Al

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1560748

Document Number

DISTRIBUTION EASEMENT
UNDERGROUND

SHEBOYGAN COUNTY, WI
RECORDED ON

12-14-1999 3:34 PM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 14.00
TRANSFER FEE:

028718 8

IDO NO. 4607431A

For $1.00 and other valuable consideration which VILAS SCHROETER AND DONNA SCHROETER, hereinafter referred to as "grantor," owner of land, acknowledges receipt of, grants and warrants to WISCONSIN ELECTRIC POWER COMPANY AND G.T.E. NORTH, INC. AND TIME WARNER ENTERTAINMENT COMPANY, L. P., hereinafter referred to as "grantee," their successors and assigns, a permanent easement upon, within and beneath a part of grantor's land hereinafter referred to as "easement area."

RETURN TO:
WISCONSIN ELECTRIC POWER COMPANY
PROPERTY RIGHTS & INFORMATION GROUP
231 W. MICHIGAN STREET, ROOM A449
PO BOX 2046
MILWAUKEE, WI 53201-2046

The easement area is described as strips of land varying in width and being a part of the South 1/2 of Section 30, Township 13 North, Range 21 East, in the Town of Sherman, Sheboygan County, Wisconsin.

The easement area with respect to the grantor's land is as shown on the attached drawing labeled Exhibit "A," and made a part of this document.

1. Purpose: The purpose of this easement is to install, maintain and replace underground utility facilities, conduit and cables, transformers, concrete slabs, pedestals and all other appurtenant equipment under and above ground as deemed necessary by grantee, all to transmit electric energy, signals, television and telecommunication services.

2. Access: Grantee or its agents shall have the right to enter the grantor's land for the purpose of exercising its rights in the easement area.

3. Buildings or Other Structures: The grantor agrees that no structures will be erected in the easement area or in such close proximity to the electric facilities as to create a violation of the Wisconsin State Electrical Code or any amendments to it.

4. Elevation: The grantor agrees that the elevation of the existing ground surface 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 the grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by the grantee or its agents. This restoration does not apply to the initial installation of the utility facilities, nor 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 some time in the future, and that none of the rights herein granted shall be lost by non-use.

Grantor: Vilas Schroeter
Vilas Schroeter

Grantor: Donna Schroeter
Donna Schroeter

Acknowledged before me in Sheboygan County, Wisconsin on December 3, 1999, by Vilas Schroeter and Donna Schroeter.

Notary Public, State of Wisconsin

My commission expires: is permanent.

(NOTARY STAMP/SEAL)

This instrument was drafted by Jenny Kloss on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201-2046.

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Exhibit "A"

STATE OF WISCONSIN – COUNTY OF SHEBOYGAN

I CERTIFY THAT THIS IS A TRUE, CORRECT COPY OF A DOCUMENT RECORDED OR FILED IN THE OFFICE OF THE REGISTER OF DEEDS. THIS CERTIFICATE IS NOT VALID UNLESS THE SEAL IS EMBOSSED. WITNESS MY HAND AND OFFICIAL SEAL.

JL 27 599
DATE

Darlene J. Nauis
DARLENE J. NAUIS
REGISTER OF DEEDS

# CERTIFIED SURVEY MAP

Part of the South 1/2 of Section 30, T.13N.– R.21E., Town of Sherman, Sheboygan Co., WI

Sheet 1 of 3

1550077

SHEBOYGAN COUNTY, WI
RECORDED ON
07-26-1999 4:41 PM
DARLENE J. NAUIS
REGISTER OF DEEDS
RECORDING FEE: 14.00
TRANSFER FEE:
220649 2

