


47


 Doc ID: 035842380009 Type: GEN
 Kind: EASEMENT
 Recorded: 11/10/2020 at 11:55:36 AM
 Fee Amt: \$47.00 Page 1 of 9
 Revenue Tax: \$0.00
 Polk County Iowa
 JULIE M. HAGGERTY RECORDER
 File# 2020-00054011
 BK 18184 PG 217-225

RETURN - Prepared By: David L. Wetsch, Dickinson, Mackaman, Tyler, and Hagen, P.C., 1600 Hub Tower, Des Moines, IA 50309, 515-246-4555
 When Recorded, Return to: City of Pleasant Hill, City Hall, 5160 Maple Drive, Suite A, Pleasant Hill, IA 50327

PUBLIC UTILITY EASEMENT

That **Yellowbanks, L.L.C.** (hereinafter called "Grantor"), in consideration of the sum of One Dollar (\$1.00) to be paid by the City of **Pleasant Hill, Iowa**, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, does hereby sell, grant and convey unto the **City of Pleasant Hill, Iowa**, a municipal corporation (hereinafter called "City"), a perpetual **Public Utility Easement for Public Utilities**, as from time to time determined by the City, over, under, through and across the properties described in Public Utility Easements 1 through 9, inclusive, as described on Exhibit "A" to the Official Plat Map, incorporated herein by this reference (hereinafter called "Easement Area"), for the purposes of installing any and all **Public Utilities** together with necessary appurtenances thereto, as well as constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the **Public Utilities** and any appurtenances thereto, under, over, on, through and across said Easement Area.

This Easement shall be subject to the following terms and conditions:

1. **ERECTION OF STRUCTURES PROHIBITED.** Grantor and its successors and assigns shall not erect any structure, building, or fence over or within the Easement Areas without obtaining the prior written approval of the City Administrator or his designee.
2. **MAINTENANCE OF EASEMENT.** The owner or occupant of the Lot shall keep and preserve that portion of the easement within his property in good repair and condition at all times, and shall not plant nor permit to grow any trees or other vegetative growth within the Easement Area which might reasonably be expected to obstruct or impair the **Public Utilities**.
3. **CHANGE IN GRADE PROHIBITED.** Grantor and its successors and assigns shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City Administrator or his designee.
4. **RIGHT OF ACCESS.** City shall have the right of access to the Easement Areas from property adjacent to the Easement Areas and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described, including, but

not limited to, the right to remove any unauthorized obstructions or structures placed or erected on the Easement Areas and the right to improve, repair, and maintain the Easement Areas in whatever manner necessary consistent with its purpose.

- 5. **EASEMENT RUNS WITH LAND.** This Easement shall be perpetual, permanent and runs with the land and shall be binding on Grantor and on Grantor's successors and assigns.
- 6. **PROPERTY TO BE RESTORED.** Upon completion of any construction, reconstruction, repair, enlargement or maintenance of any improvements in any Easement Area, the City shall restore the easement area in good and workmanlike manner to a condition comparable to its condition before construction, reconstruction or alteration.

Grantor does **HEREBY COVENANT** with the City that Grantor holds said real estate described in this Easement by title in fee simple; that Grantor has good and lawful authority to convey the same; and said Grantor covenants to **WARRANT AND DEFEND** the said premises against the lawful claims of all persons whomsoever.

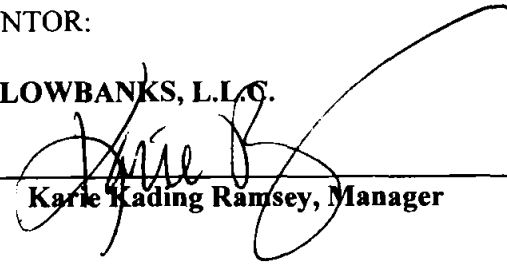
The undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 30th day of October, 2020.

GRANTOR:

YELLOWBANKS, L.L.C.

By: 
Karie Kading Ramsey, Manager

STATE OF IOWA)
)ss
COUNTY OF POLK)

This record was acknowledged before me on the 30th day of October, 2020, by Karie Kading Ramsey, to me personally known, who being by me duly sworn, did say that she is the Manager of the Limited Liability Company executing the within and foregoing instrument; that no seal has been procured by said Limited Liability Company; that said instrument was signed on behalf of the Limited Liability Company by authority of the Limited Liability Company; and that Karie Kading Ramsey as Manager, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Limited Liability Company, by it and by her voluntarily executed.


NOTARY PUBLIC - STATE OF IOWA



**EXHIBIT "A" - PUBLIC UTILITIES EASEMENTS, LOTS 1 TO 25 AND OUTLOT "Y" PRAIRIE CREEK
PLAT 2 FINAL PLAT, PLEASANT HILL, POLK COUNTY, IOWA.**

