

DEED RESTRICTIONS

Document Number

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5550088

12/19/2019 10:17 AM

Trans Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 2

WHEREAS, Joel Grant is the owner of the following described real estate in the Town of Verona, Dane County, Wisconsin further described as follows:

LEGAL DESCRIPTION: Lot 2 of Certified Survey Map Number 13482, part of the NW ¼ of the NW ¼ of Section 19, Town 6 North, Range 8 East, Town of Verona, Dane County, Wisconsin.

WHEREAS, said owners desire to place certain restrictions and notice on the above-described real estate, to bind the owner(s) and those who may acquire title hereafter.

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to this restriction by the following who are named as Grantees and beneficiaries with enforcement rights:

- The County Government of Dane County, Wisconsin provided that the land is under the jurisdiction of said County at the time the enforcement action is commenced, and;
- The Town Government of the Town of Verona, Dane County, provided that the land is within the jurisdiction of said Town at the time the enforcement is commenced, and;
- The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed:

1. The land uses on the property shall be limited exclusively to the following: agriculture and agriculture accessory uses (livestock not permitted); Undeveloped and natural resource use; Outdoor parking, no to exceed 70 vehicles; Outdoor storage, limited to plants and bulk landscaping materials.
2. The installation of billboard signs shall be prohibited.
3. The existing landscape buffer along Spring Rose Road shall be maintained.
4. All development shall conform to the site plan submitted with the petition application.

The restrictions set forth herein may be amended or terminated in the following manner:

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Land Regulation

Name and Return Address

Joel Grant
2416 Spring Rose Road
Verona, WI 53593

0608-192-8675-0

(Parcel Identification Number)

419

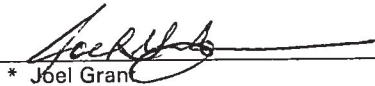
2

Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall then be referred to the Town Government of the Town in which the subject property is located. The Zoning and Land Regulation Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require approval of the Town Board.

2. Upon approval of the petition calling for an amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

Dated this 27 day of November, 2019.


* Joel Grant

Joel G. Grant
* Name

AUTHENTICATION

Signature of Joel Grant authenticated this ____ day of _____, 2019.

Signature

type or print name

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____)

Authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Attorney Troy A. Mayne
Dewitt LLP
Madison, Wisconsin

ACKNOWLEDGMENT

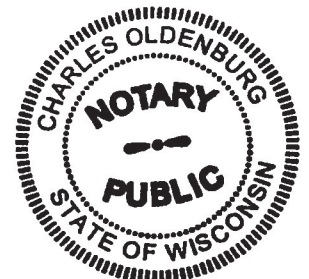
STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Joel G. Grant
Personally came before me this 27 day of November, 2019, the above named Joel Grant, to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.


Signature
type or print name Charles Oldenburg

Notary Public Dane County, Wisconsin
My commission is permanent. (If not, state expiration date: May 21, 2023.)

* Names of persons signing in any capacity should be typed or printed below their signatures.



RESTRICTIONS

PETITION #9257

Use black ink & print legibly

WHEREAS, Joel and Jamie Grant

is/are owner(s) of the following described real estate in the

Town of Verona in Dane County,

further described as follows:

(Use reverse side if more space is needed for the complete property description.)

Legal Description:

Part of Lot #1, CSM #11122, as located in the NW 1/4 of the NW 1/4 of Section 19, Town of Verona described as follows: Beginning at the Southeast corner of said Lot #1; thence N88°30'15" West 716.97 feet; thence N00°36'40" East 102.55 feet; thence S89°23'20" East 50.00 feet; thence N00°36'40" East 97.88 feet; thence N87°30' East 207.72 feet; thence N01°15' East 149.05 feet; thence S87°49'47" East 428.60 feet; thence S06°45' East 65.98 feet; thence S03°26'02" East 295.45 feet to the point of beginning.

DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
4159580

02/07/2006 07:52AM

Trans. Fee:
Exempt #:

Rec. Fee: 15.00
Pages: 3

000033

Recording area

Name and return address:

Joel Grant
2416 Spring Rose Road
Verona, WI 53593

062/0608-192-8565-0

PARCEL IDENTIFICATION NUMBER(S)

WHEREAS, said owner(s) desires to place certain restrictions on the above-said real estate, to bind the owner(s) and those who may acquire title hereafter.

