

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 STRIP of land, being TEN (10) feet in width, located in part of Lot 2, Certified Survey Map No. 1539, Document No. 1411327, Volume 6, Pages 262-264, as recorded with the Dane County Register of Deeds Office, lying in the NW¼ of the SW¼, Section 31, T8N-R10E, City of Madison, Dane County, Wisconsin, centerline more particularly described as follows:

Commencing at the Northwest corner of said Lot 2; thence S00°29'14W along the West line said Lot 3, 5.00 feet to the Point of Beginning; thence parallel and adjacent to the North line of said Lot 2 S89°17'11"E, 338.72 feet; thence parallel and adjacent to the East line of said Lot 2 S09°14'06"E, 132.29 feet; thence along the arc of a curve to the right, having a radius of 955.00 feet, whose chord bears S05°16'35"E and measures 132.64 feet; thence N89°27'56"W, 374.38 feet to the West line of said Lot 2 and the Point of Termination.

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 0810-313-0079-2

MGE Easement No. _____

21eas60

Said strip as depicted on attached Exhibit "A", dated June 7, 2021.

MGE acknowledges that certain areas of the proposed building, steps, sidewalk and curb may encroach into the easement area. Said encroachments, as identified on attached Exhibit A, are considered to be permitted and to be treated as if they exist outside of the easement area until which time they are permanently removed.

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____.

DANE COUNTY

(SEAL)

Scott McDonell, County Clerk

STATE OF WISCONSIN)ss
COUNTY OF _____)

ACKNOWLEDGMENT

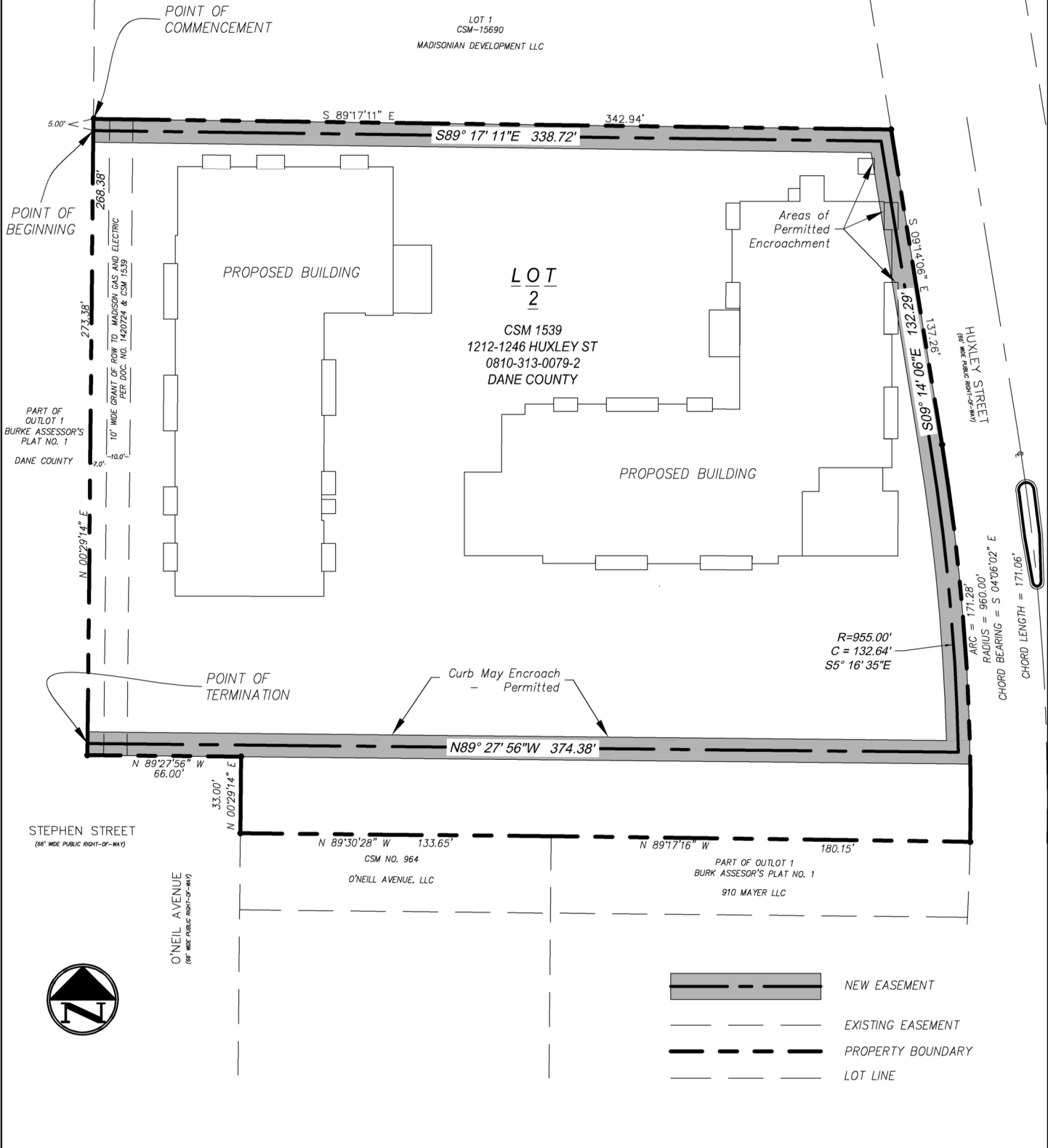
Personally came before me this _____ day of _____ 20____ the above-named _____

to me known (or satisfactorily proven) to be the person(s) who executed the foregoing instrument and acknowledged the same.

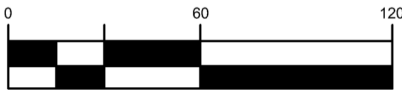
Notary Public _____
State of Wisconsin _____
My commission expires _____

This instrument drafted by:
Adam J. Gile
Rights-of-Way Department
Madison Gas and Electric Company
PO Box 1231
Madison WI 53701-1231

EXHIBIT "A"



GRAPHIC SCALE



THIS INSTRUMENT WAS DRAFTED BY:

ADAM GILE
6/7/2021
MADISON GAS AND ELECTRIC
RIGHTS OF WAY DEPARTMENT



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