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Kind: EASEMENT
Recorded: 03/23/2017 at 09:31:26 AM
Fee Amt: \$22.00 Page 1 of 4
Revenue Tax: \$0.00
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2016-00078774

BK **16414** PG **888-891**

RETURN TO:

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>3658-17</u>	State of	<u>IA</u>	
Work Req. No.	<u>2579963</u>	County of	<u>Polk</u>	
Project No.	<u>A1146</u>	Section	<u>18</u>	
		Township	<u>80</u>	North
		Range	<u>23</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) Ashbrooke Iowa Partners, LLC, an Iowa limited liability company, 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").

DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA:

Lot 3 in Lakeshore Estates, 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:

Said easement being Ten (10') feet wide and One Hundred nine and nine tenths (109.09 ') feet, more or less, and more 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. Additionally, when Grantor provides or installs duct/conduit for said Facilities, this grant shall cover and include all Facilities installed as a part of the Easement Area.

6. 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.

7. 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.

8. 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.

9. 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 17 day of March, 2017

Ashbrooke Iowa Partners, LLC.

Signed: [Signature]

Printed: Harry Bookey

Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF Iowa)
COUNTY OF Polk) ss

This record was acknowledged before me on March 17, 2017.

By Harry Bookey as Authorized Signatory
of Ashbrooke Iowa Partners, LLC, an Iowa limited liability company on behalf of said company.



[Signature]
Signature of Notary Public

RETURN TO: CIVIL DESIGN ADVANTAGE, 3405 SE CROSSROADS DRIVE, SUITE G, GRIMES, IA. 50111, PH: 369-4400 FAX: 369-4410

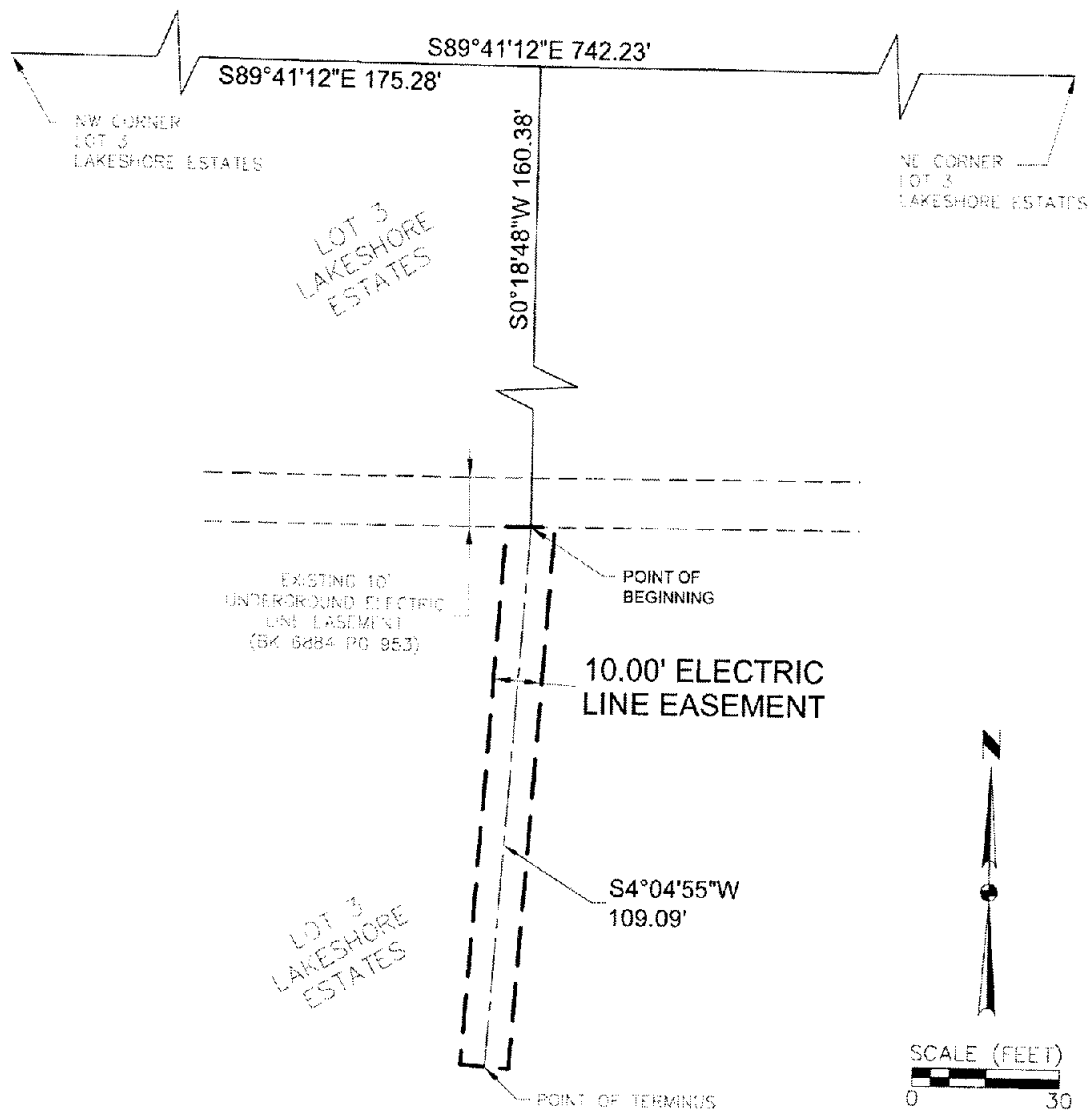
EXHIBIT 'A' - EASEMENT PLAT

ELECTRIC LINE EASEMENT DESCRIPTION:

THAT PART OF LOT 3, LAKESHORE ESTATES, AN OFFICIAL PLAT IN THE CITY OF ANKENY, POLK COUNTY, IOWA, BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89°41'12" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 175.28 FEET; THENCE SOUTH 0°18'48" WEST, 160.38 FEET TO THE SOUTH LINE OF THE EXISTING UNDERGROUND ELECTRIC LINE EASEMENT RECORDED IN BOOK 6884, PAGE 953 AND TO THE POINT OF BEGINNING; THENCE SOUTH 4°04'55" WEST, 109.09 FEET TO THE POINT OF TERMINUS AND CONTAINING 0.03 AC (1,091 S.F.).

EASEMENT TO BE CENTERED ON THE ELECTRIC LINE AS CONSTRUCTED.



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FILE DATE: 3/15/17 DATE PLOTTED: 3/15/2017 8:43 AM

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ASHBROOKE CLUBHOUSE
EASEMENT PLAT

GA
CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: (515) 369-4400 Fax: (515) 369-4410