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Date 2/13/2025 Time 1:20:27PM  
Rec Amt \$22.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

Jeffrey J Geistkemper

MAQUOKETA VALLEY ELECTRIC COOPERATIVE  
109 NORTH HUBER ST 319-462-3542  
ANAMOSA IOWA 52205-0370

PREPARED BY AND RETURNED TO

TELECOMMUNICATION FACILITIES EASEMENT  
LOCATION: **Good Neighbor Home MVEC Fiber tap (105 McCarren Dr)**

KNOW ALL MEN BY THESE PRESENTS:

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, Good Neighbor Society ("Grantor(s)", **ADDRESS** 105 McCarren Drive, Manchester Ia, 52057 do(es) hereby warrant and convey unto MAQUOKETA VALLEY ELECTRIC COOPERATIVE, a corporation, and to its successors and assigns ("Grantee"). A perpetual easement with the right, privilege and authority to construct, reconstruct, operate, replace, repair and maintain underground telecommunication lines and appurtenant equipment, including but not limited to switches, wires, cables, conduit, fiber optics, pad mounted enclosures, vault type enclosures, ground connections, and fixtures (the "Facilities") for transmitting, communications, and all corporate purposes, pursuant to the provisions hereof, upon, under, over, and across Grantor(s) lands located in Dubuque County, Iowa and described as:

**A 10 Ft. easement north of the north ROW Line of East Main Street; A 10 Ft. east of the east ROW line of McCarren Drive extending north of Main St 330' Located in Lot C of Good Neighbor Home Subdivision Plat 3, Located within the City Limits of Manchester Iowa**

**See Attachment A.**

**Parcel ID # 631283307100**

(The "Premises")

Together with all rights and privileges for the full enjoyment or use thereof for the aforesaid purposes. Such Facilities to be located on a course now designated by the Grantee, or upon a course that may hereafter be designated by the Grantee upon the relocation of said Facilities.

Grantor(s) agrees that it will not construct, place or permit any buildings, structures, plants, or other obstructions on the Premises which would result in a violation of the minimum clearance requirements of the National Electric Safety Code, or that would interfere with the operation, replacement, or maintenance of the Facilities. Notwithstanding the foregoing, in no event shall Grantor(s) construct or place any buildings, structures, plants, or other obstructions on the Premises within fifteen feet (10') of the Facilities.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on the Premises to keep them clear of Facilities by at least fifteen feet (10'), and such other trees and vegetation adjacent thereto, as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, operation, repair, or use of the Facilities, or which in falling might touch said Facilities.

Grantee, its contractor or agent, may enter said Premises at any time for the purpose of making surveys or performing tests in support of the rights granted pursuant to this Easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to said Facilities across lands owned by the Grantor(s), for the purpose of accessing said Facilities.

Grantee shall be entitled at any time to assign this Easement, in whole or in part, and to record an instrument evidencing such assignment.

Grantee shall compensate Grantor(s) or its tenants for damages done to the Premises (except for damages to improvements prohibited by this easement as well as the cutting and trimming of trees or other vegetation), fences, livestock or crops of the Grantor(s) or its tenants, while performing the activities authorized by this Easement.

Signed this 24<sup>th</sup> day of April, 2023.

