

EASEMENT DEED FOR PUBLIC UTILITIES

For and in consideration of One and no/100 Dollars (\$1.00), the receipt whereof is hereby acknowledged, SELECT LA CROSSE, LLC, a Minnesota limited liability company and CIRCLE DRIVE REALTY LLC, a Minnesota limited liability company, do 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:

A ten foot wide non-exclusive utility easement over, under and across the property legally described and depicted on Exhibit A attached hereto and made a part hereof.

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.



1725969

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
05/16/2019 10:32AM
REC FEE: 30.00
EXEMPT #:
PAGES: 6

110

This space is reserved for recording data

Return to

CITY CLERK
400 LA CROSSE STREET
LA CROSSE, WI 54601

Parcel # 17-30080-150, 17-30080-120, 17-30080-152
and part of 17-30084-090

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.
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.

Other persons having an interest in the property: Coulee Bank, a Wisconsin state chartered bank, mortgagee.

WITNESS the hands and seals of the grantor and the persons joining in and consenting to this conveyance this 10th day of ~~March~~^{April}, 2019.



SELECT LA CROSSE, LLC
By: HH Associates, LLC
Its Manager

[Signature]
By: Spencer L. Schram
Title: Chief Manager

STATE OF ~~MINNESOTA~~^{Wisconsin})
COUNTY OF La Crosse)

Personally came before me this 10th day of ~~March~~^{April}, 2019, the above-named Spencer L. Schram, the Chief Manager of HH Associates, LLC, a Minnesota limited liability company, the Manager of Select La Crosse, LLC, a Minnesota limited liability company, Grantor, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Dimitar Dzikov
Notary Public
My commission 10/4/2020

[Signature page for Select La Crosse, LLC]

CIRCLE DRIVE REALTY LLC, a
Minnesota limited liability company

By: Bryan Schoeppner
Name: Bryan Schoeppner
Title: Chief Manager/President

STATE OF MINNESOTA)
COUNTY OF Olmsted)

Personally came before me this 8th day of ~~March~~ April, 2019, the above-named
Bryan Schoeppner, the Chief Manager/President of Circle Drive Realty LLC, a
Minnesota limited liability company, Grantor, to me known to be the person who
executed the foregoing instrument and acknowledged the same.



Tammy Schoeppner
Notary Public
My commission 1/31/2021

[Signature page for Circle Drive Realty LLC]



MORTGAGEE:
COULEE BANK

By: Joe Zoellner
Name: Joe Zoellner
Title: Market President

STATE OF WISCONSIN)
)
COUNTY OF LA CROSSE)

Personally came before me this 10th day of April, 2019, the above-named holder of a certain interest of record by Joe Zoellner, the Market President of Coulee Bank, a Wisconsin state chartered bank, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Dimitar Dzikov
Notary Public
La Crosse County, Wisconsin
My commission 10/4/2020

This instrument was drafted by:

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

[Signature page for Coulee Bank]

EXHIBIT A TO EASEMENT DEED FOR PUBLIC UTILITIES

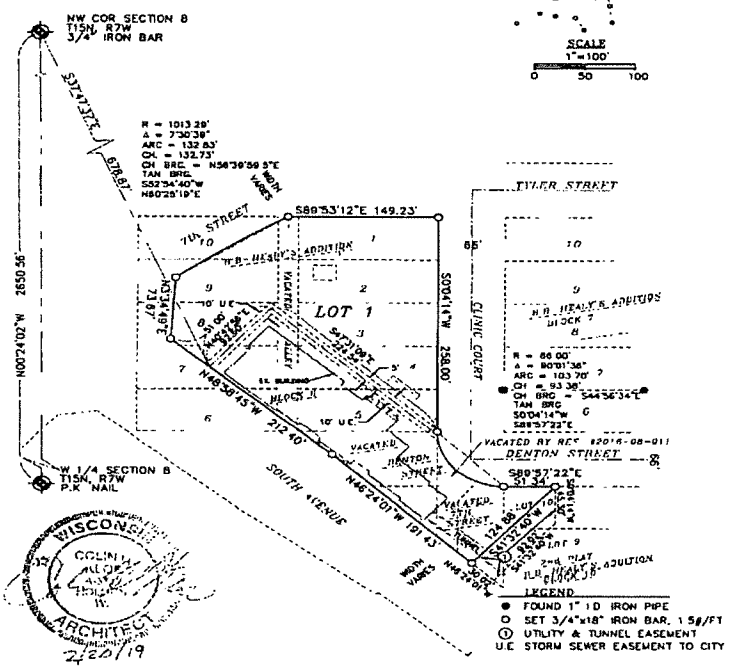
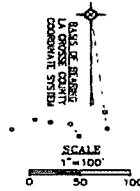
10' UTILITY EASEMENT

PART OF LOTS 3, 4, 5, 6, 7, 8 AND 9 AND THE PORTION OF THE VACATED ALLEY, ALL IN BLOCK 6, B.B. HEALY'S ADDITION AND PORTIONS OF VACATED DENTON STREET AND CLINIC COURT. (DOC. #1268496, 1287701, & 1287705) WITHIN THE NW 1/4 OF THE NW 1/4, ALL IN SECTION 8, TOWNSHIP 15 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

10 FOOT UTILITY EASEMENT THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S37°47'37"E 678.87 FEET TO THE NORTHERLY RIGHT OF WAY OF SOUTH AVENUE AND THE POINT OF BEGINNING; THENCE N40°42'56"E 92.60 FEET; THENCE S47°31'09"E 224.54 FEET TO THE WEST RIGHT OF WAY OF CLINIC COURT AND THE TERMINOUS OF SAID CENTERLINE.

SURVEY REQUESTED BY
GUNDERSEN LUTWIG & ASSOCIATES
1900 SOUTH AVE
LA CROSSE, WI 54601

SURVEYED BY
LA CROSSE ENGINEERING & SURVEYING CO., INC
1212 E. 3RD ST
LA CROSSE, WI 54601



4851-5370-8427, v. 3