



Mi-Tech Services  
2815 100<sup>th</sup> St., #310  
Urbandale, IA 50322

July 2, 2024

City of Oelwein  
20 2<sup>nd</sup> Ave SW  
Oelwein, IA 50662

**Subject: Alliant Energy - Project #10000624**  
**Subject Property: property along W. Charles St. (Woodlawn Cemetery), Oelwein, Iowa**

Mi-Tech Services, Inc., has been retained by Alliant Energy officially known as (Interstate Power and Light Company) to acquire the necessary easement rights to allow them to place the overhead primary line on your property underground. This project is an effort to reduce downed lines, outages and complete needed maintenance. This line will help provide a more reliable energy delivery system. We are requesting an easement on your property to allow Alliant Energy to construct and operate the line in a safe manner. The secondary service that runs to your business/home will remain the same.

I am enclosing the necessary paperwork and information for your review and signatures.

**“Electric Line Easement”** – This document describes the location of the easement and explains what we can do on the property. Please make sure that you sign this in the presence of a notary public as this is filed with the County Recorder’s Office. Should you need a notary to come to your place of business please let me know and I will make the arrangements to have an agent meet with you. If you have no questions, please sign and return this document.

I appreciate your time and attention to this matter. If you have any questions, please don’t hesitate to contact me at the number provided below. Our office hours are 8:00 AM to 4:00 P.M., Monday through Friday.

Sincerely,

Roan Smith  
Phone: 515-210-0470  
[rsmith@mi-tech.us](mailto:rsmith@mi-tech.us)

Jolene Applegate  
515-423-2886  
[jappleaga@mi-tech.us](mailto:jappleaga@mi-tech.us)

## ELECTRIC LINE EASEMENT

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **City of Oelwein** (“Grantor(s)”, ADDRESS: **Oelwein, Iowa**) do(es) hereby warrant and convey unto **Interstate Power and Light Company, an Iowa Corporation**, its successor and assigns, (“Grantee”) a perpetual easement with the right, privilege and authority to construct, reconstruct, maintain, expand, operate, repair, patrol and remove an underground electric and telecommunications line or lines, consisting of wires, transformers, switches and other necessary fixtures, appurtenances and equipment, (including associated surface mounted equipment) and construction (collectively, the “*Line*” or “*Lines*”) for transmitting electricity, communications and all corporate purposes of Grantee together with the power to extend to any other party the right to use, jointly with the Grantee, pursuant to the provisions hereof, upon, under, and across the following described lands located in the County of **Fayette** and the State of Iowa:

See Attached Exhibits A and B, pages 3 and 4

together with all the rights and privileges for the full enjoyment or use thereof for the aforesaid purpose.

Grantor(s) agrees that it will not construct or place any buildings, structures, plants, or other obstructions on the property described above.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on said described land and such other trees and vegetation adjacent thereto as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, expansion, operation, repair, use of the Line or Lines.

Grantee, its contractor, or agent may enter said premises for the purpose of making surveys and preliminary estimates immediately upon the execution of this easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to the Line or Lines now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing and removing the Line or Lines, and the Grantee agrees to pay to the Grantor(s) or its tenants all damages done to the lands (except the cutting and trimming of trees or other vegetation), fences, livestock or crops of the Grantor(s) or its tenants, by the Grantee or its employees while constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing or removing the Line or Lines.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**GRANTOR(S):  
City of Oelwein**

By: \_\_\_\_\_

By: \_\_\_\_\_

**ALL PURPOSE ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, AD. 20\_\_\_\_\_, before me,  
the undersigned, a Notary Public in and for said State, personally appeared

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ to me personally known

or \_\_\_\_\_ provided to me on the basis of satisfactory  
evidence

to be the persons(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.

