

Recorded: 10/13/2022 at 3:04:50.0 PM  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.32  
Combined Fee: \$20.32  
Revenue Tax:  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2022 PG: 3101

Prepared by: Brenda Koppes – Ulteig Engineers – 1455 Sherman Rd, Hiawatha, IA 52233 (319) 253-7058  
Return to: Heather Dee - Interstate Power and Light Company – PO Box 351 – Cedar Rapids, IA 52406 (319) 786-4514

SPACE ABOVE THIS LINE FOR RECORDER

## UNDERGROUND ELECTRIC LINE EASEMENT

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **Manchester Enterprises, Inc., an Iowa Corporation**, ("Grantor(s)"), ADDRESS: 217 N Franklin St Manchester Iowa, 52057 do(es) hereby warrant and convey unto **Interstate Power and Light Company, an Iowa Corporation**, its successor and assigns, ("Grantee") a perpetual easement with the right, privilege and authority to construct, reconstruct, maintain, expand, operate, repair, patrol and remove an underground electric and telecommunications line or lines, consisting of wires, transformers, switches and other necessary fixtures, appurtenances and equipment, (including associated surface mounted equipment) and construction (collectively, the "Line" or "Lines") for transmitting electricity, communications and all corporate purposes of Grantee together with the power to extend to any other party the right to use, jointly with the Grantee, pursuant to the provisions hereof, upon, under, and across the following described lands located in the County of Delaware, and the State of Iowa:

See Attached Exhibit A, page 3

together with all the rights and privileges for the full enjoyment or use thereof for the aforesaid purpose.

Grantor(s) agrees that it will not construct or place any buildings, structures, plants, or other obstructions on the property described above.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on said described land and such other trees and vegetation adjacent thereto as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, expansion, operation, repair, use of the Line or Lines.

Grantee, its contractor, or agent may enter said premises for the purpose of making surveys and preliminary estimates immediately upon the execution of this easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to the Line or Lines, under lands now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing and removing the Line or Lines, and the Grantee agrees to pay to the Grantor(s) or its tenants all damages done to the lands (except the cutting and trimming of trees or other vegetation), fences, livestock or crops of the Grantor(s) or its tenants, by the Grantee or its employees while constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing or removing the Line or Lines.

Signed this 7<sup>th</sup> day of October, 2022.

By: Tirzah Wedewer, President  
Print Name and Title

[Signature]  
Signature

By: Don Loেকে, Vice President  
Print Name and Title

[Signature]  
Signature

**ALL PURPOSE ACKNOWLEDGMENT**

STATE OF Iowa

COUNTY OF Delaware ss:

On this 7 day of October, AD. 2022,  
before me, the undersigned, a Notary Public in and for said State,  
personally appeared

Tirzah Wedewer

Don Loেকে

X to me personally known

or \_\_\_\_\_ provided to me on the basis of satisfactory  
evidence

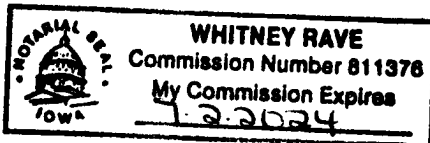
to be the persons(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by  
his/her/their signature(s) on the instrument the person(s), or the  
entity upon behalf of which the person(s) acted, executed the  
instrument.

NOTARY SEAL Whitney Rave  
(Sign in Ink)

Whitney Rave  
(Print/type name)

Notary Public in and for the State of Iowa

My Commission Expires: 7.2.2024



**CAPACITY CLAIMED BY SIGNER**

☐ INDIVIDUAL  
☒ CORPORATE  
Title(s) of Corporate Officers(s):

President

Vice President

☐ N/A  
☒ Corporate Seal is affixed  
☐ No Corporate Seal procured

☐ PARTNER(s)  
☐ Limited Partnership  
☐ General Partnership

☐ ATTORNEY-IN-FACT  
☐ EXECUTOR(s),  
☐ ADMINISTRATOR(s),  
☐ or TRUSTEE(s):  
☐ GUARDIAN(s)  
☐ or CONSERVATOR(s)  
☐ OTHER

**SIGNER IS REPRESENTING:**

List name(s) of persons(s) or entity(ies):

Manchester Enterprises, Inc

# EXHIBIT A

## PROPERTY DESCRIPTION

That part of Lot one (1) of the Subdivision of the East one half (E½) of the Southeast quarter (SE¼) of Section thirty one (31) and of the West one half (W½) of the Southwest quarter (SW¼) of Section thirty two; all in Township eighty nine (89) North, Range Five (5), West of the Fifth Principal Meridian, in Delaware County, Iowa, according to the recorded plat thereof, as recorded in Book 2, Plats, Page 167, lying in the Northeast quarter (NE¼) of Southeast Quarter (SE¼) of Section thirty one (31), Township eighty nine (89) North, Range five (5), and lying in the Northwest quarter (NW¼) of Southwest quarter (SW¼) of Section thirty two (32), Township eighty nine (89) North, Range Five (5); all in Delaware County, Iowa. As described in Warranty Deed filed in Book 90, Page 104, Office of the Recorder, Delaware County, Iowa.

## SURVEYOR'S NOTE

Lot 6, as shown in Southwest Industrial Park Second Subdivision filed in Plat Book 7, Page 183. The Southwest Industrial Park Second Subdivision is a subdivision of part of Lot 1 of the Plat filed in Plat Book 2, Page 167, Office of the Recorder Delaware County, Iowa.

