

# EASEMENT COMPLETION INSTRUCTIONS



barronelectric.com



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This Instrument was Drafted by Aaron Torud  
for Barron Electric Cooperative  
ELECTRIC LINE - RIGHT-OF-WAY EASEMENT

Must be Completed in Black Ink Only

1

2

KNOW ALL BY THESE PRESENTS that the Undersigned [(Print Landowner's Name(s))]

("Grantor") whether individually or collectively, for good and valuable consideration, receipt of which is hereby acknowledged, (do) (does) hereby grant unto BARRON ELECTRIC COOPERATIVE, a Wisconsin cooperative ("Grantee"), its successor and assigns, the right to enter upon the lands of the undersigned, situated in \_\_\_\_\_ County, Wisconsin, and more particularly described as follows:

3

4

LEAVE  
BLANK

Legal Description

(the "Property") to construct, operate, repair, maintain, relocate and replace thereon, and under the surface thereof, and upon or under all streets, roads, or highways, on or abutting said lands, a line for the transmission and distribution of electric energy, and voice and data communication line system(s) or any combination thereof, including without limitation all appropriate cable, wire, transformers, manholes, concrete pads, poles, crossarms, duct, conduit ground connections, attachments, equipment, accessories and supporting devices (which if necessary, may be located outside of the Right-of-Way strip) necessary and appropriate for the transmission and distribution of energy, either above or beneath the ground as Grantee deems necessary for the purposes of exercising the rights herein granted.

**Easement Width:** Except as otherwise stated, the Right-of-Way shall be 10 feet wide for lines placed underground and 40 feet wide for lines located above ground. Lines placed underground and 40 feet wide for lines located above ground.

**Ownership of Property:** All facilities erected or installed shall remain the property of the Grantee. This shall include, but not be limited to, poles, wires, manholes, conduits, cables, connection boxes, transformers, transformer enclosures, ducts, ground connections, attachments, equipment, accessories and appurtenances necessary and appropriate for the transmission of energy either above or below the ground. Grantee shall have the right to remove all such property, at its option, upon termination of service.

**Inspection, Removals, Alterations:** Grantee has the right to inspect, rebuild, remove, repair, improve and make changes, alterations, substitutions and additions in and to its facilities as it may from time to time deem advisable, including the right to increase or decrease the number of conduits, wires, cables, and appurtenances, and to change from an overhead to an underground system or vice-versa.

**Tree Trimming and Brush Removal:** The Grantee shall at all times have the right to cut, trim and control the growth by chemical means, mechanical means or otherwise, of trees and shrubbery located within said Right-of-Way or that may interfere with or threaten to endanger the operation and maintenance of said line(s) or system(s), including any control of the growth of other vegetation within the right-of-way, which may incidentally and necessarily result from the means of control employed. All trees and limbs cut shall remain the property of the Grantor.

**Grantor's Use of Easement:** Grantor, successors and assigns, may use the Right-of-Way strip for any purpose not inconsistent with the rights hereby granted provided such use does not interfere with or endanger the construction, operations or maintenance of Grantee's facilities. Grantor agrees to keep said easement clear of buildings, structures, flammable material, trees or other obstructions. Grantor further covenants and agrees that the elevation of the existing ground surface within the Right-of-Way strip will not be altered by more than one (1) foot without the written consent of Grantee, and that no fences, gates, signs, posters, or other attachments shall be placed on or attached to Grantee's supporting structures.

**Access Rights:** Grantee shall have the right of ingress to and from said Right-of-Way strip along a route which will cause the least possible interference with existing land uses, together with the right and privilege of using those portions of the Property abutting on same as may be necessary for the purpose of placing thereon materials excavated from said Right-of-Way strip and for the purpose of bringing upon said line of construction such machinery, conduit, conductor and other equipment as may be necessary for construction, repair, maintenance and replacement of Grantee's facilities.

**Joint Use:** Grantee shall have the right to license, permit or otherwise agree to apportion the rights granted herein to third parties, including the joint use or occupancy of the line(s), system(s) or, if any of the said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

**Binding Agreement:** This agreement is binding upon the parties hereto, their heirs, personal representatives, successors and assigns.

**Grantors Warranty:** Grantor covenants and warrants that Grantor is lawfully seized and possessed of all the property described above and has good right and lawful authority to convey this easement for the purpose herein expressed, and there are no mortgages, liens or encumbrances except as noted and attached hereto.

State of \_\_\_\_\_ County of \_\_\_\_\_

Please sign on Lines Below ↓

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
personally appeared \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

proved to me through satisfactory evidence of identification, to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Signature: \_\_\_\_\_

Commission Expiration: \_\_\_\_\_

Notary  
Seal  
Here

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Return to:



PO Box 40 • Barron, WI 54812  
MUST COMPLETE

5

Parcel Identification Number (PIN)

## INSTRUCTIONS

1. Use **Black Ink**
2. Print ALL current Landowners below "The Undersigned"
3. Fill the **County** where property is located
4. Enter **Full Legal Description** taken from deed or tax receipt. Must include: Section, Township, Range: ¼-¼ CSM Volume & Page Numbers; CSM Map #; Document #; any other information on the deed or tax receipt. Call your county's Register of Deeds or visit their website if you need help finding this information. If you need additional space for your legal description please write, "see attached" and include an additional page.
5. Fill out all Parcel Identification Numbers (PIN)
6. All landowner names listed on the deed **must be signed** in the presence of a notary.