000034

WHEREAS, the restrictions provided herein shall be enforceable at law or equity against any party who has or acquires any interest in the land subject to these restrictions by the following who are named as grantees and beneficiaries with enforcement rights:

1. The County Government of Dane County, Wisconsin provided that the lands are under the jurisdiction of the County zoning ordinance at the time the enforcement action is commenced, and;
2. The Town Government of the Town of Verona, Dane County, provided that the lands are within the jurisdiction of said Town at the time the enforcement action is commenced, and;
3. The owner(s) of record of any lands that are located within 300 feet of the subject property.

THEREFORE, the following restrictions are hereby imposed: (Use *reverse side or attachment if more space is needed.*)

- 1) Deed restrict the property limiting the uses exclusively to the following:
 - a. Service uses without limitation to size;
 - b. Warehousing and storage incidental to a permitted use in the premises;
 - c. Repairs, storage and service of contractor's machinery and equipment;
 - d. Bulk fuel storage, sales and storage of lumber and building material;
 - e. Parking or storing of motor vehicles.
- 2) Amend the rezone boundary to reduce the size from approximately 5.2 acres to approximately 4.8 acres.

The restrictions set forth herein may be amended or terminated in the following manner: **000035**

1. The owner(s) of the subject property may submit a written petition calling for the amendment or termination of the restrictions. Such petition must be submitted to the Dane County Clerk who shall refer the petition to the Dane County Zoning and Natural Resources Committee (or successor committee), which shall then schedule and hold a public hearing on the petition.

The petition shall also be referred to the Town Government of the Town in which the subject property is located. The Zoning and Natural Resources Committee shall issue a written report on the petition to the County Board of Supervisors. The County Board shall, by majority vote, approve or reject the petition. Amendment or termination of the restrictions shall also require the approval of the Town Board.

2. Upon approval of the petition calling for amendment or termination of the restrictions, the owner(s) of the subject property shall draft the amendatory covenant instrument. The owner(s) shall then execute and record the amendatory covenant with the Dane County Register of Deeds.
3. A rezoning of the subject property to a different zoning district shall also act to terminate the restrictions set forth herein.

January 13, 2006

Date



Signature of Grantor (owner)

Joel Grant

*Name printed

Date

Signature of Grantor (owner)

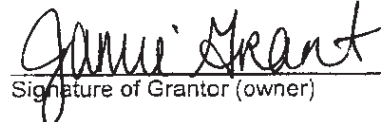
*Name printed

This document was drafted by:
(print or type name below)
Dane County Planning &
Development

*Names of persons signing in any capacity must be typed or printed below their signature.
P&D form 2/20/2001

January 13, 2006

Date



Signature of Grantor (owner)

Jamie Grant

*Name printed

Date

Signature of Grantor (owner)

*Name printed

STATE OF WISCONSIN, County of Dane

Subscribed and sworn to before me on Jan 20, 2006 by the above named person(s).

Signature of notary or other person
authorized to administer an oath
(as per s. 706.06, 706.07)

Print or type name: Theresa K Wilson

Title Asst Branch Manager Date commission expires: 9-27-09

001617



THOM R. GRENLIE REGISTERED LAND SURVEYOR S1051

400 S. NINE MOUND, VERONA, WISCONSIN 53593 PHONE: 845-6882

SURVEYOR'S CERTIFICATE

State of Wisconsin)

County of Dane)