PUBLIC UTILITIES EASEMENT #1

A Public Utilities Easement located in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 25, also being the Northwest Corner of LOT "C", PRAIRIE CREEK PLAT 2 FINAL; thence N86°59'58"W along the North line of said LOT 25, a distance of 20.00 feet to the Point of the Beginning; thence N86°59'58"W along the North line of said LOT 25, a distance of 10.00 feet; thence S03°00'02"W, a distance of 20.00 feet; thence S86°59'58"E, a distance of 15.00 feet; thence S03°00'02"W, a distance of 174.48 feet; thence along a tangent curve to the right having a length of 115.77 feet, a radius of 255.00 feet, a chord bearing of S16°00'24"W and a chord distance of 114.78 feet; thence S29°00'46"W, a distance of 345.81 feet; thence along a tangent curve to the left having a length of 323.78 feet, a radius of 345.00 feet, a chord bearing of S02°07'37"W and a chord distance of 312.03 feet; thence S24°45'31"E, a distance of 132.25 feet to the South line of said LOT 25; thence N65°14'29"E along the South line of said LOT 25, a distance of 15.00 feet to the Southeast corner of said LOT 25; thence N24°45'31"W along the East line of said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right having a length of 309.70 feet, a radius of 330.00 feet, a chord bearing of N02°07'37"E and a chord distance of 298.46 feet; thence N29°00'46"E along the East line of said LOT 25 also being the West line of LOT "C", a distance of 345.81 feet; thence along a tangent curve to the left having a length of 122.58 feet, a radius of 270.00 feet, a chord bearing of N16°00'24"E and a chord distance of 121.53 feet; thence N03°00'02"E along the East line of said LOT 25 also being the West line of LOT "C", a distance of 184.48 feet; thence N86°59'58"W, a distance of 20.00 feet; thence N03°00'02"E, a distance of 10.00 feet to the Point of the Beginning, containing 0.384 ACRES more or less.

PUBLIC UTILITIES EASEMENT #2

A Public Utilities Easement located in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 25, also being the Northwest Corner of LOT "C", PRAIRIE CREEK PLAT 2 FINAL; thence N86°59'58"W along the North line of said LOT 25, a distance of 30.00 feet; thence S03°00'02"W, a distance of 20.00 feet; thence S86°59'58"E, a distance of 15.00 feet; thence S03°00'02"W, a distance of 50.01 feet to the Point of the Beginning; thence N86°59'55"W, a distance of 409.67 feet; thence S65°55'51"W, a distance of 31.34 feet; thence S49°22'37"W, a distance of 36.26 feet; thence S22°37'39"W, a distance of 194.23 feet; thence S04°13'47"E, a distance of 52.44 feet; thence S53°43'40"E, a distance of 56.05 feet; thence S86°59'55"E, a distance of 416.25 feet; thence N29°00'46"E, a distance of 11.13 feet; thence N86°59'55"W, a distance of 418.14 feet; thence N53°43'40"W, a distance of 48.46 feet; thence N04°13'47"W, a distance of 45.44 feet; thence N22°37'39"E, a distance of 189.47 feet; thence N49°22'37"E, a distance of 32.43 feet; thence N65°55'51"E, a distance of 27.48 feet; thence S86°59'55"E, a distance of 407.26 feet; thence N03°00'02"E, a distance of 10.00 feet to the Point of the Beginning, containing 0.271 ACRES more or

less.

PUBLIC UTILITIES EASEMENT #3

A Public Utilities Easement located in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 25, also being the Northwest Corner of LOT "C", PRAIRIE CREEK PLAT 2 FINAL; thence N86°59'58"W along the North line of said LOT 25, a distance of 30.00 feet; thence S03°00'02"W, a distance of 20.00 feet; thence S86°59'58"E, a distance of 15.00 feet; thence S03°00'02"W, a distance of 118.01 feet to the Point of the Beginning; thence N86°59'55"W, a distance of 407.18 feet; thence S22°37'39"W, a distance of 179.43 feet; thence S86°59'55"E, a distance of 441.28 feet, thence N29°00'46"E, a distance of 0.78 feet; thence along a tangent curve to the left having a length of 10.25 feet, a radius of 255.00 feet, a chord bearing of N27°51'39"E and a chord distance of 10.25 feet; thence N86°59'55"W, a distance of 431.74 feet; thence N22°37'39"E, a distance of 158.19 feet; thence S86°59'55"E, a distance of 400.13 feet; thence N03°00'02"E, a distance of 10.00 feet to the Point of the Beginning, containing 0.232 ACRES more or less.

PUBLIC UTILITIES EASEMENT #4

A Public Utilities Easement located in LOT 25 and OUTLOT "Y", PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Beginning at the West bend point of OUTLOT "Y", also being the Southeast corner of Lot "C" of said PRAIRIE CREEK PLAT 2 FINAL PLAT; thence S65°14'29"W, along the South line of said LOT "C" and LOT 25, a distance of 136.29 feet; thence N84°09'38"W, a distance of 615.98 feet; thence N67°23'10"W, a distance of 24.69 feet; thence N32°00'47"W, a distance of 53.42 feet; thence N03°21'36"E, a distance of 30.07 feet; thence N29°00'46"E, a distance of 441.41 feet; thence N49°45'49"E, a distance of 38.31 feet; thence N83°21'04"E, a distance of 40.59 feet; thence S82°23'51"E, a distance of 21.07 feet; thence S86°59'55"E, a distance of 414.86 feet; thence N29°00'46"E, a distance of 11.13 feet; thence N86°59'55"W, a distance of 419.33 feet; thence N82°23'51"W, a distance of 21.90 feet; thence S83°21'04"W, a distance of 44.86 feet; thence S49°45'49"W, a distance of 43.16 feet; thence S29°00'46"W, a distance of 445.51 feet; thence S03°21'36"W, a distance of 35.53 feet; thence S32°00'47"E, a distance of 59.80 feet; thence S67°23'10"E, a distance of 29.35 feet; thence S84°09'38"E, a distance of 600.54 feet to the south line of said LOT 25; thence S24°53'31"E, a distance 10.00 feet; thence N65°14'29"E, a distance of 155.93 feet; thence N24°53'31"W, a distance of 10.00 feet to the Point of the Beginning, containing 0.424 ACRES more or less.

