

**WHEN RECORDED RETURN TO:**

City Clerk  
300 Railroad St.  
Tiffin, Iowa 52340

Preparer Information: Alexandria A. Greim, Mark Gray Law, PLC, 416 SW 3<sup>rd</sup> Street, Ankeny, IA 50023 (515) 964-3633

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**REVISED UNDERGROUND ELECTRIC EASEMENT AGREEMENT  
HOMEMAKERS PLAT 1 TO THE CITY OF TIFFIN,  
JOHNSON COUNTY, IOWA**

In consideration and approval of the final plat of Homemakers Plat 1 to the City of Tiffin, Johnson County, Iowa, Owner hereby grant to MidAmerican Energy Company, South Slope Cooperative Telephone Company, Alliant Energy, Mediacom, Linn County REC and the City (the “Grantees”), a perpetual right-of-way easement upon, over, under, along the areas marked on the attached Exhibit “A” as “**10’ Underground Elec. Easement**,” herein described as “easement areas”.

The Grantees shall have the right to install, lay, construct, reconstruct, renew, operate, maintain and remove conduits, cables, pipes, electric lines below the surface of the ground, and other equipment or appurtenances above the surface of the ground as may be necessary for the purpose of serving the subdivision and other property with electricity, gas, and communication service; the right to trim, cut down and remove such trees, brush, saplings and bushes as may interfere with the proper construction, maintenance, operation or removal of said facilities, equipment and appurtenances; and the right of ingress and egress for all of the purposes aforesaid.

Owner, their successors in interest and assigns, reserve the right to use the easement areas for purposes which will not interfere with the Grantee’s full enjoyment of the rights hereby granted; provided that except for roads and related appurtenances Owner shall not erect or construct any reservoir, retaining wall, or other obstruction on said areas, or diminish or substantially add to the ground cover over the easement areas. No permanent dwellings or trees shall be placed on the easement areas, but with advance written authorization from the Grantee’s representatives, the same may be used for gardens, shrubs, minor landscaping and other purposes that do not then or later interfere with the aforesaid uses or the rights herein granted.

[SIGNATURE PAGE FOR UNDERGROUND ELECTRIC EASEMENT AGREEMENT]

In WITNESS WHEREOF, the undersigned have executed this Agreement as of the date last set forth below.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.

OWNER

**Homemakers Plaza, Inc.**

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

Name: Roger P. Merschman

Title: President

STATE OF IOWA                    )  
  ) SS.  
COUNTY OF \_\_\_\_\_ )

This record was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Roger P. Merschman as President of Homemakers Plaza, Inc.

\_\_\_\_\_  
Signature of Notary Public

[SIGNATURE PAGE FOR UNDERGROUND ELECTRIC EASEMENT AGREEMENT]

CITY OF TIFFIN, IOWA

By: \_\_\_\_\_  
Tim Kasperek, Mayor

ATTEST:

By: \_\_\_\_\_  
Abigail Hora, City Clerk

STATE OF IOWA, COUNTY OF JOHNSON ) ss:

On this \_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tim Kasperek and Abigail Hora, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Tiffin, Iowa, a municipal corporation; and the instrument was signed and sealed on behalf of the corporation by authority of its City Council, and the said Mayor and City Clerk did acknowledge 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

Exhibit A – Plat

# EASEMENT EXHIBIT "A"

## UNDERGROUND ELECTRIC EASEMENT

### EASEMENT DESCRIPTION:

#### UNDERGROUND ELECTRIC EASEMENTS

A 10.00 FOOT WIDE EASEMENT OVER, UNDER AND ACROSS LOT 1, HOMEMAKERS PLAT 1, AN OFFICIAL PLAT, CITY OF TIFFIN, JOHNSON COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE S09°52'21"W ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 119.98 FEET TO A BEND POINT IN THE WESTERLY LINE OF SAID LOT 1; THENCE S81°59'09"E, A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, A DISTANCE OF 59.08 FEET; THENCE N40°37'46"E, A DISTANCE OF 95.53 FEET; THENCE S60°52'55"E, A DISTANCE OF 201.47 FEET; THENCE SOUTHEASTERLY ALONG A 226.57 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 58.15 FEET, SAID CURVE HAVING A CHORD BEARING OF S68°05'54"E AND A CHORD LENGTH OF 57.99 FEET; THENCE S75°20'41"E, A DISTANCE OF 404.21 FEET; THENCE SOUTHEASTERLY ALONG A 271.73 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 355.27 FEET, SAID CURVE HAVING A CHORD BEARING OF S37°45'53"E AND A CHORD LENGTH OF 330.50 FEET; THENCE S00°00'00"E, A DISTANCE OF 226.03 FEET; THENCE N90°00'00"W, A DISTANCE OF 10.00 FEET; THENCE N00°00'00"E, A DISTANCE OF 225.54 FEET; THENCE NORTHWESTERLY ALONG A 261.72 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A DISTANCE OF 342.61 FEET, SAID CURVE HAVING A CHORD BEARING OF N37°42'53"W AND A CHORD LENGTH OF 318.66 FEET; THENCE N75°20'41"W, A DISTANCE OF 404.20 FEET; THENCE NORTHWESTERLY ALONG A 236.57 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, A DISTANCE OF 60.69 FEET, SAID CURVE HAVING A CHORD BEARING OF N68°05'55"W AND A CHORD LENGTH OF 60.53 FEET; THENCE N60°52'55"W, A DISTANCE OF 193.29 FEET; THENCE S40°37'46"W, A DISTANCE OF 91.96 FEET; THENCE N90°00'00"W, A DISTANCE OF 65.42 FEET; THENCE N09°52'21"E, A DISTANCE OF 10.15 FEET TO THE POINT OF BEGINNING.

