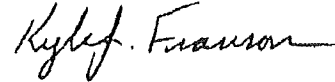


3302526

Easement

DOC# 844268

Recorded on
Jul 3, 2023 10:03 AM



KYLE J FRANSON
REGISTER OF DEEDS
ONEIDA COUNTY, WI
Fee Amount: \$30.00
Pages: 4

THIS INDENTURE is made this 12 day of October, 2022, by and between **Jenny Pappas** ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of Lot 3 and 4 of Certified Survey Map No. 5343 Recorded in the Oneida County Register of Deeds Volume 26 of Certified Survey Maps on Page 5343 as Document 837308, being part of Government Lot 4 of Section 31 Township 37 N, Range 10 E, **Town of Stella, County of Oneida, State of Wisconsin**, as shown on the *attached Exhibit "A"*.

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

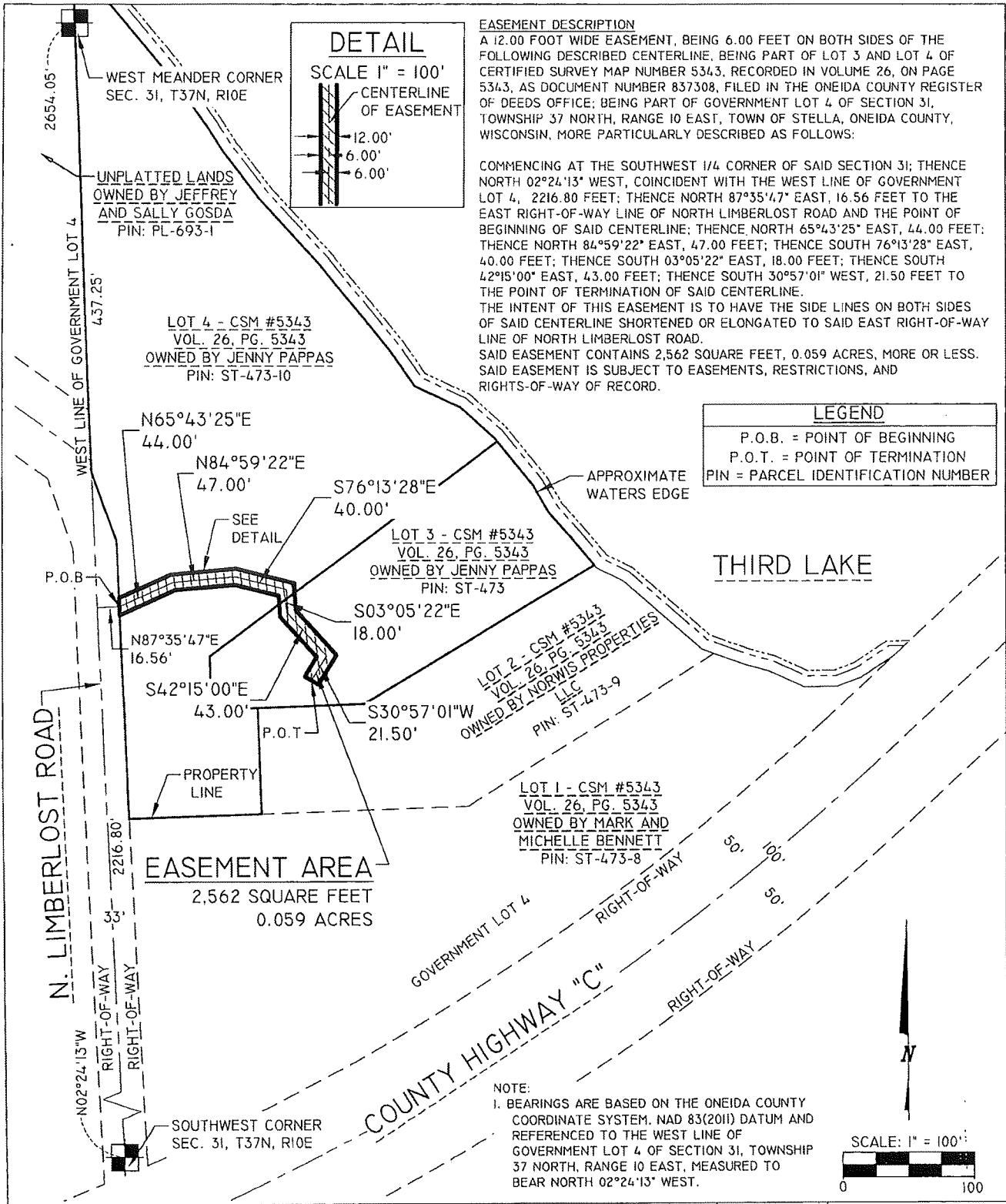
Tax Parcel Identification Number (PIN)

