

**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 Lot 1 of Certified Survey Map No. 15247, Document No. 5529106, Volume 108, Pages 275-279, as recorded with the Dane County Register of Deeds Office, lying in the NE¼ of the NE¼, Section 13, T7N-R9E, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Beginning at the southerly corner of Lot 1 of Certified Survey Map No. 15247; thence N43°52'46"W along the Southwesterly line of said Lot 1, 33.30 feet; thence N46°14'33"E, 11.74 feet; thence N02°41'54"E, 13.55 feet; thence N43°57'39"W, 87.88 feet; thence N70°31'09"W, 31.09 feet; thence S46°30'22"W, 7.51 feet to the Southwesterly line of said Lot 1; thence N43°52'46"W along the Southwesterly line of said Lot 1, 10.00 feet; thence N46°30'22"E, 14.50 feet; thence N00°59'09"E, 72.97 feet to a Northerly line of said Lot 1; thence S43°55'10"E along a Northerly line of said Lot 1, 14.17 feet; thence S00°59'09"W, 53.12 feet; thence N46°30'22"E, 4.56 feet; thence S43°52'46"E, 10.00 feet; thence S46°30'22"W, 14.34 feet; thence S70°31'09"E, 28.35 feet; thence S43°57'39"E, 94.55 feet; thence S02°41'54"W, 29.72 feet; thence S43°52'46"E, 17.85 feet to the Southeasterly line of said Lot 1 also being the Northerly Right-Of-Way of East Washington Avenue; thence S46°02'17"W along said Right-of-Way, 10.00 feet to the Point of Beginning.

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 0709-131-0222-7; 0709-131-0299-6  
MGE Easement No. \_\_\_\_\_

21eas24

Said parcel as depicted on attached Exhibit "A", dated March 24, 2021.

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 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.

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\_\_\_\_.

VALOR ON WASHINGTON, LLC

COUNTY OF DANE

By: Valor on Washington MM, LLC, its Managing Member  
By: GEC Valor on Washington, LLC, its Manager  
By: Gorman & Company, LLC

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

\_\_\_\_\_ (SEAL)

Name: \_\_\_\_\_

scott McDonell, County Clerk

Title: \_\_\_\_\_

STATE OF WISCONSIN )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.

\_\_\_\_\_  
Notary Public \_\_\_\_\_  
State of Wisconsin  
My commission expires \_\_\_\_\_

**MORTGAGE HOLDERS CONSENT**

The undersigned hereby adopts and joins in the execution of the above and foregoing Underground Electric Easement grant (and does hereby subordinate its mortgage thereto) and consents to the enjoyment by MGE therein of the rights by said grant. The undersigned Officer(s) represents and warrants that s/he has full power and authority to agree to this Consent and s/he has been properly authorized and empowered to enter into this Consent.

Dated \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
Corporate Seal (optional)

By \_\_\_\_\_  
Signature  
Title: \_\_\_\_\_

By \_\_\_\_\_  
Signature  
Title: \_\_\_\_\_

STATE OF WISCONSIN )ss  
COUNTY OF \_\_\_\_\_ )

