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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Prepared by: Vantage Point Solutions, 2211 N Minnesota Street, Mitchell, SD 57301 on behalf of OmniTel Communications

605-995-1777

**TELECOMMUNICATIONS EASEMENT**

**Grantor:** Name: Timber Ridge Estates Phase I  
Address:  
Van Meter, IA 50261

**Grantee:** Name: OmniTel Communications  
Address: 608 E Congress St  
Nora Springs, IA 50458  
Phone: 641-749-2531

**Return To:** Vantage Point  
2211 N Minnesota Street  
Mitchell, SD 57301  
Phone: 605-995-1777

This Telecommunications Easement (this "Easement") is dated effective as of November 12, 2024 and is between the **Grantor** identified above and the **Grantee** identified above, together with Grantee's lessees, licensees, successors and assigns.

WHEREAS, Grantor is the owner of certain real estate legally described on Exhibit A attached hereto (the "Easement Premises");

WHEREAS, Grantee is a provider of local telecommunications service in the state of Iowa; and

WHEREAS Grantor wishes to grant, and Grantee wishes to accept and hold, an easement under, across, upon and through the Easement Premises.

NOW THEREFORE, for one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Easement. The undersigned Grantor (whether one or more), hereby grant and convey to Grantee, a **permanent and perpetual** easement over the Easement Premises (the "Easement"), for the purpose of surveying, constructing, locating, inspecting, installing, repairing, enlarging, altering, maintaining, replacing and removing fiber optic or other telecommunications cable and other voice, video and data communications facilities and equipment, together with necessary electronics and other accessories (collectively, the "**Facilities**"), under, across, upon and through the Easement Premises.

2. Right of Access. Grantee shall have all rights of ingress and egress to the Easement Premises reasonably necessary for the use and enjoyment of the Easement as contemplated herein, including but not limited to the right to remove any obstructions or structures subsequently placed or erected on the Easement Premises (but not existing buildings or structures) and interfering with Grantee's use and enjoyment of the Easement. Grantee shall have the right to place on the surface of the Easement manholes, pedestals, connector terminals, repeaters, testing terminals, and other route markers for the safe and efficient use and enjoyment of the Easement. Grantee may temporarily use additional workspace adjacent to the Easement, at certain locations where needed during construction, maintenance and removal of its Facilities.

3. No Interference. Grantor will not and will not permit others to make any use of the Easement Premises that would in any way interfere with Grantee's rights under this Easement. Grantor reserves the right to cultivate and use the real property within the Easement, provided that such use will not interfere with or obstruct Grantee's operations or activities, or create any actual or potential hazard to the Facilities actually installed in the Easement. Notwithstanding the preceding, Grantor is not responsible for any accidental damage to Facilities not resulting from Grantor's negligent or willful acts.

4. Easement Runs with the Land. The Easement shall be deemed to run with the land, and all of the covenants, promises, agreements, representations and warranties of the Easement by or on behalf of Grantor or Grantee shall bind and inure to the benefit of Grantor, Grantee and their respective successors and assigns.

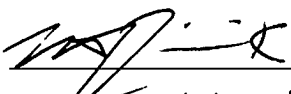
5. Consideration. The consideration herein stated shall be the full consideration due Grantor from Grantee for all of Grantee's initial construction and future operations and activities within the Easement, provided that Grantee shall pay to Grantor or Grantor's tenants, as their respective interests may appear, for any actual damages to growing crops, trees, shrubbery, livestock, fences or existing buildings or structures, caused by the operations or activities of Grantee, whether in connection with the initial construction of the Facilities or future operations or activities of Grantee.

6. Warranties of Title. Grantor hereby represents and warrants to Grantee that Grantor holds the Easement Premises by title in fee simple and that Grantor has good and lawful authority to convey the Easement as contemplated herein. Grantor will defend and warrant title to the Easement Premises consistent with the preceding.

