

1046638 WPSC

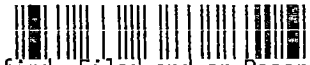
DOCUMENT NUMBER

ELECTRIC UNDERGROUND EASEMENT

THIS INDENTURE is made this 9<sup>th</sup> day of January, 2020, by and between **Holly A. Niemuth**, ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of Lots 104, 105 and 135 of the recorded plat of C. L. Bartletts Addition to Village (now City) of Waupaca, being part of the Southeast Quarter of the Southwest Quarter (SE 1/4-SW 1/4) of Section 20, Township 22 North, Range 12 East, **City of Waupaca, County of Waupaca, State of Wisconsin**, as shown on the attached Exhibit "A".

879710



Certified, Filed and or Recorded on  
February 19, 2020 8:00 AM

Waupaca County  
RECEIVED FOR RECORD  
MICHAEL MAZEMKE  
REGISTER OF DEEDS

Pages 5  
Fee \$30.00

Return to:  
Wisconsin Public Service Corp.  
Real Estate Dept.  
P.O. Box 19001  
Green Bay, WI 54307-9001

Parcel Identification Number (PIN)  
**34 20 70111**

1. **Purpose: ELECTRIC UNDERGROUND** - The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.

6. **Exercise of Rights:** 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.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written.

Sign Name

Holly A. Niemuth  
Holly A. Niemuth

Sign Name

Print Name

STATE OF

Wisconsin

)

COUNTY OF

Waupaca

)SS

)

This instrument was acknowledged before me this 9 day of JANUARY, 2020, by the above-named **Holly A. Niemuth**, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name

Print Name

Jill E. Lodewegen

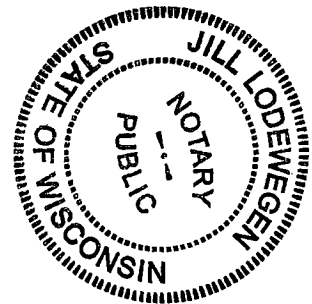
Jill E. Lodewegen

Notary Public, State of

Wisconsin

My Commission expires:

3-12-21



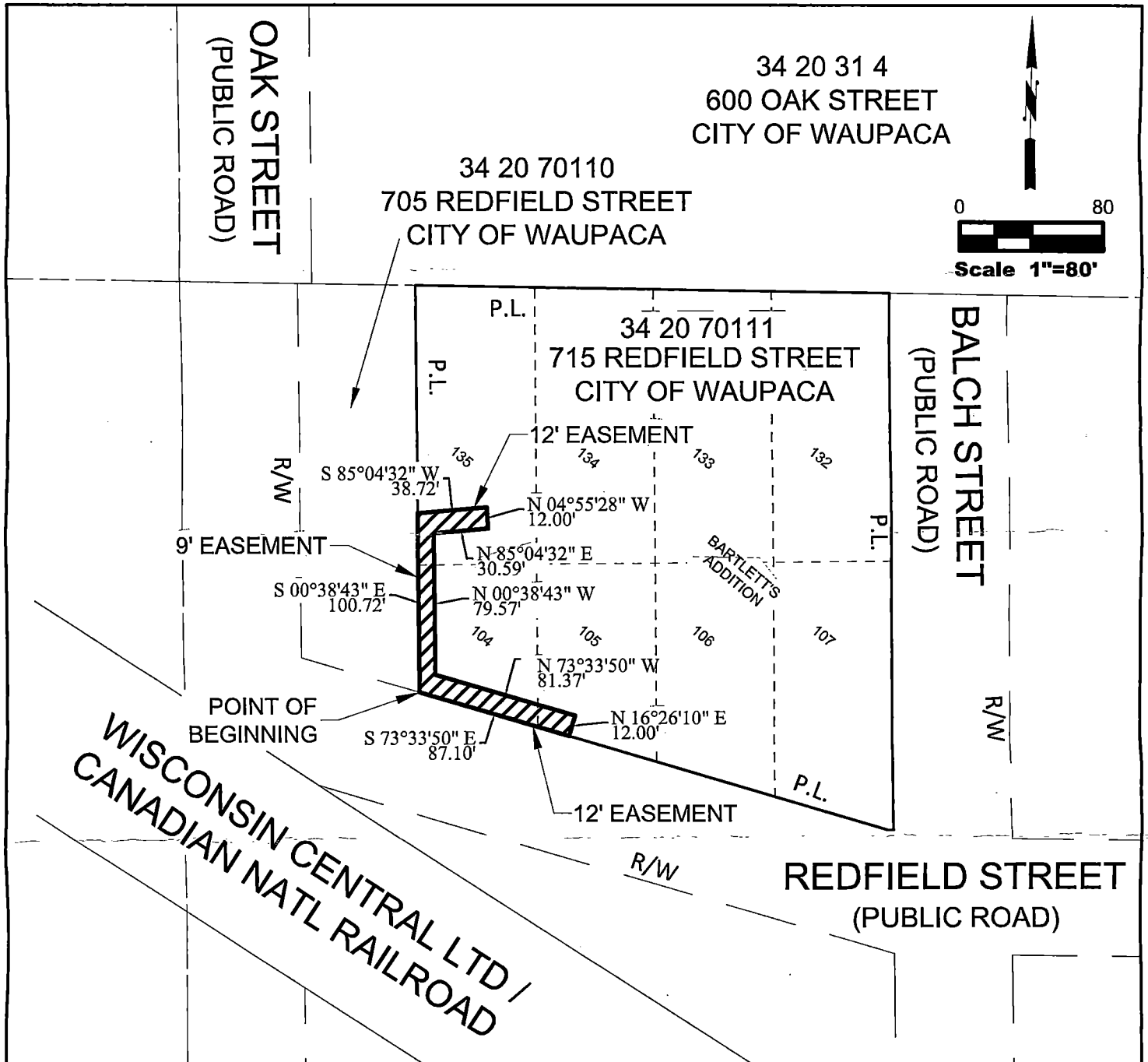
This instrument drafted by: Dawn Van Oudenhoven

