

1411627

LACROSSE COUNTY
REGISTER OF DEEDS
DEBORAH J. FLOCK

RECORDED ON
12/30/2004 02:08PM

REC FEE: 19.00
TRANSFER FEE:
EXEMPT #:

PAGES: 5

RETURN TO
Right-of-Way DEPT
NORTHERN NATURAL GAS CO
P.O. Box 3330
OMAHA, NEBRASKA
68103-0330

W.O. No.: S.023591.01
Line No.: ~~WIB 24101~~ 11901-0B
Field No.:

PIPELINE EASEMENT

For and in consideration of Ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned (hereinafter referred to as Grantor, whether one or more), hereby bargains, grants, conveys, and warrants to NORTHERN NATURAL GAS COMPANY, a Delaware corporation, with principal offices at P. O. Box 3330, Omaha, Nebraska 68103 (hereinafter referred to as Grantee), the exclusive right, privilege, and easement to construct, maintain, operate, inspect, repair, replace, protect, alter, and remove one pipeline and below ground appurtenances, including cathodic protection apparatus, on, over, under, across, and through a strip of land fifty feet in width being 25 feet each side of the 16 inch and 10 inch gas pipeline as shown on Exhibit "A" located Block 63, Southern Addition to the City of La Crosse, County of La Crosse and the State of Wisconsin, to-wit:

See Exhibit "A" attached hereto
and made a part hereof.

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, together, with the right of ingress to and egress from said right-of-way across the adjacent property of Grantor for the purpose of surveying and clearing the right-of-way of brush, trees, and obstructions, and for constructing, maintaining, operating, inspecting, repairing, replacing, protecting, altering, or removing the pipeline and appurtenances of Grantee located thereon, in whole or in part, at the will of the Grantee.

It is further agreed as follows:

1. That during construction or removal of said pipeline or appurtenances, Grantee may utilize an additional strip of land not more than seven feet six inches (7.5') in width on the South and East side and twenty feet (20') on the North and West side of Grantee's easement strip for working space only.

WIB 11901-0B

W.O. No.: S.023591.01
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2. That in the exercise of its rights hereunder, Grantee shall: (a) bury all line pipe to provide a minimum cover of thirty-six inches (36"), except in rock where a minimum cover of twenty-four inches (24") will be provided; (b) restore the ground surface as nearly as practicable to the original contour which existed immediately prior to the commencement of any work; (c) provide suitable ditch cross-overs during construction as are reasonably required by Grantor; (d) properly support each side of a contemplated fence opening by suitable post and braces before a fence is cut, and, where required, to provide a temporary gate; (e) repair in a good and workmanlike manner any and all fences and drainage and irrigation systems which are cut or damaged by Grantee; and (f) restore or pay Grantor for any damages caused by Grantee to Grantor's growing crops, grasses, trees, shrubbery, fences, buildings, or livestock as a result of the construction of Grantee's facilities.

3. That Grantor shall have the right to use and enjoy the surface of the right-of-way for agricultural, pasturage, or other similar purposes which will not interfere with the use of the right-of-way by the Grantee for any of the purposes herein above granted, it being understood that no building, structure, improvement, or obstruction, other than ordinary and usual fences, shall be placed within or upon the right-of-way, and that there shall be no alteration of the ground surface or grade of the right-of-way, without the express written consent of the Grantee, and, to the extent that written permission has not been given, Grantee shall have the right to clear and keep cleared from within the right-of-way all trees, brush, undergrowth, buildings, structures, improvements, or other obstructions, though Grantee has no obligation to do so, and, after said pipeline has been installed, Grantee shall not be liable for damages caused on the right-of-way by keeping the right-of-way clear of such trees, brush, undergrowth, buildings, structure, improvements, and other obstructions in the exercise of its rights hereunder.

4. That this instrument may be executed in counterparts, but which together shall constitute one and the same instrument.

