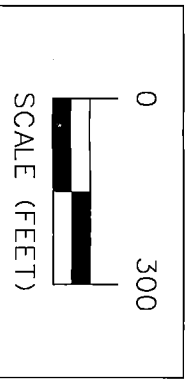
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LEGEND

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- 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 LOCATES 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.
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ISSUE DATE: MARCH 24, 2022

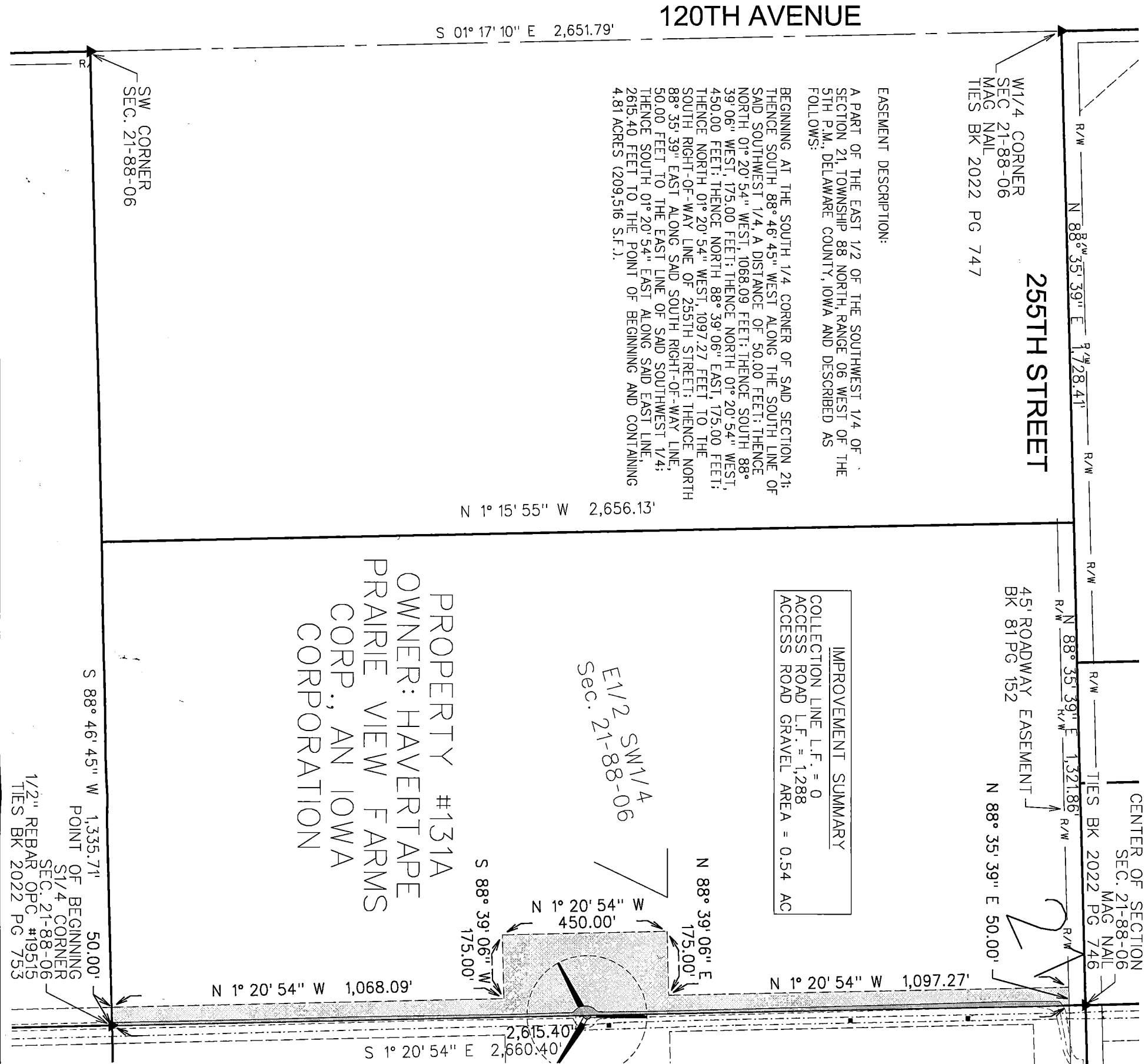
INDEPENDENCE WIND ENERGY PROJECT DELAWARE CO., IOWA

EXHIBIT C - PARCEL #131 HAVERTAPE PRAIRIE VIEW FARMS CORP.

