



Book 2022 Page 1588

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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:

Todd D. Prier a/k/a Todd Daniel Prier and Debra A. Prier a/k/a Debra Ann Prier, husband and wife

Grantees:

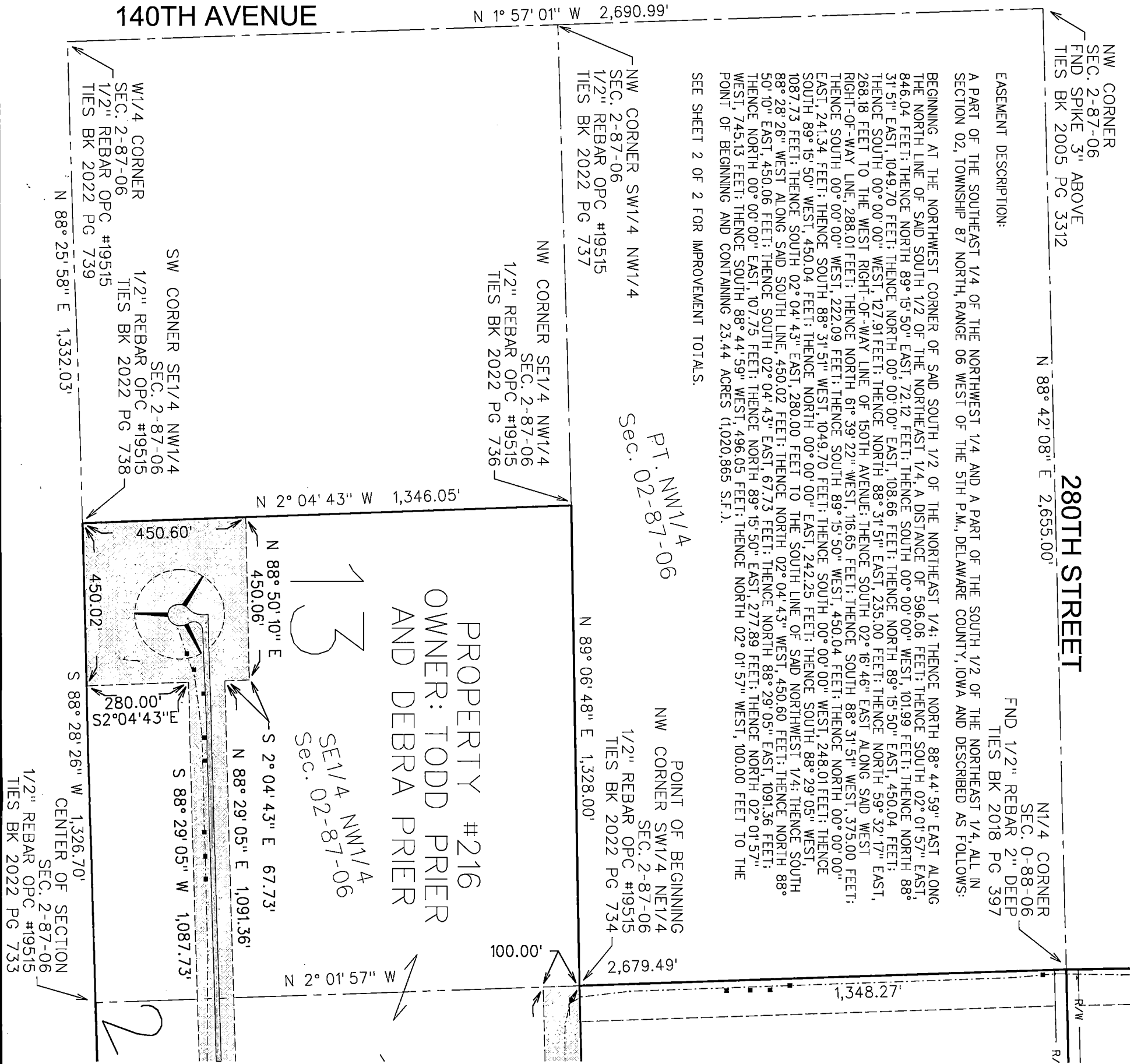
Independence Wind Energy LLC

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 3821** of the Delaware County Records, and replaces **Exhibit B** attached to that document.

