

EASEMENT DEED FOR PUBLIC UTILITIES

For and in consideration of One and no/100 Dollars (\$1.00), the receipt whereof is hereby acknowledged, Kwik Trip, Inc., a Wisconsin corporation (“Grantor”), does hereby grant to the City of La Crosse, La Crosse County, Wisconsin, a municipal corporation (the “City”), its successors and assigns, a permanent easement to lay, maintain, operate, repair and remove public utilities and appurtenant facilities within a twenty (20) foot strip through and over the real estate legally described on attached Exhibit A (“Easement Area”).

This easement is granted on the following conditions:

1. Standard concrete or asphalt pavement, such as for driveways, parking lots, etc. may be placed in the Easement Area. The City will be responsible for removal and replacement, if required for utility maintenance or replacement.
2. Above grade structures, such as buildings, towers, power poles, billboards, etc. are not permitted in the Easement Area without approval of the Board of Public Works.
3. Readily removable/replaceable signs (single post signs) are permitted in the Easement Area.
4. Tree and shrub planting are not permitted within the Easement Area without approval of the Board of Public Works. Flower and/or vegetable gardens are permitted, but the City is not responsible for any repairs, damages, losses or replacements to the garden if it is disturbed for utility maintenance, replacement or removal.
5. The City may, at the City’s option, cut brush and trees and/or mow grass and weeds in the Easement Area.

* 1 7 1 3 2 1 1 6 *

1713211
LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
07/13/2018 10:48AM
REC FEE: 30.00
EXEMPT #:
PAGES: 6

This space is reserved for recording data

Return to

KWIK TRIP, INC.
P. O. Box 2107
LA CROSSE, WI 54602-2107

Parcel #

6. If the City disturbs grassed areas in the Easement Area for utility maintenance, replacement or removal, the City will restore with seed and/or sod at the City's option. The City will provide erosion control measures.
7. The ground surface grade in the Easement Area may not be changed more than one foot without prior approval of the Board of Public Works.
8. Concrete rubble, asphalt rubble, stone or rock exceeding 6" in the largest dimension (except as needed for rip-rap), demolition debris or other rubble shall not be placed within the Easement Area.
9. Water service lines (building laterals, etc.) that are within the Easement Area must have an isolation valve within the Easement Area. Service isolation valves may be no nearer than six feet from the edge of the Easement Area. The service isolation valve will be either an approved water main valve and valve box, or a service curb stop on lines 2" in diameter or less.
10. Valve boxes, manholes (personnel access ports), curb stop boxes, sewer cleanouts, pull boxes, etc. must be accessible and maintained at surface grade.

Other persons having an interest in the property: None

WITNESS the hands and seals of the grantor and the persons joining in and consenting to this conveyance this 10TH day of APRIL, 2018.

IN THE PRESENCE OF:

KWIK TRIP, INC.

Katie Klug
Katie Klug
Maranda Oliver
Maranda Oliver

Jeffrey Wlobel
By: JEFFREY WLOBEL
VICE PRESIDENT & CFO
Its:

STATE OF WISCONSIN)
)
COUNTY OF LA CROSSE)

Personally came before me this 10TH day of APRIL, 2018, the above-named JEFFREY WLOBEL, VICE PRESIDENT & CFO of Kwik Trip, Inc., a Wisconsin corporation, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Julie M. Long
Notary Public JULIE M. LONG
La Crosse County, Wisconsin
My commission EXPIRES 10-31-21

IN THE PRESENCE OF:

CITY OF LA CROSSE

Heidi Stein
Heidi Stein

Timothy Kabat
By: Mayor Timothy Kabat
Its: _____

Terri Foley
Terri Foley

Teri Lehrke
By: Teri Lehrke
Its: City Clerk

STATE OF WISCONSIN)
)
COUNTY OF LA CROSSE)

Personally came before me this 12th day of July, 2018, the above-named Timothy Kabat, Mayor and Teri Lehrke, City Clerk of the City of La Crosse, La Crosse County, Wisconsin, a municipal corporation, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Heidi L Stein
Notary Public Heidi L. Stein
La Crosse County, Wisconsin
My commission 12/11/2020

This instrument was drafted by:
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601