NOTARY SEAL \_\_\_\_\_  
(Sign in Ink)

\_\_\_\_\_  
(Print/type name)

Notary Public in and for the State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CAPACITY CLAIMED BY SIGNER**

\_\_\_\_\_ INDIVIDUAL  
\_\_\_\_\_ CORPORATE  
Title(s) of Corporate Officers(s):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ N/A  
\_\_\_\_\_ Corporate Seal is affixed  
\_\_\_\_\_ No Corporate Seal procured

\_\_\_\_\_ PARTNER(s)  
\_\_\_\_\_ Limited Partnership  
\_\_\_\_\_ General Partnership

\_\_\_\_\_ ATTORNEY-IN-FACT  
\_\_\_\_\_ EXECUTOR(s),  
\_\_\_\_\_ ADMINISTRATOR(s),  
\_\_\_\_\_ or TRUSTEE(s):  
\_\_\_\_\_ GUARDIAN(s)  
\_\_\_\_\_ or CONSERVATOR(s)  
\_\_\_\_\_ OTHER

\_\_\_\_\_  
\_\_\_\_\_

**SIGNER IS REPRESENTING:**

List name(s) of persons(s) or entity(ies):

\_\_\_\_\_  
\_\_\_\_\_

# EXHIBIT A

Easement area 5 feet by 665 feet, for placement of facilities commencing where the Southwesterly driveway intersects with the West property line, thence following said driveway Southeasterly to the North side of the North right-of-way line of West Charles St., as presently established on Grantor's property described below and more particularly described by placement of the facilities at the time of construction on or adjacent to the following described property.

## **Grantor's Parcel:**

The Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 20, Township 91 North, Range 9, West of the 5<sup>th</sup> P.M., Excepting the following tracts of land:

That part of Parcel C of the Plat of Survey filed in Book 2000, Page 1302 on April 11, 2000 in the Fayette County Recorder's office, which lies within the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 20, Township 91 North, Range 9, West of the 5<sup>th</sup> P.M.

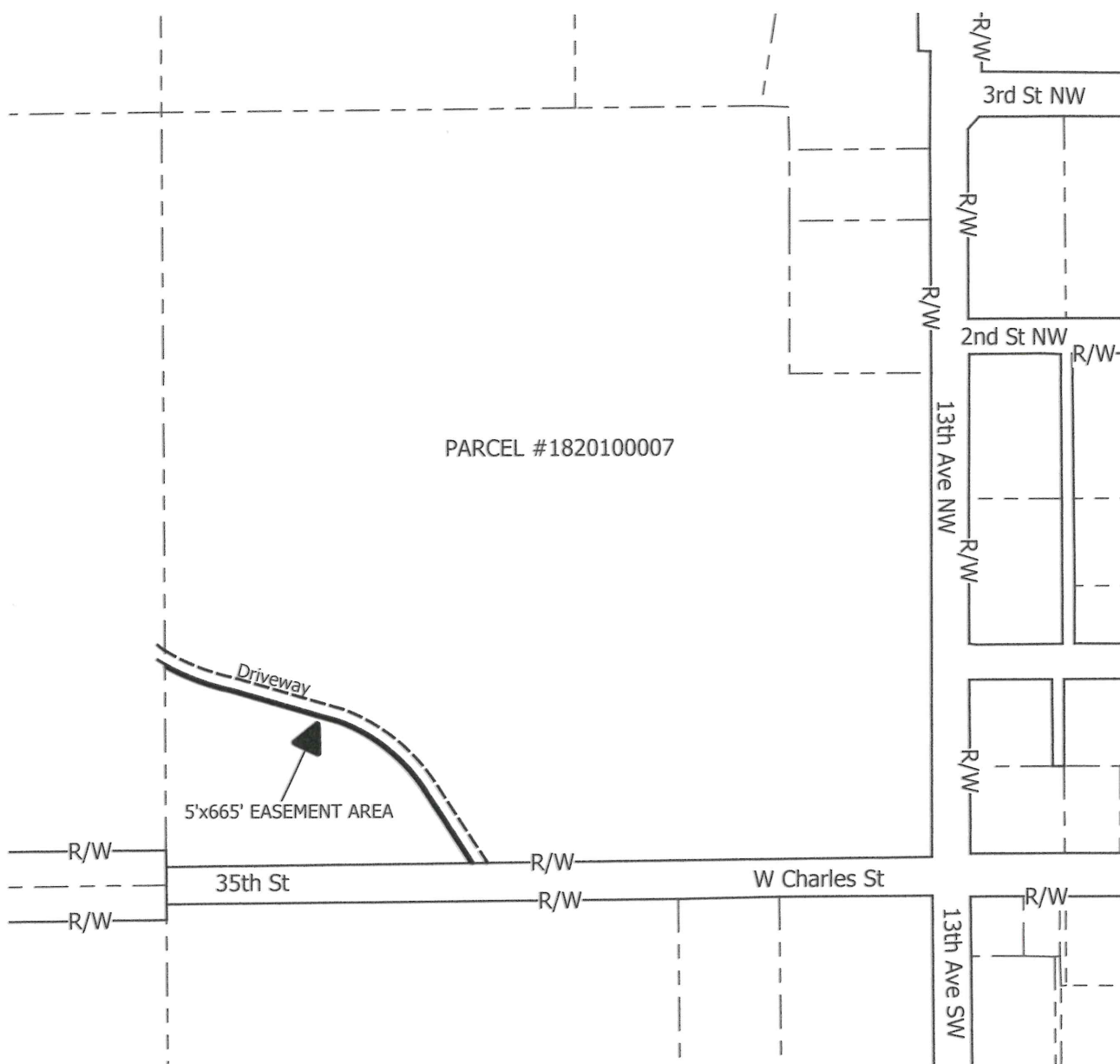
And except:

The South 2 acres of the North 2 and 97/100 acres of the East 8  $\frac{1}{2}$  acres of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  (except the North 48 feet thereof) of Section 20, Township 91 North, Range 9 West of the 5<sup>th</sup> P.M., Fayette County, Iowa.

And except:

The South 48 feet of the North 198.6 feet of the East 8  $\frac{1}{2}$  acres and the South  $\frac{1}{2}$  of the North .97 acre of the East 8  $\frac{1}{2}$  Acres of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 20, Township 91 North, Range 9 West of the 5<sup>th</sup> P.M., Fayette County, Iowa.

# EXHIBIT 'B'



5'x665' EASEMENT AREA

DRAFTED BY: MI-TECH SERVICES, INC  
JCC

N  
NOT TO SCALE  
ALLIANT #1000624

July 2, 2024

City of Oelwein  
20 2<sup>nd</sup> Ave SW  
Oelwein, IA 50662

**Subject: Alliant Energy - Project #10000624**  
**Subject Property: property along W. Charles St., Oelwein, Iowa**

Mi-Tech Services, Inc., has been retained by Alliant Energy officially known as (Interstate Power and Light Company) to acquire the necessary easement rights to allow them to place the overhead primary line on your property underground. This project is an effort to reduce downed lines, outages and complete needed maintenance. This line will help provide a more reliable energy delivery system. We are requesting an easement on your property to allow Alliant Energy to construct and operate the line in a safe manner. The secondary service that runs to your business/home will remain the same.

I am enclosing the necessary paperwork and information for your review and signatures.

**“Electric Line Easement”** – This document describes the location of the easement and explains what we can do on the property. Please make sure that you sign this in the presence of a notary public as this is filed with the County Recorder’s Office. Should you need a notary to come to your place of business please let me know and I will make the arrangements to have an agent meet with you. If you have no questions, please sign and return this document.

I appreciate your time and attention to this matter. If you have any questions, please don’t hesitate to contact me at the number provided below. Our office hours are 8:00 AM to 4:00 P.M., Monday through Friday.

