

1752864

EASEMENT

Document Number

Document Title

REGISTER'S OFFICE  
RACINE COUNTY, WI

RECORDED

2000 DEC 21 PM 3:30

MARK A. LADD  
REGISTER OF DEEDS

Recording Area

18-

Name and Return Address

Dover Deer Meadows, LLC  
1020 West Blvd.  
Racine, WI 53405

Parcel Identification Number (PIN)

Tax Key Nos: 51-006-03-20-26-018-300  
51-006-03-20-26-018-310  
51-006-03-20-26-018-340  
51-006-03-20-26-018-350

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

VOL 3101  
PAGE 350-354

## EASEMENT

THIS INDENTURE, made this 1<sup>ST</sup> day of <sup>December</sup> ~~November~~, 2000 by Dover Deer Meadows, LLC, herein referred to as party of the first part; for the use and benefit of the Town of Dover, Racine County, Wisconsin, a quasi-municipal corporation duly existing under and by virtue of the laws of the State of Wisconsin, herein referred to as party of the second part.

Tax Parcel: Refer To Attached Exhibit  
Return to: Ambassador Title Box 720

### WITNESSETH:

That for and in consideration of the sum of \$1.00 and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, the party of the first part has this day bargained and sold and by these presents does bargain, sell, convey, transfer and deliver unto the party of the second part, its successors and assigns forever, a permanent easement and right of way and a temporary easement during the period of construction, including the perpetual right to enter upon the real estate hereinafter described at any time that it may see fit, to construct, maintain, use and repair pipelines, mains, swales, ditches and appurtenances thereto for the purpose of conveying storm water, across, through and under the real estate hereinafter described; together with the right to excavate and refill ditches and/or trenches for the location of said pipe lines, mains and appurtenances; and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction, use and maintenance of said lines, mains, swales, ditches and appurtenances.

The real estate affected by the grant of permanent easement and right-of-way is located in the Town of Dover, County of Racine, State of Wisconsin, and is more particularly described as set forth in Exhibit A which is attached hereto and incorporated by reference herein.

The real estate affected by the grant of temporary easement covers land adjacent to the above-described permanent easement and right-of-way as may be required during the period of construction.

TO HAVE AND TO HOLD, said permanent easement and right-of-way unto the party of the second part and its successors and assigns forever.

Party of the first part for itself, its successors and assigns, does hereby covenant with the party of the second part, its successors and assigns forever, that it is lawfully seized and possessed of the real estate above-described and that it has good and lawful right to convey it or any part thereof.

An exercise by the party of the second part of the rights granted under this easement agreement shall constitute an affirmative agreement by the party of the second part that in the event the surface of the real estate described herein is disturbed in any manner as a result of the exercise by the party of the second part of the rights granted under this easement, then the surface of the real estate shall be returned as nearly as possible to its condition immediately prior to such exercise, by and at the sole expense of the party of the second part.

IN WITNESS WHEREOF, the party of the first part has caused the execution of this instrument on the day and year first above written.

Signed and Sealed in the Presence of:

Dover Deer Meadows, LLC

Gail M. Gotch  
Witness

Raymond C. Leffler  
Raymond C. Leffler Member

Christopher M. Reesman  
Witness

Christopher M. Reesman  
Christopher M. Reesman Member

STATE OF WISCONSIN

)

ss.

COUNTY OF RACINE

)

Personally came before me this 1st day of <sup>December</sup> ~~November~~, 2000, the above named Raymond C. Leffler and Christopher M. Reesman, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Heidi S. Tremmel  
Notary Public, Racine County, WI.  
My commission expires: 4/7/02

Drafted by:  
Attorney John U. Schneider  
State Bar of Wisconsin  
#1017140



**Tax Parcel I.D.**

|               |                                |
|---------------|--------------------------------|
| <b>Lot 30</b> | <b>51-006-03-20-26-018-300</b> |
| <b>Lot 31</b> | <b>51-006-03-20-26-018-310</b> |
| <b>Lot 34</b> | <b>51-006-03-20-26-018-340</b> |
| <b>Lot 35</b> | <b>51-006-03-20-26-018-350</b> |

---

EXHIBIT A

A 15 FOOT WIDE STORM DRAINAGE EASEMENT THRU LOTS 30 AND 31, DOVER DEER MEADOWS, LOCATED IN PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 AND PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, ALL IN TOWN 3 NORTH, RANGE 20 EAST, TOWN OF DOVER, RACINE COUNTY, WISCONSIN. THE CENTERLINE BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 30; THENCE N 03°35'35" E 150.00 FEET ALONG THE LOT LINE COMMON TO LOTS 30 AND 31 TO THE POINT OF TERMINATION.

A 15 FOOT WIDE STORM DRAINAGE EASEMENT THRU LOTS 34 AND 35, DOVER DEER MEADOWS, LOCATED IN PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26 AND PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, ALL IN TOWN 3 NORTH, RANGE 20 EAST, TOWN OF DOVER, RACINE COUNTY, WISCONSIN. THE CENTERLINE BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 34; THENCE N 08°48'35" W 162.78 FEET ALONG THE LOT LINE COMMON TO LOTS 34 AND 35 TO THE POINT OF TERMINATION.

PREPARED FOR: NEWPORT DEVELOPMENT  
1020 WEST BOULEVARD  
RACINE, WI 53405

