



Document 2022 916

Book 2022 Page 916 Type 06 001 Pages 5

Date 3/30/2022 Time 10:29:20AM

Rec Amt \$27.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by and return to: Aaron O'Boyle 515-281-2579
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO BOX 657 DES MOINES, IA 50306-0657

**MIDAMERICAN ENERGY COMPANY
ANCHOR EASEMENT**

Folder No. 107083
Work Req. No. 2900353
Project No. D59RK

State of Iowa
County of Madison
Section 06
Township 77 North
Range 28 West of the 5th P.M.

1. For and in consideration of the sum of One and no/100---Dollar (\$1.00), and other valuable consideration, in hand paid by MIDAMERICAN ENERGY COMPANY, an Iowa corporation, receipt of which is hereby acknowledged, the undersigned owner(s) **Earlham Community School District**, its successors and assigns ("Grantor"), does hereby grant to MIDAMERICAN ENERGY COMPANY, its successors and assigns ("Grantee"), a perpetual, non-exclusive easement to construct, reconstruct, maintain, replace or remove two down guy(s) and anchor(s) (collectively "Facilities"), in, on, over, across and under certain property described below, together with the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement ("Easement Area").

DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA:

Lot No. Two (2) of Out Lots to Academy Addition to the Town of Earlham, Madison County, Iowa

EASEMENT AREA:

An anchor easement described as follows:

Said easement area is generally depicted on Exhibit "A", attached hereto and made a part hereof.

2. Additionally, Grantee shall have the right to remove from the Easement Area described above, any obstructions, including but not limited to, trees, plants, undergrowth, buildings, fences and structures that interfere with the proper operation and maintenance of said Facilities and equipment.

3. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, fences, trees, plants, or other objects on the Easement Area described above, or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its facilities.

4. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal, of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the Facilities (except for damage to property placed subsequent to the granting of this easement) that Grantee determines interferes with the operation and maintenance of the Facilities and associated equipment. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.

5. Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

6. Each of the provisions of this easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

7. Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, voluntarily gives up any right to this protection for this property with respect to claims based upon this easement.

8. Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this easement.

(Acknowledgments on following page)

Dated this 9 day of March, 2022

Community
Earlham Consolidated School District

Signed: [Signature]