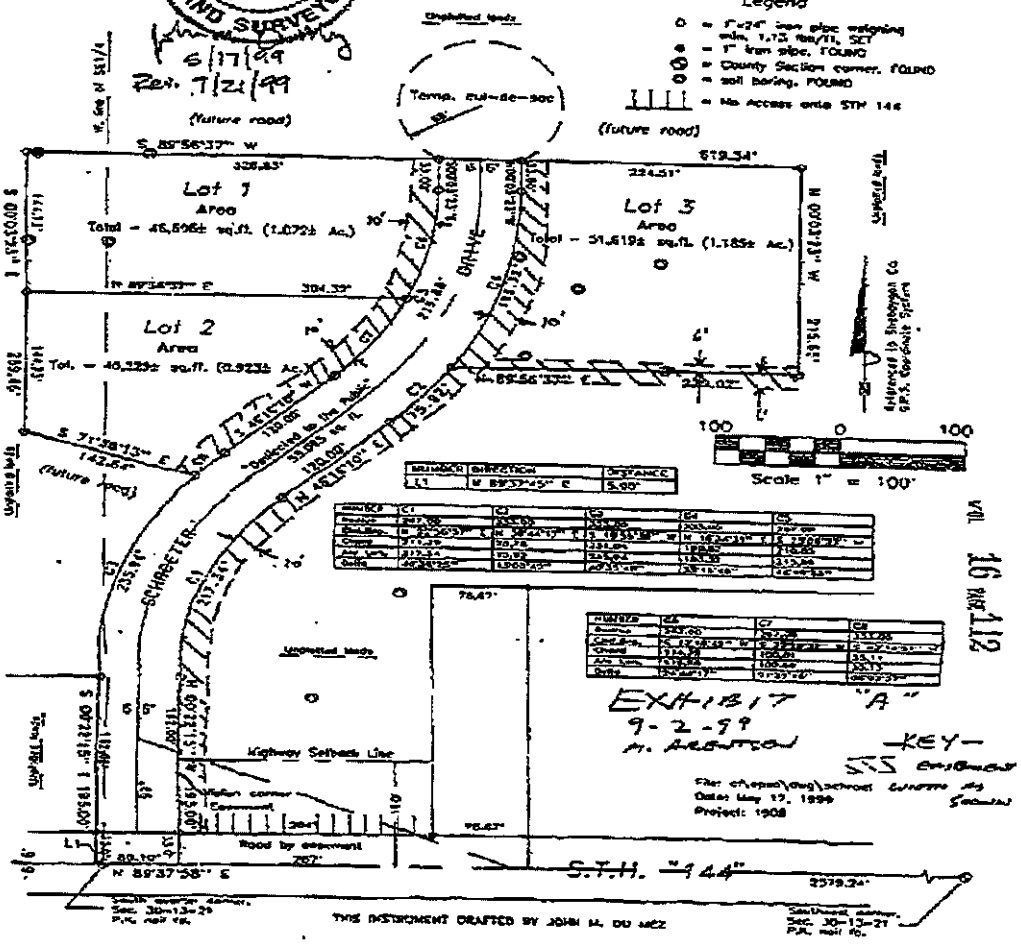
WISCONSIN
JOHN M. DuMEZ
S-2267
HORICON, WISCONSIN
LAND SURVEYOR

6/17/99
Rev. 7/21/99

WIDOT Project I.D. # 59-144-0116-99-C

Legend

- = 1"x24" iron pipe weighing min. 1.13 lbs/ft. SET
- = 1" iron pipe, FOUND
- = County Section corner, FOUND
- = soil boring, FOUND
- = No Access onto STH 144




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A1

1550077

SHEBOYGAN COUNTY, WI
RECORDED
07-26-1999 4:41 PM
DARLENE J. NAVIS
REGISTER OF DEEDS
RECORDING FEE: 14.00
TRANSFER FEE:
028648 2

# CERTIFIED SURVEY MAP

Part of the South 1/2 of Section 30, T.13N.-R.21E., Town of Sherman, Sheboygan Co., WI

Sheet 1 of 3

WISCONSIN
JOHN M. DuMEZ
S-2257
KIELER, WISCONSIN
LAND SURVEYOR

5/17/99
Rev. 7/21/99

WIDOT Project I.D. # 59-144-0116-99-C

Legend

- = 1"x24" iron pipe weighing min. 1.13 lbs/ft. SET
- = 1" iron pipe, FOUND
- = County Section corner, FOUND
- = soil boring, FOUND
- = No Access onto STH 144

Unplatted lands

Temp. cul-de-sac

(future road)

(future road)

S 89°56'37" W 328.83'

619.34'

224.51'

Lot 1
Area
Total = 46,696± sq.ft. (1.072± Ac.)

Lot 2
Area
Tot. = 40,229± sq.ft. (0.923± Ac.)

Lot 3
Area
Total = 51,619± sq.ft. (1.185± Ac.)

N 89°56'37" E 304.32'

N 89°56'37" E 279.07'

DRIVE

S 00°03'23" E 144.15'

S 00°03'23" E 288.49'

N 00°03'23" W 219.60'

S 71°38'13" E 142.64'

S 46°16'10" W 120.00'

Deeded to the Public 53,085 sq. ft.

N 46°16'10" E 120.00'

75.92'

| NUMBER | DIRECTION | DISTANCE |
|---|---|---|
| L1 | N 89°37'45" E | 5.90' |

| NUMBER | C1 | C2 | C5 | C6 | C8 |
|---|---|---|---|---|---|
| Radius | 267.80 | 333.00 | 333.00 | 333.00 | 267.00 |
| Chd.Brng. | N 30°44'17" E | N 24°44'17" E | S 19°58'39" W | N 10°54'31" E | S 23°08'23" W |
| Chord | 211.36 | 76.75 | 197.04 | 180.89 | 219.00 |
| Arc Lnth. | 217.34 | 76.92 | 198.61 | 182.32 | 315.88 |
| Delta | 46°30'43" | 13°13'45" | 34°10'07" | 31°22'18" | 67°47'35" |

| NUMBER | C4 | C7 | C8 |
|---|---|---|---|
| Radius | 267.00 | 267.00 | 333.00 |
| Chd.Brng. | N 19°13'45" W | S 35°28'32" W | S 45°14'51" W |
| Chord | 114.33 | 108.81 | 35.11 |
| Arc Lnth. | 115.38 | 109.90 | 35.13 |
| Delta | 24°44'17" | 21°35'16" | 06°02'37" |

SCHROETER

C1 217.34'

235.94'

S 00°22'15" E 195.00'

N 00°22'15" W 185.00'

76.67'

Unplatted lands

Highway Setback Line

Vision corner Easement

Road by easement

S.T.H. "144"

N 89°37'58" E 267'

60.10'

2578.24'

South quarter corner, Sec. 30-13-21 P.K. nail fd.