Note: If a property is in a company name, it is necessary that **two officers sign** and specify the office they hold

### Notary Instructions:

- Fill in the County & State
- Print name(s) of people signing
- easement
- Signature of Notary
- Enter date Commission Expires
- Stamp with Notary Seal

If the Easement is not fully completed it will be sent back to you for completion.

This can delay when work will be scheduled.

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for Barron Electric Cooperative  
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← Legal Description

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**Joint Use:** Grantee shall have the right to license, permit or otherwise agree to apportion the rights granted herein to third parties, including the joint use or occupancy of the line(s), system(s) or, if any of the said system is placed underground, of the trench and related underground facilities, by any other person, association or corporation.

**Binding Agreement:** This agreement is binding upon the parties hereto, their heirs, personal representatives, successors and assigns.

**Grantors Warranty:** Grantor covenants and warrants that Grantor is lawfully seized and possessed of all the property described above and has good right and lawful authority to convey this easement for the purpose herein expressed, and there are no mortgages, liens or encumbrances except as noted and attached hereto.

State of \_\_\_\_\_ County of \_\_\_\_\_

Please sign on Lines Below ↓

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
personally appeared

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

proved to me through satisfactory evidence of  
identification, to be the person(s) who executed the  
foregoing instrument and acknowledged the same.

Notary Signature: \_\_\_\_\_

Commission Expiration: \_\_\_\_\_

Return to:



PO Box 40 • Barron, WI 54812

MUST COMPLETE

Parcel Identification Number (PIN)

Notary  
Seal  
Here

# Release Form



**Name** \_\_\_\_\_

Service Address \_\_\_\_\_

**City**\_\_\_\_\_ **State**\_\_\_\_\_ **Zip Code**\_\_\_\_\_

**Phone:** \_\_\_\_\_

Office Use: Sec. \_\_\_\_\_ Twp. \_\_\_\_\_ Range \_\_\_\_\_ Service Map Location \_\_\_\_\_

Barron Electric Cooperative, or a contractor working for the Cooperative, may be excavating or installing poles and/or anchors on your property in order to install your electric service line. To avoid damage to any private facilities (i.e. underground tanks, lighting, sewer, well, sprinkler, water, etc.) by Barron Electric, you are responsible for clearly and accurately identifying all private underground facilities with paint, stakes, or physically exposing such facilities. A Barron Electric representative must be informed of all private underground facilities and proposed construction sites at the time of application.

I, the undersigned, agree to hold harmless Barron Electric Cooperative (and/or its contractor) for any damage to any private underground facilities as a result of a lack of identification or improper identification. The cost of any repairs to damaged private underground facilities and any additional expenses due to known or unknown private facilities will be my responsibility. I also acknowledge that ground disturbance is likely to occur as a result of the requested excavation. Crews representing the Cooperative will make an effort to perform ground restoration with materials available on site; however, I agree it is my responsibility to complete further restoration if so desired.

I, the undersigned, agree to hold harmless Barron Electric Cooperative (and/or its contractor) for any damages incurred to above-named property as a result of cutting and/or trimming trees.

I certify that I own, or am the authorized representative of the owner of the property, of the address(es) listed above, and that I have read and understood the above statements.

**Sign Here ↓** (one signature required)

\_\_\_\_\_ Date

**Please consider future plans, and choose your meter location carefully. There will be a charge to relocate your meter and/or service. All service fees are due and payable prior to installation.**

## Office Use

Installation Cost \$

Work Order #

Circle: NS CJ

If not listed above, complete below:

LPC: \_\_\_\_\_

Budget Line #: \_\_\_\_\_

Budget Year: \_\_\_\_\_

Notes:

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## Meter Location Grid

**Not necessary if meeting BEC representative**



**If unable to meet on site, please sketch proposed route, meter location, building site, septic system, deck, detached future buildings and any private facilities on your property.**

[illegible]

## Barron Electric Cooperative - Wiring Affidavit

|                  |                        |      |
|------------------|------------------------|------|
| Owner of Premise | Premise Street Address | City |
|------------------|------------------------|------|

|         |      |       |              |
|---------|------|-------|--------------|
| Section | Town | Range | Map Location |
|---------|------|-------|--------------|

|                            |          |
|----------------------------|----------|
| UDC Inspector Name (Print) | License# |
|----------------------------|----------|

|                                   |           |
|-----------------------------------|-----------|
| Commercial Inspector Name (Print) | License # |
|-----------------------------------|-----------|

|                        |         |
|------------------------|---------|
| Wireman's Name (Print) | Phone # |
|------------------------|---------|

|                                       |
|---------------------------------------|
| Contractor # or Electrician License # |
|---------------------------------------|

|                      |      |
|----------------------|------|
| Signature of Wireman | Date |
|----------------------|------|

The wireman signing this affidavit swears or affirms that he/she/they were retained, engaged, or hired by the homeowner, not by Barron Electric Cooperative. The wireman signing this affidavit further swears or affirms that any and all inspections done are the responsibility of the homeowner and/or the wireman, not Barron Electric. The wireman and homeowner signing this affidavit further swear or affirm that Barron Electric shall not be responsible for any damage or injury that may result from any inspection or any damage or injury that may result from any defect that could or should have been discovered by the inspection.