PREPARED BY AND RETURN TO: COLBY HANNASCH 712-277-7581
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES 401 DOUGLAS STREET, SIOUX CITY, IA 51101

MIDAMERICAN ENERGY COMPANY
UNDERGROUND ELECTRIC EASEMENT

		State of	Iowa
Folder No.	103306	County of	Pottawattamie
Work Req. No.	2874405	Section	11 SW ¼
Project No.	D59QJ	Township	74 North
		Range	11 West of the 5th 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) **The City of Council Bluffs, Iowa, a municipal corporation in the County of Pottawattamie and State of Iowa**, 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:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER (SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND ESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 01°43'19" EAST ALONG THE WEST LINE OF SAID SECTION 11, 520.87 FEET; THENCE SOUTH 88°16'41" EAST, 1320.62 FEET TO THE WEST LINE OF SAID SE1/4SW1/4, A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 275, AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, NORTH 01°52'50" EAST, 58.98 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, TO WHICH POINT A RADIAL LINE BEARS NORTH 07°30'15" WEST, 3108.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'41", 572.90 FEET; THENCE SOUTH 86°56'35"EAST, 1056.86 FEET; THENCE SOUTH 02°03'49" WEST, 62.63 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE, OF U.S. HIGHWAY 275; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87°31' 20" WEST, 297.18 FEET, THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 87°30'48" WEST, 942.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2384.41 FEET; THENCE CONTINUING WESTERLY ALONG SAID RIGHT-OF-WAY LINE

AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20'12" 388.56 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT:
A PARCEL OF LAND LOCATED IN THE SE¼ SW¼ AND SW¼ SE¼ OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44, WEST OF THE 5TH P. M., NOW IN THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF THE SE¼ SW¼ OF SAID SECTION 11; THENCE N1°53'18"E, 537.91 FEET ALONG THE WEST LINE OF SAID SE¼ SW¼ TO A POINT ON THE PRESENT NORTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U. S. 275/IA 92, THE POINT OF BEGINNING; THENCE CONTINUING N1°53'18"E, 8.14 FEET ALONG THE WEST LINE OF SAID SE¼ SW¼; THENCE EASTERLY 571.81 FEET ALONG A 3058.00-FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A CHORD BEARING N87°42'01"E, 570.98 FEET; THENCE S86°56'35"E, 1108.06 FEET; THENCE S1°59'54"W, 11.87 FEET TO A POINT ON THE PRESENT NORTHERLY RIGHT OF WAY LINE OF PRIMARY ROAD NO. U. S. 275/IA 92; THENCE WESTERLY ALONG SAID PRESENT NORTHERLY RIGHT OF WAY LINE FOR THE FOLLOWING TWO (2) COURSES: N87°31'23"W, 1286.16 FEET; THENCE WESTERLY 392.67 FEET ALONG A 2359.26-FOOT RADIUS CURVE, CONCAVE SOUTHERLY AND HAVING A CHORD BEARING S87°42'32"W, 392.21 FEET TO THE POINT OF BEGINNING; CONTAINING 28,301 SQUARE FEET.

EASEMENT AREA:

An underground electric easement described as follows:

THE NORTH TEN (10) FEET OF THE ABOVE DESCRIBED PARCEL OF LAND. AS SHOWN ON EXHIBIT "A" ATTACHED HERE TO AND MADE A PART HEREOF BY REFERENCE.

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 of 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.

(Acknowledgement on following page)

Dated this ____ day of _____, 2021

The City of Council Bluffs, Iowa, a municipal corporation in the County of Pottawattamie and State of Iowa

By: _____

Printed: _____

Title: Mayor

By: _____

Printed: _____

Title: City Clerk

ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of _____, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Council Bluffs, Pottawattamie County, Iowa, a municipal corporation; that the seal affixed to the foregoing instrument is the corporate seal of the corporation and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No._____ of the City Council on the _____day of _____, 2021; and _____ and _____ acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

_____
Notary Public in and for said State

(Notarial Seal)

EXHIBIT "A"

Legend

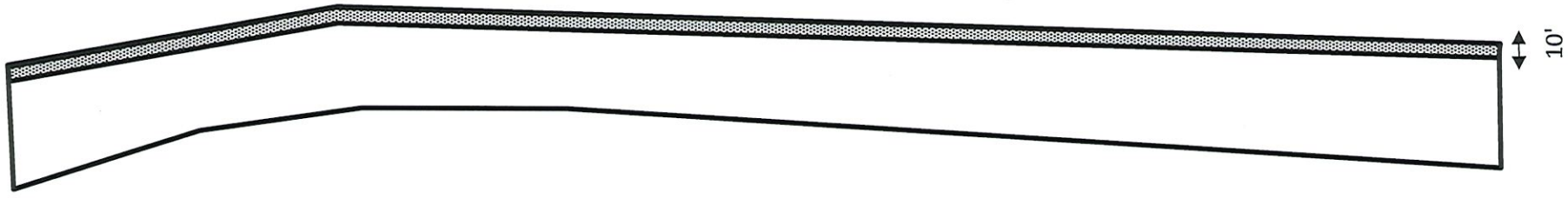
- Subject Property Line & ROW
- Easement area

Parcel Legal Description:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER (SE1/4SW1/4) AND THE SOUTHWEST QUARTER SOUTHEAST QUARTER (SW1/4SE1/4) OF SECTION 11, TOWNSHIP 74 NORTH, RANGE 44 WEST OF THE 5TH P.M., CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA, BOUNDED AND ESCRIBED AS FOLLOWS:
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Easement Area:

THE NORTH TEN (10) FEET OF THE ABOVED DESCRIBED PARCEL OF LAND.



Veterans Memorial Hwy 275

MIDAMERICAN ENERGY COMPANY	Customer: City of Council Bluffs		Folder No. 103306
	Address: 209 Pearl St.	Scale: Not to Scale	Date: 12.3.21
	City: Council Bluffs State: IA		Sec 11, Twp 74, Rng 44

N

Job Desc: New underground electric.