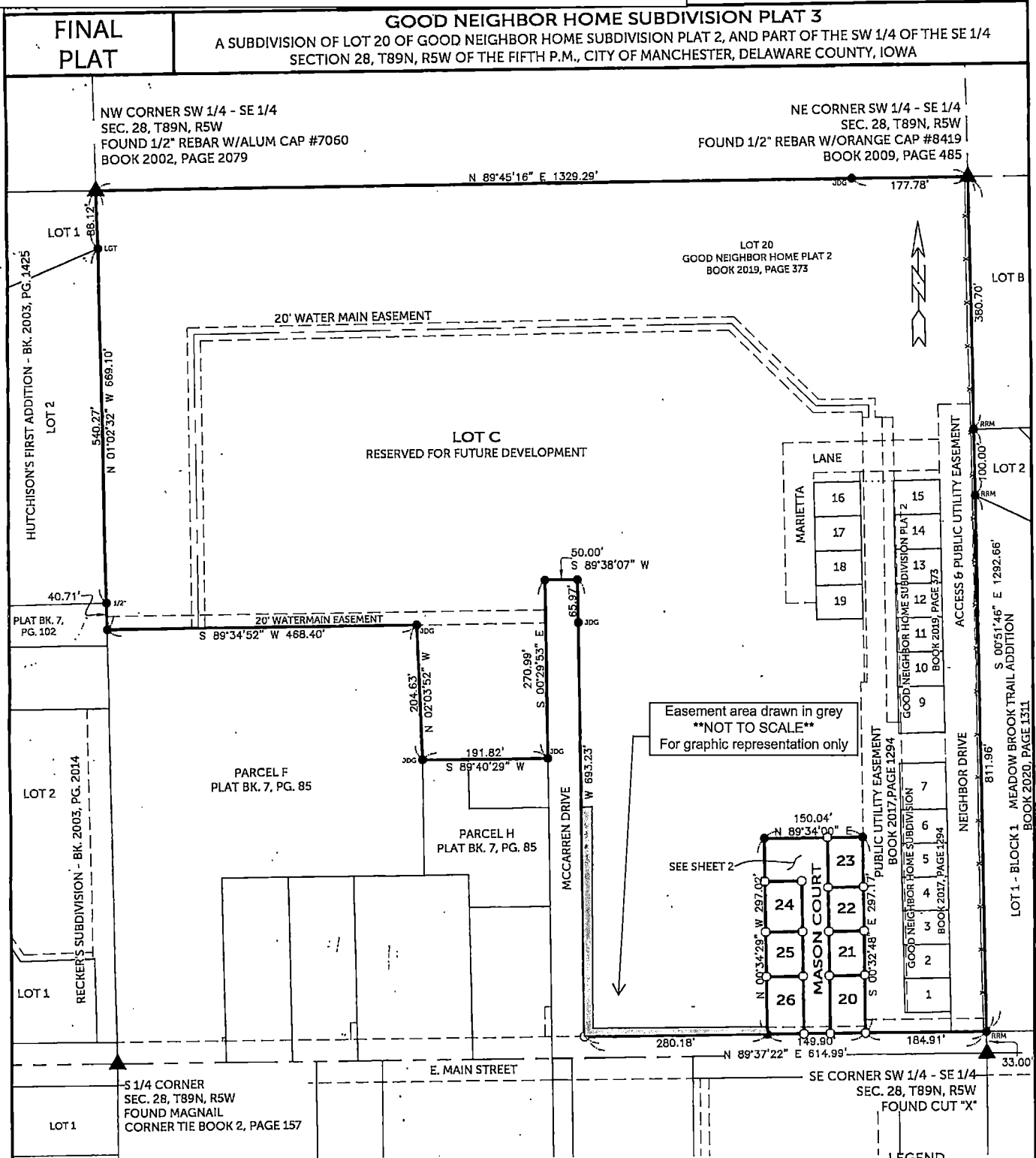
GRANTOR(S):

By: 

Printed Name: **Matthew Carpenter**

Title: **Chief Executive Officer**

# MVEC 2023 Fiber Easement - ATTACHMENT A



SURVEYED ON: 7/21/2022  
 SURVEY REQUESTED BY: JESSIE TIBBOTT, GOOD NEIGHBOR SOCIETY

Q:\Civil3D\_Survey\Manchester\Manchester IaRCS 2022.dwg

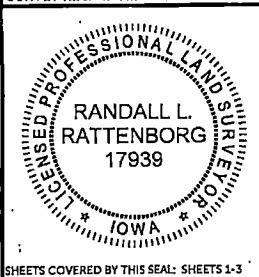
**PROPRIETORS:** GOOD NEIGHBOR HOME a/k/a GOOD NEIGHBOR SOCIETY  
 105 McCARREN DRIVE, MANCHESTER, IA 52057

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

RANDALL L. RATTENBORG P.L.L.C. LIC. #17939  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

DATE: 6/29/2022

PROJECT NO. 21-154  
 SCALE: 1" = 150'  
 DATE: 6/28/2022  
 DRAWN BY: RLR  
 CHECKED BY: DM/DDK  
 GPS BOX: MANCHESTER  
 SHEET 1 OF 9



**LEGEND**

- ▲ SECTION CORNER
- JDC ● FD. 1/2" REBAR w/ORANGE CAP 8419
- LGT ● FD. 1/2" REBAR w/RED CAP 7080
- RRM ● FD. 1/2" REBAR w/ALUM CAP 10165
- FD. 1/2" REBAR w/YELLOW CAP 14417
- SET 1/2" REBAR w/ORANGE CAP 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- x-x- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R- RECORDED AS

150 0 150

SCALE: 1" = 150'

SHEETS COVERED BY THIS SEAL: SHEETS 1-3

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa )

COUNTY OF Delaware ) ss:

On this 24<sup>th</sup> day of April, AD. 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared

Matthew Carpenter - CEO

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

Mackenzie Engelken  
(Sign in Ink)

Mackenzie Engelken  
(Print/type name)

Notary Public in and for the State of Iowa

**CAPACITY CLAIMED BY SIGNER**

- INDIVIDUAL
- CORPORATE
- Title(s) of Corporate Officer(s):  
Chief Executive Officer of Good Neighbor Society  
An Iowa Non-Profit
- N/A
- Corporate Seal is affixed
- No Corporate Seal procured

- PARTNER(s)
- Limited Partnership
- General Partnership

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

**SIGNER IS REPRESENTING:**

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

Good Neighbor Society