PUBLIC UTILITIES EASEMENT #5

A Public Utilities Easement located in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right having a length of 166.95 feet, a radius of 330.00 feet, a chord bearing of N10°15'56"W and a chord distance of 165.17 feet; thence N85°46'20"W a distance of

15.00 feet to the Point of the Beginning; thence N86°59'55"W, a distance of 464.87 feet; thence N29°00'46"E, a distance of 188.05 feet; thence S86°59'55"E, a distance of 429.51 feet; thence S29°00'46"W, a distance of 11.13 feet; thence N86°59'55"W, a distance of 418.38 feet; thence S29°00'46"W, a distance of 165.79 feet; thence S86°59'55"E, a distance of 449.22 feet; thence along a non-tangent curve to the left having a length of 10.01 feet, a radius of 345.00 feet, a chord bearing of S05°03'31"W and a chord distance of 10.01 feet to the Point of the Beginning, containing 0.243 ACRES more or less.

PUBLIC UTILITIES EASEMENT #6

A Public Utilities Easement located in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 66.00 feet; thence S65°14'29"W, a distance of 15.00 feet to the Point of the Beginning; thence S65°14'29"W, a distance of 58.95 feet; thence N84°09'38"W, a distance of 560.32 feet; thence N18°16'54"W, a distance of 48.44 feet; thence N29°00'46"E, a distance of 137.18 feet; thence S86°59'55"E, a distance of 448.00 feet; thence N03°00'05"E, a distance of 5.00 feet; thence S86°59'55"E, a distance of 53.68 feet; thence along a non-tangent curve to the left having a length of 10.11 feet, a radius of 345.00 feet, a chord bearing of S05°26'11"E and a chord distance of 10.11 feet; thence N86°59'55"W, a distance of 45.16 feet thence S03°00'05"W a distance of 5.00 feet; thence N86°59'55"W, a distance of 451.76 feet; thence S29°00'46"W, a distance of 126.55 feet; thence S18°16'54"E, a distance of 37.58 feet; thence S84°09'38"E, a distance of 551.11 feet; thence N65°14'29"E, a distance of 56.22 feet; thence S24°45'31"E, a distance of 10.00 feet to the Point of the Beginning, containing 0.297 ACRES more or less.

PUBLIC UTILITIES EASEMENT #7

A Public Utilities Easement located in LOTS 1 to 16 PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of said LOT 1 also being Northeast Corner of LOT "C"; thence S03°00'02"W along the West line of said LOTS 1, 2, and 3, a distance of 194.48 feet; thence along a tangent curve to the right along the West line of said LOTS 3, 4, and 5 having a length of 149.82 feet, a radius of 330.00 feet, a chord bearing of S16°00'24"W and a chord distance of 148.54 feet; thence S29°00'46"W, a distance of 175.30 feet; thence along a tangent curve to the left having a length of 12.57 feet, a radius of 8.00 feet, a chord bearing of S15°59'14"E and a chord distance of 11.31 feet; thence S60°59'14"E along North line of said LOT "B" also being the South line of LOTS 7 and 8, a distance of 142.33 feet; thence along a tangent curve to the left having a length of 70.18 feet, a radius of 125.00 feet, a chord bearing of S77°04'14"E and a chord distance of 69.26 feet; thence N86°50'46"E along the North line of said LOT "B" also being the South line of LOTS 8, 9 and 10, a distance of 233.45 feet; thence along a tangent curve to the left having a length of 20.42 feet, a radius of 13.00 feet, a chord bearing of N41°51'13"E and a chord distance of 18.38 feet; thence N03°08'19"W, along the West line of said LOT "A" also being the East line of LOTS 10 to 16, a distance of 545.59 feet; thence N86°59'58"W along the North line of said LOT 16, a distance of 20.08 feet; thence S03°08'19"E, a distance of 20.00 feet; thence N86°51'41"E, a distance of 10.00 feet; thence S03°08'19"E, a distance of 527.75 feet; thence along a

tangent curve to the right having a length of 4.71 feet, a radius of 3.00 feet, a chord bearing of S41°51'13"W and a chord distance of 4.24 feet; thence S86°50'46"W, a distance of 233.45 feet; thence along a tangent curve to the right having a length of 64.56 feet, a radius of 115.00 feet, a chord bearing of N77°04'14"W and a chord distance of 63.72 feet; thence N60°59'14"W, a distance of 140.33 feet; thence N29°00'46"E, a distance of 173.30 feet; thence along a tangent curve to the left having a length of 154.36' feet, a radius of 340.00 feet, a chord bearing of N16°00'24"E and a chord distance of 153.04 feet; thence N03°00'02"E, a distance of 194.48 feet; thence N86°59'58"W along the North line of said LOT 1, a distance of 10.00 feet to the Point of the Beginning, containing 0.355 ACRES more or less.

