

JUL 19 2018



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 storm sewer and appurtenant facilities within a thirty (30) 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.

1713210

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
07/13/2018 10:48AM
REC FEE: 30.00
EXEMPT #:
PAGES: 4

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. Manholes (personnel access ports) 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 King
Katie King
Maranda Oliver
Maranda Oliver

Jeffrey Wobetz
By: JEFFREY WOBETZ
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 WOBETZ, 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: _____

Terrifoley
Terrifoley

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

EXHIBIT A
30' STORM SEWER EASEMENT

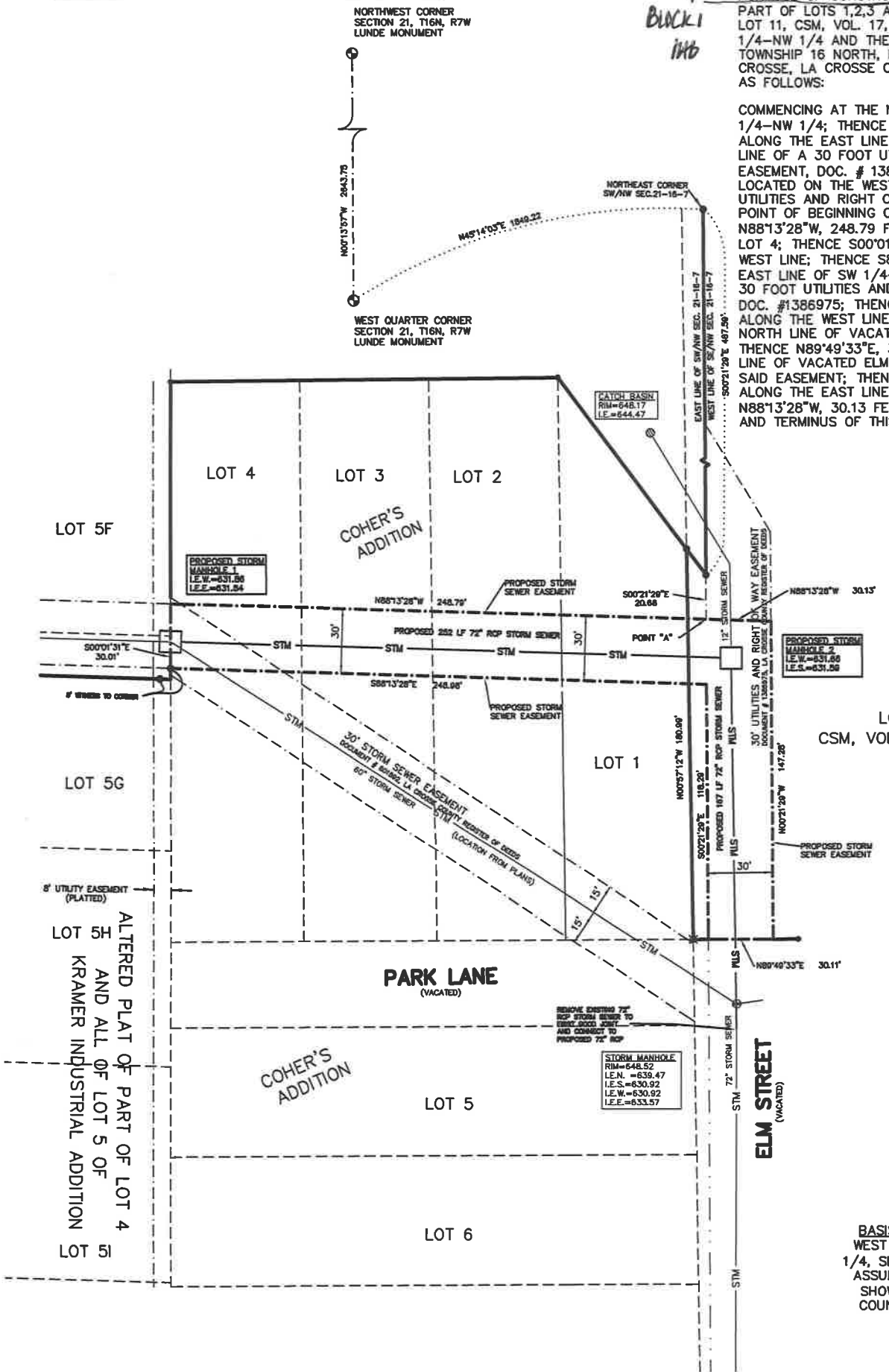
DESCRIPTION-30' STORM SEWER EASEMENT

A 30 FOOT WIDE STORM SEWER EASEMENT FOR THE PURPOSE OF CONSTRUCTION/MAINTENANCE ACROSS PART OF LOTS 1,2,3 AND 4 COHER'S ADDITION AND LOT 11, CSM, VOL. 17, PG. 16, ALL IN THE SW 1/4-NW 1/4 AND THE SE 1/4-NW 1/4, SECTION 21, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SW 1/4-NW 1/4; THENCE S00°21'29"E, 508.27 FEET ALONG THE EAST LINE OF SW 1/4-NW 1/4 AND WEST LINE OF A 30 FOOT UTILITIES AND RIGHT OF WAY EASEMENT, DOC. # 1386975, TO POINT "A" WHICH IS LOCATED ON THE WEST LINE OF SAID 30 FOOT UTILITIES AND RIGHT OF WAY EASEMENT; AND THE POINT OF BEGINNING OF THIS EASEMENT; THENCE N88°13'28"W, 248.79 FEET TO THE WEST LINE OF SAID LOT 4; THENCE S00°01'31"E, 30.01 FEET ALONG SAID WEST LINE; THENCE S88°13'28"E, 248.98 FEET TO THE EAST LINE OF SW 1/4-NW 1/4 AND WEST LINE OF A 30 FOOT UTILITIES AND RIGHT OF WAY EASEMENT, DOC. #1386975; THENCE S00°21'29"E, 118.29 FEET ALONG THE WEST LINE OF SAID EASEMENT TO THE NORTH LINE OF VACATED ELM STREET, DOC. #1680785; THENCE N89°49'33"E, 30.11 FEET ALONG THE NORTH LINE OF VACATED ELM STREET TO THE EAST LINE OF SAID EASEMENT; THENCE N00°21'29"W, 147.28 FEET ALONG THE EAST LINE OF SAID EASEMENT; THENCE N88°13'28"W, 30.13 FEET TO THE POINT OF BEGINNING AND TERMINUS OF THIS EASEMENT.

*
BLACK
IHB

*
AS DOC. NO.
1685082
MB



BASIS FOR BEARINGS
WEST LINE OF THE NW 1/4, SEC. 21, T16N, R7W. ASSUMED TO BEAR AS SHOWN. (LA CROSSE COUNTY COORDINATE SYSTEM)

CERTIFICATE
I, JACOB K. STEPHENSON, PROFESSIONAL LAND SURVEYOR #3076 HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL AT THE DIRECTION OF KWIK TRIP, INC., AND THE ATTACHED SURVEY MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PARAGON ASSOCIATES
Environmental Design & Consulting
CIVIL ENGINEERING . LANDSCAPE ARCHITECTURE . SURVEYING
632 COPELAND AVENUE . LA CROSSE, WI 54603
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