OWNER / PREPARED FOR:  
HOMEMAKER'S FURNITURE



UNDERGROUND ELECTRIC  
**EASEMENT EXHIBIT**  
**HOMEMAKERS**  
TIFFIN, IOWA

REFERENCE NUMBER:

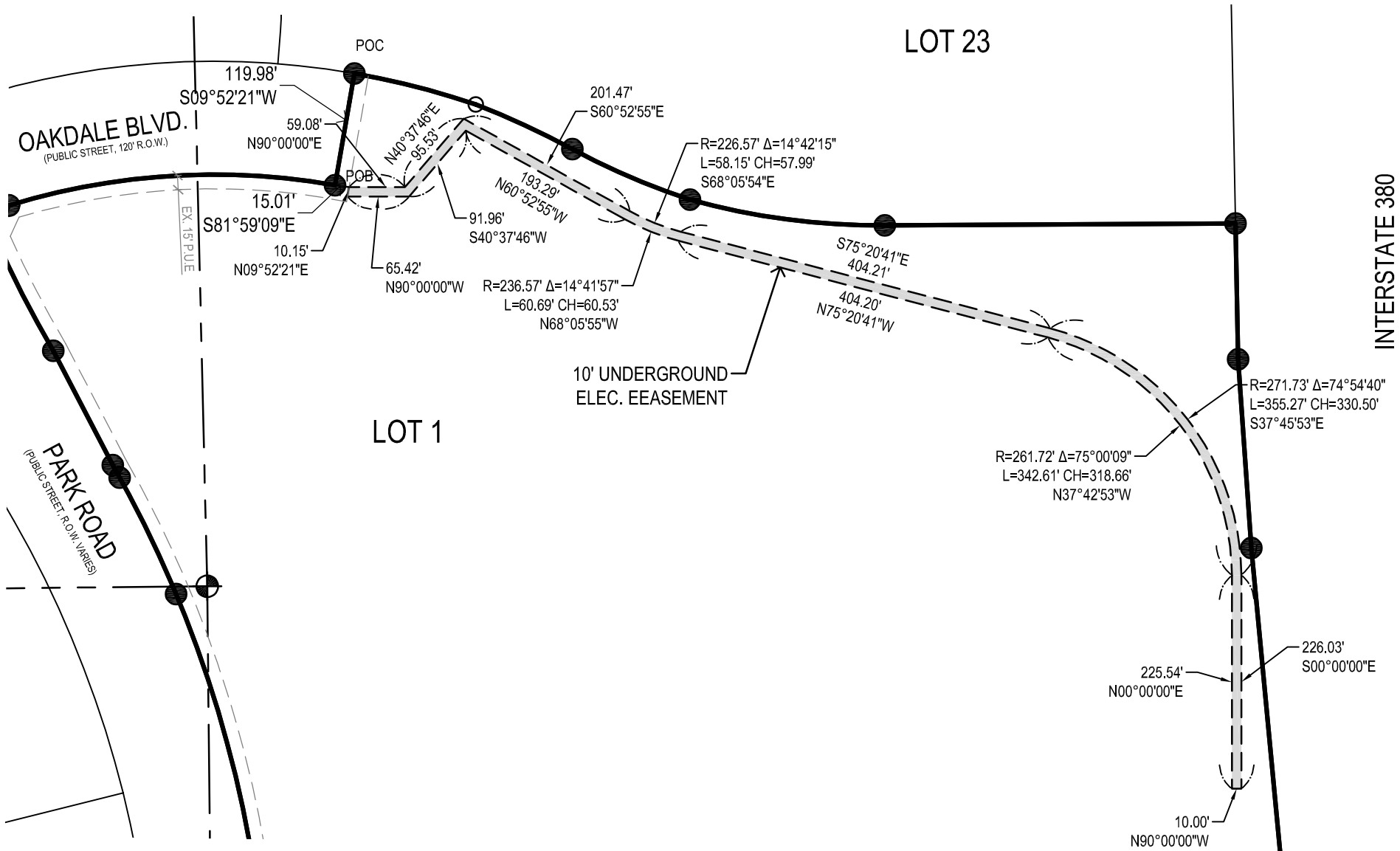
DRAWN BY:  
EWM

PROJECT NUMBER:  
**240535**

# EASEMENT EXHIBIT "A"

## UNDERGROUND ELECTRIC EASEMENT

OWNER / PREPARED FOR:  
HOMEMAKER'S FURNITURE

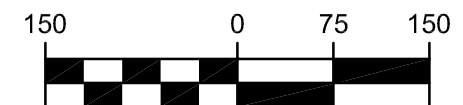


### LEGEND:

- PROPERTY CORNER
- ROW RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING



### GRAPHIC SCALE



UNDERGROUND ELECTRIC  
**EASEMENT EXHIBIT**  
**HOMEMAKERS**  
TIFFIN, IOWA

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