

Recorded: 7/17/2024 at 8:01:20.0 AM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 1681

Prepared by: Lucie Ostlund – Ulteig Engineers – 1455 Sherman Rd, Hiawatha, IA 52233 (319) 253-7057
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, **Crystal A. Hanzelka, a single person** (“Grantor(s)”), ADDRESS: **24869 208th Ave., Delhi, 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

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.

Project Title: 24869 208th Ave Delhi Iowa

ERP Activity ID: WR# TBD

Tract No.: 1

REROW No.:

Signed this 16th day of July, 2024.

GRANTOR(S)

By:

[Handwritten Signature]

Crystal A. Hanzelka

By:

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa
COUNTY OF Delaware ss:

On this 16th day of July, AD. 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared

Crystal A. Hanzelka

_____ to me personally known
or X 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 *[Signature]*
(Sign in Ink)
Lucille Ostlund
(Print/type name)

Notary Public in and for the State of Iowa
My Commission Expires: April 12, 2025

CAPACITY CLAIMED BY SIGNER

____ INDIVIDUAL
____ CORPORATE
Title(s) of Corporate Officers(s):

____ 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):



EXHIBIT A



SCALE: 1" = 40'
 Orientation of this bearing system is Iowa State Plane North (NAD 83)
 This Survey was performed using the Iowa RTN Network

PROPERTY DESCRIPTION

LOT FOUR (4) AND THE NORTHERLY ONE-HALF (N1/2) OF LOT FIVE (5) OF PETLON'S RIVER SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FIVE (5), WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 6 PLAT, PAGE 43, ALSO ALL LAKE FRONTAGE RUNNING TO THE WATER FRONT AND THEN AT RIGHT ANGLES TO THE MIDDLE OF LAKE DELHI WITH RESPECT TO SAID LOT FOUR (4) AND THE NORTHERLY ONE-HALF (N1/2) OF LOT FIVE (5); *As described in Warranty Deeds filed as Book 2019, Page 1119, in the Office of the Recorder, Delaware County, Iowa.*

EASEMENT DESCRIPTION

A tract of land for easement purposes on, over and above the real property described in Warranty Deeds filed Book 2019, Page 1119, Book 217, more particularly described as;

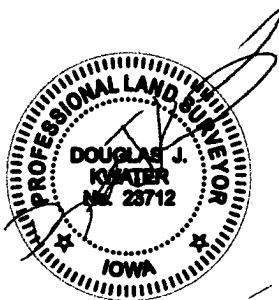
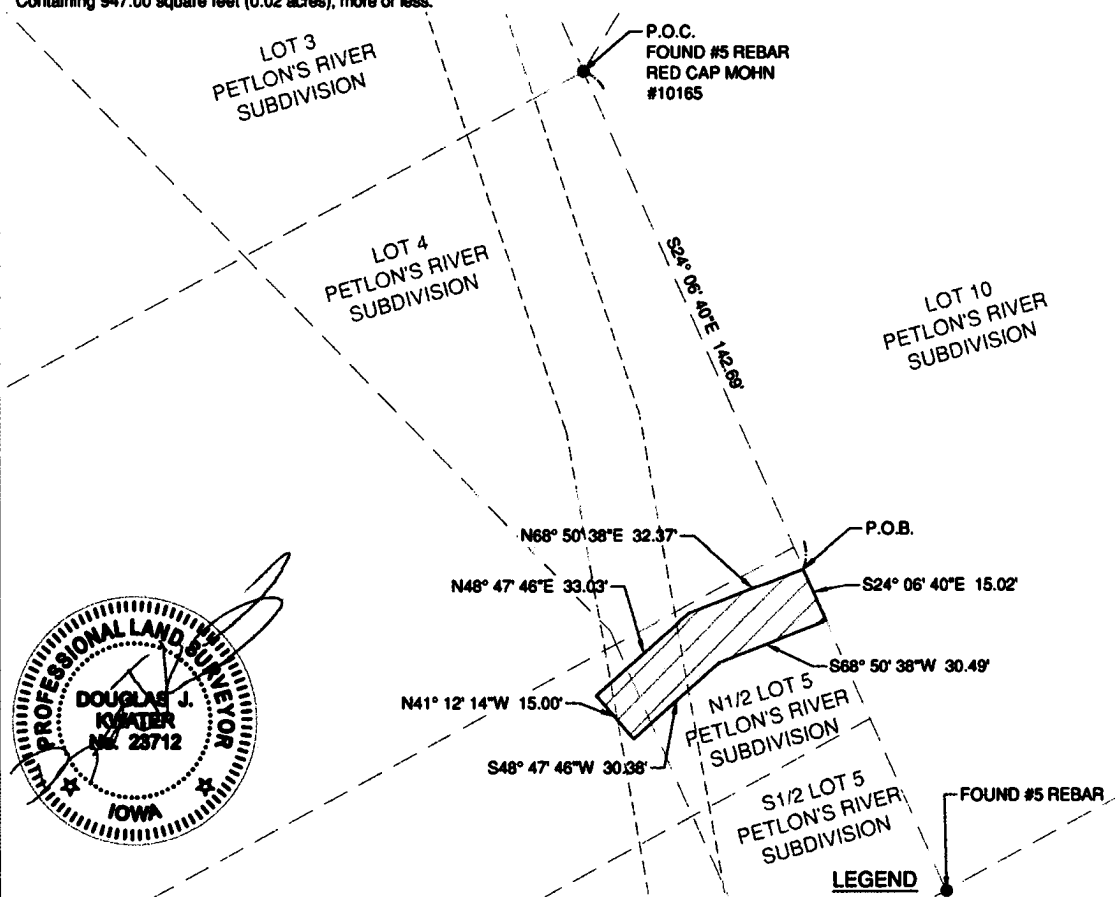
Commencing at a #5 Rebar, with a red cap #10165, marking the northerly corner of Lot 4 of Petlon's River Subdivision; thence along the easterly line of said lot 4, S24° 06' 40"E, 142.69 feet to the TRUE POINT OF BEGINNING; thence continuing along said line, S24° 06' 40"E, 15.02 feet; thence S68° 50' 38"W, 30.49 feet; thence S48° 47' 46"W, 30.38 feet; thence N41° 12' 14"W, 15.00 feet; thence N48° 47' 46"E, 33.03 feet thence N68° 50' 38"E, 32.37 to the POINT OF BEGINNING, Containing 947.00 square feet (0.02 acres), more or less.

OWNERS

Crystal A. Hanzelka
 Warranty Deed: Book 2019, Page 1119

SURVEY REQUESTED BY

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



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.

Douglas J. Kwater Date *7/16/2024*

Iowa license number 23712
 License renewal date is December 31, 2025

LEGEND

- NEW EASEMENT
- EXISTING PARCEL LINES
- EXISTING 20FT WIDE POWER LINE EASEMENT
- FOUND SURVEY MONUMENT



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

EXHIBIT A

Project Number: 24.01871
 Date: 7-15-2024
 Drawn By: STP
 Approved By: DJK
 Sheets: 1 of 1