Southeast corner, Sec. 30-13-21 P.K. nail fd.

THIS INSTRUMENT DRAFTED BY JOHN M. DU MEZ

Referenced to Sheboygan Co. C.P.S. Coordinate System

100 0 100

Scale 1" = 100'

File: c:\epse\dwg\schroet
Date: May 17, 1999
Project: 1508

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CERTIFIED SURVEY MAP
STATE OF WISCONSIN )
SS
SHEBOYGAN COUNTY )



SURVEYOR'S CERTIFICATE OF COMPLIANCE

I, John M. DuMez, Wisconsin Registered Land Surveyor, hereby certify that under the direction of Vilas Schroeter, I have surveyed, divided, mapped and dedicated a part of the South ½ of Section 30, T.13N.-R.21E., Town of Sherman, Sheboygan County, Wisconsin. The parcel is more particularly described as follows:

Commencing at the South Quarter corner of Section 30, T.13N.-R.21E., Town of Sherman, Sheboygan County, Wisconsin, said point being the point of beginning; thence along the south line of the SE ¼ of said Section 30 and the centerline of S.T.H. "144", N. 89°37'58" E. 60.10 feet; thence N. 00°22'15" W. 195.00 feet; thence 217.34 feet along a 267.00 foot radius curve to the right whose long chord bears N. 22°56'57" E. and is 211.39 feet in length; thence N. 46°16'10" E. 120.00 feet; thence 75.92 feet along a 333.00 foot radius curve to the left whose long chord bears N. 39°44'17" E. and is 75.75 feet in length; thence N. 89°56'37" E. 279.07 feet; thence N. 00°03'23" W. 215.65 feet; thence S. 89°56'37" W. 619.34 feet; thence S. 00°03'23" E. 289.46 feet; thence S. 71°35'13" E. 142.64 feet; thence 235.94 feet along a 333.00 foot radius curve to the left whose long chord bears S. 19°55'39" W. and is 231.04 feet in length; thence S. 00°22'15" E. 195.00 feet to the south line of the SW ¼ of said Section 30 and the centerline of said S.T.H. "144"; thence along the south line of the SW ¼ of Section 30, N. 89°37'45" E. 5.90 feet to the point of beginning.

SAID PARCEL CONTAINS 4.445± ACRES OF LAND.

I hereby certify that the map is a correct representation of all exterior boundaries of the land surveyed. I do further certify that I have fully complied with Section 236 of the Wisconsin Statutes and the Subdivision Ordinance of Sheboygan County in surveying and mapping the same.

Dated this 17th day of May, 1999.

John M. DuMez
Wisconsin Registered Land Surveyor S-2267

WISCONSIN JOHN M. DuMEZ S-2267 HINGHAM, WISCONSIN LAND SURVEYOR

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I (we) also certify that this Certified Survey Map is required to be submitted to the following for approval:

Wisconsin Department of Transportation
Town of Sherman
Sheboygan County Planning & Resources Department

Access Restriction Clause

As owners, we hereby restrict all lots and blocks, so that no owner, possessor, user, licensee, or other person may have the right of direct vehicular ingress or egress from any highway lying within the right-of-way of S.T.H. "144", as shown on the land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns.

Vilas Schroeter (OWNER)

Donna Mae Schroeter (OWNER)

Dated this 1st day of June, 1999.

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS

Personally came before me this 1st day of June, 1999, the above named Vilas Schroeter and Donna Mae Schroeter to me known to be the persons who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____, Notary Public, Sheboygan County, Wisconsin.
My commission expires/is permanent.

CERTIFICATE OF THE TOWN OF SHERMAN

This Certified Survey Map and road dedication has been submitted to and approved by the Town of Sherman.

William Goehring - Town Chairperson

Bernadette Mandloch - Town Clerk

Dated this 6th day of July, 1999.

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CERTIFIED SURVEY MAP
STATE OF WISCONSIN )
SS
SHEBOYGAN COUNTY )



CERTIFICATE OF SHEBOYGAN COUNTY PLANNING AND RESOURCES DEPARTMENT
This Certified Survey Map has been reviewed and approved by the Sheboygan County Planning and Resources Department.

Asst. County Planning Director

Dated this 21st day of July, 1999.

HIGHWAY SETBACK RESTRICTION

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, building and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

VISION CORNER RESTRICTION

No structure or improvements of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

WISCONSIN
JOHN M. OSMEZ
S-2257
KINGHAM, WISCONSIN
LAND SURVEYOR
5/17/99

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