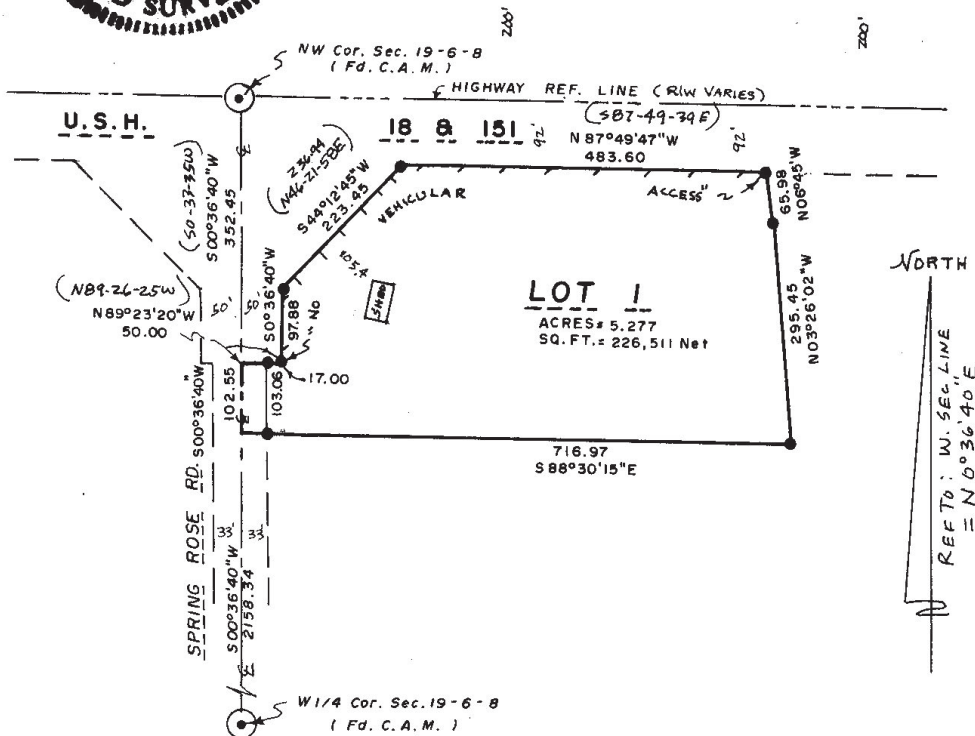
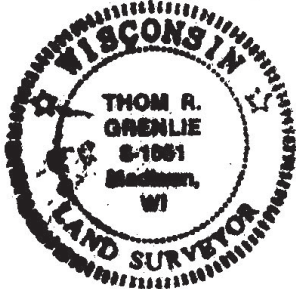
SS.

CERTIFIED SURVEY MAP

I, Thom R. Grenlie, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes.

I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

Thom R. Grenlie 7-1-04
Thom R. Grenlie, Registered Land Surveyor



LEGEND

Scale: 1 inch = 200 ft.

- iron stake found
- 1"x24" iron pipe set min.wt.=1.13#/ln ft.

C.A.M. = CAST ALUM. MON.

() = "PREV. RECORDED AS"

SURVEYED

DRAWN RT CVH HC

APPROVED TG

FIELD BOOK 128-54

DATE 7-1-04

TAPE/FILE

PAGE 1 OF 2 PAGES

OFFICE MAP NO. 3332

SURVEYED FOR: LYLE WEALTI 845-7294

504 WESTLAWN CIRCLE, VERONA, WI 53593

DESCRIPTION-LOCATION: PRT NW1/4, NW1/4, SEC. 19 T6N, R8E, TOWN OF VERONA, DANE COUNTY, WI

APPROVED FOR RECORDING PER DANE COUNTY ZONING

& LAND REG COMM. action of July 15 2004

REGISTER OF DEEDS CERTIFICATE N. SCRIBNER, AGENT

Received for recording this 15th day of

July 2004 at 2:33 o'clock p.m.

and recorded in Volume 67 of Certified

Survey Maps of Dane County on Pages 52 & 53.

Vaneicht by Debra Handen, deputy

Register of Deeds

DOCUMENT # 3942520

CERTIFIED SURVEY MAP # 11122 Vol. 67 Page 52.

2/13



Stock No. 26273

001618

GRENLIE OFFICE MAP NO. 3332

PAGE 2 OF 2 PAGES

CERTIFIED SURVEY MAP

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY

LEGAL DESCRIPTION:

A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 19, T6N, R8E, TOWN OF VERONA, DANE COUNTY, WI, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST COR. OF SEC. 19; THENCE S0°36'40''W 352.45 FEET TO THE POINT OF BEGINNING; THENCE S0°36'40''W 102.55 FEET; THENCE S88°30'15''E 716.97 FEET; THENCE N3°26'02''W 295.45 FEET; THENCE N6°45'W 65.98 FEET TO THE SOUTHERLY R/W LINE OF USH 18-151; THENCE N87°49'47''W 483.60 FEET; THENCE S44°12'45''W 223.45 FEET; THENCE S0°36'40''W 97.88 FEET; THENCE N89°23'20''W 50.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO SPRING ROSE ROAD AS SHOWN HEREON.