Property #216, #220



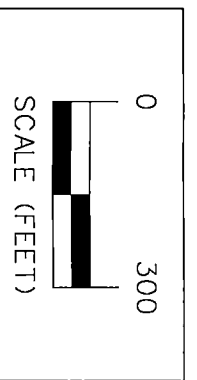
THIS DRAWING SHALL NOT BE CONSTRUED AS A PROPERTY SURVEY. NEITHER THIS DRAWING, NOR THE METES AND BOUNDS EASEMENT DESCRIPTION CAN BE USED FOR THE PURPOSE OF TRANSFERRING TITLE TO THE LAND HEREIN DESCRIBED.

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 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 (140) 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 #216 TODD PRIER AND DEBRA PRIER

SNYDER & ASSOCIATES, INC.

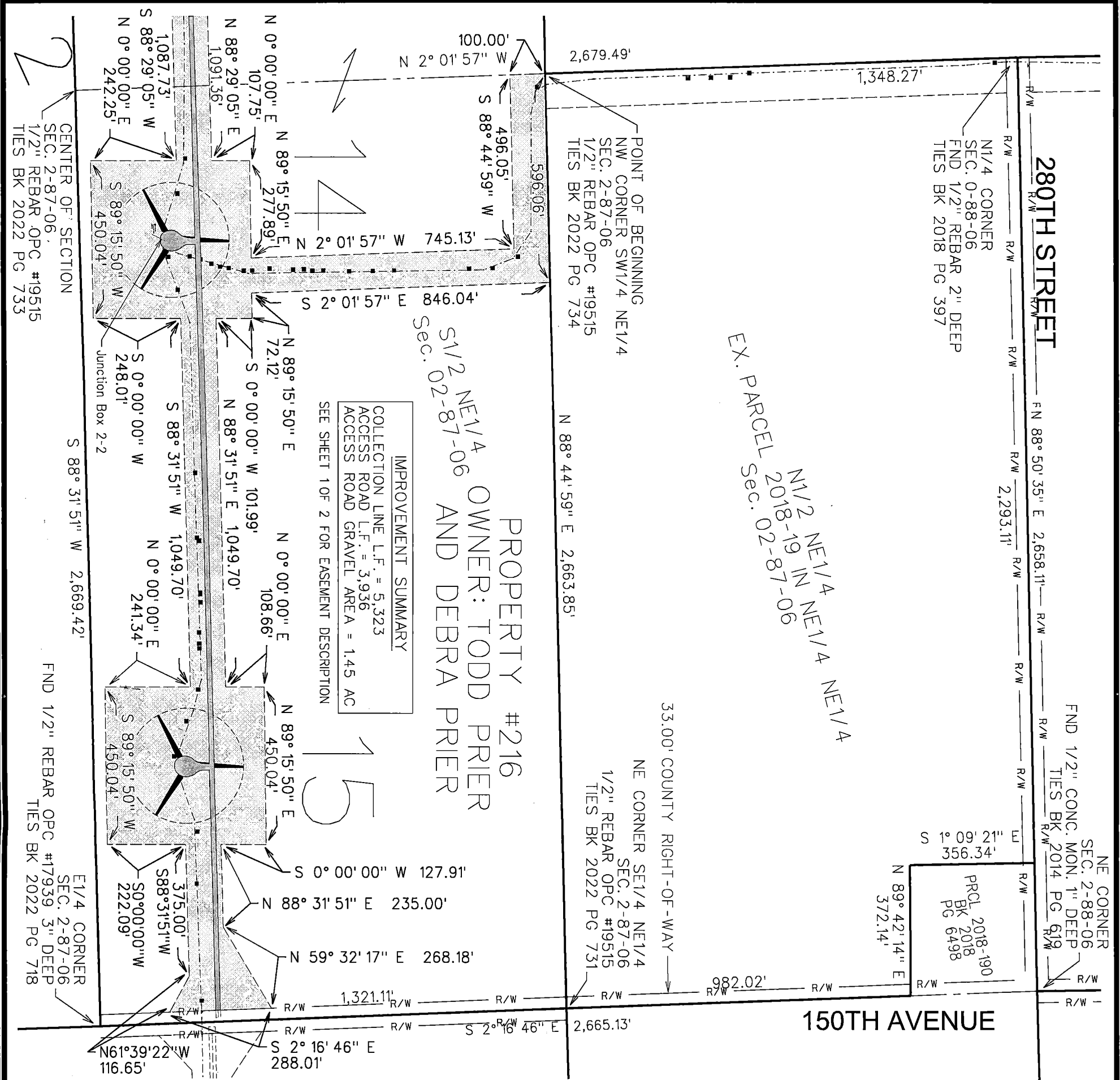
2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

