

Document No.

**EASEMENT UNDERGROUND
ELECTRIC, NATURAL GAS AND
COMMUNICATION**

The undersigned **County of Dane, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation, (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as defined below, upon, in, over, through and across lands owned by the Grantor on that certain Warranty Deed as recorded on September 11, 2013, as Document Number 5023680, in the office of the Register of Deeds for Dane County, Wisconsin, said "Easement Area" to be **ten (10)** feet in width and described as follows:

Part of Lot Two (2) of Certified Survey Map Number 5392, as recorded on November 9, 1987, in Volume 24 of Certified Survey Maps, pages 298-299, as Document Number 2053772, in the office of the Register of Deeds for Dane County, located within the Fractional South Half of the Northwest Quarter (S1/2-NW1/4) of Section 30, Township 7 North, Range 11 East, City of Madison, Dane County, Wisconsin. More particularly described on Exhibit "A" attached hereto and incorporated by reference herein.

This easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground electric line and underground communication line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment, and any other components as Grantee may select for use in transmitting electricity or communication signals; also for underground natural gas line facilities, including but not limited to pipelines with valves, main and service laterals, and any other components as Grantee may select for use in the transmission and distribution of natural gas products (collectively, the "Designated Facilities").
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the grade of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
Madison, WI 53718-2148

Parcel Identification Number(s)

251/0711-302-0102-4

The North Ten (10) feet of said Lot Two (2) of Certified Survey Map Number 5392, lying south of and parallel with the South right-of-way line of Luds Lane, located in the Fractional South Half of the Northwest Quarter (S1/2-NW1/4) of Section 30, Township 7 North, Range 11 East, City of Madison, Dane County, Wisconsin.

NW SECTION
CORNER SEC. 30,
T7N. R11E

LANDS



ASSUMED NORTH

LEGEND

- IRON FOUND
○ IRON SET, 3/4" X 24"
ROUND, SOLID, 1.5 LBS
PER. FT.

NOTE: "COUNTY TRUNK
HIGHWAY AB IS A
CONTROLLED ACCESS
HIGHWAY IN ACCORD-
ANCE WITH CHAPTER 79,
DANE COUNTY CODE OF
ORDINANCES."
"REFER TO BUILDING SITE
INFORMATION CONTAINED IN THE
DANE COUNTY SOIL SURVEY"

DISCLAIMER:

THIS DRAWING IS FOR VISUAL REFERENCE ONLY.

WEST 1/4 CORNER
SEC. 30

AREA (IN SQ. FT.)

| LOT | LOT WITH ROAD | LOT WITHOUT ROAD | ROAD |
|-----|-------------------|------------------|-------|
| 1 | 203989 (4.68 AC) | 174240 | 29749 |
| 2 | 701023 (16.09 AC) | 675659 | 25364 |
| 3 | 704263 (16.17 AC) | 651987 | 32276 |