OWNERS CERTIFICATE: AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LANDS SHOWN TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.75.17(1)(A), DANE COUNTY CODE OF ORDINANCES TO BE SUBMITTED TO THE DANE COUNTY ZONING AND LAND REGULATION COMMITTEE FOR APPROVAL

Lyle A. Wealti
LYLE A. WEALTI

Ann M. Wealti
ANN M. WEALTI

NOTARY PUBLIC: PERSONALLY CAME BEFORE ME THIS 7th DAY OF JULY, 2004, THE ABOVE-NAMED OWNERS, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMM. EXPIRES: 1-28-07

Harold R. Gural
NOTARY PUBLIC

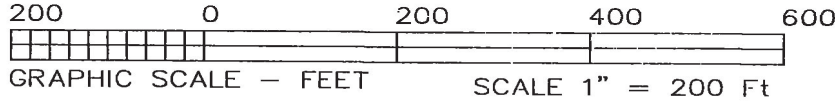
CERTIFIED SURVEY MAP NO. 11122 VOL. 67 PAGE 53

CERTIFIED SURVEY MAP

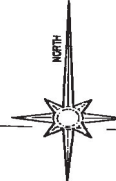
WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

LOT 1, CERTIFIED SURVEY MAP #11122, AND PART OF THE NW 1/4 OF THE NW 1/4, SECTION 19, T06N, R08E, TOWN OF VERONA, DANE COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW 1/4 SECTION 19, T06N, R08E WI STATE PLANE COORDINATE SYSTEM DANE ZONE (NAD83-91) N 00°59'55"E



LEGEND

- = 3/4" * 24" SOLID IRON ROD SET 1.50 LBS./FT. MINIMUM WEIGHT UNLESS OTHERWISE STATED
- () = RECORDED INFORMATION
- I.P. = IRON PIPE
- I.S. = IRON STAKE
- //// = NO VEHICULAR ACCESS
- = FND 3/4" I.S.

