

**PERMANENT
SIDEWALK
EASEMENT**

Document No.

THIS EASEMENT, made by

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 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-16-14-21-15-450-48

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 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.

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

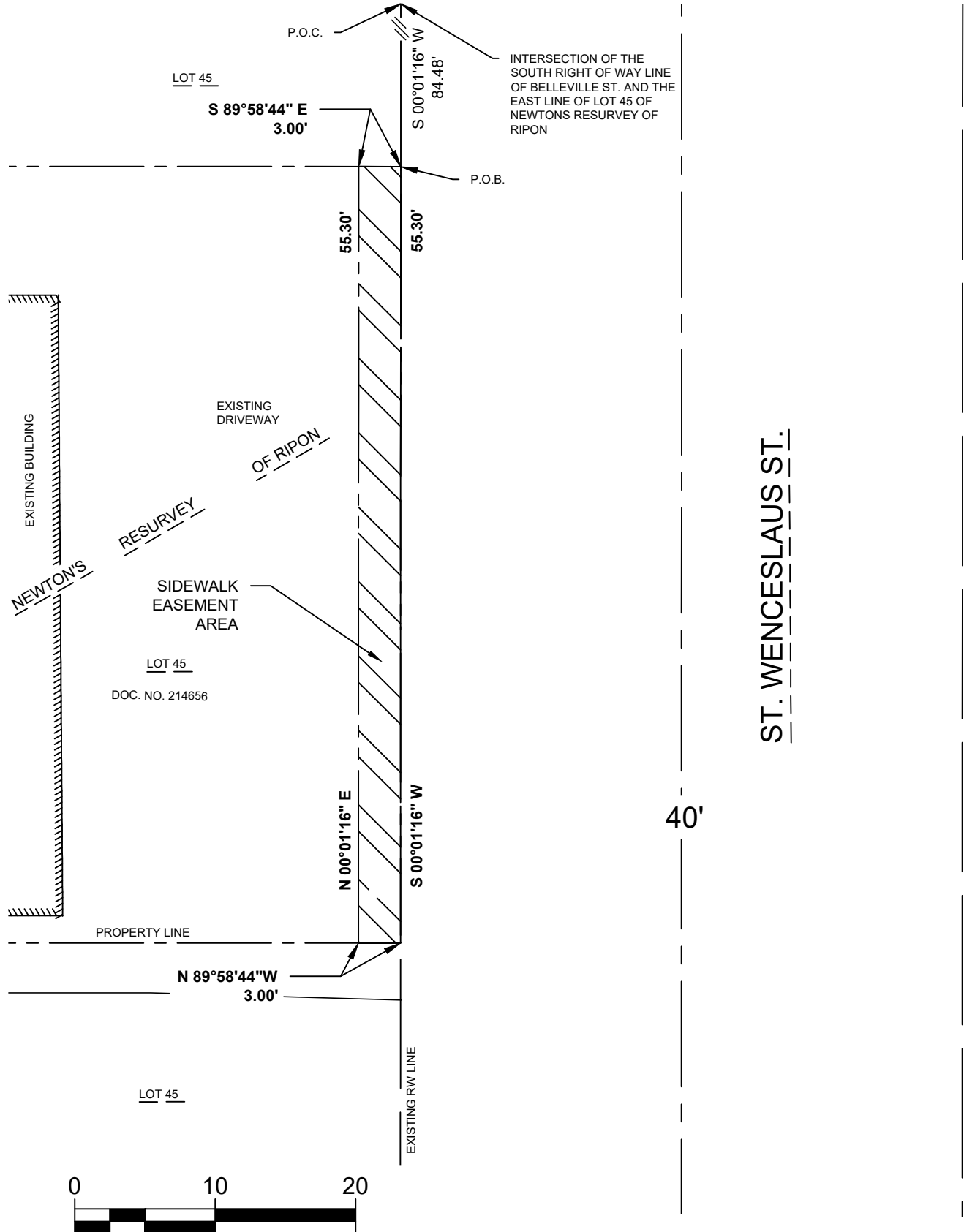
SHEET NO. 2 OF 2

EXHIBIT A

LEGAL DESCRIPTION FOR SIDEWALK EASEMENT

The east 3.00 feet of lands described in Document No. 214656 being a part of Lot 45 of Newtons Resurvey to 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:

COMMENCING at the intersection of the south right of way line of Belleville Street, the east line of Lot 45 of Newtons Resurvey of Ripon and the westerly right of way of St. Wenceslaus Street, thence S 00°01'16" W, 84.48 feet along the east line of said Lot 45 and the westerly right of way of St. Wenceslaus Street to the POINT OF BEGINNING; thence continuing S 00°01'16" W, 55.30 feet along the east line of said Lot 45 and westerly right of way of St. Wenceslaus Street to SE corner of lands described in Document No. 214656; thence N 89°58'44" W, 3.00 feet along the south line of lands described in Document No. 214656; thence N 00°01'16" E, 55.30 feet to the north line of lands described in Document No. 214656; thence S 89°58'44" E, 3.00 feet to the POINT OF BEGINNING.



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