Recorded: 3/21/2024 at 9:53:27.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.22
Combined Fee: $15.22
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 620

Prepared by: Eric J. Miller, PLS Snyder & Associates, Inc., 2727 SW Snyder Boulevard Ankeny, Iowa 50023 (515) 964-2020

Return to: Eric J. Miller, PLS Snyder & Associates, Inc., 2727 SW Snyder Boulevard Ankeny, Iowa 50023 (515) 964-2020

SURVEYOR'S AFFIDAVIT

STATE OF IOWA)
)ss:
COUNTY OF POLK)

I, Eric J. Miller, being first duly sworn, on oath do depose and say:

1. That I am a duly Professional Licensed Land Surveyor under the laws of the State of Iowa and prepared the easement descriptions for the Exhibit C drawing, filed in the records of the Delaware County Recorder's Office in Book 2022, Page 1584 located in Section 35, Township 88 North, Range 6 west of the 5th P.M., Delaware County, Iowa.

2. That the following appreciable errors or omissions in the data shown on said Exhibit C have been detected. That within the description for Easement Area B, there is a scrivener's error in the section reference in the first and third lines of the description.

3. That in the first and third lines of the description for Easement Area B, the section is incorrectly shown as "22" and that this text should read: "35".

4. That attached to this affidavit is a revised Exhibit C that corrects the above described scrivener's error.

5. That I make this affidavit in order that the same may be filed for record under the provisions of the Code of Iowa, as amended.