NOTES

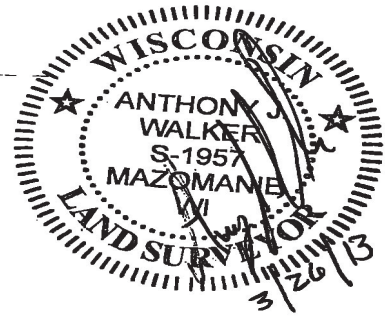
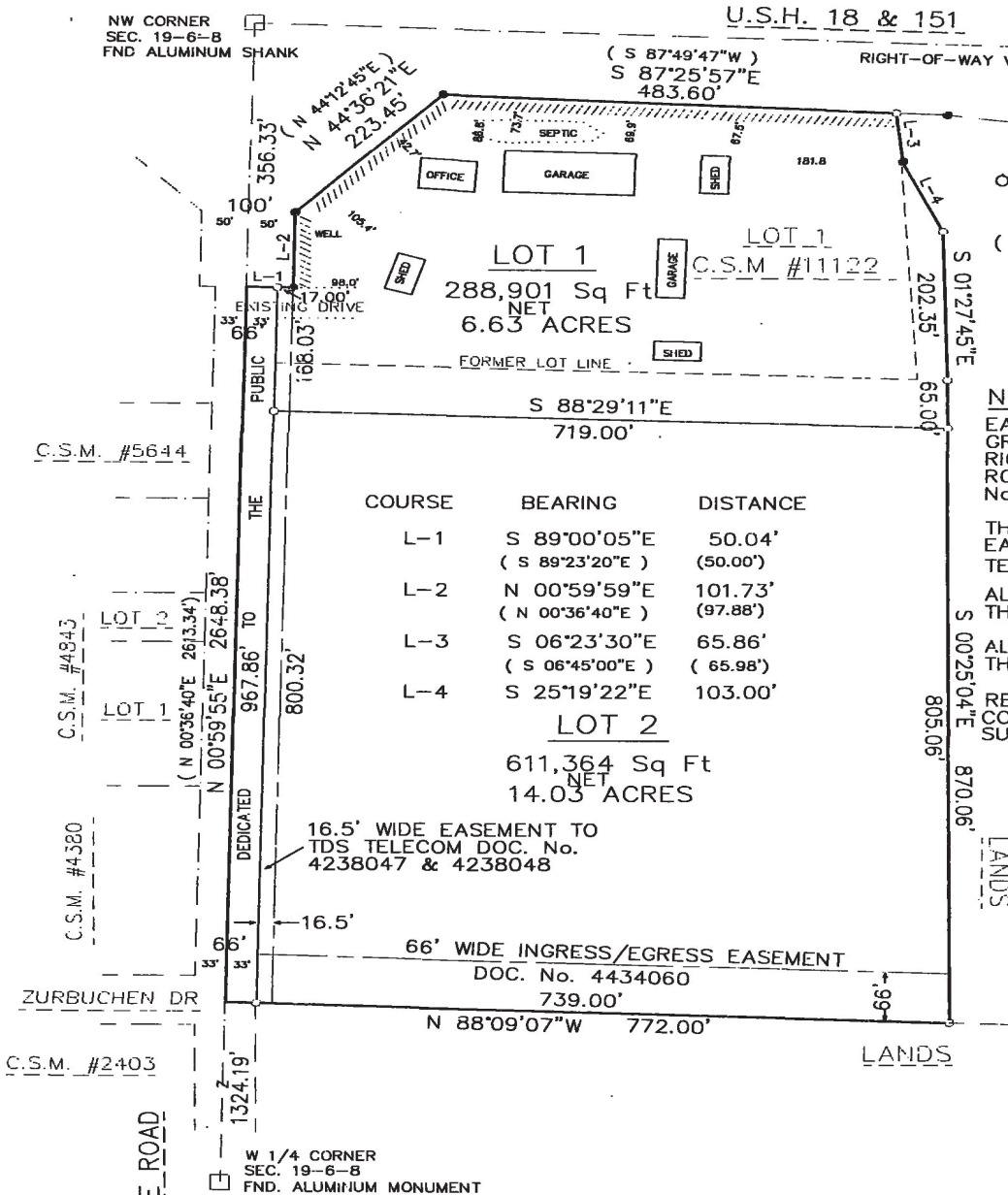
EASEMENT OF UNSPECIFIED WIDTH GRANTED TO WP&L ALONG EAST RIGHT-OF-WAY LINE SPRING ROSE ROAD FOR OVERHEAD ELECTRIC DOC. No 594003

THIS PARCEL IS SUBJECT TO AN EASEMENT OVER ITS ENTIRITY TO TDS TELECOM.

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

ALL BEARINGS ARE MEASURED TO THE NEAREST FIVE SECONDS.

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.



SURVEYED FOR:
MAPLE LEAF, INC.
2416 SPRING ROSE ROAD
VERONA, WI 53593

DOCUMENT NO.

CERTIFIED SURVEY MAP NO. 13482

VOLUME 88 PAGE 1

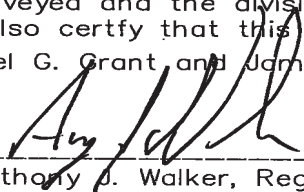
CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

SURVEYOR'S CERTIFICATE

I, Anthony J. Walker, hereby certify that this survey is in compliance with Chapter 236.34 of Wisconsin Statutes. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation of all exterior boundaries of the land surveyed and the division of that land in accordance with the information provided. I also certify that this survey was done under the direction of Joel G. Grant and Jamie L. Grant owners.

 3/26/13
Anthony J. Walker, Registered Land Surveyor No. S-1957

LEGAL DESCRIPTION

Lot 1, Certified Survey Map #11122, Recorded in Volume 67 Certified Survey Maps of Dane County, Page 52 and 53 as Document #3942520, and part of the NW 1/4 of the NW 1/4 of Section 19, T06N, R08E, Town of Verona, Dane County, Wisconsin more fully described as follows;

Commencing at the W 1/4 corner of said Section 19

THENCE North 00 degrees 59 minutes 55 seconds East for a distance of 1324.19 feet along the West line of the NW 1/4 said Section 19 and the centerline of Spring Rose Road to the point of beginning

THENCE North 00 degrees 59 minutes 55 seconds East for a distance of 967.86 feet along said line

THENCE South 89 degrees 00 minutes 05 seconds East for a distance of 50.04 feet

THENCE North 00 degrees 59 minutes 59 seconds East for a distance of 101.73 feet along the Right-of-way U.S.H. 18 & 151

