

Example 1 - Fee Simple

FEE SIMPLE

Parcel 144

Project 4010-00-21

Fee title in and to the following tract of land in Marathon County, State of Wisconsin, described as:

All that land of the owner in NW¼ - NW¼ Section 13, T29N, R8E contained in the following description:

Beginning at the northwest corner Section 13, T29N, R8E;

Thence S 01°07'30" E, 0.03 feet to a point on the centerline of State Highway 52;

Thence N 88°52'30" E, 1,349.30 feet along the centerline of said highway;

Thence S 01°07'30" W, 50 feet;

Thence S 88°52'30" W, 1,400 feet;

Thence N 01°07'30" W, 50 feet to a point on the centerline of State Highway 52;

Thence N 88°52'30" E, 5.70 feet along the centerline of said highway;

Thence N 01°07'30" W, 0.03 feet to the northwest corner sec. 13, T29N, R8E and the point of beginning.

Said parcel contains 0.18 acre, more or less, for highway purposes.

Example 2 - Fee Simple

FEE SIMPLE

Parcel 9

Project 7590-05-21

Fee title in and to land contained within the following described tract of land in Lot 91 of Oakwood Hills First Addition to the city of Eau Claire; as recorded in Vol. 464 of Records, page 829; located in the NE¼ of the NW¼ of Section 3, T26N, R9W, Eau Claire County, Description of Lands Wisconsin:

Beginning at the N¼ corner of said Section 3;

Thence N 88°31'06" W, 254.66 feet along the north line of said Section 3:

Thence S 4°00'40" W, 22.84 feet;

Thence S 21°13'00" W, 136.68 feet;

Thence S 6°34'50" E, 250.85 feet;

Thence S 88°08'58" W, 207 feet;

Thence N 1°51'02" W, 389.42 feet;

Thence N 78°45'41" W, 124.34 feet;

Thence N 1°12'14" E, 9.40 feet to the north line of said Section 3;

Thence along said north line S 88°31'06" E, 618.09 feet to the point of beginning.

Said parcel contains 0.47 acre, more or less, for highway right of way.

Example 3 - Fee Simple with CSM

FEE SIMPLE WITH CSM

Parcel 5

Project 6085-02-21

Fee title in and to the following described tract in Lot 1 of Certified Survey Map Number 4993, Volume 3, Page 113, located in the SE¼ of the SE¼ of Section 33, T9N, R10E, Town of Windsor, Dane County, Wisconsin:

Beginning at an aluminum monument at the southeast corner of said Section 33;

Thence S 89°38'15" W, 57.37 feet to the northeast corner of Section 4, T8N, R10E, Town of Burke;

Thence S 1°59'09" W, along the east line of said Section 4, 60.50 feet;

Thence S 89°23'37" W, 609.80 feet;

Thence N 89°17'56" W, 499.98 feet;

Thence N 0°14'16" W, 110.00 feet;

Thence S 89°56'50" E, 1,000.21 feet;

Thence N 89°07'54" E, 170.74 feet to the east line of said Section 33;

Thence S 0° 25' 25" W, along the east line of said Section 33, 53.47 feet to the southeast corner of said Section 33 and the point of beginning.

Said parcel contains 0.22 acre of land already in use for highway purposes, and 0.14 acres of additional land.

Example 4 - Fee Simple with Access Rights

FEE SIMPLE WITH ACCESS RIGHTS

PARCEL 8

Project 1203-01-21

Fee title in and to the following tract of land in Dane County, State of Wisconsin, described as a parcel of land in the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 7, T6N, R6E. Said parcel includes all land of the owner contained within the following traverse.

