

**Recorded: 10/12/2020 at 3:09:58.0 PM**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax:**  
**Polk County, Iowa**  
**Julie M. Haggerty RECORDER**  
**Number: 202000041111**  
**BK: 18121 PG: 898**

Prepared by and Return to: David L. Wetsch, 699 Walnut Street, Suite 1600, Des Moines, Iowa 50309 (515) 244-4555

**PERMANENT PRIVATE UTILITY EASEMENT**

Yellowbanks, L.L.C., an Iowa limited liability company (hereinafter referred to as "Grantor"), is the owner of a parcel of property in Polk County, Iowa, to-wit:

Lot 25, PRAIRIE CREEK PLAT 2, an Official Plat, Pleasant Hill, Polk County, Iowa, currently known as Parcels 2019-59 and 2019-61 of the Plat of Survey filed in the Office of the Recorder of Polk County, Iowa, on April 16, 2019, recorded in Book 17292, Page 919, being a part of Parcel "2017-153" of the Plat of Survey as recorded in Book 16620, Page 644 of the Polk County Recorder's Office, being a part of Parcel "E" of the Plat of Survey as recorded in Book 15299, Page 349 of the Polk County Recorder's Office; all located within Lots 18 and 19 of the Official Plat of the West One-half of Section 3, Township 78 North, Range 23 West of the 5<sup>th</sup> P.M., City of Pleasant Hill, Polk County, Iowa.

Grantor is in the process of constructing seventy-four (74) separate buildings, each containing two (2) residential townhome units per building, for an aggregate of one hundred forty-eight (148) individual townhome units. The construction plans contemplate two electrical meters to be installed on each building, with individual feeder lines and conduit installed in the concealed attic space to serve the adjoining townhome unit.

This issue will be addressed at a future date by the filing of a Horizontal Property Regime pursuant to the provisions of Chapter 499B of the Iowa Code, but on an interim basis, and to address the requirements of the City of Pleasant Hill Electrical Code, Grantor does hereby declare and establish a Private Easement in the concealed attic space of each of the 74 buildings extending from the meter to the electrical panel serving each individual unit.

This Easement will be binding on the successors and assigns in title to the Grantor, and each individual dwelling unit.

Signed this 5th day of October, 2020.

GRANTOR

YELLOWBANKS, L.L.C.

By: Karie Ramsey  
Karie Ramsey, Manager

STATE OF IOWA            )  
  ) ss  
COUNTY OF POLK        )

This record was acknowledged before me on October 5, 2020, by Karie Ramsey, as Manager of Yellowbanks, L.L.C.



Hilda C. Smith  
Notary Public in and for the State of Iowa