THENCE North 44 degrees 36 minutes 21 seconds East for a distance of 223.45 feet along the Right-of-way U.S.H. 18 & 151

THENCE South 87 degrees 25 minutes 57 seconds East for a distance of 483.60 feet along the Right-of-way U.S.H. 18 & 151

THENCE South 06 degrees 23 minutes 30 seconds East for a distance of 65.86 feet

THENCE South 25 degrees 19 minutes 22 seconds East for a distance of 103.00 feet

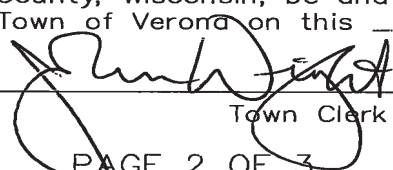
THENCE South 01 degrees 27 minutes 45 seconds East for a distance of 202.35 feet

THENCE South 00 degrees 25 minutes 04 seconds East for a distance of 870.06 feet to the South line of the NW 1/4 of the NW 1/4 said Section 19

THENCE North 88 degrees 09 minutes 07 seconds West for a distance of 772.00 feet along said line to the point of beginning

TOWN OF VERONA APPROVAL CERTIFICATE

Resolve that this Certified Survey Map, including the public right-of-way dedication shown hereon, has been duly filed for approval by the Town Board of the Town of Verona, Dane County, Wisconsin, be and the same is hereby approved, acknowledged and accepted by the Town of Verona on this 27th day of March, 2013.


Town Clerk

PAGE 2 OF 3

DOCUMENT NO. 4974658

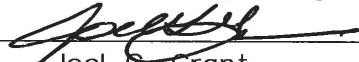
CERTIFIED SURVEY MAP NO. 13482

VOLUME 88 PAGE 2

CERTIFIED SURVEY MAP
WALKER SURVEYING INC.
5964 LINDA CT. MAZOMANIE, WI. 53560

OWNER'S CERTIFICATE

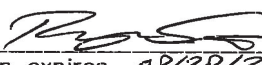
As owner, I hereby certify that we have caused the Lands described on this Certified Survey Map to be surveyed, divided, dedicated and mapped as shown on this Certified Survey. I also certify that this Certified Survey Map is required by S 75.17 (1) (a) of Dane County Code of Ordinances to be submitted to the Dane County Zoning and Land Regulation Committee for approval.

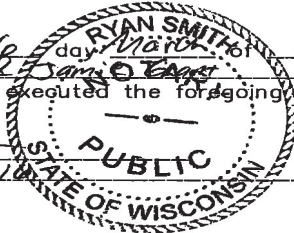

Joel G. Grant


Jamie L. Grant

STATE OF WISCONSIN)
DANE COUNTY)SS

Personally came before me this 26 day of March 2013, the above named Joel G. Grant & Jamie L. Grant to me known to be the person who executed the foregoing instrument and acknowledge the same.

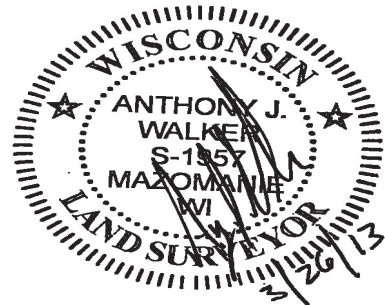
Notary Public 
My Commission expires 08/20/2014



DANE COUNTY ZONING AND LAND REGULATION COMMITTEE APPROVAL

Approved for recording per Dane County Zoning and Land Regulation Committee action of this 1 day of APRIL, 2013.

 #9484



RECEIVED FOR RECORDING THIS 2nd DAY OF April, 2013
AT 10:30 O'CLOCK A.M. IN VOLUME 88 OF CERTIFIED SURVEY MAPS ON
PAGES 1-3


KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS
Recd April 1, 2013 at 11:31 AM

DOCUMENT NO. 4974658
CERTIFIED SURVEY MAP NO. 13482
VOLUME 88 PAGE 3

GUYING EASEMENT



FOR AND IN CONSIDERATION of the sum of \$1.00 and other good and valuable consideration to them paid, the receipt whereof is hereby acknowledged, **JOEL G. GRANT AND JAMIES L. GRANT**, owners, hereinafter referred to as "grantor" does hereby convey unto