Beginning at a monument on the east line of Section 7, 127.76 feet N 0°01'41" E of the east 1/4 corner of Section 7; thence N 0°01'41" E, along the section line 393.42 feet to a monument on the northerly property line of U.S.H. 151; thence N 83°23'47" W, 311.51 feet to a monument; thence N 76°44'13" W, 791.34 feet to a monument; thence N 37°28'06" W, 132.74 feet to a monument; thence N 1°48'00" E, parallel with and 120 feet easterly of the reference line of C.T.H. "F" 320.78 feet to point A; thence N 01°48'00" E, 66.00 feet to point B; thence N 01°48'00" E, 106.98 feet to a monument; thence N 51°55'14" E, 228.38 feet to the reference line of old U.S.H. 151; thence N 77°49'50" W, along old U.S.H. 151 reference line 174.18 feet to a point of curve; thence N 77°49'50" W, on a tangent of the reference line of old U.S.H. 151 125.82 feet to the intersection of a tangent of old U.S.H. 151 and the reference line of C.T.H. "F"; thence S 1°48'00" W, along the C.T.H. "F" reference line 1643.93 feet to a point of curve of C.T.H. "F"; thence S 1°48'00" W, 188.00 feet to the point of intersection of tangents of C.T.H. "F"; thence S 0°04'47" E, 188.00 feet to the point of tangency with the reference line of C.T.H. "F"; thence S 0°04'47" E on the reference line of C.T.H. "F" 297.39 feet; thence N 89°55'13" E, 33.00 feet to a monument; thence N 8°54'04" E, 301.09 feet to a monument, at a point of curve with a radius of 11,379.16 feet; from said point the long chord bears N.0°42'46" E, 314.80 feet easterly of the reference line of C.T.H. "F" 314.81 feet to a monument at the end of curve; thence N 40°10'44" E, 213.39 feet to a monument; thence N 78°45'59" E, 586.22 feet to a monument; thence N 88°32'13" E, 519.32 feet to the point of beginning.

Said parcel contains 4.68 acres of land already in use for highway purposes and 18.88 acres, more or less, of additional land.

No rights of access shall accrue between the right-of-way of the highway currently designated as U.S.H. 151 and all of the abutting remaining property of the owner.

Also, all existing, future, or potential common law or statutory easements or rights of access between the right-of-way of the highways currently designated as C.T.H. "F" and old U.S.H. 151, and all of the abutting remaining real property of the owner(s), whether acquired by separate conveyance or otherwise, where the above described real estate abuts on the said highway.

The grantee will allow, upon request, the common law right, subject to police power regulation, one driveway connection to said highway from said abutting lands on the easterly side of said highway. The driveway connection is subject to the rules and regulations of the driveway permitting authority and may be modified by the grantee or its successors or assigns as future conditions warrant and revoked when reasonable alternative access exists. Said driveway connection is subject to the following conditions:

Said driveway connection shall be located in the E1/2-NE1/4 of Section 7, T6N, R6E, along C.T.H. "F" between points A and B described above.

Example 5 - Fee Simple with Access Rights, Temporary Limited Easement

FEE SIMPLE WITH ACCESS RIGHTS, TEMPORARY LIMITED EASEMENT

Parcel 7

Project 1315-03-22

Fee Title in and to the following tract of land in Kenosha County, State of Wisconsin, described as:

That part of the Southwest ¼ of Section 32, Township 2 North, Range 19 East, described as follows:

Commencing at the Southwest corner of said Section 32, thence North 0°39'27" West, 354.11 feet along the West line of said Section to the point of beginning; thence continuing North 0°30'27" West, 452.02

feet along the West line of said Section; thence South 74°14'28" East, 317.58 feet; thence North 88°10'18" East, 321.66 feet to a point on a curve of Northerly convexity whose radius is 5859.58 feet and whose chord bears North 88°20'41" East, 35.42 feet; thence Easterly along the arc of said curve 35.42 feet to the East property line of the owner; thence South 0°40'11" East, 250.03 feet to a point on a curve of Northerly convexity whose radius is 5600.50 feet and whose chord bears North 88°19'36" West, 30.37 feet; thence Westerly along the arc of said curve 30.37 feet; thence South 88°10'18" West, 288.29 feet; thence South 71°06'51" West 361.23 feet to the point of beginning.

