

Recorded: 9/4/2024 at 2:20:54.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2159

Return to: Jay Olson
Black Hills Energy
7001 Mt. Rushmore Road
Rapid City, SD 57709
605-399-5221

EASEMENT FOR GAS LINES AND APPURTENANCES

THIS EASEMENT is made and entered into this 30 day of August, 2024, by and between **David Wright, Jr.** a single person, "**GRANTOR**", and **Black Hills/Iowa Gas Utility Company, LLC d/b/a Black Hills Energy**, "**GRANTEE**".

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to Grantee, its lessees, licensees, successors and assigns, the right, privilege and perpetual easement to enter upon the lands of Grantor to survey, construct, operate, patrol, inspect, maintain, alter, add pipes, repair, rebuild and remove, on, under and over said lands and in and upon all streets, roadways or highways abutting said lands, now or at any future time, lines for the transmission and distribution of gas and all appurtenances and appliances necessary in connection therewith, including but not limited to aboveground valve settings or district regulator stations, together with the right of ingress and egress to and from the said lines of Grantee over the lands of Grantor so that Grantee may go to and from said lines from the public roads adjacent to Grantor's lands, which said lands of Grantor, situate in the County of Delaware, in the State of Iowa further described below and on Exhibit "A" attached hereto and incorporated herein by this reference.

A 15 foot square permanent easement lying in part of lot 628, Original Town of Manchester; All located in the NW1/4 Section 32, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa and more particularly described on the Exhibit "A".

Grantee may erect and use gates in all fences which cross or which shall hereinafter cross the route of said lines. Grantee is given the right to trim, cut and clear away or otherwise control any trees, limbs, brush and vegetation on or adjacent to the above described easement whenever, in its judgment, such will interfere with or endanger the construction, safety, operation or maintenance of said lines. In exercising its rights of ingress and egress Grantee shall, whenever practicable, use existing roads or lanes and shall repair any damage caused thereby.

It is the intention of the parties hereto that Grantor is hereby conveying the uses herein specified without divesting himself, his heirs or assigns, of the right to use and enjoy the above described premises: PROVIDED, however, such use shall not, in the judgment of said Grantee, interfere with or endanger the construction, safety, operation or maintenance of said lines, and provided further that no building shall be constructed on the easement without written permission from Grantee. In addition, the granting of any subsequent easements to third parties that either cross Grantee's gas lines or are situated within five feet of Grantee's gas lines shall require written permission from Grantee.

Grantee, its successors and assigns, agrees to pay for any damage caused to land, growing crops, fences, livestock or other personal property of Grantor from the construction, operation or maintenance of said lines.