AMERICAN TRANSMISSION COMPANY LLC

a Wisconsin limited liability company, hereinafter referred to as "grantee", its successors and assigns, the right, permission and authority to survey, construct, install, maintain and replace guy anchors and guy wires, together with the necessary accessories upon, over, across, in and under a strip of land 30 feet in width being a part of premises of grantor in the NW 1/4 of Section 19, Township 06 North, Range 08 East, in the Town of Verona, Dane County, Wisconsin; said strip of land is described as:

SEE EXHIBIT "A" ATTACHED

The right, permission and authority is also granted to grantee to cut down and remove or trim all trees and overhanging branches now or hereafter existing in said strip of land and to cut down or remove brush for purposes of brush control.

The grantor covenants and agrees that no structures will be erected, or inflammable material placed or accumulated, or trees planted in said strip of land, and grantor further covenants and agrees that the elevation of the existing ground surface within said strip of land will not be altered by more than 1 foot without the written consent of grantee.

Grantee and its agents shall have the right, permission and authority to enter upon said strip of land for the purpose of constructing, inspecting, repairing, maintaining and replacing said facilities and exercising the rights herein acquired, but the grantee shall restore or cause to have restored the premises of grantor as nearly as is reasonably possible to the condition existing prior to any entry by the grantee or its agents.

It is understood and agreed that the attached document, entitled Exhibit "B" and consisting of one page, be incorporated herein by reference as though fully set forth and shall, with the exception of those provisions specifically waived by grantor, be effective and binding on grantee. The term "landowner" on said Exhibit "B" shall equal grantor. The term "utility" on said Exhibit "B" shall equal grantee.

Grantor and grantor's successors, assigns, heirs, executors and administrators, covenant and agree to and with grantee, its successors and assigns, that at the time of the ensembling and delivery of this easement they are well seized of said premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all encumbrances whatever, and will forever warrant and defend said easement against all and every person or persons lawfully claiming the whole or any part thereof.

This agreement shall be binding upon and/or inure to the benefit of the heirs, successors or assigns of all parties hereto.

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
4786742**

08/25/2011 2:11 PM

Trans. Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 4

RETURN TO:

**AMERICAN TRANSMISSION COMPANY
ATTENTION: REAL ESTATE
2 FEN OAK COURT
MADISON WI 53718-8810**

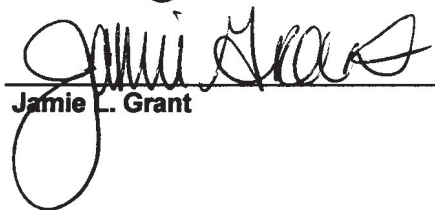
**062/0608-192-8565-0
(Parcel Identification Number)**

4

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of August, 2011.


Joel G. Grant

8/23/11 (DATE)

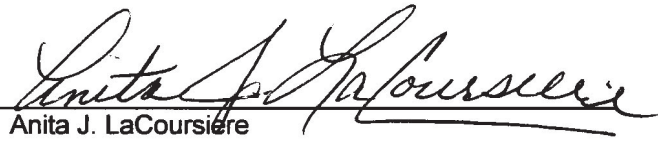

Jamie L. Grant

8/23/2011 (DATE)

STATE OF WISCONSIN)
DANE COUNTY) ss
)

Personally came before me this 23rd day of August, 2011, the above named Joel G. Grant and Jamie L. Grant, to me known to be the persons who executed the foregoing instrument and acknowledged the same.




Anita J. LaCoursiere
Notary Public, Dane Co., Wisconsin
My commission expires 2/3/2013

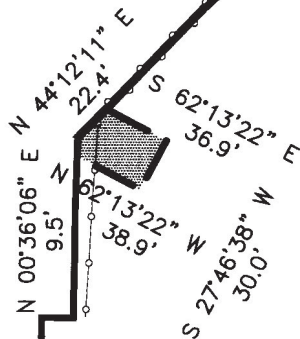
EASEMENT DESCRIPTION MAP (EXHIBIT A)