DESCRIPTION—WATERMAIN EASEMENT

A 20 FOOT WIDE WATERMAIN EASEMENT FOR THE PURPOSE OF CONSTRUCTION/MAINTENANCE ACROSS A PARCEL OF LAND DESCRIBED AS; VACATED FAIRVIEW DRIVE, VACATED ELM STREET, LOT 11 OF CSM NO. 16, VOL. 17, DOC. #1685082 AND LAND AS DESCRIBED IN DOCUMENT #823133 AND #1012170; ALL IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4-NW1/4) AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4-NW1/4) OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN, LANDS OWNED BY KWIK TRIP, INC., SAID EASEMENT DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 7 WEST; THENCE N89°18'20"E, 631.68 FEET TO A POINT ON THE EAST LINE OF KRAMER STREET EXTENDED AND THE POINT OF BEGINNING; THENCE N0°14'38"W 20.01 FEET; THENCE S88°26'20"E 428.85 FEET; THENCE N0°48'49"W 26.44 FEET; THENCE N89°11'11"E 20.00 FEET; THENCE S0°48'49"E 27.27 FEET; THENCE S88°26'20"E 35.04 FEET; THENCE N48°03'31"E 251.65 FEET; THENCE N17°02'49"E 152.87 FEET; THENCE N0°56'38"W 83.36 FEET; THENCE N2°50'34"W 209.01 FEET; THENCE N38°30'23"E 289.32 FEET; THENCE N51°29'37"W 21.50 FEET; THENCE N38°30'23"E 20.00 FEET; THENCE S51°29'37"E 21.50 FEET; THENCE N38°30'23"E 41.84 FEET; THENCE N26°17'14"E 40.86 FEET; THENCE N47°44'54"E 262.33 FEET; THENCE N13°14'29"W 192.60 FEET TO THE SOUTH LINE OF KWIK TRIP WAY; THENCE S89°09'37"E 20.62 FEET ALONG SAID SOUTH LINE; THENCE S13°14'29"E 125.60 FEET; THENCE N72°23'39"E 60.17 FEET; THENCE S17°36'21"E 20.00 FEET; THENCE S72°23'39"W 61.69 FEET; THENCE S13°14'29"E 53.70 FEET; THENCE S47°44'54"W 270.32 FEET; THENCE S26°17'14"W 39.21 FEET; THENCE S38°30'23"W 345.76 FEET; THENCE S2°50'34"E 188.67 FEET; THENCE N87°55'39"E 18.17 FEET; THENCE S2°04'21"E 20.00 FEET; THENCE S87°55'39"W 18.13 FEET; THENCE S0°56'38"E 79.98 FEET; THENCE S17°02'49"W 161.59 FEET; THENCE S48°03'31"W 223.17 FEET; THENCE S41°56'29"E 28.03 FEET TO THE NORTHWEST LINE OF AN EXISTING 20 FOOT EASEMENT AS RECORDED IN DOCUMENT NO. 1694936; THENCE S47°49'02"W 20.00 FEET ALONG SAID NORTHWEST LINE; THENCE N41°56'29"W 28.12 FEET; THENCE S48°03'31"W 22.01 FEET; THENCE N88°26'20"W 491.26 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°14'38"W	20.01'
L2	N0°48'49"W	26.44'
L3	N89°11'11"E	20.00'
L4	S0°48'49"E	27.27'
L5	S88°26'20"E	35.04'
L20	S41°56'29"E	28.03'
L21	S47°49'02"W	20.00'
L22	N41°56'29"W	28.12'
L23	S48°03'31"W	22.01'

⊕ NORTHWEST CORNER SECTION 21, T16N, R7W LUNDE MONUMENT

⊕ WEST QUARTER CORNER SECTION 21, T16N, R7W LUNDE MONUMENT

N89°18'20"E 631.68'

KRAMER STREET

S69°29'51"E 64.16'

RUBLEE STREET (VACATED)

N88°26'20"W 491.26'

P.O.B.

HYDRANT LEAD

CONNECTION EASEMENT



BASIS FOR BEARINGS
WEST LINE OF THE NW 1/4, SECTION 21, TOWNSHIP 16 NORTH, RANGE 7 WEST. ASSUMED TO BEAR AS SHOWN. (LA CROSSE COUNTY COORDINATE SYSTEM)

KRAMER INDUSTRIAL ADDITION LOT 3

LOT 11

LOT 10

LOT 9

FAIRVIEW DRIVE (VACATED)

NOTE: N48°03'31"E IS PARALLEL TO VACATED FAIRVIEW DRIVE-43.21' FROM SOUTH R.O.W. TO CENTERLINE

N48°03'31"E 251.65'

S48°03'31"W 223.17'

UTILITY EASEMENT BY CITY OF LA CROSSE DOC.# 1694936

EXHIBIT A

LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	N51°29'37"W	21.50'
L7	N38°30'23"E	20.00'
L8	S51°29'37"E	21.50'
L9	N38°30'23"E	41.84'
L17	N87°55'39"E	18.17'
L18	S2°04'21"E	20.00'
L19	S87°55'39"W	18.13'