5. That the rights of the Grantee may be assigned in whole or in part.

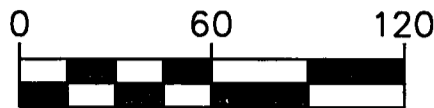
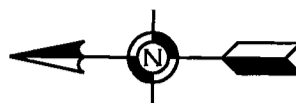
6. It is agreed that this grant covers all the agreements between the parties and no representations or statements, verbal or written, have been made, modifying, adding to, or changing the terms of this agreement.

It is understood and agreed that this easement and all rights, privileges, and obligations created herein shall run with the land and shall inure to the benefit of and be binding upon the legal representatives, heirs, executors, administrators, successors, and assigns of the parties hereto.

Signed and delivered this 17 day of November, 2004.

EXHIBIT A

-for-



SCALE IN FEET

Bearings based on NAD 83,
La Crosse County, WI grid system

PROPERTY OWNERS
NORTHERN STATES POWER

LEGEND

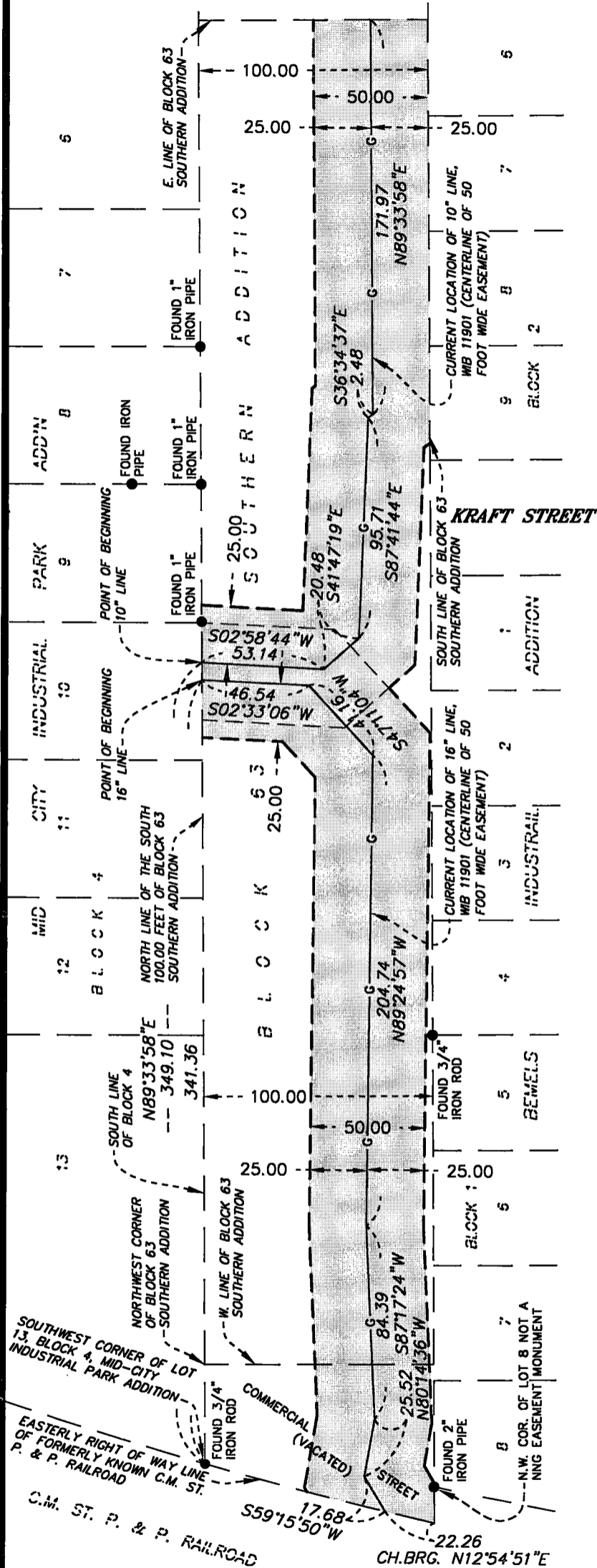
- FOUND MONUMENT
- G— EXISTING UNDERGROUND GAS PIPELINE
- 50 FOOT WIDE PIPELINE EASEMENT

CERTIFICATION:
I, Lee J. Nord, Wisconsin Registered Land Surveyor of EGAN, FIELD & NOWAK, certify that I have surveyed the above described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief. This survey complies with Chapter A-E7 of the Wisconsin Administrative Code.

