



DocId:8399730
Tx:4105243

1793514
LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
05/12/2022 12:48 PM
PAGE COUNT: 3
EXEMPT #:
RECORDING FEE 30.00

EASEMENT DEED FOR PUBLIC UTILITIES

For and in consideration of One and no/100 Dollars (\$1.00), the receipt whereof is hereby acknowledged, Hy-Vee, Inc., does hereby grant to the City of La Crosse, La Crosse County, Wisconsin, a municipal corporation, its successors and assigns, a permanent easement to lay, maintain, operate, repair and remove public utilities and appurtenant facilities within a strip through and over the following described real estate, to-wit:

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. 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 without approval of the Board of Public Works.
3. Readily removable/replaceable signs (single post signs) are permitted.
4. Tree and shrub planting are not permitted within the easement 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 utility easements.
6. If the City disturbs grassed areas 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 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.

#112
This space is reserved for recording data

Return to *dropped by*

Legal Department
400 La Crosse Street
La Crosse WI 54601

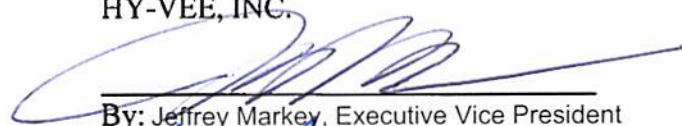
Parcel #

9. Water service lines (building laterals, etc.) that are within the easement must have an isolation valve within the easement. Service isolation valves may be no nearer than six feet from the edge of the easement. 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.
11. An exception is hereby granted for a building canopy to extend five (5) feet into the sanitary sewer easement. Per a review of the proposed plans this will not interfere with our existing sewer or maintenance thereof.

WITNESS the hands and seals of the grantor and the persons joining in and consenting to this conveyance this 29th day of ~~March~~ ^{April}, 2022.

IN THE PRESENCE OF:

HY-VEE, INC.



By: Jeffrey Markey, Executive Vice President

By: Nathan Allen, Assistant Secretary

IOWA
 STATE OF WISCONSIN)
POLK)
 COUNTY OF LA CROSSE)

Personally came before me this 29th day of ~~March~~ ^{April}, 2022, the above-named Jeffrey Markey and Nathan Allen, to me known to be the persons who executed the foregoing instrument and acknowledged the same.




 Notary Public, State of Iowa

~~La Crosse County, Wisconsin~~

My commission expires 2/15/2023

This instrument was drafted by:

City of La Crosse
 400 La Crosse Street
 La Crosse, WI 54601

MY COMMISSION EXPIRES
COMMISSION NO. 18888
MARTIN D. MASSMAN



A perpetual easement for sanitary sewer purposes over, under and across that part of the south half of the Southeast Quarter of Section 10, Township 16 North, Range 7 West and that part of Government Lot 1 of Section 15, Township 16 North, Range 7 West, in the City of La Crosse, County of La Crosse, State of Wisconsin described as follows:

Commencing at a magnail at the southernmost corner of lands described in Document Number 901840, Volume 636, Page 336-337, La Crosse County, Wisconsin, thence North 81 degrees 47 minutes 36 seconds West, assumed bearing, on the southwesterly line of said Document. 108.84 feet to the point of beginning; thence continue North 81 degrees 47 minutes 36 seconds West on said southwesterly line, 24.35 to it's intersection with the westerly line of the sanitary sewer easement described in Document Number 909432, La Crosse County, Wisconsin; thence North 42 degrees 56 minutes 55 seconds East 14.38 feet, thence North 42 degrees 00 minutes 51 seconds East 441.30 feet, thence North 31 degrees 01 minutes 34 seconds East 28.87 feet to the intersection of the east line of said Document Number 901840 and the northwesterly line of said sanitary sewer line; thence southerly on said east line 58.65 feet on a non-tangential curve, concave to the west, having a radius of 265.00 feet, a central angle of 12 degrees 40 minutes 48 seconds, the chord of said curve bears South 16 degrees 10 minutes, 52 seconds West 58.53 feet; thence South 42 degrees 00 minutes 51 seconds West, 417.80 feet to the point of beginning.



DocId:8399729
Tx:4105243

1793513
LACROSSE COUNTY
REGISTER OF DEEDS
ROBIN L. KADRMAS

RECORDED ON
05/12/2022 12:48 PM
PAGE COUNT: 3
EXEMPT #:

RECORDING FEE 30.00

PARTIAL RELEASE OF SANITARY SEWER EASEMENT.

WHEREAS, a sanitary sewer easement was established on July 29, 1980, recorded with the La Crosse County Register of Deeds on May 8, 1980 in Volume 648, page 233 as Document No.: 502930, a copy of which is attached, and

WHEREAS, Hy-Vee, Inc., the current owners of the property, would like to vacate a portion of said easement.

NOW, THEREFORE, IT IS HEREBY AGREED that the portion of the easement described in Exhibit A which is located within the property described on Exhibit B is hereby released.

IT IS FURTHER AGREED that all other provisions contained with the easement described above shall remain unchanged and in full force and effect.

Dated this 3rd day of May, 2022.