**ACKNOWLEDGMENT**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ the above-named \_\_\_\_\_

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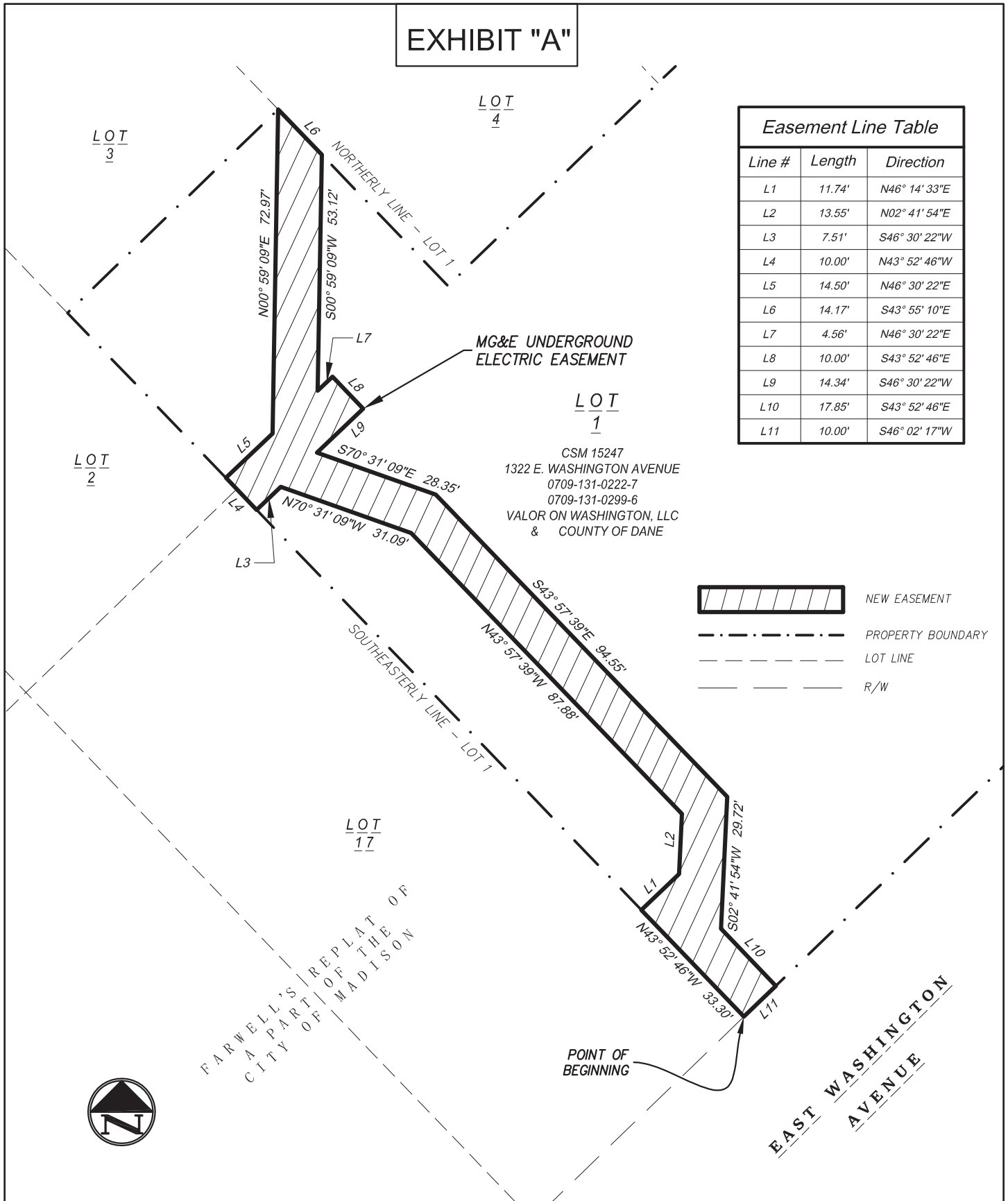
\_\_\_\_\_  
Corporate Seal (optional)





By \_\_\_\_\_  
Signature  
Title: \_\_\_\_\_

By \_\_\_\_\_  
Signature  
Title: \_\_\_\_\_

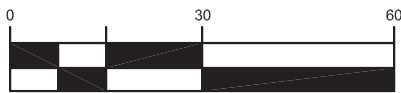
# EXHIBIT "A"

Line #	Length	Direction
L1	11.74'	N46° 14' 33"E
L2	13.55'	N02° 41' 54"E
L3	7.51'	S46° 30' 22"W
L4	10.00'	N43° 52' 46"W
L5	14.50'	N46° 30' 22"E
L6	14.17'	S43° 55' 10"E
L7	4.56'	N46° 30' 22"E
L8	10.00'	S43° 52' 46"E
L9	14.34'	S46° 30' 22"W
L10	17.85'	S43° 52' 46"E
L11	10.00'	S46° 02' 17"W



-  NEW EASEMENT
-  PROPERTY BOUNDARY
-  LOT LINE
-  R/W

## GRAPHIC SCALE



1 inch = 30 ft

THIS INSTRUMENT WAS DRAFTED BY:

**ADAM GILE**  
3/24/2021

MADISON GAS AND ELECTRIC  
RIGHTS OF WAY DEPARTMENT



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