GRANTEE: AMERICAN TRANSMISSION COMPANY, LLC
W234 W2000 RIDGEVIEW PKWY. CT.
WAUKESHA, WI 53188

GRANTOR: GRANT, JOEL G. AND JAMIE L.
7589 BOBCAT LN.
VERONA, WI 53593
PIN 062/0608-192-8565-0

USH 18 & 151
(ROW VARIES)

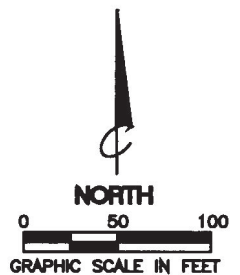
SPRING ROSE RD
(ROW VARIES)



GRANT, JOEL G. AND JAMIE L.
LOT 1, CSM 11122
PRT. NW1/4
SEC. 19, T6N-R8E

- LEGEND**
- — — — — TRANSMISSION EASEMENT
 - — — — — TRANSMISSION RIGHT OF WAY LINE
 - — — — — TRANSMISSION CENTERLINE
 - - - - - SECTION LINE AND ONE-QUARTER SECTION LINE
 - - - - - QUARTER-QUARTER SECTION LINE
 - — — — — PROPERTY LINE
 - - - - - ROAD RIGHT OF WAY LINE
 - ⊙ SECTION CORNER MONUMENT

MAP KEY
ATC TRANSMISSION
LINE EASEMENT
= 0.028 ACRES +/-



**SPATIAL DATA
SURVEYS**

SPATIAL DATA SURVEYS, LLC
580 ARTHUR STREET
VERONA, WI 53593
(608)-845-2048

NOTE: BEARINGS FOR THIS MAP
ARE BASED ON THE WISCONSIN
STATE PLANE COORDINATE
SYSTEM, NAD83 (2007).

© AMERICAN TRANSMISSION
COMPANY 2011

Drawn: JDP

Date: 08/03/2011

Scale: 1" = 100'

SHEET
NUMBER 1 OF 2

REVISIONS

THIS DOCUMENT IS FOR THE USE OF AMERICAN TRANSMISSION
COMPANY. AMERICAN TRANSMISSION COMPANY DISCLAIMS ALL
WARRANTIES BOTH EXPRESSED AND IMPLIED. USE BY ANYONE OTHER
THAN AMERICAN TRANSMISSION COMPANY IS AT THEIR OWN RISK.

EASEMENT DESCRIPTION MAP (EXHIBIT A)

GRANTEE: AMERICAN TRANSMISSION COMPANY, LLC
W234 W2000 RIDGEVIEW PKWY. CT.
WAUKESHA, WI 53188

GRANTOR: GRANT, JOEL G. AND JAMIE L.
7589 BOBCAT LN.
VERONA, WI 53593
PIN 062/0608-192-8565-0

LEGAL DESCRIPTION:

AN EASEMENT WHICH CROSSES THE GRANTOR'S PREMISES LOCATED IN LOT 1, CERTIFIED SURVEY MAP NO. 11122, RECORDED IN THE OFFICE OF THE DANE COUNTY, WI REGISTER OF DEEDS AS DOC. NO. 3942520, TOWN OF VERONA, DANE COUNTY, WISCONSIN, AS SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST-NORTHWEST CORNER OF SAID LOT 1, CERTIFIED SURVEY MAP NO. 11122, AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STH 18 AND 151 AND THE EASTERLY RIGHT-OF-WAY LINE OF SPRING ROSE ROAD;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, N 44°12'11" E, 22.4 FEET;

THENCE S 62°13'22" E, 36.9 FEET;

THENCE S 27°46'38" W, 30.0 FEET;

THENCE N 62°13'22" W, 38.9 FEET TO THE WESTERLY LINE OF SAID LOT 1;

THENCE ALONG SAID WESTERLY LINE OF LOT 1, N 00°36'06" E, 9.5 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,210 SQUARE FEET OR 0.028 ACRES, MORE OR LESS, SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS.



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**SPATIAL DATA
SURVEYS**

SPATIAL DATA SURVEYS, LLC
580 ARTHUR STREET
VERONA, WI 53593
(608)-845-2048

REVISIONS

NOTE: BEARINGS FOR THIS MAP
ARE BASED ON THE WISCONSIN
STATE PLANE COORDINATE
SYSTEM, NAD83 (2007).

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Drawn: JDP

Date: 08/03/2011

Scale: NA

SHEET
NUMBER 2 OF 2