Printed: Julene Mutchler-McNeal

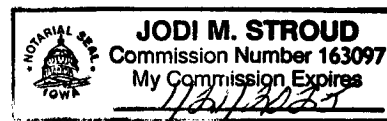
Title: School Board President

ACKNOWLEDGMENT

STATE OF Iowa)
COUNTY OF Madison) ss

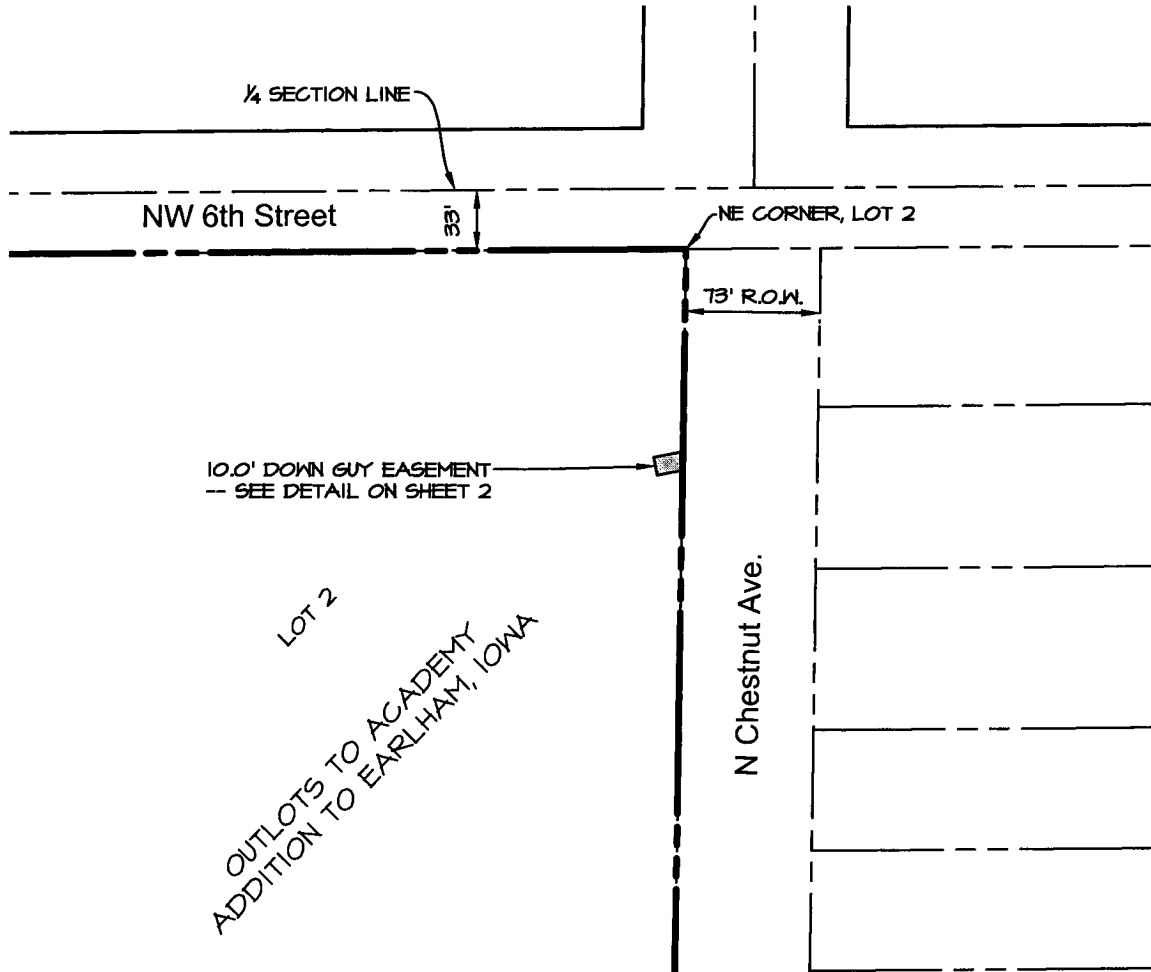
This record was acknowledged before me on March 9, 2022,
by Julene Mutchler-McNeal as School Board President of Earlham
~~Consolidated~~ School District.
Community

[Signature]
Signature of Notary Public



R-28W

T-77N



EASEMENT AREA
152± SQUARE FEET

NORTH



LEGEND

- PARCEL BOUNDARY LINE
- LOT LINES & 1/4 SECTION LINE
- TYPICAL ELECTRIC LINE CENTERLINE
- 1/4, 1/4 SECTION LINE
- ELECTRIC LINE EASEMENT
- LAND CORNER

NOTE: SEE SHEET 2 OF 2 FOR
PROPERTY & EASEMENT DESCRIPTIONS

DRAWN BY:	MMD
CHECKED:	PJS
APPROVED:	
DATE:	02-15-2022
SCALE:	1" = 500'
APPROVED:	

OWNER(S): EARLHAM CONSOLIDATED
SCHOOL DISTRICT

MADISON COUNTY
SECTION 6, T-77N, R-28W

MIDAMERICAN
ENERGY COMPANY.

