

DECLARATION OF EASEMENT FOR PRIVATE ROAD

Document No.

711629

Return Address: Karrmann Law Offices, LLC
55 E. Main St.
1700 Platteville, WI 53818

Parcel I.D. #: 26-1148-0000; 26-1149-0000

GRANT COUNTY, WI
RECEIVED FOR RECORD

OCT 28 2008

at 8:55 a.m. and recorded in
Vol. 1184 of Records Page 364
Matthews, Peter Register

We, Matthew C. Reuter and Lee Anna M. Reuter, of Hazel Green, Wisconsin (hereinafter "Grantor"), are the fee simple owners of real property described as follows:

Lot 5 of Diamond Estates First Subdivision, Town of Jamestown, Grant County, Wisconsin (the "Servient Estate")

in consideration of one dollar and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, do grant, sell, and convey to Ryan K. Bartow and Kimberly A. Bartow (hereinafter "Grantee"), a non-exclusive perpetual easement and right-of-way over and across the following described portion of the Servient Estate:

A 66' wide strip of land as shown running along the southerly line of Lot 5 of Diamond Estates First Subdivision and designated as "ingress/egress easement in favor of Lot 5 Woodland Acres & SE 1/4 of NW 1/4 Of Sec. 27" on the plat map which was recorded in the Grant County Register of Deeds Office on February 16, 2005, in Volume A of Plats, page 361-362

and across an additional piece of land lying within Lot 5 Diamond Estates First Subdivision, Grant County, Wisconsin, more particularly described in that plat of easement having a certification date of August 27, 2007, which plat is attached hereto and incorporated herein by reference, said parcel containing a total of 16,433 square feet, more or less.

(the "Easement Property")

This easement is for the benefit of and appurtenant to that land, or any portion, in the County of Grant, State of Wisconsin, described as follows:

Lot 5 of Woodland Acres, Jamestown Township, Grant County, Wisconsin. (the "Dominant Estate")

Access. This easement allows the owners of the Dominant Estate, and their heirs, personal representatives, successors and assigns (the "Dominant Owner"), the limited right of ingress to and egress from the Dominant Estate across the Easement Property for the purpose of obtaining access to a dwelling located on the Dominant Estate. No parking on the Easement Property is allowed at any time. Nothing in this provision shall be interpreted as giving the Servient Estate the right to extinguish this easement should the Dominant Estate be subdivided into two or three parcels.

Improvements on the Easement Property to facilitate travel across it and any and all repairs, maintenance or upkeep to any improvements on said Easement Property, including any and all costs or charges incurred in connection with or levied against any improvements, repairs or other things used or done in connection with said easement shall not be the responsibility of the owners of the Servient Estate, or their heirs, personal representatives, successors or assigns (the "Servient Owner"). The Dominant Owner agrees to hold the Servient Owner harmless from responsibility for and payment thereof.

Maintenance. The Servient Owner shall not be responsible for maintaining or repairing the Easement Property. Any repair or rebuilding on the Easement Property undertaken by the Dominant Owner shall be made in a good and workmanlike manner, on the same location as the original improvements were located.

Indemnification. The Dominant Owner shall indemnify and defend the Servient Owner and its successors, heirs, agents, and assigns from all liability, suits, actions, claims, costs, damages, and expenses of every kind and description, including court costs and legal fees, for claims of any character, including liability and expenses in connection with the loss of life, personal injury, or damage to property, or any of them, brought because of

injuries or damages received or sustained by an person, persons, or property on account of or arising out of the use of the Easement Property by the Dominant Owner or its agents, contractors, guests, invitees, or employees.

Private Road. The Servient Owner and Dominant Owner agree to cooperate with each other and to take such measures as may be necessary to prevent the dedication to the public of the Easement Property, whether by express grant, implication, or prescription. These measures may include, without limitation, the posting of "Private Road," "No Through Traffic," or "No Trespassing" signs. Such measures may not, however, unreasonably interfere with the easement rights granted pursuant to this document.

Benefits/Burdens Run With Land. The benefits of the easement described in this document shall be appurtenant to the Dominant Estate and shall run with the land, and the burdens of the easement described in this document shall be appurtenant to the Servient Estate and shall run with the land.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed as of this 26th day of August, 2008.