#112

This space is reserved for recording data

Return to City Attorney 400 La Crosse St La Crosse WI 54601
Parcel Identification Number/Tax Key Number

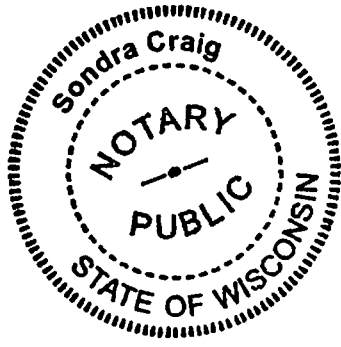
BY: [Signature]
Mitch Reynolds, Mayor

BY: [Signature]
Nikki Elsen, City Clerk

STATE OF WISCONSIN)
)ss.
COUNTY OF LA CROSSE)

Personally came before me this 3rd day of May, 2022, the above named Mitch Reynolds and Nikki Elsen to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, La Crosse County, WI
My commission expires: 11/11/2025



This instrument drafted by: Stephen F. Matty, City Attorney, 400 La Crosse Street, La Crosse, WI 54601.

EXHIBIT A

A 20 foot utility easement located in the South ½ of the SE ¼ of Section 10, and part of the NE ¼ of the NW ¼ of Section 10 and part of the NE ¼ of the NW ¼ of Section 15, and part of Governments Lots 1 and 2 of Section 15, all in T 16 N R 7 W, La Crosse County, Wisconsin, the centerline of which is described as follows:

Commencing at the Southwest corner of said NE ¼ of the NW ¼ of Section 15; thence N 89°32'55" E along the south line thereof 647.5 feet to the Southeasterly R/W of U.S. H. #16; thence along said R/W N21°48'58" E 77.8 feet to the point of beginning; thence N89°32'55" E 794.4 feet to a point called sanitary manhole 2; thence N6°40'39" E 258.6 feet; N36°39'39" W 217.5 feet, N55°20'21" E 510.3 feet, N36°39'39" E 222 feet, N53°20'21" E 361.5 feet, S36°39'39" E 311.5 feet, N53°52'33" E 101.2 feet, N22°48'21" E 129.6 feet, N8°20'21" E 324.7 feet and S81°39'39" E 77.5 feet to a point called sanitary manhole 29 and the terminus of this centerline.

Also:

Beginning at the point called sanitary manhole 2 in the preceding description; thence N89°32'55" E 833.7 feet, N53°20'21" E 841.8 feet, S36°29'39" E 157.8 feet and N81°54'33" E 52.6 feet to a point called sanitary manhole 8; thence N53°20'21" E 228.1 feet, N36°39'39" W 66.7 feet, N 8°20'21" E 447.6 feet, N 42°24'34" E 550.8 feet and N34°54'36" W 516.8 feet to the Southeasterly R/W of U.S.H. #16 and the terminus of this centerline.

Intending to convey 20 foot easements centered on the sanitary sewer as constructed on Valley View Mall site.

EXHIBIT B
Legal Description

Commencing at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 15: thence North 89° 32' 55" East along the South line thereof 647.50 feet to a point on the Southeasterly right-of-way line of U.S. Highway 16; thence North 21° 48' 58" East along said right-of-way line 215.16 feet; thence North 28° 43' 49" East along said right-of-way line 95.84 feet; thence North 37° 43' 10" East 478.44 feet to a point on said right-of-way line; thence North 35° 52' 20" East along said right-of-way line 194.95 feet; thence North 50° 13' 07" East 338.79 feet to a point on said right-of-way line; thence North 46° 05' 26" East along said right-of-way line 99.79 feet; thence North 55° 45' East along said right-of-way line 419.45 feet; thence North 34° 15' West along said right-of-way line 10.00 feet; thence North 55° 45' East along said right-of-way line 273.35 feet to the point of beginning of this description; thence South 36° 39' 39" East 315.76 feet; thence South 8° 20' 21" West 111.14 feet; thence South 81° 39' 39" East 507.72 feet to a point on a curve concave to the East having a central angle of 29° 26' 04" and a radius of 265.00 feet; thence along the arc of said curve 136.14 feet, the chord of said curve bears North 19° 22' 18" East 134.65 feet; thence North 34° 05' 20" East 183.62 feet to a point of a curve concave to the West having a central angle of 25° 26' and a radius of 265.00 feet; thence along the arc of said curve 117.63 feet; the chord of said curve bears North 21° 22' 20" East 116.67 feet; thence North 53° 20' 21" East 184.19 feet; thence North 36° 39' 39" West 220.00 feet; thence South 53° 20' 21" West 107.43 feet to a point on a curve concave to the West having a central angle of 43° 49' 15" and a radius of 265.00 feet, and a chord that bears North 65° 24' 52" West 197.77 feet; thence along the arc of said curve 202.68 feet to the point of compound curve concave to the South having a central angle of 5° 09' 30" and a radius of 515.00 feet; thence along the arc of said curve 46.37 feet, the chord of said curve bears North 88° 36' 52.5" West 46.35 feet; thence North 2° 29' West 51.32 feet to a point of a curve concave to the West having a central angle of 31° 46' and a radius of 122.50 feet; thence along the arc of said curve 67.92 feet to a point on the Southeasterly right-of-way of U.S. Highway 16, the chord of said curve bears North 18° 22' West 67.05 feet; thence South 55° 45' West along said right-of-way 660 feet to the point of beginning.

Tax Key No. 17-10315-300
Address: 4200 State Road 16