7. Further Assurances. Each of the parties hereto agrees to take or cause to be taken further actions, to sign and deliver or cause to be signed and delivered such further instruments and documents and to use its best efforts to obtain such requisite consent as any other party may from time to time reasonably request in order to fully effectuate the purposes, terms and conditions of the Easement.

IN WITNESS WHEREOF, this Easement is being granted effective for all purposes as of the date set forth in the introductory paragraph above:

Grantor:

  
Print Name: Michael Risewick


\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF Iowa, COUNTY OF Madison, ss:

This record was acknowledged before me on the 12th day of November, 2024 by Michael Risewick

(SEAL)



  
Notary Public in and for said State  
My commission expires: 10/29/25

**Exhibit A**

Legal Description of Easement Premises

**A part of the Northeast Quarter of Section 29, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows:**

**Beginning at the Center of said section 29, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 83°19'09" East 911.45 feet along the South line of the Northeast Quarter of said Section 29; thence North 07°19'20" West 432.56 feet along the West line of existing Parcel "A"; thence North 83°19'09" East 325.96 feet along the North line of existing Parcel "A"; thence South 01°02'25" East 434.64 feet along the East line of Parcel "A" to a point on the South line of said Northeast Quarter; thence North 83°19'09" East 735.29 feet along the South line of said Northeast Quarter; thence North 16°41'00" West 596.85 feet; thence North 40°41'27" West 710.00 feet; thence North 53°57'52" East 120.00 feet; thence North 15°01'13" West 670.00 feet; thence North 28°52'05" East 330.00 feet; thence North 78°27'06" West 760.00 feet; thence North 01°50'36" East 220.00 feet to a point on the North line of said Northeast Quarter; thence South 83°15'35" West 616.94 feet along the North line of said Northeast Quarter to the North Quarter Corner of said Section 29; thence South 00°13'26" West 2640.38 feet to the Point of Beginning containing 80.060 acres including 4.357 acres of County Road right-of-way.**

Easement Area

Right of Way Easement as described as follows:

Section 29, Township 77 North, Range 26 West of 5<sup>th</sup> P.M., Madison County, Iowa;

A twenty foot (20 ft.) wide easement from the centerline of the road beginning at 41.440096, -93.874784 within the above-described property, 1,425 ft. thence 357° 33' 44" to a point on the road;  
23 ft. thence 29° 8' 1" following the curve the road;  
22 ft. thence 34° 9' 49" following the curve of the road;  
22 ft. thence 9° 24' 48" following the curve of the road;  
16 ft. thence 345° 55' 11" following the curve of the road;  
21 ft. thence 318° 21' 18" following the curve of the road;  
23 ft. thence 281° 53' 52" following the curve of the road;  
11 ft. thence 260° 19' 49" to the termination for an approximate total of 1,563 ft. from the beginning.

A twenty foot (20 ft.) wide easement from the centerline of the road beginning at 41.441144, -93.874861 within the above-described property, 33 ft. thence 263° 3' 16" to the termination for an approximate total of 33 ft. from the beginning.

A twenty foot (20 ft.) wide easement from the centerline of the road beginning at 41.442115, -93.874907 within the above-described property, 40 ft. thence 273° 34' 21" to the termination for an approximate total of 40 ft. from the beginning.

A twenty foot (20 ft.) wide easement from the centerline of the road beginning at 41.443175, -93.874959 within the above-described property, 32 ft. thence 263° 34' 26" to the termination for an approximate total of 32 ft. from the beginning.

A twenty foot (20 ft.) wide easement from the centerline of the road beginning at 41.442290, -93.874926 within the above-described property, 734 ft. thence 89° 37' 45" to a point on the road;  
79 ft. thence 75° 55' 41" following the curve the road;  
25 ft. thence 97° 24' 26" following the curve of the road;  
22 ft. thence 126° 0' 32" to the termination for an approximate total of 860 ft. from the beginning.