Ryan K. Bartow (SEAL)
Ryan K. Bartow

Kimberly A. Bartow (SEAL)
Kimberly A. Bartow

Acknowledgment

State of Wisconsin
Grant County

Personally came before me this 26th day of August, 2008 the above-named Ryan K. Bartow and Kimberly A. Bartow, to me known to be the persons who executed the foregoing and acknowledge the same.

Kristin L. Karimann Notary Public, Grant Co., WI

My Commission expires is permanent.

This document drafted by:
Attorney Kristin L. Karimann
Platteville, WI 53818

Matthew C. Reuter (SEAL)
Matthew C. Reuter

Lee Anna M. Reuter (SEAL)
Lee Anna M. Reuter

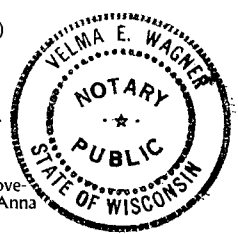
Acknowledgment

State of Wisconsin
Grant County

Personally came before me this 19th day of September, 2008, the above-named Matthew C. Reuter and Lee Anna M. Reuter, to me known to be the persons who executed the foregoing and acknowledge the same.

Velma E. Wagner
Velma E. Wagner, Notary Public,

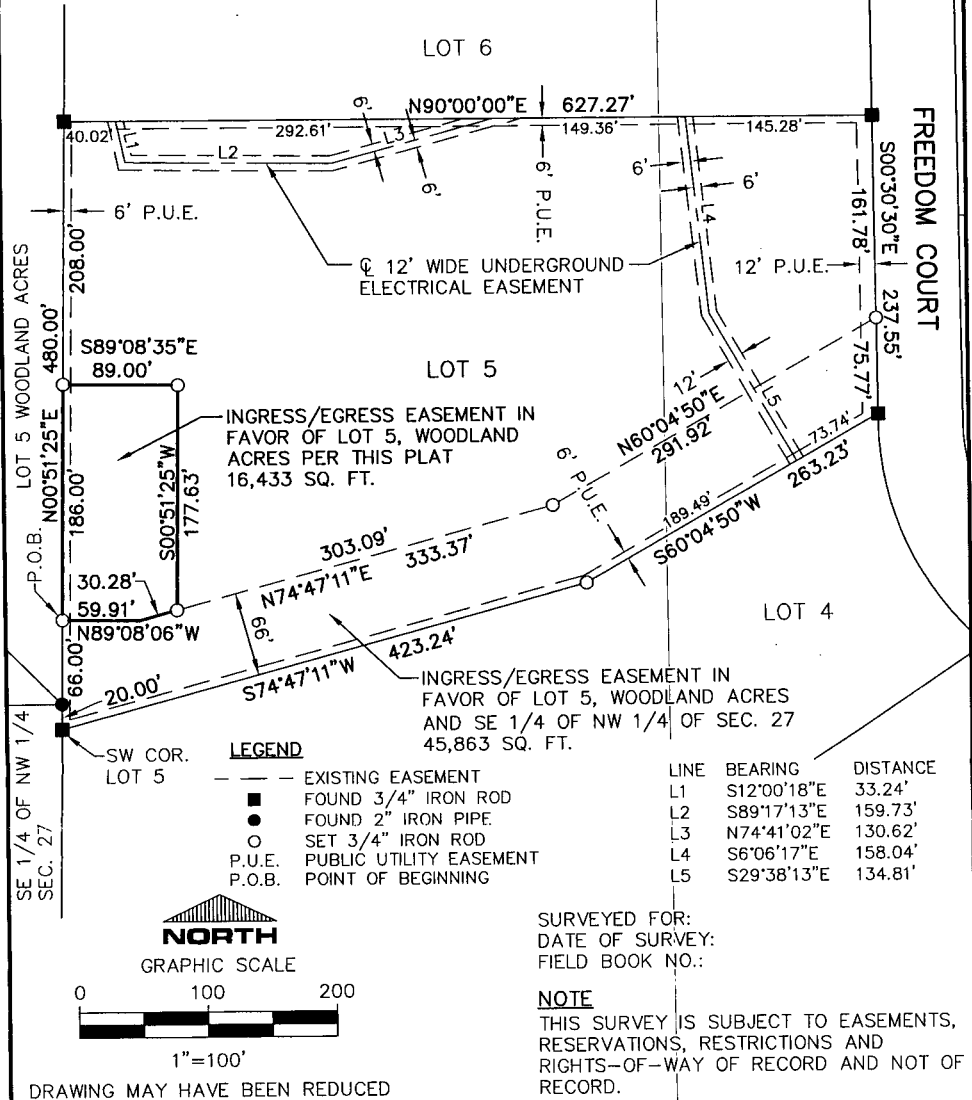
Grant County, Wis.
My commission expires 8/22/2010.



