

23-0438

**ELECTRICAL UNDERGROUND
DISTRIBUTION EASEMENT**

Name City of La Crosse.

The undersigned, hereinafter called "Grantor", hereby grants to Northern States Power Company, a Wisconsin corporation, hereinafter referred to as "NSP", this Electrical Underground Distribution Easement ("Easement") as set forth below.

RECITALS

A. Grantor owns real property in the City of La Crosse, La Crosse County, Wisconsin described as follows:

Except for the rights of access, the rights granted herein shall be limited to the attached Exhibit A.

(the "Property")

B. NSP wishes to locate within the Property the facilities described as follows:

The necessary cables, wires, supports, conduits, vaults, pedestals, manholes, fixtures, devices, and other facilities and appurtenances necessary for the purposes of conducting electric energy, light, and communication impulses.

(the "Facilities")

C. Grantor agrees to grant to NSP, its successors and assigns, the right, privilege and easement to construct, operate, maintain, use, rebuild or remove the Facilities over, under and upon the following described portion of the Property:

Except for the rights of access, the rights granted herein shall be limited to the attached Exhibit A.

(the "Easement Area")

NOW THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants to NSP a perpetual, non-exclusive easement to construct, install, operate, repair, remove, replace, reconstruct, alter, relocate, patrol, inspect, mark, improve, enlarge, and maintain the Facilities described above within the Easement Area. Grantor also grants to NSP the full right and authority to (1) reasonably access the Easement Area and the Facilities over and across the Property for the purpose of maintaining, replacing and constructing the Facilities; (2) the right of reasonable temporary use by NSP of the Property adjacent to the Easement Area during construction, repair or replacement of the Facilities; and (3) to cut, remove, prune or otherwise control, all trees, brush and other vegetation on or overhanging the Easement Area. Grantor agrees that it will not perform any act on the Easement Area which will interfere with or endanger the Facilities. Grantor shall not locate any structure or obstruction, nor plant any trees, shrubs, bushes or plants of any kind, nor change the ground elevation within the Easement Area without the express written consent of NSP.

After installation of the Facilities or after the exercise of any of the rights granted herein, NSP agrees to restore the Property and the Easement Area to as near their original condition as is reasonably possible and remove therefrom all debris, spoils, and equipment resulting from the use of the Property and the Easement Area.

Grantor covenants with NSP, its successors and assigns, that Grantor is the owner of the above described Property and has the right to sell and convey an easement in the manner and form aforesaid.

Grantor agrees to execute and deliver to NSP, at NSP's cost, without additional compensation, any additional documents needed to correct the legal description of the Easement Area to conform to the right of way actually occupied by the Facilities.

RETURN TO: NSP
Siting & Land Rights, JD Armstrong
1414 W. Hamilton Ave., PO Box 8
Eau Claire WI 54702-0008

PIN: ~~10254-15~~ 17-10450-5
17-10254-15
17-10254-18

It is mutually understood and agreed that this instrument covers all agreements and stipulations between the parties and that no representation or statements, verbal or written, have been made modifying, adding to or changing the terms hereof.

The rights granted herein may be exercised at any time subsequent to the execution of this document and said rights shall continue until such time as NSP, its successors and assigns have notified Grantor, its successors or assigns, that NSP has abandoned and relinquishes its easement rights. Following such notification by NSP, Grantor, its successors or assigns may require by written notification that NSP remove all of its Facilities from the Easement Area at NSP's expense, or if no notification is given, then NSP may decide to abandon such Facilities in place. NSP shall deliver a recordable release of easement to be recorded at the expense of Grantor or its successor or assigns.

All provisions of this Easement, including the benefits and burdens, shall be deemed to run with title to the Property and shall inure to the benefit of, and shall be binding upon, the successors and assigns of the parties hereto as fully as upon themselves.

IN WITNESS WHEREOF, Grantor has executed this Easement as of this 12th day of September, 2023.

Grantor(s): City of La Crosse

Nikki M Eisen
Name: Nikki M Eisen
Its: City Clerk
Mitch Reynolds
Name: Mitch Reynolds
Its: Mayor

STATE OF Wisconsin,
COUNTY OF La Crosse) ss.

Personally came before me, this 12 day of September, 2023, the above Nikki Eisen and Mitch Reynolds to me known to be the City Clerk and Mayor of said Corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.