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
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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 1 of 1		



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Sheet 1 of 1

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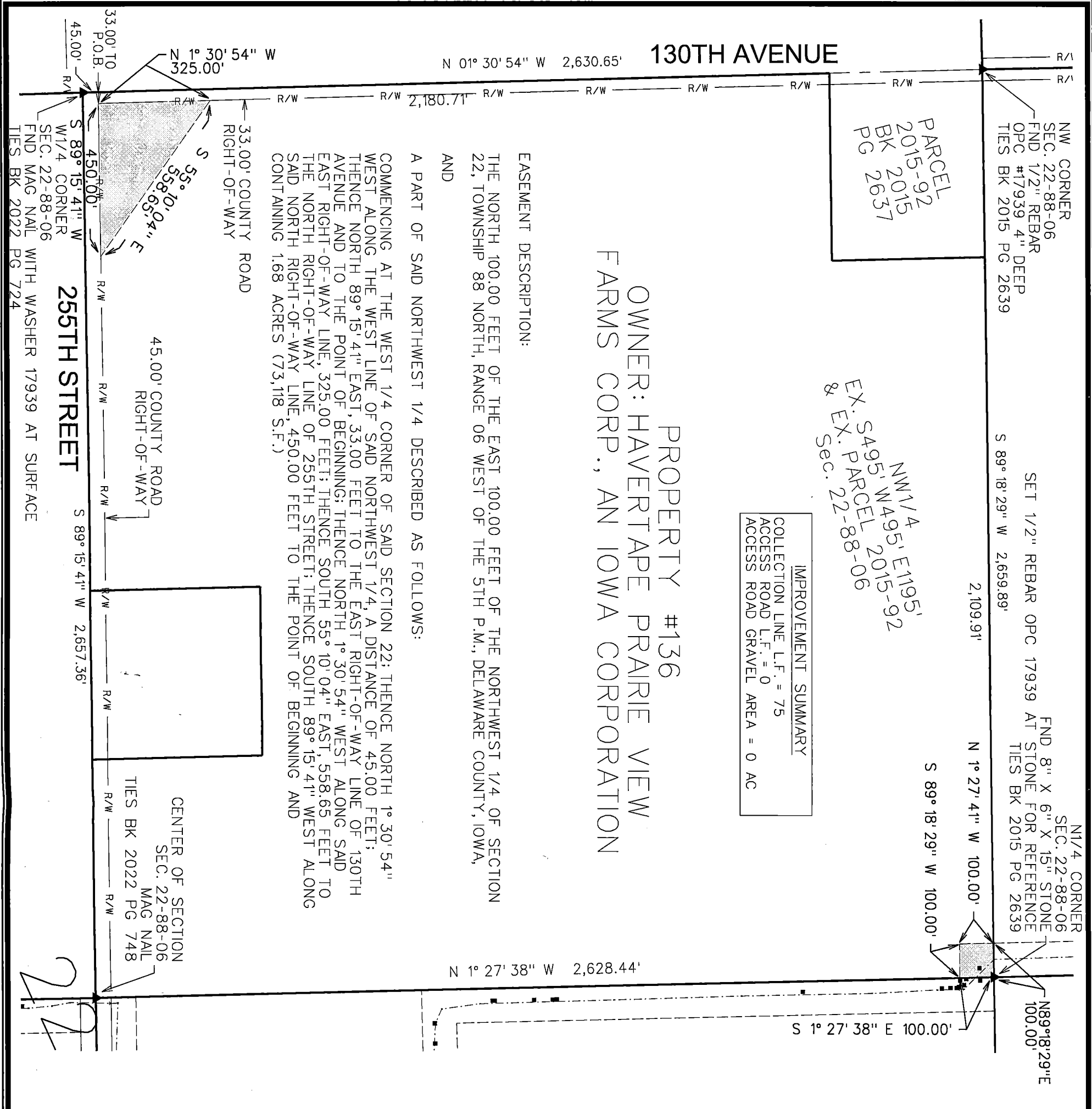
DELAWARE CO., IOWA

EXHIBIT C - PARCEL #131A HAVERTAPE PRAIRIE VIEW FARMS CORP.

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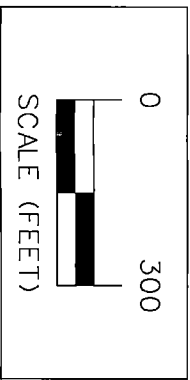
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INDEPENDENCE WIND ENERGY PROJECT

DELAWARE CO., IOWA

EXHIBIT C - PARCEL #136 HAVERTAPE PRAIRIE VIEW FARMS CORP.

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