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800 Washington Ave. N.
Suite 208
Minneapolis, MN
55401-1148
p 612.547.1300
f 612.547.1301
www.cmarch.com

Bruce M. Carlson, AIA
Patrick G. Blee, AIA

TRANSMITTAL LETTER

Project:	O'Reilly	CMA Project #:	16115.014
Location:	La Crosse, WI	Client Project/Store #:	LW2
Date:	March 27th, 2019	Ship Via:	UPS Overnight
Phone:	608-789-8183	Weight:	Envelope
To:	City of La Crosse Engineering Department 400 La Crosse St. La Crosse, WI 54601 ATTN: Jay Crandall	Sent by:	Amanda Schwartz

Subject:

La Crosse, WI – Access Easement and Maintenance Agreement

Message:

Please see enclosed Access Easement documents for you to sign, date and notarized before recording. I have included a prepaid UPS label to send the documents back to us. If you have any questions or concerns, please contact Benjamin Strehlow at 612-547-1376 or oreilly@cmarch.com.

We are sending:

Copies	Date	Description
1	03.27.19	Access Easement and Maintenance Agreement – <i>to be signed</i>
1	03.27.19	UPS Label

Items are transmitted as indicated below:

- | | | |
|--|---|--|
| <input type="checkbox"/> For approval | <input type="checkbox"/> For your records | <input type="checkbox"/> Approved as submitted |
| <input type="checkbox"/> For your use | <input checked="" type="checkbox"/> Action required | <input type="checkbox"/> Approved as noted |
| <input checked="" type="checkbox"/> For review/comment | <input type="checkbox"/> No action required | <input type="checkbox"/> Revise and resubmit |

Fort Worth, TX

Minneapolis, MN

Dallas, TX

 3-27-19

Sent by: Amanda Schwartz Date Received by: Date
C.M. Architecture, P.A.

When recorded return to:
CMA
800 Washington Ave N.
Suite 208
Minneapolis, MN 55401
Attn: Benjamin Strehlow

ACCESS EASEMENT AND MAINTENANCE AGREEMENT

292035

SIGN HERE

SIGN HERE

THIS ACCESS EASEMENT AND MAINTENANCE AGREEMENT, made this _____ day of _____, _____, by and between O'Reilly Automotive Stores, Inc., a Missouri corporation, hereinafter referred to as "OWNER", owner of the property located at 710 George Street in La Crosse, Wisconsin ("O'REILLY PARCEL"), and City of La Crosse, hereinafter referred to as the "CITY", owner of the property located at 732 George Street in La Crosse, Wisconsin ("CITY PARCEL"). For the purposes of this document, the term "OWNER" refers to the current owner of the property, its successors, heirs, and assigns as applicable when property ownership changes.

RECITALS:

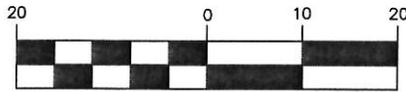
1. CITY wishes to grant a nonexclusive access easement to OWNER for vehicular ingress and egress, pedestrian ingress and egress, drainage, and utility purposes over and across the portion of CITY PARCEL shown on Page 1 of **Exhibit A** and legally described on Page 2 of **Exhibit A** attached hereto, to and for the benefit of OWNER's parcel.
2. OWNER, owner of O'REILLY PARCEL with full authority to execute deeds, mortgages, other covenants, does hereby covenant with the CITY and agrees as follows:
 - a. The OWNER covenants with the CITY that the OWNER shall perpetually preserve, protect and maintain the stormwater inlets, pipes and filter system shown on the Site Grading Plan (C1.1C) and Stormwater Management Plan (C1.2) as approved by the CITY, to ensure that the permanent BMPs are, and remain in proper working condition in accordance with approved design standards, rules and regulations and applicable laws.
 - b. The OWNER shall maintain and inspect the filter system according to the Maintenance Plan and the Inspection Plan. The Maintenance Plan may not be modified without the CITY's consent.
 - c. Any maintenance or repair needs identified through inspection shall be performed by the OWNER within 30 days of discovery, or immediately upon notification by the CITY.

EXHIBIT A

PAGE 1 OF 2

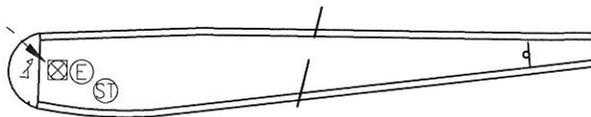


GRAPHIC SCALE



(IN FEET)

SEMAPHORE



ST. CLOUD STREET

SOUTH RIGHT OF WAY LINE OF ST. CLOUD STREET

POINT OF BEGINNING

EAST RIGHT OF WAY LINE OF GEORGE STREET

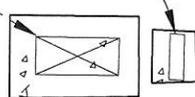
CITY OF LA CROSSE, WI
732 GEORGE STREET
LA CROSSE, WI 54601
PID 17-10290-10

ACCESS EASEMENT AREA

SEMAPHORE

ELEC. PED.

TELE. PED.



BILLBOARD

S89°32'07"E 112.05

S00°03'39"W 50.00

S00°03'39"W 50.00

50.00

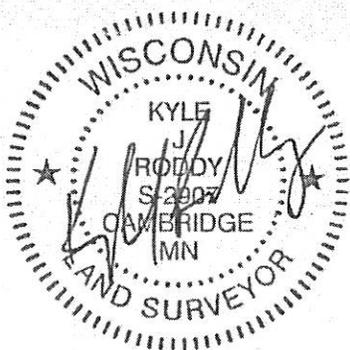
EAST LINE OF THE WEST 180 FEET OF THE SW 1/4 OF THE NE 1/4 SEC. 29, TWP. 16N, RNG. 7W

GEORGE STREET

N40°25'31"E 9.55

ELEC. METER

BITUMINOUS PARKING LOT



O'REILLY AUTOMOTIVE STORES, INC.
710 GEORGE STREET
LA CROSSE, WI 54601
PID 17-10289-70

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**PERFORMANCE
DRIVEN DESIGN.**

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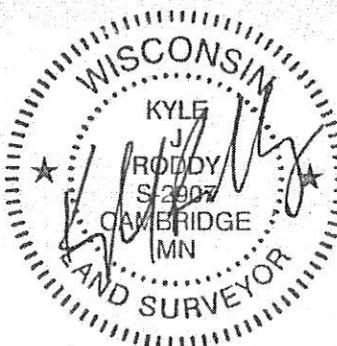
324 Garfield St. South | Cambridge, MN 55008 | 763.689.4042

EXHIBIT A
PAGE 2 OF 2

ACCESS EASEMENT DESCRIPTION

That part of the Southwest Quarter of the Northeast Quarter of Section 29, Township 16N, Range 7W, La Crosse County, Wisconsin, described as follows:

Beginning at the intersection of the south right of way line of St. Cloud Street and the east Line of the West 180 feet of said Southwest Quarter of the Northeast Quarter, as measured at right angles to the west line thereof; thence South 00 degrees 03 minutes 39 seconds West, assumed bearing, parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 50.00 feet; thence North 89 degrees 32 minutes 07 seconds West from said point of beginning; thence South 89 degrees 32 minutes 07 seconds East, a distance of 50.00 feet; thence North 00 degrees 03 minutes 39 seconds West, parallel with said west line of the Southwest Quarter of the Northeast Quarter, a distance of 50.00 feet to said south right of way line of St. Cloud Street; thence east and along said south right of way line, a distance of 50.00 feet to the point of beginning and there terminating.



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.


KYLE J. RODDY, MN LIC. NO. 42627

DATED: 5/15/17

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