PUBLIC UTILITIES EASEMENT #8

A Public Utilities Easement located in OUTLOT "Y", PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of OUTLOT "Y"; thence S03°07'44"E along the East line of said OUTLOT "Y", a distance of 10.00 feet to the Point of the Beginning; thence S86°50'46"W, a distance of 474.77 feet; thence N60°59'14"W, a distance of 195.67 feet; thence N29°00'46"E a distance of 10.00 feet; thence along a non-tangent curve to the left along the South line of said LOT "B", having a length of 12.57 feet, a radius of 8.00 feet, a chord bearing of S74°00'46"W and a chord distance of 11.31 feet; thence S29°00'46"W along the East line of said LOT "C" being also a West line of OUTLOT "Y", a distance of 12.00 feet; thence S60°59'14"E, a distance of 206.55 feet; thence N86°50'46"E, a distance of 477.65 feet; thence N03°07'44"W along the East line of said OUTLOT "Y", a distance of 10.01 feet to the Point of the Beginning, containing 0.158 ACRES more or less.

PUBLIC UTILITIES EASEMENT #9

A Public Utilities Easement located in LOTS 17 to 24, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 17; thence N86°59'58"E along the North line of said LOT 17, a distance of 100.68 feet to the Point of the Beginning; thence S03°08'19"E, a distance of 600.50 feet to the South line of said LOT 24; thence S86°50'46"W along the North line of said OUTLOT "Y" being also a South line of said LOT 24, a distance of 10.00 feet; thence N03°08'19"W, a distance of 601.58 feet to the North line of said LOT 17; thence S86°59'58"E along the North line of said LOT 17, a distance of 10.06 feet to the Point of the Beginning, containing 0.138 ACRES more or less.

INDEX LEGEND - EXHIBIT "A"

LOCATION:	PRAIRIE CREEK PLAT 2, PLEASANT HILL, POLK COUNTY, IOWA.
REQUESTOR:	YELLOWBANKS, L.L.C.
PROPRIETOR:	YELLOWBANKS, L.L.C.
SURVEYOR:	MARK L. LEE
SURVEY CO.:	LEE CHAMBERLIN CONSULTANT ENGINEERS
RETURN TO:	MARK L. LEE, PE, PLS 10430 New York Ave, Ste C URBANDALE, IA 50322-3773 TELE: (515) 669-4188 mlee@leechamberlinengineers.com

