

**TEMPORARY ACCESS EASEMENT AGREEMENT OVER
UNIMPROVED RIGHT-OF-WAY**

This agreement made this ___day of _____, 202__, between the City of Manitowoc, Wisconsin, a municipal corporation, hereinafter Grantor, referred to as "City" and, Kenneth & Christine Noskowiak, owners of K & C Rentals LLC Grantees.

WHEREAS, Kenneth & Christine Noskowiak, owners of K & C Rentals LLC, Grantees, owns land in the City of Manitowoc which is more particularly described as follows:

Tract 2 of a Certified Survey in Lot Numbered Two (2) of Benjamin Jones Subdivision of the East One-half (E1/2) of Section Numbered Six (6), Township Numbered Eighteen (18)North, Range Numbered Twenty-four (24) East, in the Town of Manitowoc, as recorded in the Office of the Register of Deeds for Manitowoc County, Wisconsin, in Volume 6 of Certified Survey Maps on page 665 as Document No. 513788.

Tax Parcel No. 052-715-002-020.00

WHEREAS, the City of Manitowoc, Wisconsin, a Wisconsin corporation, ("City") is the owner of certain land adjoining the above-described property which has been dedicated or is intended for street purposes; and

WHEREAS, the Grantees desires to obtain a temporary easement over the adjoining land owned by the City for purposes of obtaining access to the above described real estate; and

WHEREAS, the City is willing to grant such an easement on the terms and conditions set forth below:

NOW, THEREFORE, the parties hereto agree as follows:

1. **Grant of Easement.** Pursuant to Wis. Stats. §66.0425 and for and in consideration of the sum of \$1.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, the City does hereby grant and convey unto the Grantees, its successors and assigns, an easement for temporary access on the unimproved right-of-way of **S. 12th Street and Viebahn Street** to allow for access to an unimproved right-of-way, over the following described real estate:

A temporary access easement over unimproved right-of-way for a tract of land located in the "Legal Description"

Parcel I: A tract of land located in the North 1/2 of Section 6, T. 18N., R. 24E., City of Manitowoc, Manitowoc County, Wisconsin and further described as follows:

The North 40 feet of the West 309.19 feet of the East 1/2 of lot of the Subdivision of the East 1/2 of Section 6, T. 18N., R. 24 E., City of Manitowoc. Said tract contains 0.28 acres of land more or less.

Parcel II: The North 40 feet of Tract G of the certified survey as described in Volume 3, Page 363 of lot 13, Except the West 80 feet thereof. Said tract contains 0.11 acres of land more or less.

The purpose of this deed is to dedicate land to be used for Viebahn Street purposes and the above two descriptions includes any and all land previously dedicated or used for street purposes.

Parcel III: A tract of land located in the North 1/2 of Section 6, Township .18 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin and further described as follows:

The East 60 feet of the West 185 feet of the East 1/2 of lot 2, Subdivision East 1/2 of Section 6, Township 18 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin. Said tract contains 0.59 acres of land more or less.

The name of the street covered by the aforementioned description is "South 12th Street".

2. Reservation of Use by City. City reserves the right to use the property described in paragraph 1 for any purpose not inconsistent with the easement granted herein during the term of this easement. The Grantees shall exercise the rights granted under this Easement and maintain the property over which the easement is granted in such a manner so as not to interfere with the rights reserved to the City. The Grantees are specifically prohibited from interfering with the installation, maintenance and operation of any utility services now present or hereafter installed by the City over the area described in paragraph 1. The Grantees may make improvements to the property described in paragraph 1, but any and all amenities placed in the right-of-way will not be reimbursed.

3. Liability. Grantees agree to and hereby does indemnify, save and keep harmless the City of Manitowoc, its agents, its employees, its successors and assigns from all liability, lien, judgment, cost, damage and expense whatsoever kind and nature, which may in anyway be suffered by the City of Manitowoc, or its agents, employees, successors or assigns by reason of or consequence of the use of the property over which this easement is granted to the Grantees, or on account of any act done or suffered or omitted to be done under this easement by the Grantees, its agents, assigns, invitee, guest or representatives. Grantees shall furnish to the City annually, certificates of insurance acceptable to the City demonstrating that Grantees has insurance to meet its liability under this paragraph.