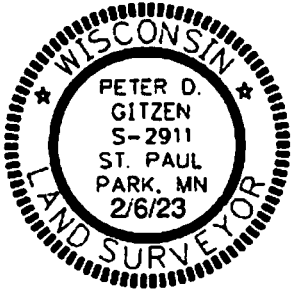
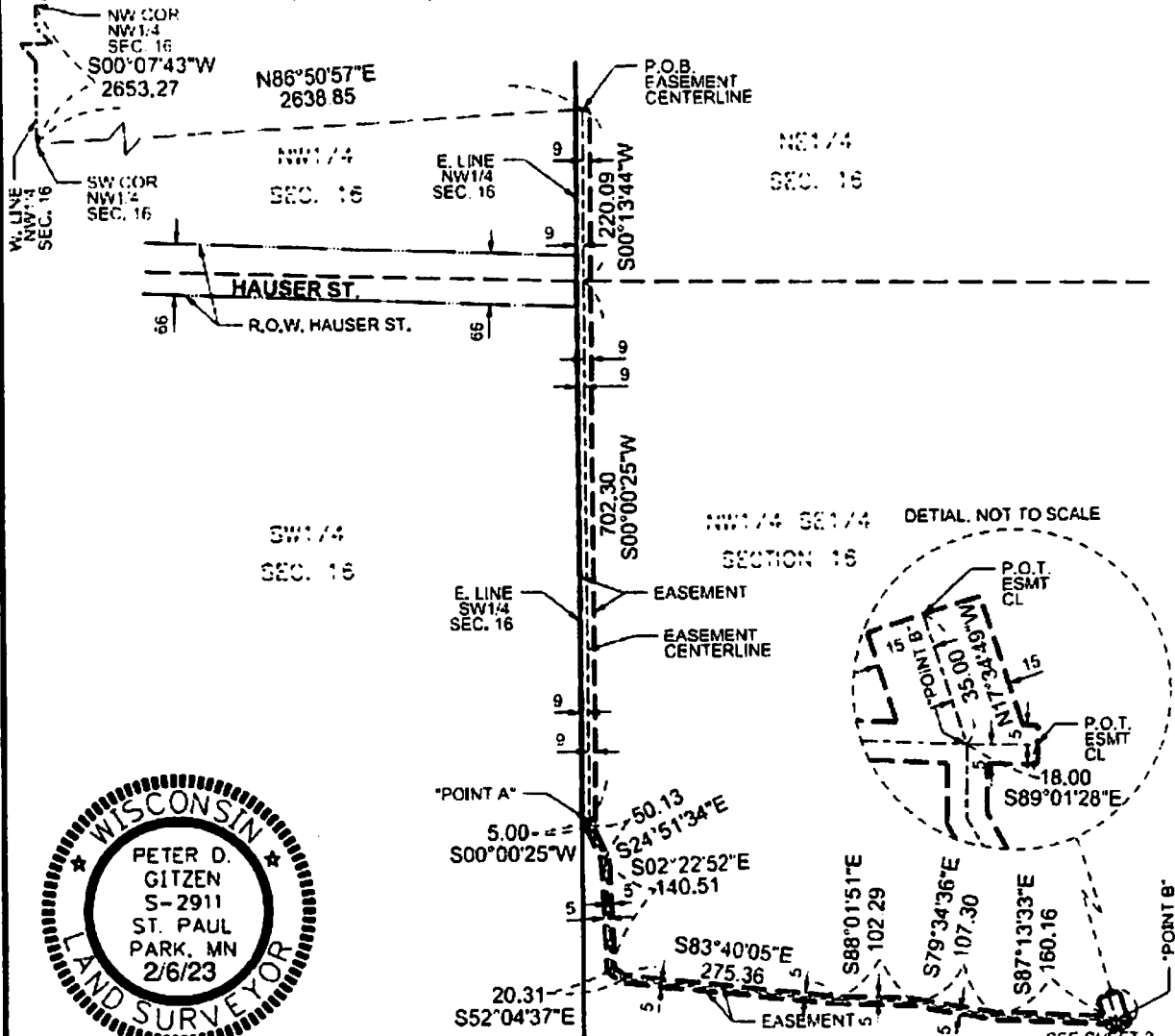
Alicia Smithburg
Name: Alicia Smithburg
Notary Public, State of Wisconsin
My Commission Expires: 08/23/2027

**NORTHERN STATES POWER
WISCONSIN**
EXHIBIT A SHEET 1 OF 5 SHEETS



Scale: 1"=200'

Certificate of Survey
Location: City of La Crosse, La Crosse County, Wisconsin
Grantor: City of La Crosse
See sheet 3, 4 & 5 of 5 for descriptions.



