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EASEMENT

1786349

LACROSSE COUNTY
REGISTER OF DEEDS
CHERYL A. MCBRIDE

RECORDED ON
12/14/2021 02:05 PM
PAGE COUNT: 4

EXEMPT #:
RECORDING FEE 30.00

Juniper Partners LLC (the "Grantor") grants to the City of La Crosse (the "Grantee") the right and permission to occupy the area described on Exhibit A and shown on Exhibit B for a public recreational trail, which may include, but is not limited to:

The right of ingress and egress, as long as required for such public purpose. This shall also include the ability to provide maintenance and improvement to said trail as well as to locate and maintain wayfinding signs for the Mississippi River Trail and Regional Bicycle Route 1 and any other connecting trails that may currently exist or exist in the future.

Legal Description: See attached Exhibit A

This Easement establishes the right of Grantee to occupy lands described in Exhibit A. However, Grantor reserves to itself the right to continue to use said easement as long as it does not interfere with the rights of Grantee.

This Easement shall be perpetual and shall expire only upon discontinuance of said public recreation trail.

The undersigned certify that this instruction is executed with the full right, power and authority to do so on behalf of Grantor.

JUNIPER PARTNERS LLC

BY:
Jay Horschler

BY: _____

STATE OF WISCONSIN)
COUNTY OF LA CROSSE) ss.

Dated this 29th day of November, 2020.
2021

BY: Janet M. Bush
Notary Public, State of Wisconsin
My Commission: exp 6/29/22



#112
This space is reserved for recording data
Return to & Drafted by:
City Attorney
400 La Crosse St
La Crosse WI 54601
Parcel Identification Number/Tax Key Number
17-50325-300, 17-502325-410 & 17-50325-470



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JAMES M BUSH
Notary Public
State of Wisconsin

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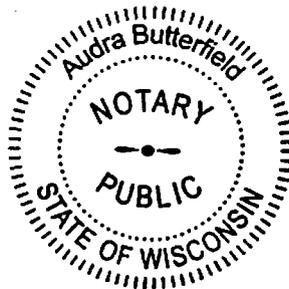
JUNIPER PARTNERS LLC

BY: Steven M. Nicolaj
Steven M. Nicolaj

BY: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)
Dated this 29 day of November 2020.

Audra Butterfield
BY: Audra Butterfield
Notary Public, State of Wisconsin
My Commission: 12/02/23



This space is reserved for recording data

Return to & Drafted by:

City Attorney
400 La Crosse St
La Crosse WI 54601

Parcel Identification Number/Tax Key Number

17-50325-300, 17-502325-410 & 17-50325-470

Exhibit A

EASEMENT LEGAL DESCRIPTION:

A 30 foot perpetual easement for ingress and egress purposes over and across that part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 15 North, Range 7 West, City of La Crosse, La Crosse County, Wisconsin, the center line of said easement is described as follows:

Commencing at the intersection of the westerly right of way line of the Burlington Northern Railroad and the westerly extension of the northerly right of way line of 33rd Street; thence North 11 degrees 48 minutes 18 seconds West, assumed bearing, on said westerly right of way line, 775.44 feet; thence South 78 degrees 11 minutes 42 seconds West, 20.00 feet to the end point of the existing center line of a 30.00 foot ingress and egress easement recorded in Volume 883, Pages 524-525, La Crosse County, Wisconsin, said point being the point of beginning of the center line to be described; thence North 11 degrees 48 minutes 18 seconds West, 3.00 feet; thence North 23 degrees 00 minutes 23 seconds West, 57.45 feet; thence northerly 120.27 feet on a non-tangential curve, concave to the west, having a radius of 368.85 feet, a central angle of 18 degrees 40 minutes 56 seconds, a chord bearing of North 05 degrees 34 minutes 20 seconds West and a chord length of 119.74 feet; thence North 18 degrees 53 minutes 39 seconds West, 112.81 feet; thence northerly 139.93 feet on a tangential curve, concave to the east, having a radius of 367.85 feet, a central angle of 21 degrees 47 minutes 42 seconds, a chord bearing of North 07 degrees 59 minutes 48 seconds West and a chord length of 139.09 feet; thence northerly 65.05 feet on a non-tangential curve, concave to the west, having a radius of 364.12 feet, a central angle of 10 degrees 14 minutes 08 seconds, a chord bearing of North 06 degrees 17 minutes 16 seconds West and a chord length of 64.96 feet; thence North 11 degrees 24 minutes 20 seconds West, 112.45 feet; thence northerly 51.95 feet on a tangential curve, concave to the southwest, having a radius of 143.38 feet, a central angle of 20 degrees 45 minutes 37 seconds, a chord bearing of North 21 degrees 47 minutes 08 seconds West and a chord length of 51.67 feet; thence North 04 degrees 31 minutes 53 seconds West, 181.79 feet to the westerly right of way line of U.S. Highways 14 and 61, said center line there terminating.

The sidelines of said easement are to be prolonged or shortened to terminate on the sidelines of said existing easement on the south and said westerly right of way line of U.S. Highways 14 and 61 and said westerly right of way line of the Burlington Northern Railroad on the north. Sidelines are also to be prolonged or shortened to connect on non-tangent bend points.

