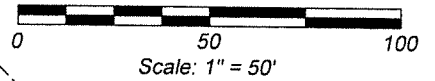


August 20, 2020

Center 1/4 Corner  
Section 28-8-10  
Found Brass Capped  
Monument  
N: 502,369.578  
E: 839,499.190  
N: 502,369.64  
E: 839,499.04

# EXHIBIT C

City of Madison  
Public Sanitary Sewer and Water  
Main Easements to be Retained



PARKSIDE DRIVE

PORTAGE ROAD

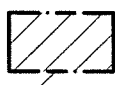
(U.S. HIGHWAY 151)  
EAST WASHINGTON AVENUE

Public Sanitary Sewer and  
Water Main Easement retained  
by the city of Madison  
(See Terms on Sheet 2)

Area of Parkside  
Drive being vacated  
and discontinued

10' Wide Public Sanitary Sewer  
Easement to be granted on  
pending Certified Survey Map  
21' Wide Existing Public  
Water Main Easement per  
Doc. No. 1299258

**Legend**



Public Sanitary Sewer  
and Water Main  
Easement retained by  
the city of Madison

— W — W — = Water Main  
— SAN — SAN — = Sanitary Sewer

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	385.00'	70.63'	10°30'40"	N23°05'40"E	70.53'
C2	25.00'	19.99'	45°48'36"	N51°15'18"E	19.46'

LINE	BEARING	DISTANCE
L1	S46°26'20"W	3.55'

Point of  
Beginning  
South 1/4 Corner  
Section 28-8-10  
Found Brass Capped  
Monument  
N: 499,725.976  
E: 839,495.969  
N: 499,725.95  
E: 839,495.81

# EXHIBIT C

## City of Madison Public Sewer and Water Main Easements to be Retained

### **Description (Public Sanitary Sewer and Water Main Easement):**

Part of Parkside Drive per an 1857 Order to Lay Out Road (former Town Road) as described in the Burke Highway Book, County Surveyor's Office, on Page 63, being part of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and part of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 28, T8N, R10E, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the South  $\frac{1}{4}$  Corner of said Section 28; thence N00°04'11"E, 822.68 feet along the North-South  $\frac{1}{4}$  line of said Section 28 to the Point of Beginning; thence S46°26'20"W, 3.55 feet along a line that is 86 feet Northwesterly of and parallel with the Reference Line of East Washington Avenue, also known as U.S. Highway 151, per Wisconsin D.O.T. Project No. T 017-2(15); thence N71°04'33"W, 26.61 feet; thence N15°00'53"E, 44.60 feet; thence N03°40'38"E, 67.50 feet; thence N00°04'11"E, 145.40 feet; thence N17°50'20"E, 7.37 feet to a point of curvature; thence along a curve to the right having a radius of 385.00 feet and a chord bearing and length of N23°05'40"E, 70.53 feet to a point of compound curvature; thence along a curve to the right having a radius of 25.00 feet and a chord bearing and length of N51°15'18"E, 19.46 feet to the East right-of-way line of said former Town Road; thence S00°04'11"W, 0.84 feet along said East right-of-way line, being 33 feet East of and parallel with said North-South  $\frac{1}{4}$  line; thence S30°42'38"W, 45.13 feet to the Northerly line of an existing Public Water Main Easement as described in Document No. 1299258; thence continuing S30°42'38"W (recorded as S30°51'00"W), 19.62 feet along said Northerly line to said North-South  $\frac{1}{4}$  line; thence S00°04'11"W (recorded as South), 173.91 feet along said North-South  $\frac{1}{4}$  line and the West line of said existing Public Water Main Easement to the Southerly line of said existing Public Water Main Easement; thence S68°53'43"E (recorded as S68°16'35"E), 10.71 feet along said Southerly line; thence S04°00'55"E, 37.05 feet; thence S00°55'24"E, 61.82 feet; thence S46°26'20"W, 18.94 feet along said line 86 feet Northwesterly of and parallel with said Reference Line to the point of beginning; Containing 5,666 square feet, or 0.130 acres.

# EXHIBIT C

## **Public Sanitary Sewer and Water Main Easement:**

**Creation of Easement Rights:** A permanent easement over, across a portion of the property (the "Easement Area") is established, memorialized, reserved by, granted, conveyed, transferred and assigned to City of Madison for the uses and purposes hereinafter set forth. The Easement Area may be used by City of Madison for public underground sanitary sewer and public underground water main purposes. City of Madison and its employees, agents and contractors shall have the right to construct, install, maintain, operate, repair, replace and reconstruct the Sanitary Sewer and Water Main Facilities within the Easement Area. City of Madison shall have the further right of ingress and egress to and from the Easement Area over adjacent drive aisles and parking lot pavements in order to exercise its rights and privileges hereunder, and to cut and remove trees, vegetation and other impediments in the Easement Area which may obstruct or interfere with the actual or potential use of the Easement Area for the foregoing purposes.

**Property Restoration:** City of Madison shall repair any damage caused to any pavement, concrete or turf located within the Easement Area and/or the Property as a result of the use of the Easement Area by or on behalf of the City of Madison as provided herein. Following completion of any excavation work, City of Madison shall promptly restore the area affected by the work to the original grade and surface condition including the repair or replacement of pavement, concrete and turf.

**Limitations on Use of Easement Area:** The owner of the Property shall have the right to use the Easement Area for any purpose, provided such use shall not interfere with the easement rights of the City of Madison hereunder. No buildings or structures or fences unrelated to the Sanitary Sewer Facilities shall be constructed in and no grade change shall be made to the Easement Area without the written consent of the City of Madison's Engineering Division City Engineer or the Madison Water Utility.

**Binding Effect:** This Easement shall run with the land described herein and shall be binding upon the owners of the Property, and their successors in interest.

**Release of Rights to Easements Created by Plat:** Any release of rights shall be released by the City of Madison executing and recording a separate easement release document with the Dane County Register of Deeds.