Sincerely,

Roan Smith  
Phone: 515-210-0470  
[rsmith@mi-tech.us](mailto:rsmith@mi-tech.us)

Jolene Applegate  
515-423-2886  
[japplega@mi-tech.us](mailto:japplega@mi-tech.us)

## ELECTRIC LINE EASEMENT

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, **City of Oelwein** (“Grantor(s)”), ADDRESS: **Oelwein, Iowa** do(es) hereby warrant and convey unto **Interstate Power and Light Company, an Iowa Corporation**, its successor and assigns, (“Grantee”) a perpetual easement with the right, privilege and authority to construct, reconstruct, maintain, expand, operate, repair, patrol and remove an underground electric and telecommunications line or lines, consisting of wires, transformers, switches and other necessary fixtures, appurtenances and equipment, (including associated surface mounted equipment) and construction (collectively, the “*Line*” or “*Lines*”) for transmitting electricity, communications and all corporate purposes of Grantee together with the power to extend to any other party the right to use, jointly with the Grantee, pursuant to the provisions hereof, upon, under, and across the following described lands located in the County of **Oelwein** and the State of Iowa:

See Attached Exhibit A, page 3

together with all the rights and privileges for the full enjoyment or use thereof for the aforesaid purpose.

Grantor(s) agrees that it will not construct or place any buildings, structures, plants, or other obstructions on the property described above.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on said described land and such other trees and vegetation adjacent thereto as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, expansion, operation, repair, use of the Line or Lines.

Grantee, its contractor, or agent may enter said premises for the purpose of making surveys and preliminary estimates immediately upon the execution of this easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to the Line or Lines now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing and removing the Line or Lines, and the Grantee agrees to pay to the Grantor(s) or its tenants all damages done to the lands (except the cutting and trimming of trees or other vegetation), fences, livestock or crops of the Grantor(s) or its tenants, by the Grantee or its employees while constructing, reconstructing, maintaining, expanding, operating, patrolling, repairing or removing the Line or Lines.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**GRANTOR(S):  
City of Oelwein**

By: \_\_\_\_\_

By: \_\_\_\_\_

**ALL PURPOSE ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) ss:

On this \_\_\_\_ day of \_\_\_\_\_, AD. 20\_\_\_\_,  
before me, the undersigned, a Notary Public in and for said State,  
personally appeared

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ to me personally known

or \_\_\_\_\_ provided to me on the basis of satisfactory  
evidence

to be the persons(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.

NOTARY SEAL \_\_\_\_\_  
(Sign in Ink)

\_\_\_\_\_  
(Print/type name)

Notary Public in and for the State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CAPACITY CLAIMED BY SIGNER**

\_\_\_\_\_ INDIVIDUAL  
\_\_\_\_\_ CORPORATE  
Title(s) of Corporate Officers(s):  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ N/A  
\_\_\_\_\_ Corporate Seal is affixed  
\_\_\_\_\_ No Corporate Seal procured

\_\_\_\_\_ PARTNER(s)  
\_\_\_\_\_ Limited Partnership  
\_\_\_\_\_ General Partnership

\_\_\_\_\_ ATTORNEY-IN-FACT  
\_\_\_\_\_ EXECUTOR(s),  
\_\_\_\_\_ ADMINISTRATOR(s),  
\_\_\_\_\_ or TRUSTEE(s):  
\_\_\_\_\_ GUARDIAN(s)  
\_\_\_\_\_ or CONSERVATOR(s)  
\_\_\_\_\_ OTHER

\_\_\_\_\_  
\_\_\_\_\_

**SIGNER IS REPRESENTING:**

List name(s) of persons(s) or entity(ies):

