

**PERMANENT
SIDEWALK
EASEMENT & STORM
SEWER EASEMENT**
THIS EASEMENT, made by

Document No.

JOINT COMMON SCHOOL DISTRICT NO. 1 (Grantor) and

THE CITY OF RIPON (Grantee)

In consideration of the sum of One and 00/100 dollar (\$1.00) and other good and valuable consideration, the undersigned Grantor grants and conveys for themselves, their heirs, successors and assigns, unto the Grantee its heirs, successors and assigns, a permanent sidewalk easement & permanent storm sewer easement for the purpose of accessing, constructing, repairing, maintaining, replacing aforementioned sidewalk & storm sewer and other associated facilities, all necessary and usual in the conduct of its or their business on and beneath land owned by the Grantor in the City of Ripon, Fond du Lac County, Wisconsin, and described as follows:

This Space Reserved for Recording Data

RETURN TO: MSA Professional Services
Ben Buchda
201 Corporate Drive
Beaver Dam, WI 53916
Tax Parcel No. RIP-16-14-21-15-460-04

DESCRIPTION OF LANDS

A permanent sidewalk easement and storm sewer easement being located within Lot 46 of Newtons Resurvey of Ripon as recorded as Document No. D104725 in the Fond du Lac County Register of Deeds Office and located in the SW 1/4 of the SE 1/4 of Section 21, T.16N., R.14E., City of Ripon, Fond du Lac County, Wisconsin. **(SEE EXHIBIT A on sheet 2 for Full legal description and map)**

This grant likewise includes to Grantee the right of ingress and egress on the lands described, and the right of Grantee to conduct its business as may be necessary and usual in the exercise of the rights herein granted.

This grant shall run with the lands described herein and is binding upon the heirs, successors and assigns of the parties hereto. Grantee shall have the right to assign the easement granted hereunder, without the consent of the Grantor.

Grantor agrees that they will not construct or install upon the permanent easement, any buildings, trees, or similar structures that would interfere with the rights granted to the Grantee herein.

SIGNATURE OF GRANTOR:

REPRESENTATIVE OF THE JOINT COMMON SCHOOL DISTRICT NO. 1

STATE OF _____]
COUNTY OF _____]SS

Personally came before me this _____ day of _____, 20____, the above named Representative of the Joint Common School District No. 1 to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires _____

This instrument was drafted by MSA Professional Services, Inc.



ENGINEERING | ARCHITECTURE | SURVEYING
 FUNDING | PLANNING | ENVIRONMENTAL
 201 Corporate Drive, Beaver Dam WI 53916
 (920) 887-4242 www.msa-ps.com

© MSA Professional Services, Inc.