Wisconsin Public Service Corporation

Date	County	Municipality	Site Address	Parcel Identification Number
October 24, 2019	Waupaca	City of Waupaca	715 Redfield St.	34 20 70111
Real Estate No.	WPSC District	WR#	WR Type	I/O
1046638	Waupaca-69	2851641	EPLAN	22800111EC

# EXHIBIT A

Part of Lots 104, 105 and 135 of Bartlett's Addition to the Village (now City) of Waupaca, according to the recorded plat thereof; being part of the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section 20, Township 22 North, Range 12 East, **City of Waupaca, County of Waupaca, State of Wisconsin.**



Distances shown are for the PERIMETER of the easement and are approximate. Bearings based upon Grid North of Oconto County Wisconsin Coordinate Reference System (WISCRS) NAD 83 (1991)

P.L. PARCEL LINE  
R/W RIGHT OF WAY  
MINOR LOT LINE  
EASEMENT AREA



Wisconsin Public Service

700 North Adams Street  
P.O. Box 19001  
Green Bay, WI 54307-9001  
Phone: 800-450-7260

Date	County	Municipality	Site Address	Parcel Identification Number
21-Oct-19	Waupaca	City of Waupaca	715 Redfield St	34-20-70111
Real Estate No.	WPSC District	WR#	WR Type	IFRIS
1046638	69	Waupaca	2851641	EPLAN
				Electric Services-Underground

**EXHIBIT A****DOC# 879710**

Part of Lots 104, 105 and 135 of Bartlett's Addition to the Village (now City) of Waupaca, according to the recorded plat thereof; being part of the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section 20, Township 22 North, Range 12 East, **City of Waupaca, County of Waupaca, State of Wisconsin**, more particularly described as follows:

A variable width easement, perimeter of which is describes as follows:

Commencing at the intersection of the North right-of-way line of Redfield Street and the West line of said Lot 104 also being the ***Point of Beginning***;

Thence S 73°33'50" E, 87.10 feet coincident with said North right-of-way line;

Thence N 16°26'10" E, 12.00 feet;

Thence N 73°33'50" W, 81.37 feet;

Thence N 00°38'43" W, 79.57 feet;

Thence N 85°04'32" E, 30.59 feet;

Thence N 04°55'28" W, 12.00 feet;

Thence S 85°04'32" W, 38.72 feet to the West line of Lot 135, said location being 127.76 feet from the Northwest corner of said Lot 135 measured along said West line;

Thence S 00°38'43" E, 100.72 feet coincident with the West line of said Lot 135 and 104 to the said Point of Beginning also being the ***Point of Termination***.