SHEET 1. DETAIL SURVEY
SHEET 2. DETAIL SURVEY
SHEET 3. LEGAL DESCRIPTIONS

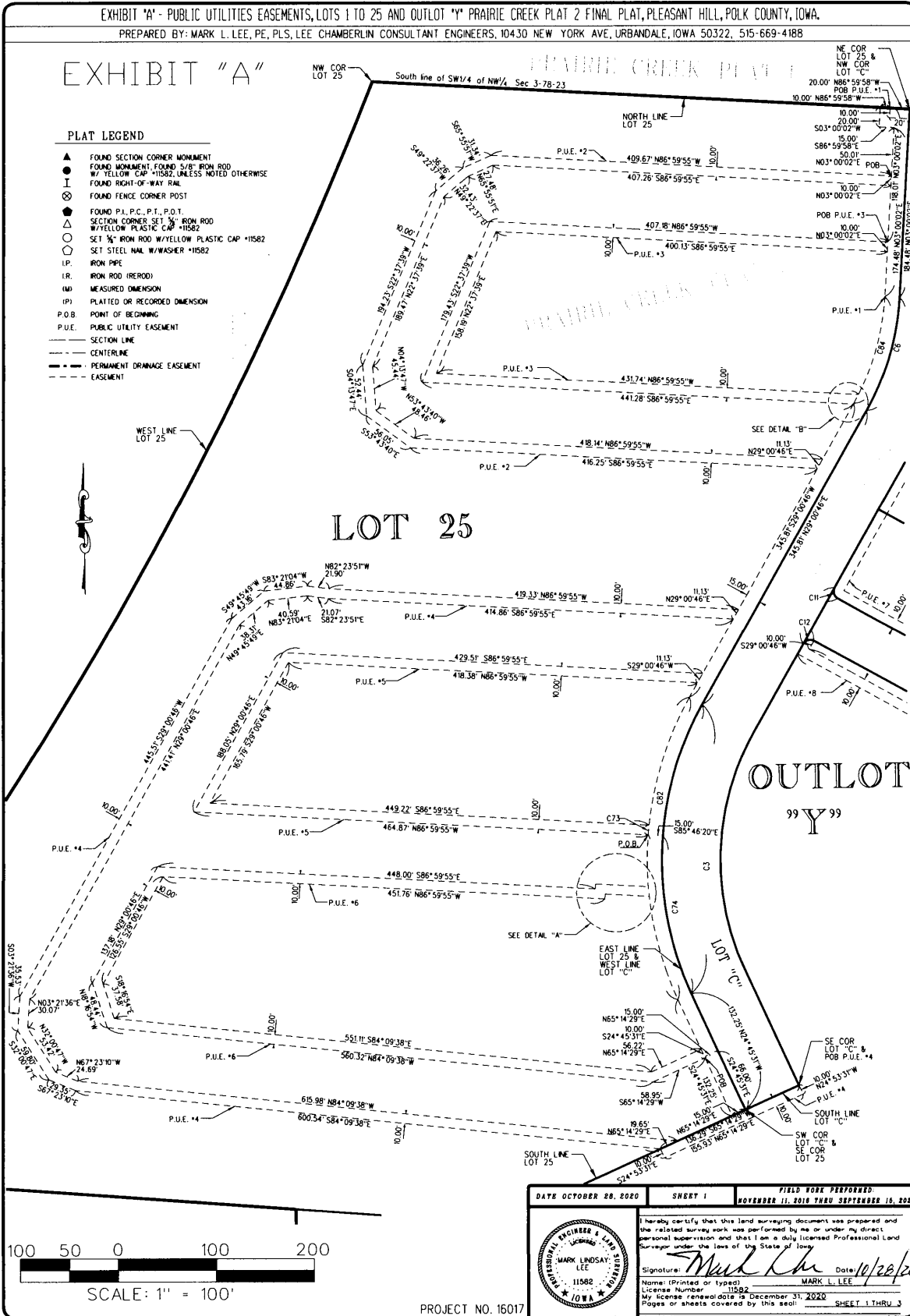


EXHIBIT "A" - PUBLIC UTILITIES EASEMENTS, LOTS 1 TO 25 AND OUTLOT "Y" PRAIRIE CREEK PLAT 2 FINAL PLAT, PLEASANT HILL, POLK COUNTY, IOWA.
 PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, 10430 NEW YORK AVE, URBANDALE, IOWA 50322, 515-669-4188

EXHIBIT "A"

CURVE TABULATION					
CURVE	RADIUS	LENGTH	CH BRG	CH LENGTH	DELTA
C6	270.00'	122.58'	N16°00'24"E	121.53'	26°00'44"
C3	330.00'	309.70'	N02°07'37"E	298.46'	53°46'17"
C72	255.00'	10.25'	N27°51'39"E	10.25'	02°18'13"
C73	345.00'	10.01'	S05°03'31"W	10.01'	01°39'43"
C74	330.00'	166.95'	N10°15'56"W	165.17'	28°59'11"
C75	345.00'	10.11'	S05°26'11"E	10.11'	01°40'44"
C82	345.00'	323.78'	S02°07'37"W	312.03'	53°46'17"
C84	255.00'	115.77'	S16°00'24"W	114.78'	26°00'44"
C100	330.00'	149.82'	S16°00'24"W	148.54'	26°00'44"
C101	340.00'	154.36'	N16°00'24"E	153.04'	26°00'44"
C102	115.00'	64.56'	N77°04'14"W	63.72'	32°10'00"
C103	3.00'	4.71'	S41°51'13"W	4.24'	89°59'04"
C10	330.00'	56.84'	N24°04'41"E	56.77'	09°52'09"
C11	8.00'	12.57'	S15°59'14"E	11.31'	90°00'00"
C12	8.00'	12.57'	S74°00'46"W	11.31'	90°00'00"
C14	13.00'	20.42'	N41°51'13"E	18.38'	89°59'04"
C15	125.00'	70.18'	S77°04'14"E	69.26'	32°09'60"