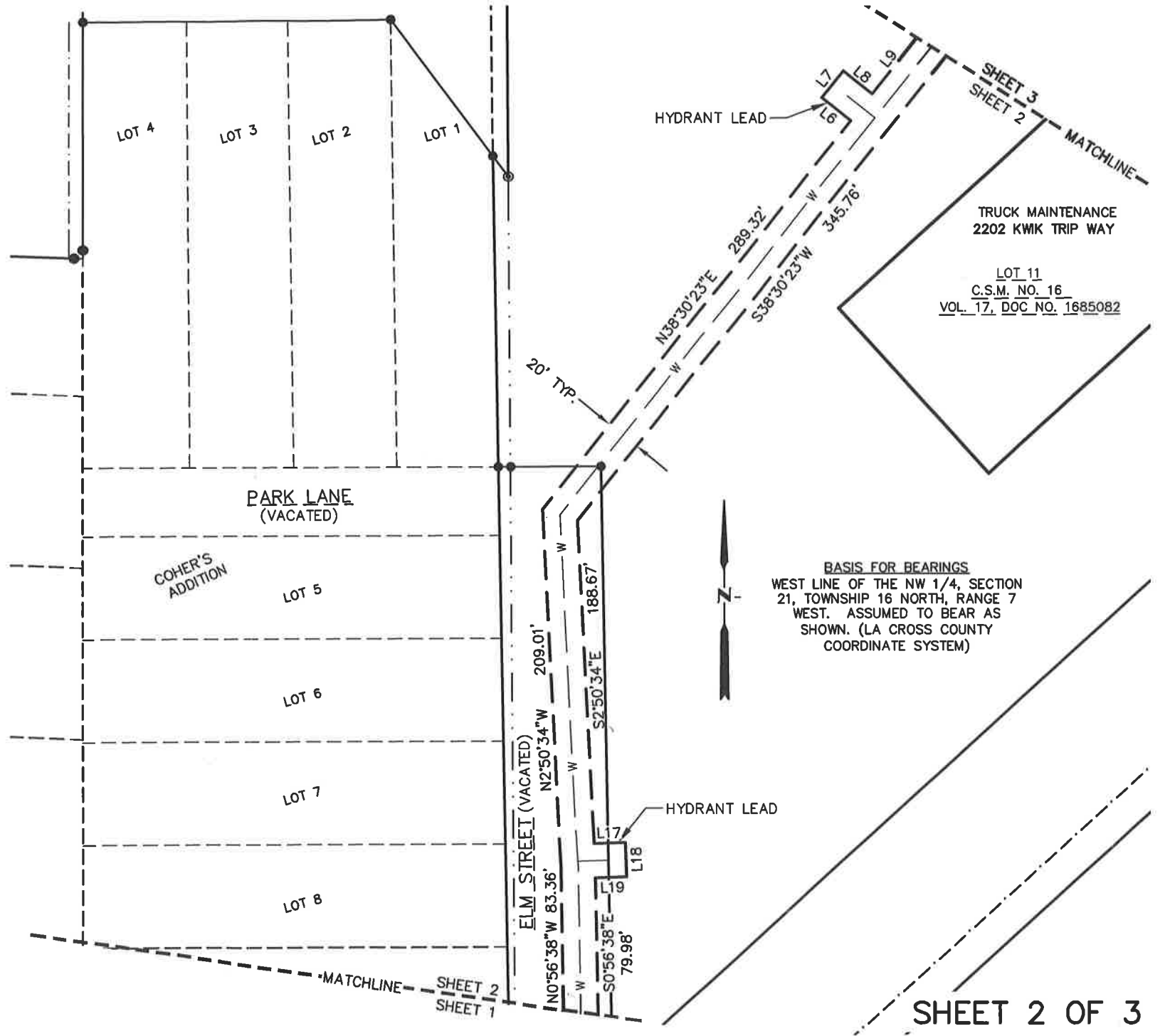


EXHIBIT A



BASIS FOR BEARINGS
 WEST LINE OF THE NW 1/4, SECTION
 21, TOWNSHIP 16 NORTH, RANGE 7
 WEST. ASSUMED TO BEAR AS
 SHOWN. (LA CROSS COUNTY
 COORDINATE SYSTEM)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	N26°17'14"E	40.86'
L11	S89°09'37"E	20.62'
L12	N72°23'39"E	60.17'
L13	S17°36'21"E	20.00'
L14	S72°23'39"W	61.69'
L15	S13°14'29"E	53.70'
L16	S26°17'14"W	39.21'