4. Maintenance of the Easement Area. It shall be the sole responsibility of the Grantees to maintain the area covered by this easement for the term of this easement including snow plowing. Grantees may take such steps as are necessary to make the area passable during the term of this easement, provided, that no action shall be taken which interferes with any utilities or other property of the City of Manitowoc or which is otherwise unacceptable to the City. It is understood that upon termination of this easement the

Grantees will receive no compensation of any kind for any improvement which may have been made to the easement area by Grantees.

It is further understood and agreed by the parties hereto that this easement will involve no duty, obligation or cost to the City of Manitowoc. That is, for the duration of this easement the City will perform no acts of snow plowing, laying dust palliatives, street maintenance, street improvements or any other obligation.

5. Duration. This easement shall run with the land and shall continue until the City opens the street to the public, vacates the street, the Grantees breaches this agreement, or after 90 days' notice from the City to the Grantees of the City's intention to terminate this Easement.

6. Petition for Street. It is further understood and agreed that the Grantees, in consideration of the granting of this easement, will, upon request by the City of Manitowoc, sign or join in any petition requesting the extension and improvement of the City street over the area covered by this agreement. The Grantees waives any and all objections to the permanent paving to be installed at such time and consents that the costs thereof may be assessed and levied pursuant to law against the adjoining property owned by the Grantees which is described herein.

7. Construction. The term "Grantee(s)" shall refer to all persons specifically named herein as Grantee(s), as well as their representatives, successors and assigns.

Dated this _____ day of _____, 2021

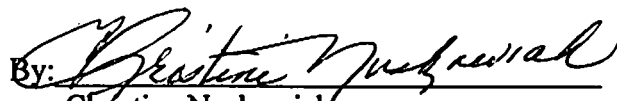
GRANTOR: CITY OF MANITOWOC

GRANTEES:

By: _____
Justin M. Nickels, Mayor

By: 
Kenneth Noskowiak,
K & C Rentals LLC

By: _____
Mackenzie Reed, City Clerk/Deputy Treasurer

By: 
Christine Noskowiak,
K & C Rentals LLC



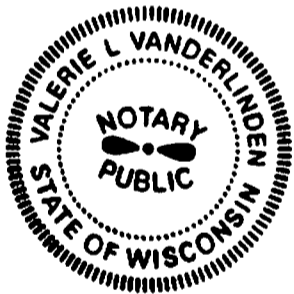
STATE OF WISCONSIN)
) ss.
MANITOWOC COUNTY)

Personally came before me this _____ day of _____, 202__,
Justin M. Nickels, Mayor and Mackenzie Reed, City Clerk/Deputy Treasurer, to me known to be
the persons who executed the foregoing instrument and to me known to be such Mayor and City
Clerk/Deputy Treasurer of the City of Manitowoc and acknowledged that they executed the
foregoing instrument as such Officers as the Temporary Access Easement of said City, by its
authority.

Notary Public, Manitowoc County, WI
My commission expires

STATE OF WISCONSIN)
) ss.
MANITOWOC COUNTY)

Personally came before me, this 16 day of April, 2024, the above
named Kenneth and Christine Noskowiak, owners of K & C Rentals LLC, to me known to be
such person who executed the foregoing instrument, and acknowledged that they executed the
foregoing instrument as such Officers as the Temporary Access Easement of said City, by its
authority.



Valerie L. Vanderlinden
Valerie L. Vanderlinden
Notary Public, Manitowoc County, WI
My commission expires
11/23/2025

This instrument was revised by: Greg Minikel, P.E. Engr. Div. Manager

Approved By: Eric G. Nycz, City Attorney