Date of survey: November 5th, 2004
Date of signature: December 29th, 2004

Egan, Field & Nowak, Inc.
Land Surveyors

Lee J. Nord
Wisconsin License No. S-2287



EGAN, FIELD & NOWAK, INC.
"SURVEYORS SINCE 1872"
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EASEMENT EXHIBIT
MNB70201
SECTION 30,
TOWNSHIP 16N, RANGE 7W
LaCROSSE COUNTY, WISCONSIN



FILE NO. S.023591.01

SHT. 1 OF 2

EXHIBIT A

-for-



PIPELINE EASEMENT DESCRIPTION

A 50.00 foot wide perpetual easement for pipeline purposes over, under and across that part of the South 100.00 feet of Block 63 of Southern Addition and that part of vacated Commercial street lying westerly of said South 100.00 feet and easterly of the easterly right of way of a railroad formerly known as the C.M. ST. P. & P. RAILROAD.

The centerline of said pipeline easement of which is the current location of Northern Natural Gas Company's 16" pipeline is described as follows:

Commencing at the southwest corner of Lot 13, Block 4, MID CITY INDUSTRIAL PARK ADDITION; thence North 89 degrees 33 minutes 58 seconds East, bearings based on La Crosse County, Wisconsin Coordinate System, along the south line of said Block 4 a distance of 341.36 feet to the point of beginning of said centerline to be described; thence South 02 degrees 33 minutes 06 seconds West a distance of 46.54 feet; thence South 47 degrees 11 minutes 04 seconds West a distance of 41.16 feet; thence North 89 degrees 24 minutes 57 seconds West a distance of 204.74 feet; thence South 87 degrees 17 minutes 24 seconds West a distance of 84.39 feet; thence North 80 degrees 14 minutes 36 seconds West a distance of 25.52 feet; thence South 59 degrees 15 minutes 50 seconds West a distance of 17.68 feet to said easterly right of way line.

Sidelines of said easement to be prolonged or shortened to terminate at said south line of Block 4 and at the south line of said South 100.00 feet of Block 63 and at said east railroad right of way line.

TOGETHER WITH

A 50.00 foot wide perpetual easement for pipeline purposes over, under and across that part of the South 100.00 feet of Block 63 of Southern Addition.

The centerline of said pipeline easement of which is the current location of Northern Natural Gas Company's 10" pipeline is described as follows:

Commencing at the southwest corner of MID CITY INDUSTRIAL PARK ADDITION; thence North 89 degrees 33 minutes 58 seconds East, bearings based on La Crosse County, Wisconsin Coordinate System, along the south line of said Block 4 a distance of 349.10 feet to the point of beginning of said centerline to be described; thence South 02 degrees 58 minutes 44 seconds West a distance of 53.14 feet; thence South 41 degrees 47 minutes 19 seconds East a distance of 20.48 feet; thence South 87 degrees 41 minutes 44 seconds East a distance of 95.71 feet; thence South 36 degrees 34 minutes 37 seconds East a distance of 2.48 feet; thence North 89 degrees 33 minutes 58 seconds East a distance of 171.97 feet to the east line of Lot 63, SOUTHERN ADDITION said centerline there terminating.

Sidelines of said easement are to be prolonged or shortened to terminate at said easterly line of Block 63, Southern Addition and at said south line of Block 4.



EGAN, FIELD, & NOWAK, INC.

"SURVEYORS SINCE 1872"

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