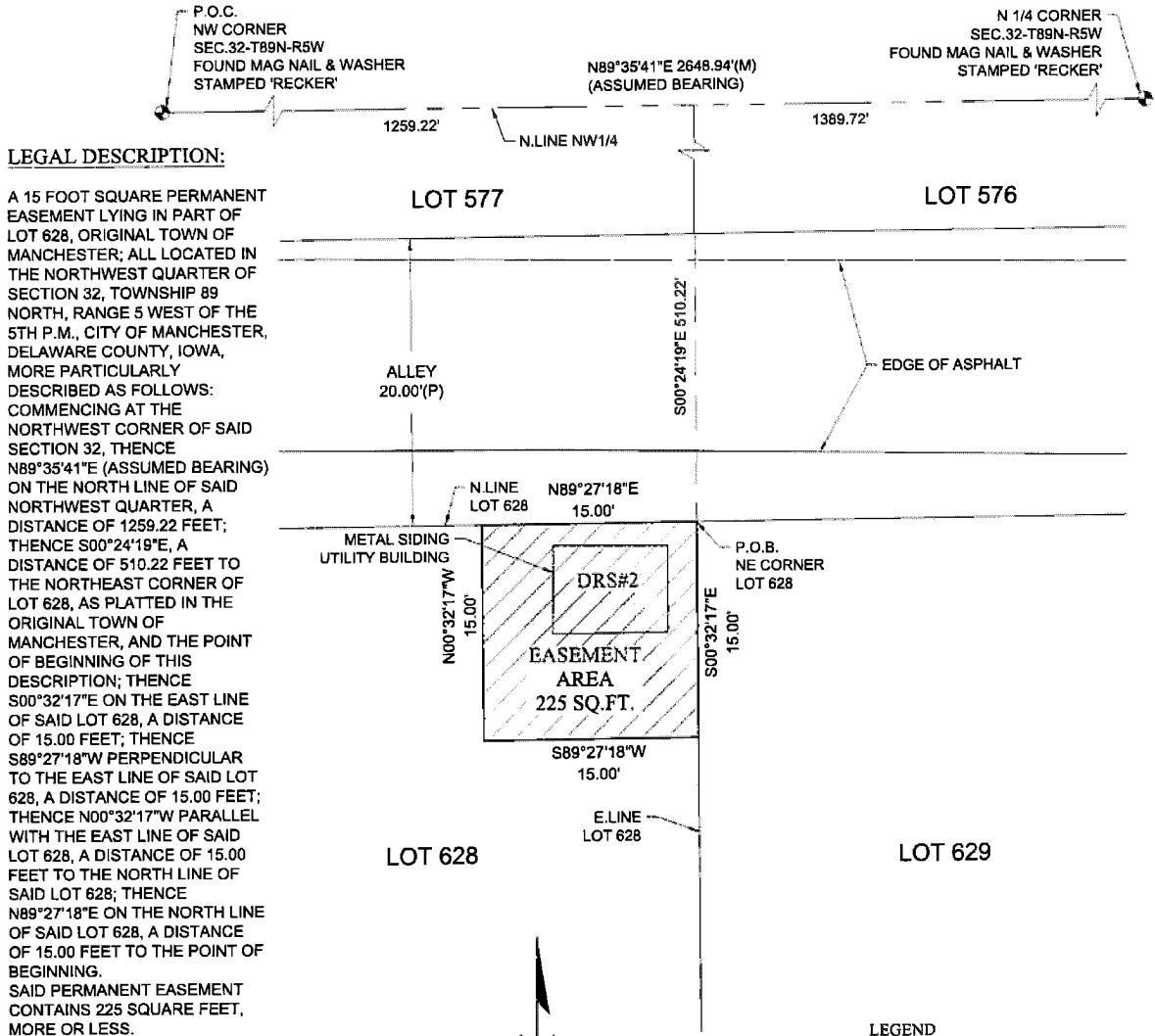
<p style="text-align: center;">Index Legend</p> <p>Location: PART OF LOT 628, ORIGINAL TOWN OF MANCHESTER PLAT PART OF NW1/4 OF SEC.32-T89N-R5W, 5TH P.M. DELAWARE COUNTY, IOWA</p> <p>Requestor: BLACK HILLS ENERGY</p> <p>Proprietor: DAVID WRIGHT, JR.</p> <p>Surveyor/ ANDREW J. COFRAN</p> <p>Prepared 1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023</p> <p>By: PHONE # 515-964-5310</p> <p>Surveyor</p> <p>Company: JEO CONSULTING GROUP INC.</p> <p>Return To: 1615 SW MAIN ST., SUITE 205, ANKENY, IA 50023</p>	<p>EXHIBIT "A"</p>
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SURVEY FOR:
 BLACK HILLS ENERGY
 7001 MT. RUSHMORE ROAD
 RAPID CITY, SD 57709


FOR RECORDER'S USE ONLY

PERMANENT EASEMENT

DISTRICT REGULATOR STATION NO.2



NOTE: ALL BEARINGS ARE ASSUMED
 FIELD WORK COMPLETED ON: JULY 29, 2024

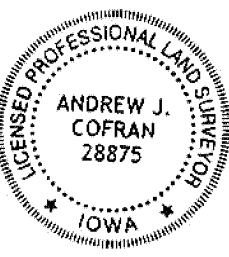
DATE 8/19/2024	 JEO 800.723.8567 Carroll, IA 712-792-9711 Ankeny, Iowa 515-964-5310 www.jeo.com
SCALE 1" = 10'	
DRAWN AJC	
JOB NO. 241715.00	
FIELD BOOK MISC 31	
FIELD WORK DHM/DJM	
SHEET 1 OF 1	
FILE NO. 24.027	

LEGEND

- MONUMENT FOUND
- MEASURED DISTANCE
- PLATTED DISTANCE
- RECORDED DISTANCE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PERMANENT EASEMENT AREA

GRAPHIC SCALE

0 2.5 5 10

	<p>I hereby certify that this land surveying document was prepared and the related survey work was performed 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.</p> <p style="text-align: right;"><i>[Signature]</i> (date)</p>
	<p>(signature) _____ (date)</p>
	<p>Printed or typed name: ANDREW J. COFRAN</p>
	<p>License Number: 28875</p> <p>My license renewal date is December 31, 2025</p>
	<p>Pages or sheets covered by this seal: SHEET 1 OF SHEET 1</p>