

**PERMANENT  
SIDEWALK  
EASEMENT**

**Document No.**

THIS EASEMENT, made by

**RIPON AREA SCHOOL DISTRICT (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 3 foot wide permanent sidewalk easement for the purpose of accessing, constructing, repairing, maintaining, replacing aforementioned sidewalk 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-16-14-21-15-450-50

**DESCRIPTION OF LANDS**

A 3 foot wide permanent sidewalk easement being located within Lot 45 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 RIPON AREA SCHOOL DISTRICT

STATE OF \_\_\_\_\_ ]  
COUNTY OF \_\_\_\_\_ ]SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Representative of the Ripon Area School District 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.

Project Number: R00026049

Sheet 1 of 2



ENGINEERING | ARCHITECTURE | SURVEYING  
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PROJECT NO. 00026049

DRAWN BY: B. BUCHDA

CHECKED BY:

FILE: 00026049 EASEMENTS.DWG

SHEET NO. 2 OF 2

### EXHIBIT A

#### LEGAL DESCRIPTION FOR SIDEWALK EASEMENT

The east 3.00 feet of lands described in Document No.1082536 being a part of Lot 45 of Newtons Resurvey of Ripon and located in the SW 1/4 of the SE 1/4 of Section 21, Town 16 North, Range 14 East, City of Ripon, Fond du Lac County, Wisconsin and being more particularly described as follows:

**BEGINNING** at the NE corner of Lot 10 Block D of Jelleffs & Wakefield's South Side Addition to Ripon Continued thence N 89°55'20" W, 3.00 feet along the north line of said Lot 10; thence N 00°01'16" E, 66.00 to the north line of lands described in Document No. 1082536; thence S 89°55'20" E, 3.00 feet along the north line of lands described in Document No. 1082536 to the westerly right of way of St. Wenceslaus Street; thence S 00°01'16" W, 66.00 feet along the westerly right of way of St. Wenceslaus Street to the **POINT OF BEGINNING**.