EXHIBIT "A"
SHEET 1 OF 2

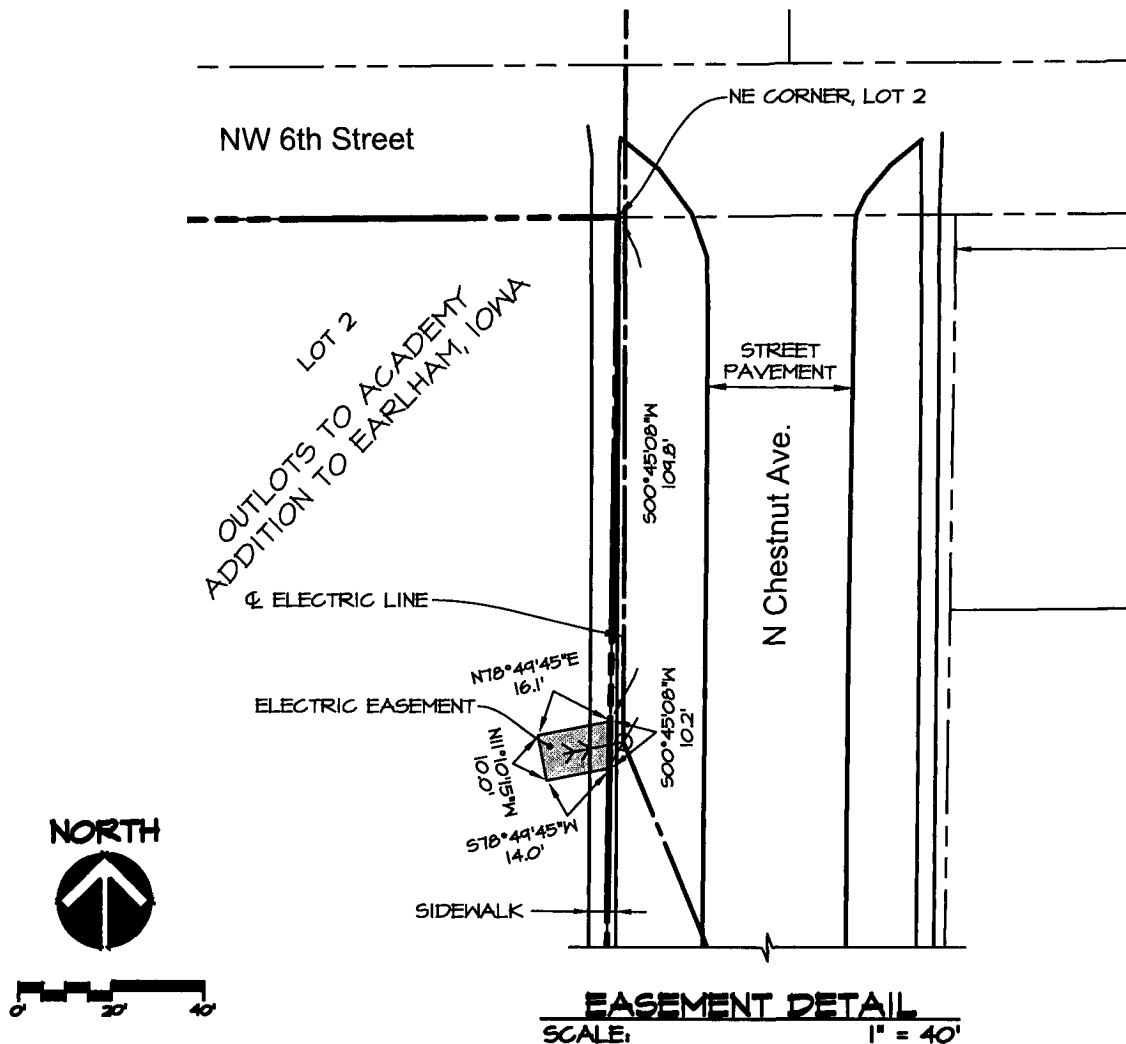
TRACT NO.
MAD-000.001

PARTIAL PROPERTY DESCRIPTION

LOT NO. TWO (2) OF OUT LOTS TO ACADEMY ADDITION TO THE TOWN OF EARLHAM, MADISON COUNTY, IOWA.

ELECTRIC LINE EASEMENT DESCRIPTION

COMMENCING AS A POINT OF REFERENCE AT THE NE CORNER OF LOT 2, OUT LOTS TO ACADEMY ADDITION TO THE TOWN OF EARLHAM, AN OFFICIAL PLAT IN MADISON COUNTY, IOWA, THENCE $500^{\circ}45'08''$ W, 109.8 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING; THENCE $500^{\circ}45'08''$ W, 10.2 FEET ALONG SAID EAST LINE TO A POINT; THENCE $S78^{\circ}49'45''$ W, 14.0 FEET TO A POINT; THENCE $N11^{\circ}10'15''$ W, 10.0 FEET TO A POINT; THENCE $N78^{\circ}49'45''$ E, 16.1 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 152 SQUARE FEET, MORE OR LESS.



DRAWN BY: MMD

CHECKED: PJS

APPROVED:

DATE: 02-15-2022

SCALE: 1" = 40'

APPROVED:

OWNER(S): EARLHAM CONSOLIDATED
SCHOOL DISTRICT

MADISON COUNTY
SECTION 6, T-77N, R-28W

MIDAMERICAN
ENERGY COMPANY.

EXHIBIT "A"

SHEET 2 OF 2

TRACT NO.
MAD-000.001