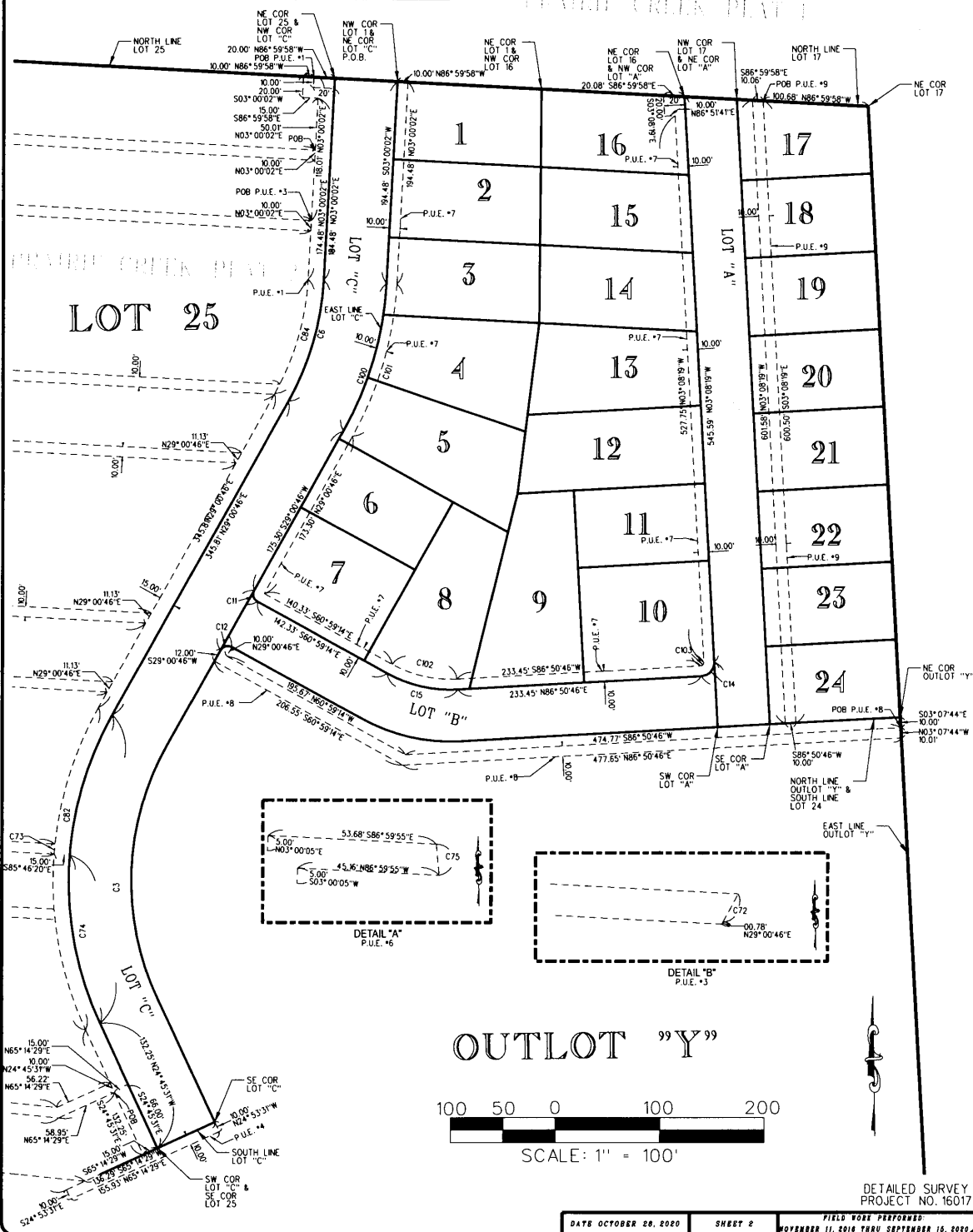


EXHIBIT "A" - PUBLIC UTILITIES EASEMENTS, LOTS 1 TO 25 AND OUTLOT "Y" PRAIRIE CREEK PLAT 2 FINAL PLAT, PLEASANT HILL, POLK COUNTY, IOWA.

PREPARED BY: MARK L. LEE, PE, PLS, LEE CHAMBERLIN CONSULTANT ENGINEERS, 10430 NEW YORK AVE., URBAN DALE, IOWA 50322, 515-669-4188

EXHIBIT "A"

PUBLIC UTILITIES EASEMENT #1

A Public Utilities Easement located in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 25, also being the Northwest Corner of LOT "C", PRAIRIE CREEK PLAT 2 FINAL; thence N86°59'58"W along the North line of said LOT 25, a distance of 20.00 feet to the Point of the Beginning; thence N86°59'58"W along the North line of said LOT 25, a distance of 10.00 feet; thence S03°00'02"W, a distance of 20.00 feet; thence S86°59'58"E, a distance of 15.00 feet; thence S03°00'02"W, a distance of 174.48 feet; thence along a tangent curve to the right having a length of 115.77 feet, a radius of 255.00 feet, a chord bearing of S16°00'24"W and a chord distance of 114.78 feet; thence S29°00'46"W, a distance of 345.81 feet; thence along a tangent curve to the left having a length of 323.78 feet, a radius of 345.00 feet, a chord bearing of S02°07'37"W and a chord distance of 312.03 feet; thence S24°45'31"E, a distance of 132.25 feet to the South line of said LOT 25; thence N65°14'29"E along the South line of said LOT 25, a distance of 15.00 feet to the Southeast corner of said LOT 25; thence N24°45'31"W along the East line of said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right having a length of 309.70 feet, a radius of 330.00 feet, a chord bearing of N02°07'37"E and a chord distance of 298.46 feet; thence N29°00'46"E along the East line of said LOT 25 also being the West line of LOT "C", a distance of 345.81 feet; thence along a tangent curve to the left having a length of 122.58 feet, a radius of 270.00 feet, a chord bearing of N16°00'24"E and a chord distance of 121.53 feet; thence N03°00'02"E along the East line of said LOT 25 also being the West line of LOT "C", a distance of 184.48 feet; thence N86°59'58"W, a distance of 20.00 feet; thence N03°00'02"E, a distance of 10.00 feet to the Point of the Beginning, containing 0.384 ACRES more or less.

PUBLIC UTILITIES EASEMENT #2

A Public Utilities Easement located in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 25, also being the Northwest Corner of LOT "C", PRAIRIE CREEK PLAT 2 FINAL; thence N86°59'58"W along the North line of said LOT 25, a distance of 30.00 feet; thence S03°00'02"W, a distance of 20.00 feet; thence S86°59'58"E, a distance of 15.00 feet; thence S03°00'02"W, a distance of 50.01 feet to the Point of the Beginning; thence N86°59'55"W, a distance of 409.67 feet; thence S65°55'51"W, a distance of 31.34 feet; thence S49°22'37"W, a distance of 36.26 feet; thence S22°37'39"W, a distance of 194.23 feet; thence S04°13'47"E, a distance of 52.44 feet; thence S53°43'40"E, a distance of 56.05 feet; thence S86°59'55"E, a distance of 416.25 feet; thence N29°00'46"E, a distance of 11.13 feet; thence N86°59'55"W, a distance of 418.14 feet; thence N53°43'40"W, a distance of 48.46 feet; thence N04°13'47"W, a distance of 45.44 feet; thence N22°37'39"E, a distance of 189.47 feet; thence N49°22'37"E, a distance of 32.43 feet; thence N65°55'51"E, a distance of 27.48 feet; thence S86°59'55"E, a distance of 407.26 feet; thence N03°00'02"E, a distance of 10.00 feet to the Point of the Beginning, containing 0.271 ACRES more or less.