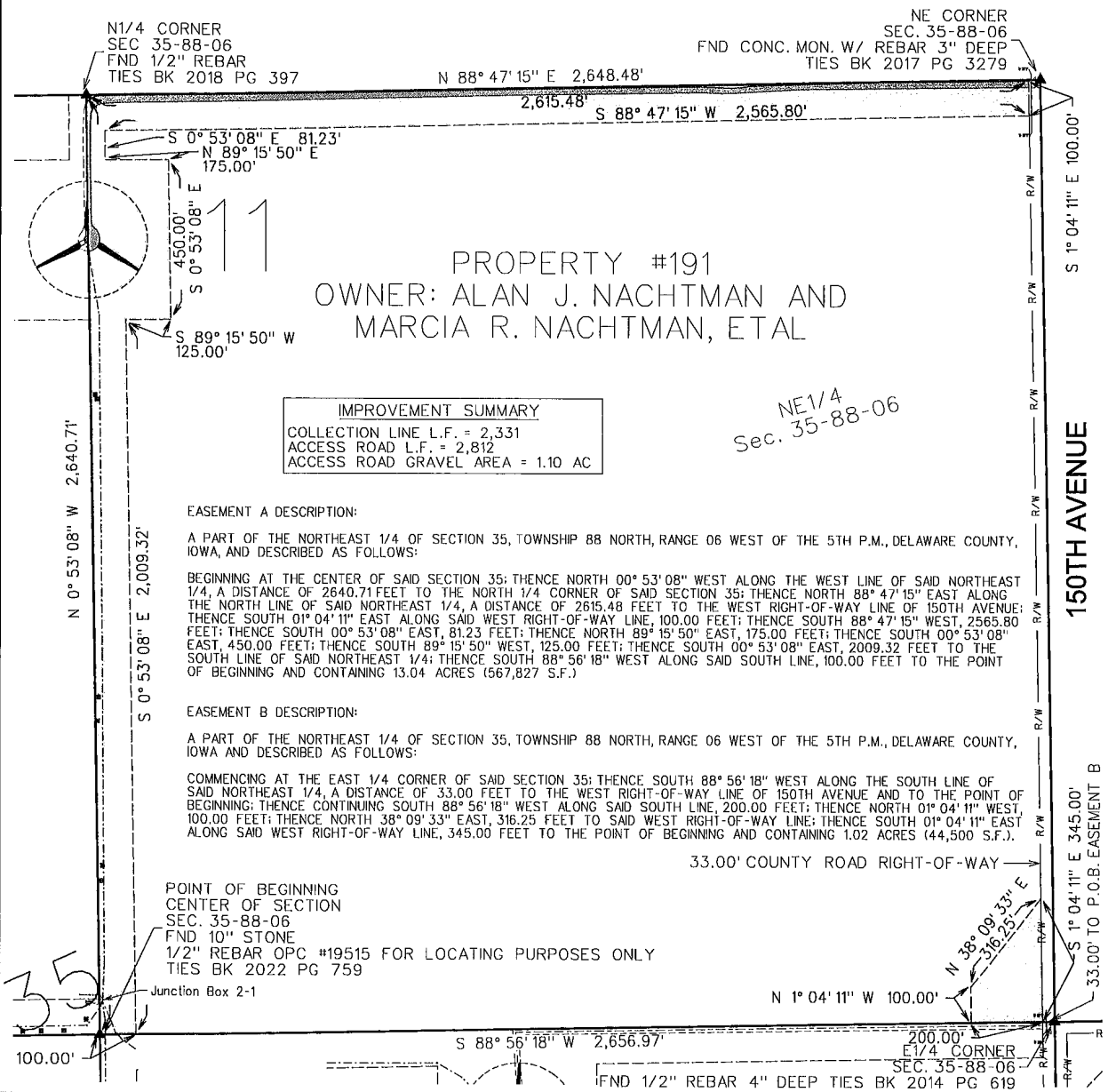
Dated this 20th day of March, 2024

Eric J. Miller, PLS License No. 19515

Subscribed in my presence and sworn to before me by the said Eric J. Miller,
This 20th day of March, 2024.

Sara A Perkins
Notary Public

NOTARIAL SEAL IOWA
SARA A. PERKINS
Commission Number 835341
My Commission Expires
10-26-2024



IMPROVEMENT SUMMARY
COLLECTION LINE L.F. = 2,331
ACCESS ROAD L.F. = 2,812
ACCESS ROAD GRAVEL AREA = 1.10 AC

EASEMENT A DESCRIPTION:

A PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 88 NORTH, RANGE 06 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 35; THENCE NORTH 00° 53' 08" WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2640.71 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE NORTH 88° 47' 15" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2615.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF 150TH AVENUE; THENCE SOUTH 01° 04' 11" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 100.00 FEET; THENCE SOUTH 88° 47' 15" WEST, 2565.80 FEET; THENCE SOUTH 00° 53' 08" EAST, 81.23 FEET; THENCE NORTH 89° 15' 50" EAST, 175.00 FEET; THENCE SOUTH 00° 53' 08" EAST, 450.00 FEET; THENCE SOUTH 89° 15' 50" WEST, 125.00 FEET; THENCE SOUTH 00° 53' 08" EAST, 2009.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 88° 56' 18" WEST ALONG SAID SOUTH LINE, 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.04 ACRES (567,827 S.F.)

EASEMENT B DESCRIPTION:

A PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 88 NORTH, RANGE 06 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE SOUTH 88° 56' 18" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 33.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 150TH AVENUE AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88° 56' 18" WEST ALONG SAID SOUTH LINE, 200.00 FEET; THENCE NORTH 01° 04' 11" WEST, 100.00 FEET; THENCE NORTH 38° 09' 33" EAST, 316.25 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 01° 04' 11" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 345.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.02 ACRES (44,500 S.F.).

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 IA NORTH (1401) US SURVEY FT, USING THE IA RTN NETWORK; REFERENCING NAD83(2011)(EPOCH 2010.00).

0 300
SCALE (FEET)

ISSUE DATE: FEBRUARY 21, 2024

MARK	REVISION	DATE	BY
1	REVISED PER CLIENT COMMENTS	02/27/24	GDB

Designed: | Checked By: EJM | Scale: 1"= 300'
Technician: SJC | Date: 01-21-2022 | Field Bk: Pg:
Project No: 120.1064.01A | Sheet 1 of 1

INDEPENDENCE WIND ENERGY PROJECT DELAWARE CO., IOWA
EXHIBIT C - PARCEL #191 ALAN J. AND MARCIA R. NACHTMAN, ETAL

SNYDER & ASSOCIATES, INC.
2722 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Project No: 120.1064.01A
Sheet 1 of 1