## EASEMENT DESCRIPTION

A tract of land for easement purposes on, over and across the above described property, more particularly described as follow:  
The southerly 20 feet of Lot 6 SW Industrial Park Second Subdivision as shown on plat in Plat Book 7, Page 183, containing 11,876.30 square feet (0.27 acres) more or less.



0 50 100 200

SCALE: 1" = 200'

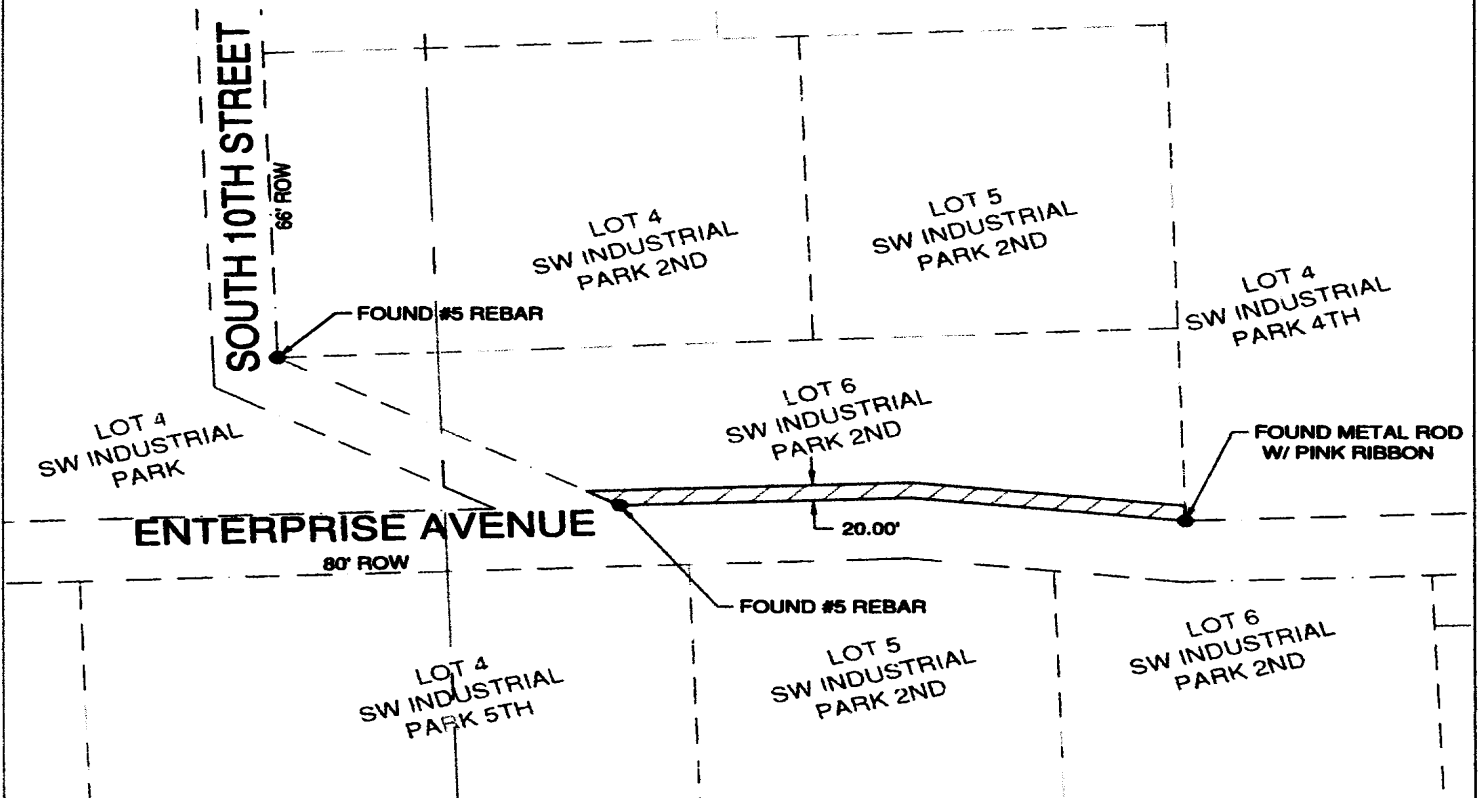
Orientation of this bearing system is Iowa State Plane North (NAD 83)  
This Survey was performed using the Iowa RTN Network

## OWNERS

Manchester Enterprises, Inc.  
Warranty Deed: Book 90, Page 104

## SURVEY REQUESTED BY

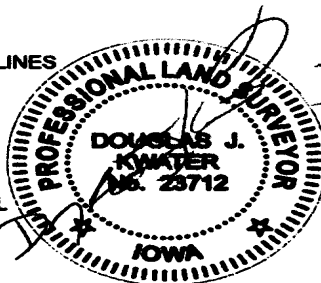
Alliant Energy  
200 1st Street SE  
Cedar Rapids, IA 52401



## LEGEND

- ROAD RIGHT OF WAY LINES
- NEW EASEMENT
- EXISTING PARCEL LINES
- SECTION LINE
- FOUND SURVEY MONUMENT
- FOUND CADASTRAL MONUMENT

I hereby certify that this Land Surveying Document was prepared by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.



8/30/2022  
Douglas J. Kwatter Date

Iowa license number 23712  
License renewal date is December 31, 2023

Ulteig

Cedar Rapids - Sioux Falls - Bismarck - Denver - Detroit Lakes - Fargo - Minneapolis  
1455 Sherman Road  
Hiawatha, Iowa 52233  
Phone: 319.286.3000  
Web: www.ulteig.com

EXHIBIT A

Project Number: B22-01964  
Date: 8-28-2022  
Drawn By: STP  
Approved By: DJK  
Sheets: 1 of 1