PROJECT NO. 00026049

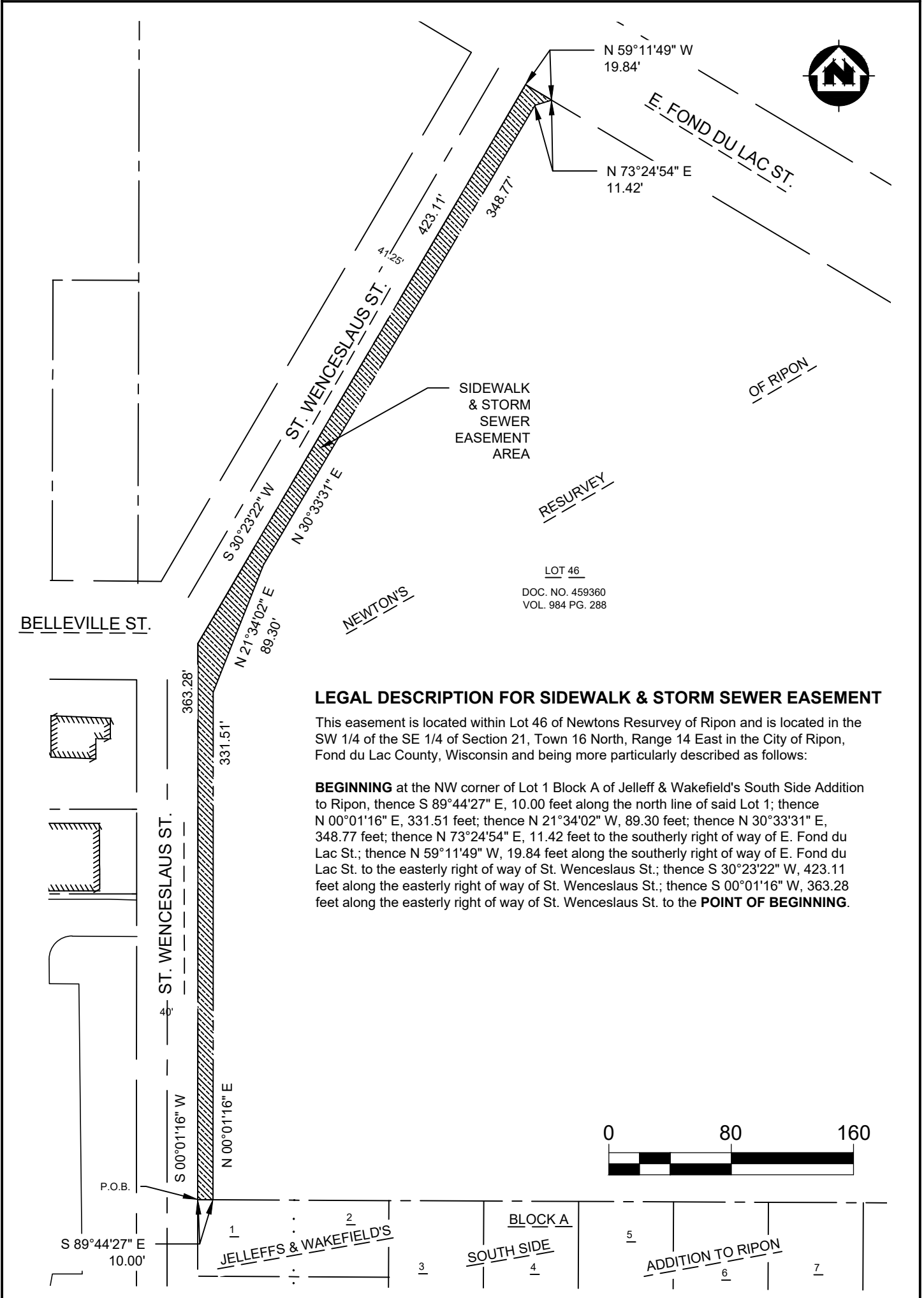
DRAWN BY: B. BUCHDA

CHECKED BY:

FILE: 00026049 EASEMENTS.DWG

SHEET NO. 2 OF 2

EXHIBIT A



LEGAL DESCRIPTION FOR SIDEWALK & STORM SEWER EASEMENT

This easement is located within Lot 46 of Newtons Resurvey of Ripon and is located in the SW 1/4 of the SE 1/4 of Section 21, Town 16 North, Range 14 East in the City of Ripon, Fond du Lac County, Wisconsin and being more particularly described as follows:

BEGINNING at the NW corner of Lot 1 Block A of Jelleff & Wakefield's South Side Addition to Ripon, thence S 89°44'27" E, 10.00 feet along the north line of said Lot 1; thence N 00°01'16" E, 331.51 feet; thence N 21°34'02" W, 89.30 feet; thence N 30°33'31" E, 348.77 feet; thence N 73°24'54" E, 11.42 feet to the southerly right of way of E. Fond du Lac St.; thence N 59°11'49" W, 19.84 feet along the southerly right of way of E. Fond du Lac St. to the easterly right of way of St. Wenceslaus St.; thence S 30°23'22" W, 423.11 feet along the easterly right of way of St. Wenceslaus St.; thence S 00°01'16" W, 363.28 feet along the easterly right of way of St. Wenceslaus St. to the **POINT OF BEGINNING**.