PUBLIC UTILITIES EASEMENT #3

A Public Utilities Easement located in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 25, also being the Northwest Corner of LOT "C", PRAIRIE CREEK PLAT 2 FINAL; thence N86°59'58"W along the North line of said LOT 25, a distance of 30.00 feet; thence S03°00'02"W, a distance of 20.00 feet; thence S86°59'58"E, a distance of 15.00 feet; thence S03°00'02"W, a distance of 118.01 feet to the Point of the Beginning; thence N86°59'55"W, a distance of 407.18 feet; thence S22°37'39"W, a distance of 179.43 feet; thence S86°59'55"E, a distance of 441.28 feet; thence N29°00'46"E, a distance of 0.78 feet; thence along a tangent curve to the left having a length of 10.25 feet, a radius of 255.00 feet, a chord bearing of N27°51'39"E and a chord distance of 10.25 feet; thence N86°59'55"W, a distance of 431.74 feet; thence N22°37'39"E, a distance of 158.19 feet; thence S86°59'55"E, a distance of 400.13 feet; thence N03°00'02"E, a distance of 10.00 feet to the Point of the Beginning, containing 0.232 ACRES more or less.

PUBLIC UTILITIES EASEMENT #4

A Public Utilities Easement located in LOT 25 and OUTLOT "Y", PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Beginning at the West bend point of OUTLOT "Y", also being the Southeast corner of Lot "C" of said PRAIRIE CREEK PLAT 2 FINAL PLAT; thence S65°14'29"W, along the South line of said LOT "C" and LOT 25, a distance of 136.29 feet; thence N84°09'38"W, a distance of 615.98 feet; thence N67°23'10"W, a distance of 24.69 feet; thence N32°00'47"W, a distance of 53.42 feet; thence N03°21'36"E, a distance of 30.07 feet; thence N29°00'46"E, a distance of 441.41 feet; thence N49°45'49"E, a distance of 38.31 feet; thence N83°21'04"E, a distance of 40.59 feet; thence S82°23'51"E, a distance of 21.07 feet; thence S86°59'55"E, a distance of 414.86 feet; thence N29°00'46"E, a distance of 11.13 feet; thence N86°59'55"W, a distance of 419.33 feet; thence N82°23'51"W, a distance of 21.90 feet; thence S83°21'04"W, a distance of 44.86 feet; thence S49°45'49"W, a distance of 43.16 feet; thence S29°00'46"W, a distance of 445.51 feet; thence S03°21'36"W, a distance of 35.53 feet; thence S32°00'47"E, a distance of 59.80 feet; thence S67°23'10"E, a distance of 29.35 feet; thence S84°09'38"E, a distance of 600.54 feet to the south line of said LOT 25; thence S24°53'31"E, a distance 10.00 feet; thence N65°14'29"E, a distance of 155.93 feet; thence N24°53'31"W, a distance of 10.00 feet to the Point of the Beginning, containing 0.424 ACRES more or less.

PUBLIC UTILITIES EASEMENT #5

A Public Utilities Easement located in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 132.25 feet; thence along a tangent curve to the right having a length of 166.95 feet, a radius of 330.00 feet, a chord bearing of N10°15'56"W and a chord distance of 165.17 feet; thence N85°46'20"W a distance of 15.00 feet to the Point of the Beginning; thence N86°59'55"W, a distance of 464.87 feet; thence N29°00'46"E, a distance of 188.05 feet; thence S86°59'55"E, a distance of 429.51 feet; thence S29°00'46"W, a distance of 11.13 feet; thence N86°59'55"W, a distance of 418.38 feet; thence S29°00'46"W, a distance of 165.79 feet; thence S86°59'55"E, a distance of 449.22 feet; thence along a non-tangent curve to the left having a length of 10.01 feet, a radius of 345.00 feet, a chord bearing of S05°03'31"W and a chord distance of 10.01 feet to the Point of the Beginning, containing 0.243 ACRES more or less.

PUBLIC UTILITIES EASEMENT #6

A Public Utilities Easement located in LOT 25, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said LOT 25 also being Southwest Corner of LOT "C"; thence N24°45'31"W along the East line of Said LOT 25 also being the West line of LOT "C", a distance of 66.00 feet; thence S65°14'29"W, a distance of 15.00 feet to the Point of the Beginning; thence S65°14'29"W, a distance of 58.95 feet; thence N84°09'38"W, a distance of 560.32 feet; thence N18°16'54"W, a distance of 48.44 feet; thence N29°00'46"E, a distance of 137.18 feet; thence S86°59'55"E, a distance of 448.00 feet; thence N03°00'05"E, a distance of 5.00 feet; thence S86°59'55"E, a distance of 53.68 feet; thence along a non-tangent curve to the left having a length of 10.11 feet, a radius of 345.00 feet, a chord bearing of S05°26'11"E and a chord distance of 10.11 feet; thence N86°59'55"W, a distance of 45.16 feet thence S03°00'05"W a distance of 5.00 feet; thence N86°59'55"W, a distance of 451.76 feet; thence S29°00'46"W, a distance of 126.55 feet; thence S18°16'54"E, a distance of 37.58 feet; thence S84°09'38"E, a distance of 551.11 feet; thence N65°14'29"E, a distance of 56.22 feet; thence S24°45'31"E, a distance of 10.00 feet to the Point of the Beginning, containing 0.297 ACRES more or less.