ST-473

- 1. Purpose: ELECTRIC UNDERGROUND, ELECTRIC OVERHEAD and GAS** - The purpose of this easement is to construct, install, operate, maintain repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground, and to construct, erect, operate, maintain and replace overhead utility facilities, including a line of poles, together with the necessary conductors, anchors, guy wires, underground cable, pedestals, riser equipment and all other appurtenant equipment above ground, as well as pipeline or pipelines with valves, tieovers, main laterals and service laterals, together with all necessary and appurtenant equipment under and above ground, including cathodic protection apparatus used for corrosion control, as deemed necessary by Grantee, for the transmission and distribution of electric energy, signals, television and telecommunications services, natural gas and all by-products thereof, or any liquids, gases, or substances which can or may be transported or distributed through a pipeline, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed by Grantee whenever it decides it is necessary so as not to interfere with Grantee's use of the easement area.
- 2. Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.

3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities 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 Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply 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 sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

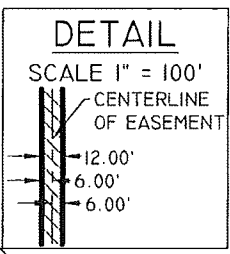
[REMAINDER OF PAGE LEFT BLANK]



EASEMENT DESCRIPTION
 A 12.00 FOOT WIDE EASEMENT, BEING 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, BEING PART OF LOT 3 AND LOT 4 OF CERTIFIED SURVEY MAP NUMBER 5343, RECORDED IN VOLUME 26, ON PAGE 5343, AS DOCUMENT NUMBER 837308, FILED IN THE ONEIDA COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF GOVERNMENT LOT 4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 10 EAST, TOWN OF STELLA, ONEIDA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

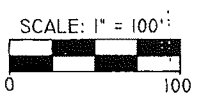
COMMENCING AT THE SOUTHWEST 1/4 CORNER OF SAID SECTION 31; THENCE NORTH 02°24'13" WEST, COINCIDENT WITH THE WEST LINE OF GOVERNMENT LOT 4, 2216.80 FEET; THENCE NORTH 87°35'47" EAST, 16.56 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH LIMBERLOST ROAD AND THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 65°43'25" EAST, 44.00 FEET; THENCE NORTH 84°59'22" EAST, 47.00 FEET; THENCE SOUTH 76°13'28" EAST, 40.00 FEET; THENCE SOUTH 03°05'22" EAST, 18.00 FEET; THENCE SOUTH 42°15'00" EAST, 43.00 FEET; THENCE SOUTH 30°57'01" WEST, 21.50 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE INTENT OF THIS EASEMENT IS TO HAVE THE SIDE LINES ON BOTH SIDES OF SAID CENTERLINE SHORTENED OR ELONGATED TO SAID EAST RIGHT-OF-WAY LINE OF NORTH LIMBERLOST ROAD.
 SAID EASEMENT CONTAINS 2,562 SQUARE FEET, 0.059 ACRES, MORE OR LESS. SAID EASEMENT IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.



LEGEND	
P.O.B.	= POINT OF BEGINNING
P.O.T.	= POINT OF TERMINATION
PIN	= PARCEL IDENTIFICATION NUMBER

NOTE:
 1. BEARINGS ARE BASED ON THE ONEIDA COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF GOVERNMENT LOT 4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 10 EAST, MEASURED TO BEAR NORTH 02°24'13" WEST.



 Wisconsin Public Service Corporation P.O. Box 1900 2830 S. Ashland Ave. Green Bay, WI 54307-1901	SEC. 31, T37N, R10E TOWN OF STELLA ONEIDA COUNTY	WORK ORDER NO. 3335156	REAL ESTATE NO. 3302526	DATE: 05/19/2023	 REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING 4000 North 20th Avenue Houston, TX 77041 REI Project No. 10956
	WPS EASEMENT: EXHIBIT "A" PIN: ST-473 & ST-473-10	DRAFTED BY: BDE	REVIEWED BY: JWP		