

Document No.

**EASEMENT OVERHEAD & UNDERGROUND
ELECTRIC**

The undersigned **Grantor(s)**, **Sauk County, a municipal corporation in the State of Wisconsin (hereinafter called the "Grantor")**, in consideration of the sum of One-thousand Five Hundred dollars (\$1,500.00) 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 indicated below, upon, in, over, through and across lands owned by the Grantor in the **Town of Prairie Du Sac, Sauk County, State of Wisconsin**, said Easement Area to be **Six (6)** feet in width and described as follows:

See Exhibit "A" for a legal description of the Easement Area and Exhibit "B" for a depiction of the Easement Area, both which are attached hereto and made a part hereof by reference.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
P.O. Box 77007
Madison, WI 53707-1007

Parcel Identification Number(s)

0057-00000

This Easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for overhead electric line facilities, including but not limited to poles, crossarms, wires, guy wires, anchors and other appurtenant equipment associated with overhead electric line facilities; also for underground electric line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment and other appurtenant equipment associated with underground electric line 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 elevation 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.
10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

Signature (SEAL)

Signature (SEAL)

Printed Name and Title

Printed Name and Title

Signature (SEAL)

Signature (SEAL)

Printed Name and Title

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF WISCONSIN }
COUNTY OF _____ } SS

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

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

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

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

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

Signature of Notary

Printed Name of Notary

Notary Public, State of _____

My Commission Expires (is) _____

This instrument drafted by

KEVIN STOEVEKEN MI-TECH SERVICES

KEVIN STOEVEKEN MI-TECH SERVICES

Checked by

Project Title:	STH 12 1.5M RBLD NORTH & SOUTH
ERP Activity ID:	4035036
Tract No.:	8 OF 9
PPN:	

May 2, 2018

ECRM713489 Rev 1 02/14

Exhibit A

GRANTOR'S PARCEL:

A parcel of land lying in the Northeast Quarter of the Fractional Northeast Quarter of Section 3-9-6, more fully described as follows: Commencing at the Northeast corner of Section 3-9-6, running thence South 00° 45' West 1475.1 feet to a point, thence North 89° 11' West 75 feet to a point on the West right-of-way line of U.S. Highway 12 and the South line of the NE ¼ of the NE ¼ of Section 3, and this shall be the point of beginning of the parcel to be described; thence North 89° 11' West 208.71 feet along the South line of said NE ¼ of the NE ¼ to a point; thence North 00° 45' East 208.71 feet to a point; thence South 89° 11' East 208.71 feet to a point in the West right-of-way line of U.S. Highway 12; thence South 00° 45' West along said West right-of-way line 208.71 feet to the point of beginning, and being in the Town of Prairie Du Sac, Sauk County, Wisconsin.

EASEMENT AREA:

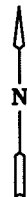
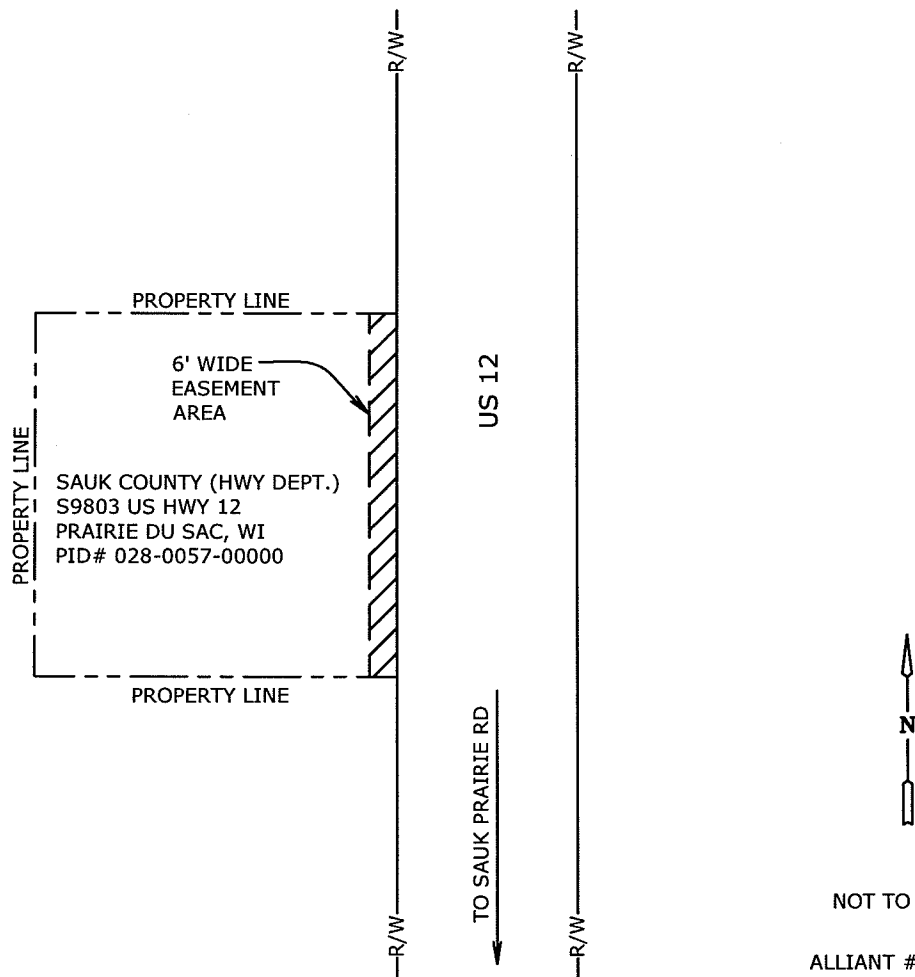
The Easterly Six (6) feet of the above described parcel, as shown on attached Exhibit B, incorporated into and made a part hereof by reference. Said Easement Area is to abut the Westerly Right-of-Way line of US HWY 12 as now laid out and travelled.

Being located in the Northeast Quarter (NE ¼) of the Fractional Northeast Quarter (NE ¼), Section 3, Township 9 North, Range 6 East, Town of Prairie Du Sac, Sauk County, Wisconsin.

Grantor's deed recorded on March 18, 1968, as Document No. 358937 in the office of the Register of Deeds for Sauk County, Wisconsin.

EXHIBIT "B"

THE EASTERLY SIX (6) FEET OF THE PARCEL DESCRIBED IN EXHIBIT A, INCORPORATE INTO AND MADE A PART HERE OF BY REFERENCE, AND AS SHOWN BELOW. SAID EASEMENT AREA IS TO ABUT THE WESTERLY RIGHT-OF-WAY LINE OF US HWY 12 AS NOW LAID OUT AND TRAVELLED.



NOT TO SCALE

ALLIANT #4035036