

Recorded: 6/20/2018 at 9:55:28.0 AM
Fee Amount: \$27.00
Revenue Tax:
Polk County, Iowa
Julie M. Haggerty RECORDER
Number: 201700098968
BK: 16969 PG: 446

Prepared by and return to: Nick Garretson 515-281-2604
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO BOX 657 DES MOINES, IA 50306-0657

**MIDAMERICAN ENERGY COMPANY
UNDERGROUND ELECTRIC EASEMENT**

Folder No.	<u>5613-18</u>	State of	<u>IA</u>	
Work Req. No.	<u>2650545</u>	County of	<u>Polk</u>	
Project No.	<u>A1145</u>	Section	<u>14</u>	
		Township	<u>80</u>	North
		Range	<u>24</u>	West of the 5 th 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) M. Alfred Karlsen and Marilee Karlsen, Co-Trustees of the Karlsen Family Trust U/T/A dated August 12, 1997, as to an undivided 50% interest, and Lora L. Sokolow, Trustee of the Lora L. Sokolow Living Trust dated December 12, 2007, as to an undivided 50% interest, 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, operate, maintain, replace or remove underground conduits, wires and cables for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary equipment incident thereto (collectively "Facilities") under and on the surface of the ground, through and across 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") provided , however, that any Facilities placed on the surface of the ground shall not unreasonably interfere with the full use of the surface by Grantor or any tenant of Grantor.

DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA:

Lot 3 in Parkview Boulevard Plat No. 1, an Official Plat, now included in and forming a part of the City of Ankeny, Polk County, Iowa.

EASEMENT AREA:

An underground electric easement described as follows:

See attached 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 and fences that interfere with the proper operation and maintenance of said Facilities and equipment.

30054C-18

3. Grantor agrees that it will not construct or place any permanent or temporary buildings or structures, in the Easement Area described above or make any material changes in ground elevation without written permission from Grantee.

4. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, pavement, curbing, 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 unless such property was constructed or placed pursuant to permission from Grantee pursuant to Paragraph 3 above) that Grantee determines interferes with the operation and maintenance of the Facilities and associated equipment. The cutting, recutting, trimming and removal of branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.

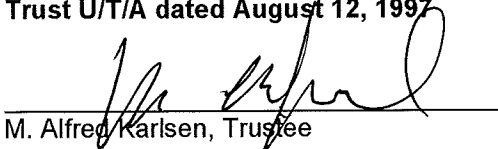
5. Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, 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 the 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 of 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 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.

Dated this 12th day of JUNE, 2018

**M. Alfred Karlsen and Marilee Karlsen,
Co-Trustees of the Karlsen Family
Trust U/T/A dated August 12, 1997**


M. Alfred Karlsen, Trustee


Marilee Karlsen, Trustee

(Acknowledgments on following pages)

 Please see
attached

CALIFORNIA NOTARY ACKNOWLEDGMENT

For An Individual Acting In His/Her Own Right:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

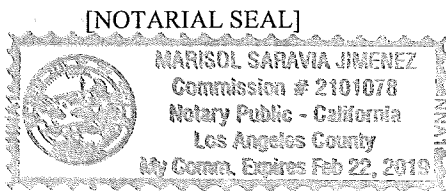
State of California)
County of Los Angeles) ss.

On 6.12.18 before me, Marisol Saravia Jimenez Notary Public, personally appeared
M. Alfred Karlson and Marilee Karlson

who proved to me on the basis of satisfactory evidence to be the person(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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Marisol Saravia Jimenez
Signature
Marisol Saravia Jimenez
Print Name

My commission expires: Feb 22, 2019

HEL6850CA (1/15)

RE: MidAmerican Energy Company *ulf*
Underground Electric Easement

Dated this 6 day of June, 2018

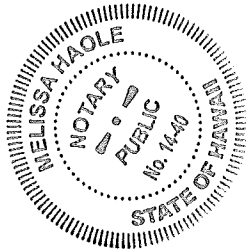
Lora L. Sokolow, Trustee of the Lora L.
Sokolow Living Trust dated December 12,
2007, as to an undivided 50% interest