Said parcel contains 4.22 acres, more or less, exclusive of lands previously conveyed or dedicated for highway purposes.

No right of access shall accrue between the right of way of the highway, currently designated as STH 50, and all of the abutting remaining property of the owner.

Also, all existing, future, or potential common law or statutory easements or rights of access between the right of way of the highway, currently designated as 302nd Avenue, and all of the abutting remaining real property of the owner, whether acquired by separate conveyance or otherwise, where the above described real estate abuts on said highway.

The grantee will allow, upon request, the common law right, subject to police power regulation, one driveway connection to said highway from said abutting lands on the easterly side of said highway. The driveway connection is subject to the rules and regulations of the driveway permitting authority and may be modified by the grantee or its successors or assigns as future conditions warrant and revoked when reasonable alternative access exists. Said driveway connection is subject to the following conditions:

Said driveway connections shall be located in the southerly 100 feet, as measured along the East right-of-way of 392nd Avenue, of that part of the Southwest ¼ of said Section lying North of and adjacent to the above described fee taking. Also the Northerly 100 feet, as measured along the East right-of-way of 392nd Avenue, of that part of the Southwest ¼ of said Section lying South of and adjacent to the above described fee taking.

Also a Temporary Limited Easement for the right to construct cut and/or fill slopes, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable, in and to the following tract of land in Kenosha County, State of Wisconsin, described as:

A 15 foot wide strip of land 200 feet long as measured along the East right-of-way of 392nd Avenue, lying North of and adjacent to the above described fee taking and lying East of and adjacent to the East right of way of 392nd Avenue. Also a 10 foot wide strip of land 250 feet long, as measured along the East right of way of 392nd Avenue, lying South of and adjacent to the above described fee taking and lying East of and adjacent to the East right of way of 392nd Avenue.

All TLE's expire at the completion of the construction project for which this instrument is given.

This parcel contains 0.13 acres, more or less.

Example 7 - Fee Simple with Access Rights and Restricted Development Easement, Ties to Subdivision

FEE SIMPLE WITH ACCESS RIGHTS AND RESTRICTED DEVELOPMENT EASEMENT, TIES TO SUBDIVISION

Parcel 14

Project 2302-04-20

Fee Title in and to the following tract of land in Washington County, State of Wisconsin, described as:

The north 20 feet of Lot 3 of Vista Moraine Subdivision, a recorded plat, located in the Northwest ¼ of Section 15, Township 9 North, Range 19 East.

This parcel contains 0.11 acres, more or less.

Also, a Restricted Development Easement, which allows the construction of a mound or septic field system and which prohibits the construction of buildings and fences, and limits the vegetation growing thereon to a maximum height of thirty inches, in and to the following described lands in Washington County, State of Wisconsin, described as:

That part of said Lot 3 of Vista Moraine Subdivision described as follows: Begin at a point on the west line of said Lot 3 located South 01°02'24" East, 20.00 feet from the Northwest corner of said Lot 3, run thence North 89°45'56" East, 175.16 feet parallel with the north line of said Lot 3; thence South 69°16'30" West, 186.01 feet to the west line of said Lot 3; thence North 01°02'24" West, 65.12 feet along said west line to the point of beginning.

This parcel contains 0.13 acres, more or less.

Also, all existing, future, or potential common law or statutory easements or rights of access between the right of way of the highway, currently designated as STH 167, and all of the abutting remaining real property of the owner, whether acquired by separate conveyance or otherwise, where the above described real estate abuts on the said highway.

The grantee will allow, upon request, the common law right, subject to police power regulation, one driveway connection to said highway from said abutting lands on the southerly side of said highway. The driveway connection is subject to the rules and regulations of the driveway permitting authority and may be modified by the grantee or its successors or assigns as future conditions warrant and revoked when reasonable alternative access exists. Said driveway connection is subject to the following conditions:

Said driveway connection shall be located between the above-described fee taking and the north line of said Lot 3.