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

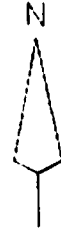
**DISTRIBUTION ELECTRIC
PARCEL: CITY OF LA CROSSE
SEC. 16, T.16N., R.7W., 4TH P.M.
CO.: LA CROSSE**

PETER D. GITZEN LIC. NO. S-2911
DATE 2/6/2023



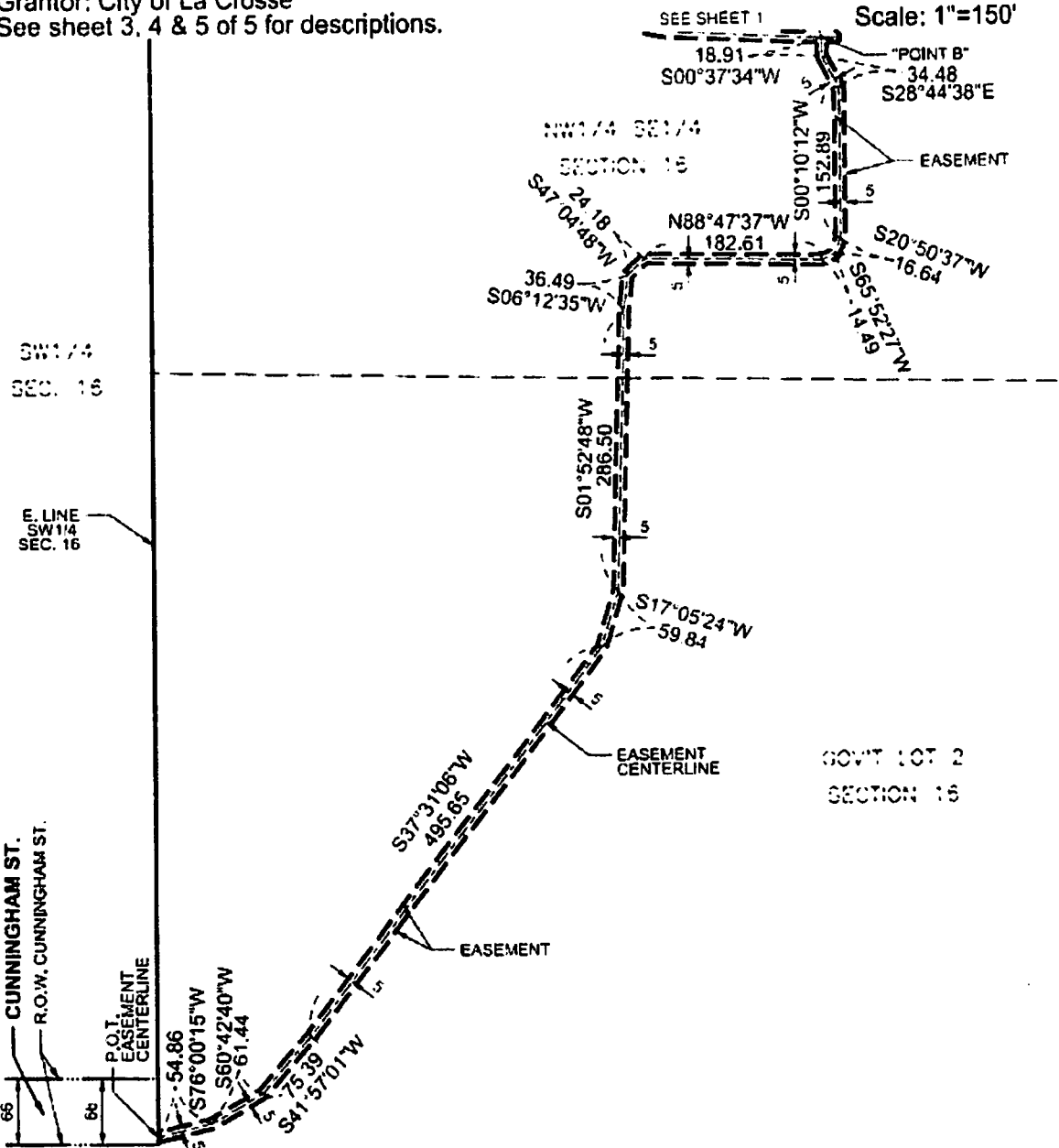
NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 2 OF 5 SHEETS