Wisconsin Public Service

700 North Adams Street  
P.O. Box 19001  
Green Bay, WI 54307-9001  
Phone: 800-450-7260

1054597 WPSC

DOCUMENT NUMBER

DOC# 904246

Recorded on  
Mar 9, 2022 12:41 PM

**MICHAEL MAZEMKE**  
**WAUPACA COUNTY**  
**REGISTER OF DEEDS**  
Fee Amount: \$30.00  
Pages: 4

ELECTRIC UNDERGROUND EASEMENT

THIS INDENTURE is made this 6<sup>th</sup> day of November, 2020 by and between **Roger L. Niemuth and Holly A. Niemuth**, ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of Lots 134 & 135 of the recorded plat of Bartlett's Addition, being part of the Southeast Quarter of the Southwest Quarter (SE 1/4-SW 1/4) of Section 20, Township 22 North, Range 12 East, **City of Waupaca, County of Waupaca, State of Wisconsin**, as shown on the attached Exhibit "A".

Return to:  
Wisconsin Public Service Corp.  
Real Estate Dept.  
P.O. Box 19001  
Green Bay, WI 54307-9001

Parcel Identification Number (PIN)  
34 20 70111

④

- 1. Purpose: ELECTRIC UNDERGROUND** - The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
- 2. Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.
- 3. Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.
- 4. Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
- 5. Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.

6. **Exercise of Rights:** 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.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written.

Sign Name

Roger L. Niemuth  
Roger L. Niemuth

Sign Name

Holly A. Niemuth  
Holly A. Niemuth

STATE OF

Wisconsin

)

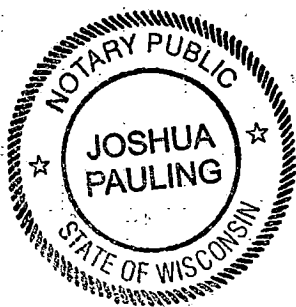
COUNTY OF

Waupaca

)SS

)

This instrument was acknowledged before me this 6<sup>th</sup> day of November, 2020, by the above-named **Roger L. Niemuth and Holly A. Niemuth**, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same