Lora L. Sokolow TTEE
Lora L. Sokolow, Trustee

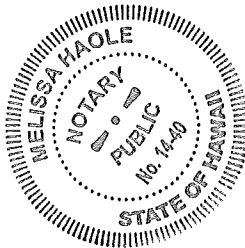
ACKNOWLEDGMENT

STATE OF Hawaii)
COUNTY OF Maui) ss

This record was acknowledged before me on June 6, 2018, Lora L. Sokolow
as Trustee of The Lora L. Sokolow Living Trust dated December 12, 2007, as to an
undivided 50% interest



[Signature]
Melissa Haole
Exp. 2/16/28

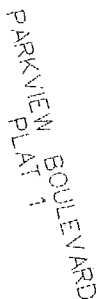


Doc. Date: 6/6/18 # Pages: 3
Name: Melissa Haole 2 Circuit
Doc. Description: Midamerica Energy
Co. Under a Lease
[Signature] 6/6/18
Signature Date
NOTARY CERTIFICATION

EASEMENT PLAT

AREA ABOVE RESERVED FOR RECORDER

PARKVIEW BOULEVARD PLT 1
REQUESTED BY:
MidAmerican Energy



UNDERGROUND ELECTRIC EASEMENT DESCRIPTION

A PART OF LOT 3 PARKVIEW BOULEVARD PLAT 1, BEING AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF ANKENY, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF WEST LOT 3;
THENCE NORTH 00°04'28" WEST ALONG THE WEST LINE OF
SAID LOT 3, A DISTANCE OF 26.48 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUING NORTH 00°04'28" WEST ALONG
SAID WEST LINE 10.00 FEET; THENCE SOUTH 85°42'23" EAST
ALONG THE NORTHWEST CORNER LINE OF SAID LOT 3, A
DISTANCE OF 149.40 FEET; THENCE NORTH 00°19'15" EAST
CONTINUING ALONG SAID NORTHWEST CORNER LINE 100.02 FEET;
THENCE SOUTH 89°56'56" EAST ALONG THE NORTH LINE OF
SAID LOT 3, A DISTANCE OF 116.60 FEET; THENCE SOUTH
00°09'02" WEST 117.24 FEET; THENCE SOUTH 88°47'37" WEST,
A DISTANCE OF 175.99 FEET; THENCE SOUTH 83°47'37" WEST,
A DISTANCE OF 175.99 FEET; THENCE SOUTH 89°56'56" EAST
ALONG THE NORTHWEST CORNER LINE OF SAID LOT 3, A
DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

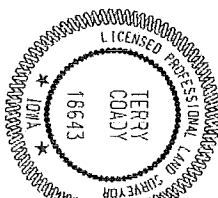
PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Survey

Section	Concrt	Positic	Coa	2643
1/2" Rectr	Yellow			
(Under Chemsess. Note):				
POW	Roll			
Electric	Panel			
POW	Panel			
Measured	Bearing &			
Recorded	As			
Dead	Distance			
Calculated	C	Sturze		
Centerline				
1/4" Section	Line			
1/4" Section	Line			
1/4" 1/4" Section	Line			
Observation	Line			

Found

DATE OF SURVEY
04-24-2018



I hereby certify that this one 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.
Timothy J. Gandy
 Timothy Gandy, P.E.
 License Number 135473
 My License Renewal Date is December 31, 2019
 Date *5-27-2018*
 Page or sheets covered by this seal:

LOT 3, PARKVIEW BOULEVARD PLAT 1

UNDERGROUND ELECTRIC EASEMENT

ANKENY, IOWA

SNYDER & ASSOCIATES, INC.

2777 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

DATE	REVISION	DATE	BY
Engineer:	Checked By: TLC	Scale:	1" = 30'
Technician: JDP	Date: 04/25/18	Field No.:	PHY
Project No: 1180399		Sheet 1 of 1	

**SNYDER
& ASSOCIATES**
Project No: 1180399
Sheet 1 of 1

Sheet 1 of 1