Certificate of Survey
Location: City of La Crosse, La Crosse County, Wisconsin
Grantor: City of La Crosse
See sheet 3, 4 & 5 of 5 for descriptions.

Scale: 1"=150'



SW 1/4
SEC. 16

E. LINE
SW 1/4
SEC. 16

CUNNINGHAM ST.
R.O.W. CUNNINGHAM ST.

P.O.T.
EASEMENT
CENTERLINE

EASEMENT
CENTERLINE

GOV'T LOT 2
SECTION 16

DISTRIBUTION ELECTRIC
PARCEL: CITY OF LA CROSSE
SEC. 16, T.16N., R.7W., 4TH P.M.
CO.: LA CROSSE



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 3 OF 5 SHEETS

Certificate of Survey
Location: City of La Crosse, La Crosse County, Wisconsin
Grantor: City of La Crosse

"Property":

Portions of the NE1/4 and SE1/4 of Section 16 and portions of Governmental Lots 1 & 2 in the SE1/4 of Section 16 and a portion of Governmental Lot 1 in the NE1/4 of Section 21, Township 16 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, more particularly described as follows:

That part of Government Lot 1 (being that part of the NE1/4 of the SE1/4 lying Northwesterly of the La Crosse River) of said Section 16, lying Southwesterly of the former Chicago and Northwestern Railway Company (C. & NW RR Co.) right-of-way, now D.N.R. property,

and the NW1/4 of the SE1/4 of said Section 16,

and that part of the South 1/2 of the SW1/4 of NE1/4 of said Section 16, lying Southwest of the former C. & NW RR Co. right-of-way,

and that part of the SE1/4 of the NE1/4 of said Section 16 lying Southwest of the former C. & NW RR Co. right-of-way,

and that part of Government Lot 2 (being that part of the South 1/2 of SE1/4 lying West of the La Crosse River) of said Section 16 lying Northwesterly of the former C. & NW RR Co. right-of-way,

and that part of Government Lot 1 (being the part of the North one-half of the NE1/4 lying West of the La Crosse River) of said Section 21, more fully described as follows:

Beginning at the NW corner of the NE1/4 of said Section 21; Thence Southerly along the 1/4 line of said Section 21 584 feet more or less to the extended Northerly line of a parcel acquired for River Valley Drive (State Project 5991-05-32) and described in Volume 812, Page 96 of Records; Thence Northeasterly along a line parallel to the former C. & NW RR Co. right-of-way 932 Feet more or less to the North line of said Section 21; Thence Westerly along said North line 697 Feet more or less to the Point of Beginning.

An overall boundary description of the above-described parcels of land is as follows:

Beginning at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 16 North, Range 7 West; Thence Southerly along the North South Quarter line of said Section 16 to the Northwest corner of the Northeast 1/4 of Section 21, T16N, R7W; Thence continuing Southerly along the North-South Quarter line of said Section 21, 584 Feet, more or less to the extended Northerly line of a parcel of land acquired for River Valley Drive (State Project 5991-05-32) and described in Volume 812, Page 964 of Records:

DISTRIBUTION ELECTRIC
PARCEL: CITY OF LA CROSSE
SEC. 16, T.16N., R.7W., 4TH P.M.
CO.: LA CROSSE

Continued on sheet 4 of 5:



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 4 OF 5 SHEETS

Certificate of Survey
Location: City of La Crosse, La Crosse County, Wisconsin
Grantor: City of La Crosse

"Property":

Continued from sheet 3 of 5:

Thence Northeasterly along a line parallel to the former C. & NW RR Co. right-of-way, 932 Feet, more or less, to the North line of said Section 21; Thence Easterly along said North line to the Westerly line of the former C & NW RR Co. right-of-way; Thence Northeasterly along said former right-of-way line to the La Crosse River; Thence along the La Crosse River in a Northerly direction to the intersection with the South line of the former C. & NW RR Co. right-of-way located in Governmental Lot 1 of said Section 16; Thence Northwesterly along said former South right-of-way line to the North line of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 16; Thence Westerly along said North line to the North-South Quarter line of said Section 16 and the Point of Beginning.