Sign Name

Print Name

Joshua Pauling  
Joshua Pauling

Notary Public, State of Wisconsin

My Commission expires: Nov. 11 2022

This instrument drafted by: Brenen Burningham

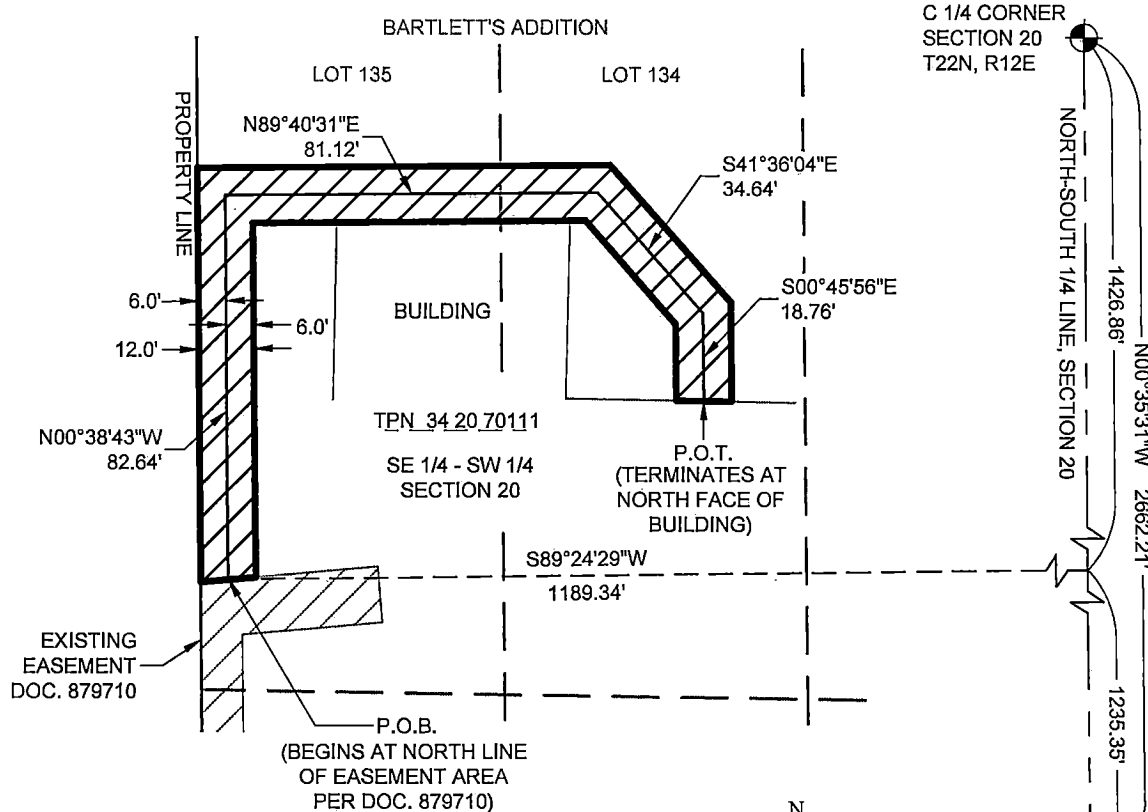
Wisconsin Public Service Corporation

Date	County	Municipality	Site Address	Parcel Identification Number
November 3, 2020	Waupaca	City of Waupaca	Redfield St	34 20 70111
Real Estate No.	WPSC District	WR#	WR Type	I/O
1054597	Waupaca-69	3179888	ECA	6000272

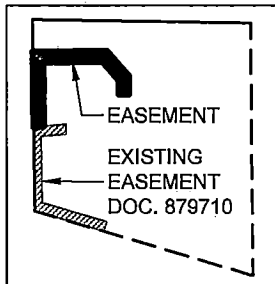


# EXHIBIT "A"

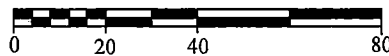
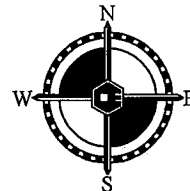
PART OF LOTS 134 & 135 OF THE RECORDED PLAT OF BARLETT'S ADDITION, BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 - SW 1/4) OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 12 EAST, CITY OF WAUPACA, COUNTY OF WAUPACA, STATE OF WISCONSIN



LOCATION MAP:  
TPN 34 20 70111



NOT TO SCALE



1 INCH = 40 FEET

## LEGAL DESCRIPTION FOR THE CENTERLINE OF A 12 FOOT WIDE EASEMENT AREA

Commencing at the South quarter (S 1/4) corner of Section 20, Township 22 North, Range 12 East; thence N00°35'31"W along the North-South quarter line of said Section 20, a distance of 1235.35 feet; thence S89°24'29"W, a distance of 1189.34 feet to a point on the North line of an existing easement area recorded in the Waupaca County Register of Deeds as Document Number 879710, and the POINT OF BEGINNING (P.O.B.).

Thence N00°38'43"W along a line which is intended to be 6.00 feet East of and parallel with the West line of Lot 135 of the recorded plat of Bartlett's Addition, a distance of 82.64 feet; thence N89°40'31"E, a distance of 81.12 feet; thence S41°36'04"E, a distance of 34.64 feet; thence S00°45'56"E, a distance of 18.76 feet to the POINT OF TERMINATION (P.O.T.).

### LEGEND

P.O.B. POINT OF BEGINNING  
P.O.T. POINT OF TERMINATION  
TPN TAX PARCEL NUMBER  
EASEMENT AREA

BEARINGS ARE BASED ON WAUPACA COUNTY COORDINATE SYSTEM

Page 1 of 1



COLEMAN ENGINEERING COMPANY  
IRON MOUNTAIN • IRONWOOD • NEGAUNEE • GREEN BAY  
www.coleman-engineering.com

PREPARED FOR:

Wisconsin Public  
Service Corporation



2830 S. Ashland Ave  
P.O. BOX 1900  
Green Bay, WI  
54307-0011

WR NUMBER:  
3179888

DRAWN BY:  
MJT

CEC PROJ:  
210326

RE NUMBER:  
1054597

CHECKED BY:  
ZRS

DATE:  
5/6/2021