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 2



SNYDER & ASSOCIATES

Project No: 120.1064.01A
Sheet 1 of 2



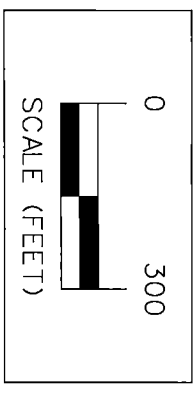
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SNYDER & ASSOCIATES

Project No: 120.1064.01A
Sheet 2 of 2

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Technician: SLG	Date: 01-21-2022	Field Bk:	Pg:
Project No: 120.1064.01A		Sheet 2 of 2	



W1/4 CORNER
SEC. 1-87-06
FND 1/2" REBAR OPC #17939 3" DEEP
TIES BK 2022 PG 718

NW CORNER SW1/4 NW1/4
SEC. 1-87-06
FND 1/2" REBAR OPC #17939 3" DEEP
TIES BK 2022 PG 731

IMPROVEMENT SUMMARY

COLLECTION LINE L.F. = 756
ACCESS ROAD L.F. = 715
ACCESS ROAD GRAVEL AREA = 0.33 AC

EASEMENT DESCRIPTION:

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 87 NORTH, RANGE 06 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF S4D SECTION 1; THENCE NORTH 02° 16' 46" WEST ALONG THE WEST LINE OF S4D NORTHWEST 1/4, A DISTANCE OF 164.15 FEET; THENCE NORTH 88° 31' 51" EAST, 33.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 150TH AVENUE AND TO THE POINT OF BEGINNING; THENCE NORTH 02° 16' 46" WEST ALONG S4D EAST RIGHT-OF-WAY LINE, 292.00 FEET; THENCE SOUTH 56° 21' 14" EAST, 175.76 FEET; THENCE NORTH 88° 31' 51" EAST, 348.34 FEET; THENCE NORTH 01° 48' 55" WEST, 175.00 FEET; THENCE NORTH 88° 31' 51" EAST, 450.00 FEET; THENCE SOUTH 01° 48' 55" EAST, 450.00 FEET; THENCE SOUTH 88° 31' 51" WEST, 450.00 FEET; THENCE NORTH 01° 48' 55" WEST, 175.00 FEET; THENCE SOUTH 88° 31' 51" WEST, 387.00 FEET; THENCE SOUTH 46° 37' 17" WEST, 136.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.05 ACRES (263,351 S.F.).

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AS-BUILT TURBINE WITH NUMBER

AS-BUILT EASEMENT AREA

AS-BUILT COLLECTION LINE

PROPERTY BOUNDARY

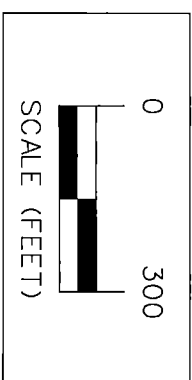
GRAVEL LIMITS

JUNCTION BOX

TILE REPAIR LOCATION

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