\_\_\_\_\_  
\_\_\_\_\_

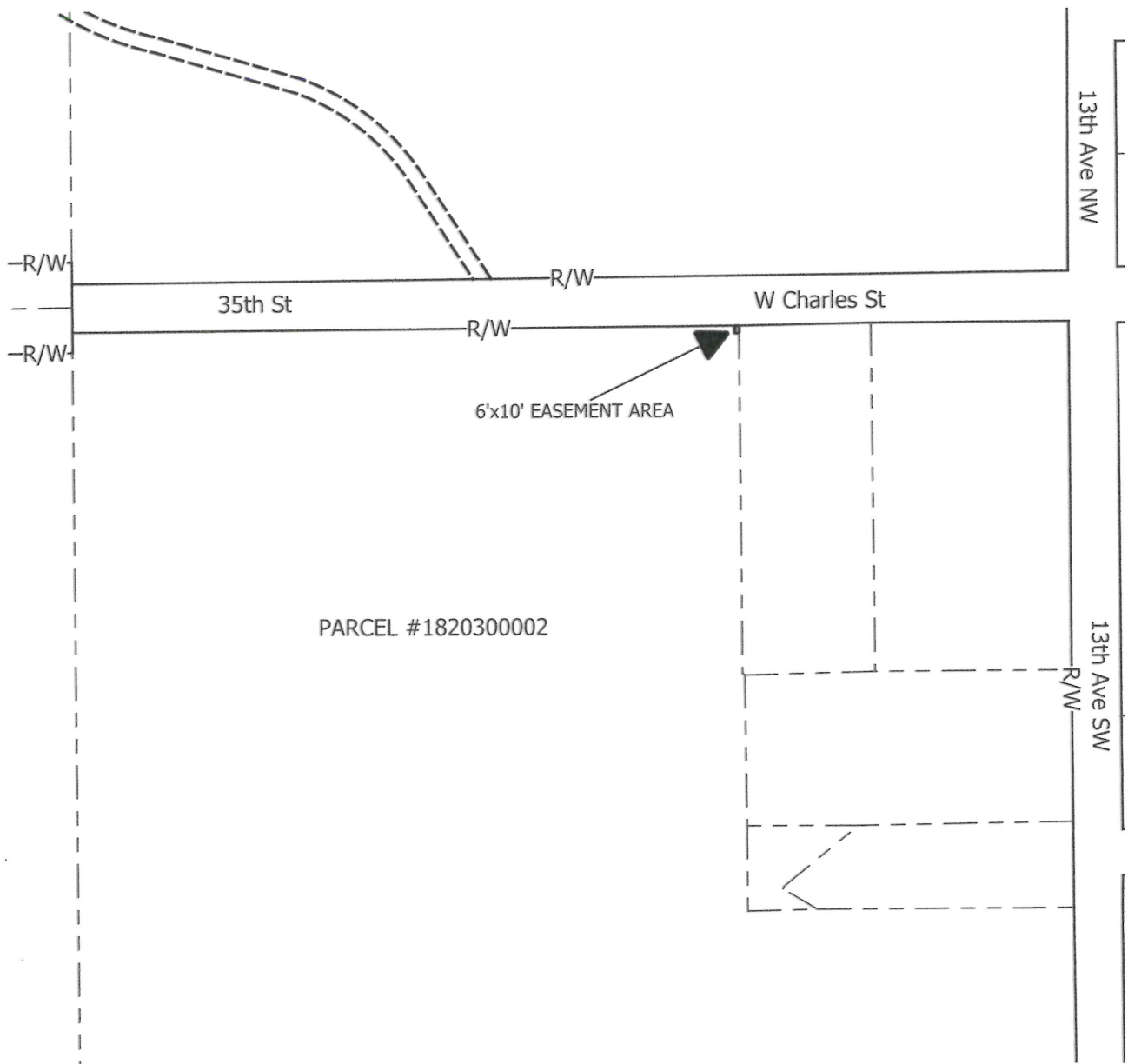


# EXHIBIT 'A'

Easement area 6 feet by 10 feet, for placement of facilities in the Northeast corner of Grantor's property, South of the South right-of-way of West Charles St., as presently established, described below and more particularly described by placement of the facilities at the time of construction on or adjacent to the following described property. .

## Grantor's Parcel:

The Northeast ¼ of the Southwest ¼ of Section 20, Township 91 North, Range 9 West of the 5<sup>th</sup> P.M., except commencing at the Northeast corner of the Northwest ¼ of said Section, thence South 806 ½ feet, thence West 649 feet, thence North 313 ½ feet, thence East 176 feet, thence North 495 feet, thence East 473 feet to the place of beginning, Fayette County, Iowa.



6'x10' EASEMENT AREA

DRAFTED BY: MI-TECH SERVICES, INC  
JCC

N  
NOT TO SCALE  
ALLIANT #1000624