Also, all rights of access to Hillside Road in the North 85.12 feet of said Lot 3.

Example 8 - Highway Easement

HIGHWAY EASEMENT

Parcel 36

Project 2773-03-22

An easement for highway purposes, as long as so used, including the right to preserve, protect, and remove any vegetation existing on said lands and the right to plant thereon and protect any vegetation that the highway authorities may deem desirable to prevent erosion of the soil or to beautify the highway, in and to the following described lands in Waukesha County, State of Wisconsin, described as:

That part of the Southwest ¼ of Section 16, Township 6 North, Range 19 East, described as follows: Commencing at the Southeast corner of the said Southwest ¼, thence North 00°05'55" West along the East line of the Southwest ¼ 1237.83 feet to the reference line of STH 59, thence South 88°04'16" West along said reference line 888.98 feet to the East line of the Wisconsin Central LTD. R.R. right of way, thence North 00°02'49" West along said right of way 100.05 feet to the point of beginning, thence continuing North 00°02'49" West along said line 120.07 feet, thence South 61°30'05" West, 111.79 feet to a point on the West line of the said R.R. right of way, thence South 00°02'49" East along the West line 70.04 feet, thence North 00°04'16" East, 100.04 feet to the point of beginning.

Also commencing at the aforementioned intersection of the reference line and East line of R.R. right of way, thence South 00°02'49" East along said right of way line 100.05 feet to the point of beginning, thence continuing South 00°02'49" East along said line 80.04 feet, thence South 82°21'25" West 100.49 feet to a point on the West line of the aforementioned R.R. right of way, thence North 00°02'49" West along said West line 90.05 feet, thence North 88°04'16" East, 100.04 feet to the point of beginning.

Said parcel contains 0.41 acres, more or less, exclusive of lands previously conveyed or dedicated for highway purposes.

Example 9 - Fee Simple, Access Rights & Permanent Limited Easement

FEE SIMPLE, ACCESS RIGHTS & PERMANENT LIMITED EASEMENT

Parcel 16

Project 2330-05-20

Fee Title in and to the following tract of land in Washington County, State of Wisconsin, described as that part of the Northwest ¼ of Section 5, Township 10 North, Range 20 East, described as follows:

Beginning at the North ¼ corner of said Section 5; thence South 89°16'13" West, 693.80 feet along the north line of said Northwest ¼ to the west property line of the owner; thence South 01°12'02" East, 50.00

feet along said west line; thence North 89°16'13" East to the east line of said Northwest ¼ and the east property line; thence Northerly 50 feet along said east line to the point of beginning.

Said parcel contains 0.27 acres, more or less, exclusive of lands previously conveyed or dedicated for highway purposes.

Also, all existing, future, or potential common law or statutory easements or rights of access between the right of way of the highway, currently designated as STH 143, and all of the abutting remaining real property of the owner, whether acquired by separate conveyance or otherwise, where the above described real estate abuts on the said highway.

The grantee will allow, upon request, the common law right, subject to police power regulation, one driveway connection to said highway from said abutting lands on the southerly side of said highway. The driveway connection is subject to the rules and regulations of the driveway permitting authority and may be modified by the grantee or its successors or assigns as future conditions warrant and revoked when reasonable alternative access exists. Said driveway connection is subject to the following conditions:

Said driveway connection shall be located in the easterly 693.80 feet of the Northwest ¼ of Section 5.

Also, a Permanent Limited Easement for the right to construct and maintain a drainage facility, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem necessary to desirable, but without prejudice to the owner's right to make or construct improvements on said lands or to flatten the slopes, providing said activities will not impair or otherwise adversely affect the highway facilities within the right of way, in and to the following tract of land in Washington County, State of Wisconsin, described as: A 15 foot strip of land lying southerly of and adjacent to the above described fee taking between the west property line of the owner and a point 607.11 feet west of the North ¼ corner of Section 5, as measured along the north line of said Northwest ¼.