

Document No.

UNDERGROUND ELECTRIC EASEMENT

The undersigned, herein called Grantor, in consideration of One Dollar (\$1.00) and other valuable considerations, paid to Grantor by MADISON GAS AND ELECTRIC COMPANY, a Wisconsin corporation, herein called MGE, receipt of which is hereby acknowledged, does hereby grant, convey, and warrant unto said MGE, its successors, and assigns, the perpetual, non-exclusive right and easement to construct, maintain, and operate manholes, conduits, cables, pedestals, transformers, and other appurtenances necessary for the transmission and distribution of electrical current and MGE's communication signals upon, under, across, and through the following described land located in Dane County, Wisconsin:

A PARCEL of land, located in part of the SW¼ of the NE¼, Section 32, T8N-R10E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 32; thence along the West line of the Northeast Quarter, S00°34'03"E, 1778.74 feet; thence S89°25'57"E, 850.43 feet to the Point of Beginning; thence S88°09'10"E, 369.79 feet to the westerly right of way of Wright Street; thence along the westerly right of way of Wright Street, S01°50'17"W, 8.51 feet; thence N88°53'27"W, 369.82 feet; thence N01°49'57"E, 13.27 feet to the Point of Beginning.

Easement area as depicted on attached Exhibit "A" dated August 18, 2025.

THIS SPACE RESERVED FOR RECORDING DATA

Return To:
Rights-of-Way Department
Madison Gas and Electric Co.
PO Box 1231
Madison WI 53701-1231

PIN 0810-321-0603-2

MGE Easement No. _____

25eas214

MGE shall not use or authorize others to use the land subject to this easement in such a manner as to create electrical or electronic interference with radio transmission or reception between aircraft and any air, navigational, or aviation communications installation upon or in the vicinity of Grantor's airport, or in such manner as to make it difficult for pilots to distinguish between airport lights and other lights or so as to otherwise impair pilots' visual perception in the vicinity of the airport or as to otherwise endanger the landing, taking off, or maneuvering of aircraft in the vicinity of said airport.

Following any entry by MGE or assigns upon the right-of-way herein conveyed, for the purpose of exercising any of MGE's rights herein conveyed, MGE shall repair and restore the right-of-way as nearly as practicable to the condition existing prior to such entry.

MGE shall indemnify, defend, and save harmless Grantor from and against any third-party claims directly arising from the acts or omissions of MGE in the exercise of MGE's rights hereunder.

TOGETHER with the right to enter upon said land for the above purposes, including repairing or removing the same, and the right to trim or remove such trees and brush as may now or hereafter interfere with or endanger said facilities. MGE shall not have the right to erect any fence or other structures unless otherwise specifically provided for herein. The Grantor shall have the right to use and enjoy the surface of the easement conveyed hereby but shall not interfere with the use of same by MGE for purposes hereinabove granted. The Grantor shall not build, create, or construct any fences, buildings, or other structures; plant trees; inundate; or change the grade of said easement, nor permit others to do so without the express written consent of MGE. It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future and that none of the rights herein granted shall be lost by non-use.

This Agreement is binding upon heirs, administrators, executors, and assigns of Grantor.

[Signatures on following page]

The undersigned warrants and represents that the undersigned has the proper power and authority to grant this Easement.

WITNESS, the hand and seal of the Grantor(s) this _____ day of _____ 20____.

DANE COUNTY

_____ (SEAL)

Print or type name (and title)

STATE OF _____ **)ss**

COUNTY OF _____ **)** **ACKNOWLEDGMENT**

Personally came before me this _____ day of _____ 20____
the above-named _____ to me known
(or satisfactorily proven) to be the person(s) who executed the foregoing instrument and acknowledged the same.

Stamp

Signature

Notary Public _____

State of _____

My commission expires _____

EXHIBIT "A"

LANDS

STRAUBEL STREET
60' Right of Way

POINT OF
COMMENCEMENT
NORTH $\frac{1}{4}$ CORNER
OF SECTION 32
T8N-R10E

LANDS
BY
DANE COUNTY

LANDS

WRIGHT STREET
100' Right of Way

NEW UNDERGROUND
ELECTRIC EASEMENT

POINT OF
BEGINNING

WEST LINE OF THE NE $\frac{1}{4}$ OF SECTION 32 T8N-R10E

S00° 34' 03"W 2653.82'

1778.74'

875.08'

850.43'
S89° 25' 57"E

N01° 49' 57"E 13.27'

S88° 09' 10"E 369.79'

N88° 53' 27"W 369.82'

S01° 50' 17"W 8.51'

LANDS

LANDS

CENTER OF
SECTION 32
T8N-R10E



BEARINGS REFERENCED TO THE DANE COUNTY
COORDINATE SYSTEM NAD 83 (2011) AND
REFERENCED TO THE WEST LINE OF THE NE $\frac{1}{4}$ OF
S32, T8N, R10E, MEASURED AS S00° 34' 03"W

	NEW EASEMENT
	EXISTING EASEMENT
	PROPERTY BOUNDARY
	LOT LINE
	R/W

GRAPHIC SCALE



1 inch = 80 ft

THIS INSTRUMENT WAS DRAFTED BY:
SOLOM RAMOS
8/18/2025
MADISON GAS AND ELECTRIC
RIGHTS OF WAY DEPARTMENT

mgoe.
623 RAILROAD ST
MADISON, WI 53703
GENERAL OFFICE: 608-252-7000