PUBLIC UTILITIES EASEMENT #7

A Public Utilities Easement located in LOTS 1 to 16 PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of said LOT 1 also being Northeast Corner of LOT "C"; thence S03°00'02"W along the West line of said LOTS 1, 2, and 3, a distance of 194.48 feet; thence along a tangent curve to the right along the West line of said LOTS 3, 4, and 5 having a length of 149.82 feet, a radius of 330.00 feet, a chord bearing of S16°00'24"W and a chord distance of 148.54 feet; thence S29°00'46"W, a distance of 175.30 feet; thence along a tangent curve to the left having a length of 12.57 feet, a radius of 8.00 feet, a chord bearing of S15°59'14"E and a chord distance of 11.31 feet; thence S60°59'14"E along North line of said LOT "B" also being the South line of LOTS 7 and 8, a distance of 142.33 feet; thence along a tangent curve to the left having a length of 70.18 feet, a radius of 125.00 feet, a chord bearing of S77°04'14"E and a chord distance of 69.26 feet; thence N86°50'46"E along the North line of said LOT "B" also being the South line of LOTS 8, 9 and 10, a distance of 233.45 feet; thence along a tangent curve to the left having a length of 20.42 feet, a radius of 13.00 feet, a chord bearing of N41°51'13"E and a chord distance of 18.38 feet; thence N03°08'19"W, along the West line of said LOT "A" also being the East line of LOTS 10 to 16, a distance of 545.59 feet; thence N86°59'58"W along the North line of said LOT 16, a distance of 20.08 feet; thence S03°08'19"E, a distance of 20.00 feet; thence N86°51'41"E, a distance of 10.00 feet; thence S03°08'19"E, a distance of 527.75 feet; thence along a tangent curve to the right having a length of 4.71 feet, a radius of 3.00 feet, a chord bearing of S41°51'13"W and a chord distance of 4.24 feet; thence S86°50'46"W, a distance of 233.45 feet; thence along a tangent curve to the right having a length of 64.56 feet, a radius of 115.00 feet, a chord bearing of N77°04'14"W and a chord distance of 63.72 feet; thence N60°59'14"W, a distance of 140.33 feet; thence N29°00'46"E, a distance of 173.30 feet; thence along a tangent curve to the left having a length of 154.36 feet, a radius of 340.00 feet, a chord bearing of N16°00'24"E and a chord distance of 153.04 feet; thence N03°00'02"E, a distance of 194.48 feet; thence N86°59'58"W along the North line of said LOT 1, a distance of 10.00 feet to the Point of the Beginning, containing 0.355 ACRES more or less.

PUBLIC UTILITIES EASEMENT #8

A Public Utilities Easement located in OUTLOT "Y", PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of OUTLOT "Y"; thence S03°07'44"E along the East line of said OUTLOT "Y", a distance of 10.00 feet to the Point of the Beginning; thence S86°50'46"W, a distance of 474.77 feet; thence N60°59'14"W, a distance of 195.67 feet; thence N29°00'46"E a distance of 10.00 feet; thence along a non-tangent curve to the left along the South line of said LOT "B", having a length of 12.57 feet, a radius of 8.00 feet, a chord bearing of S74°00'46"W and a chord distance of 11.31 feet; thence S29°00'46"W along the East line of said LOT "C"; being also a West line of OUTLOT "Y", a distance of 12.00 feet; thence S60°59'14"E, a distance of 206.55 feet; thence N86°50'46"E, a distance of 477.65 feet; thence N03°07'44"W along the East line of said OUTLOT "Y", a distance of 10.01 feet to the Point of the Beginning, containing 0.158 ACRES more or less.

PUBLIC UTILITIES EASEMENT #9

A Public Utilities Easement located in LOTS 17 to 24, PRAIRIE CREEK PLAT 2 FINAL PLAT, an official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of said LOT 17; thence N86°59'58"E along the North line of said LOT 17, a distance of 100.68 feet to the Point of the Beginning; thence S03°08'19"E, a distance of 600.50 feet to the South line of said LOT 24; thence S86°50'46"W along the North line of said OUTLOT "Y"; being also a South line of said LOT 24, a distance of 10.00 feet; thence N03°08'19"W, a distance of 601.58 feet to the North line of said LOT 17; thence S86°59'58"E along the North line of said LOT 17, a distance of 10.06 feet to the Point of the Beginning, containing 0.138 ACRES more or less.

LEGAL DESCRIPTIONS
PROJECT NO. 16017

DATE OCTOBER 26, 2020

SHEET 3

FIELD WORK PERFORMED:
NOVEMBER 11, 2016 THRU SEPTEMBER 16, 2020