PREPARED BY: IIW ENGINEERS & SURVEYORS P.C., 4155 PENNSYLVANIA AVE., DUBUQUE, IOWA, (563) 556-2464

PLAT OF EASEMENT

INGRESS/EGRESS EASEMENT LYING WITHIN LOT 5, DIAMOND ESTATES FIRST SUBDIVISION, GRANT COUNTY, WISCONSIN



SURVEYED FOR:
DATE OF SURVEY:
FIELD BOOK NO.:

NOTE

THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD.

I HEREBY CERTIFY THAT THIS SURVEY AND THE REPRESENTATION THEREOF ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FOR IIW ENGINEERS & SURVEYORS, P.C.

JOHN M. TRANMER

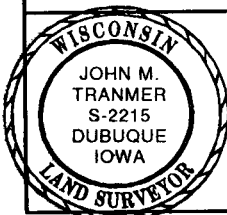
REGISTERED LAND SURVEYOR NO. 2215-008

PAGES OR SHEETS COVERED BY THIS SEAL SHEETS 1 & 2

IIW ENGINEERS & SURVEYORS, P.C.
INTEGRITY. EXPERTISE. SOLUTIONS.

DUBUQUE, IA 52002 HAZEL GREEN, WI 53022
4155 PENNSYLVANIA AVE. DUBUQUE, IA 52002
VOICE (563) 556-2464 FAX (563) 556-7811
www.iiwengr.com

DRAWN	ARC	PLAT NO. 2-W-07
CHECKED	JMT	PROJ. NO. 06107-01
DATE	08-29-07	SHEET 1 of 2
P:\06\107\107-00\DRAWINGS\06107-01E		



PREPARED BY: IIW ENGINEERS & SURVEYORS P.C. 4155 PENNSYLVANIA AVE. DUBUQUE, IOWA, (563) 556-2464

PLAT OF EASEMENT

INGRESS/EGRESS EASEMENT LYING WITHIN LOT 5, DIAMOND ESTATES FIRST SUBDIVISION, GRANT COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, JOHN M. TRANMER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I SURVEYED AND MAPPED AN INGRESS/EGRESS EASEMENT LYING WITHIN LOT 5, DIAMOND ESTATES FIRST SUBDIVISION, GRANT COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, DIAMOND ESTATES FIRST SUBDIVISION, GRANT COUNTY, WISCONSIN;

THENCE NORTH 00 DEGREES 51 MINUTES 25 SECONDS EAST, 86.00 FEET ALONG THE WEST LINE OF SAID LOT 5 TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 51 MINUTES 25 SECONDS EAST, 186.00 FEET ALONG SAID WEST LINE;

THENCE SOUTH 89 DEGREES 08 MINUTES 35 SECONDS EAST, 89.00 FEET;

THENCE SOUTH 00 DEGREES 51 MINUTES 25 SECONDS WEST, 177.63 FEET TO THE NORTHERLY LINE OF AN EXISTING INGRESS/EGRESS EASEMENT;

THENCE SOUTH 74 DEGREES 47 MINUTES 11 SECONDS WEST, 30.28 FEET ALONG THE NORTHERLY LINE OF SAID EASEMENT;

THENCE NORTH 89 DEGREES 08 MINUTES 06 SECONDS WEST, 59.91 FEET ALONG THE NORTHERLY LINE OF SAID EASEMENT TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED EASEMENT CONTAINS A TOTAL OF 16,433 SQUARE FEET, MORE OR LESS, AND IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD, THE PLAT WHICH IS ATTACHED HERETO AND MADE PART OF THIS CERTIFICATE.

		IIW ENGINEERS & SURVEYORS, P.C. INTEGRITY. EXPERTISE. SOLUTIONS.	
		DUBUQUE, IA HARTLAND, WI 4155 PENNSYLVANIA AVE. DUBUQUE, IA 52002 VOICE (563) 556-2464 FAX (563) 556-7811 www.iiwengr.com	
DRAWN	ARC	PLAT NO. 2-WI-07	
CHECKED	JMT	PROJ. NO. 06107-01	
DATE	08-29-07	SHEET 2 of 2	
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