All in La Crosse County, Wisconsin.

"Easement Area":

A 18.00 foot wide easement over, under and across that part of the herein before described "Property" which lies within 9.00 feet on each side of the following described centerline:

Commencing at the northwest corner of the Northwest Quarter of Section 16, Township 16 North, Range 7 West; thence South 00 degrees 07 minutes 43 seconds West 2653.27 feet along the west line of said Northwest Quarter of Section 16 to the southwest corner of said Northwest Quarter of Section 16; thence North 86 degrees 50 minutes 57 seconds East 2638.85 feet to the point of beginning of the centerline to be described; thence South 00 degrees 13 minutes 44 seconds West 220.09 feet; thence South 00 degrees 00 minutes 25 seconds West 702.30 feet to a point hereinafter referred to as "Point A" and said centerline there terminating.

TOGETHER WITH:

A 10.00 foot wide easement over, under and across that part of the herein before described "Property" which lies within 5.00 feet on each side of the following described centerline:

Beginning at the herein before described "Point A";
thence South 00 degrees 00 minutes 25 seconds West 5.00 feet;
thence South 24 degrees 51 minutes 34 seconds East 50.13 feet;
thence South 02 degrees 22 minutes 52 seconds East 140.51 feet;
thence South 52 degrees 04 minutes 37 seconds East 20.31 feet;
thence South 83 degrees 40 minutes 05 seconds East 275.36 feet;

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Continued on sheet 5 of 5:



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 5 OF 5 SHEETS

Certificate of Survey
Location: City of La Crosse, La Crosse County, Wisconsin
Grantor: City of La Crosse

"Easement Area":

Continued from sheet 4 of 5:

thence South 88 degrees 01 minutes 51 seconds East 102.29 feet;
thence South 79 degrees 34 minutes 36 seconds East 107.30 feet;
thence South 87 degrees 13 minutes 33 seconds East 160.16 feet to a
point hereinafter referred to as "Point B"; thence South 89 degrees 01
minutes 28 seconds East 18.00 feet and said centerline there
terminating.

TOGETHER WITH:

A 30.00 foot wide easement over, under and across that part of the herein
before described "Property" which lies within 15.00 feet on each side of the
following described centerline:

Beginning at the herein before described "Point B"; thence North 17
degrees 34 minutes 49 seconds West 35.00 feet and said centerline
there terminating.

TOGETHER WITH:

A 10.00 foot wide easement over, under and across that part of the herein
before described "Property" which lies within 5.00 feet on each side of the
following described centerline:

Beginning at the herein before described "Point B";
thence South 00 degrees 37 minutes 34 seconds West 18.91 feet;
thence South 28 degrees 44 minutes 38 seconds East 34.48 feet;
thence South 00 degrees 10 minutes 12 seconds West 152.89 feet;
thence South 20 degrees 50 minutes 37 seconds West 16.64 feet;
thence South 65 degrees 52 minutes 27 seconds West 14.49 feet;
thence North 88 degrees 47 minutes 37 seconds West 182.61 feet;
thence South 47 degrees 04 minutes 48 seconds West 24.18 feet;
thence South 06 degrees 12 minutes 35 seconds West 36.49 feet;
thence South 01 degree 52 minutes 48 seconds West 286.50 feet;
thence South 17 degrees 05 minutes 24 seconds West 59.84 feet;
thence South 37 degrees 31 minutes 06 seconds West 495.65 feet;
thence South 41 degrees 57 minutes 01 seconds West 75.39 feet;
thence South 60 degrees 42 minutes 40 seconds West 61.44 feet;
thence South 76 degrees 00 minutes 15 seconds West 54.86 feet to the
east line of the Southwest Quarter of Section 16, Township 16 North,
Range 7 West and said centerline there terminating.

The side lines of said easement are to be prolonged or shortened to terminate
on said east line of the Southwest Quarter of Section 16.

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Containing 0.95 acres, more or less.