

RELEASE OF EASEMENT  
CONVEYANCE OF SEWER

Document Number

Document Title

**RELEASE OF EASEMENT  
SER-1264  
SER-2426  
and  
QUIT CLAIM DEED  
QCD - 1264  
QCD - 2426  
OF SEWERS IN THE EASEMENT  
TO BE RELEASED**

**Drafted by:**

City of Milwaukee  
Department of Public Works

Recording Area

Name and Return Address

Solomon Bekele  
City of Milwaukee - DPW  
Infrastructure Services Division  
Environmental Engineering Section  
841 North Broadway – Room 820  
Milwaukee, WI 53202

558-0301-100

Parcel Identification Number (PIN)

**THIS RELEASE OF EASEMENT** is by the City of Milwaukee (“**City**”), a municipal corporation, duly organized and existing under Wisconsin law.

The City obtained certain easement rights by virtue of easement documents SE-1264 granted on October 22, 1956 by Evans-Dwyer, Inc. and recorded in the Milwaukee County Register of Deeds Office on November 21, 1956 as Document No. 3540712, SE-2426 granted on November 26, 1986 by Thaddeus J. Derynda, Bernie Gallas and Paul Caprioli and recorded in the Milwaukee County Register of Deeds Office on April 28, 1987 as Document No. 6050190 (together, the “**Easements**”). The Easements affect the property more particularly described on **EXHIBIT A** attached (the “**Property**”). The address and tax key number of the Property is:

Address: 6801-6718 West Morgan Avenue, Milwaukee, Wisconsin  
Tax Key No: 558-0301-100

Per City of Milwaukee records, the property is currently owned by JMC PROPERTIES LOC120 LLC

The City no longer needs the Easements because the sewers no longer serve the City’s interests. The City hereby also releases the Easements, intending that the Property affected by the Easements shall no longer be encumbered by the Easements.

The CITY hereby also quit claims and conveys to JMC PROPERTIES LOC120 LLC, on an AS IS, WHERE IS basis, the following described facilities (the “**Facilities**”) located in the Wedge Wood Park Re-Subdivision No.1, a recorded subdivision in that part of the Northeast ¼ of the Southwest ¼ (SW ¼) of section 15, Township 6 North, Range 21 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin, subject to all defects, known or unknown, discovered or to be discovered, and without any warranty or representation expressed or implied, and more particularly described as follows, to wit:

**QCD – 1264 and QCD – 2426**

12 -inch diameter storm sewer, beginning at a manhole located 54 ± feet south of the north line of West Morgan Avenue and 11 feet west of the west line of South 68<sup>th</sup> Street, said manhole, said manhole being excluded from this conveyance;

Thence, southerly 91 ± feet to the center of a storm sewer manhole, said manhole being included in and also being the end of this conveyance.

The location of the Facilities is more particularly described on the diagram attached hereto as **EXHIBIT B**, Plan File Nos. 198-7-82.

Grantee shall be responsible for maintenance or abandonment of the Facilities. Grantee hereby accepts this Deed and the Facilities, and Grantee agrees to the terms hereof.

**IN WITNESS WHEREOF**, the City caused this document to be executed as of \_\_\_\_\_, 2018.

**CITY: CITY OF MILWAUKEE**

By: \_\_\_\_\_  
Ghassan Korban, Commissioner  
Dept. of Public Works

**Countersigned:**

By: \_\_\_\_\_  
Martin Matson, Comptroller

**City Common Council Resolution File No.**  
\_\_\_\_\_, adopted on  
\_\_\_\_\_.

**CITY ATTORNEY  
APPROVAL/AUTHENTICATION**

\_\_\_\_\_, as a member in good standing of the State Bar of Wisconsin, hereby approves the signatures of the City representatives above per M.C.O. § 304-21, and also authenticates the signatures of those City representatives/signatories per Wis. Stat. § 706.06 so this document may be recorded per Wis. Stat. § 706.05 (2)(b).

By: \_\_\_\_\_  
Name Printed: \_\_\_\_\_  
Assistant City Attorney  
State Bar No. \_\_\_\_\_  
Date: \_\_\_\_\_

1047-2012-719:182706

**GRANTEE:**

JMC PROPERTIES LOC120 LLC

By: \_\_\_\_\_

Name Printed: \_\_\_\_\_

**GRANTEE NOTARY**

State of Wisconsin)  
\_\_\_\_\_)ss  
Milwaukee County)

Before me personally appeared the following signatories, \_\_\_\_\_, to me known to be such person(s) who signed this document and acknowledged the same.

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Name Printed: \_\_\_\_\_

My commission: \_\_\_\_\_

[notarial seal]

**EXHIBIT A**  
Legal Description of Easement to be Released

Easements located in Wedge Wood Park Re-Subdivision No.1, a recorded re-subdivision in that part of the Northeast ¼ of the Southwest ¼ (SW ¼) of section 15, Township 6 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follow, to-wit:

SER-2426

Commencing at the northwest corner of Lot 1 of Block (1) in Morgan View No.3;  
Thence westerly 90.0 feet along the westerly extension of the South line of West Morgan Avenue to the point of beginning to the easement to be released;  
Thence South 50.01 feet along the west line of the South 68<sup>th</sup> Street to a point;  
Thence North 44° 25'50" West, 30.80 feet to a point;  
Thence North 28.01 feet along a line parallel to the west line of the South 68<sup>th</sup> Street to a point;  
Thence East 22.0 feet to the place of beginning;

AND

SER-1264

Commencing at the northwest corner of Lot 1 of Block 1 in Morgan View No.3;  
Thence westerly 90.0 feet along the westerly extension of the South line of West Morgan Avenue to a point;  
Thence South 50.01 feet along the west line of the South 68<sup>th</sup> Street to the point of beginning to the easement to be released;  
Thence south 15.00 feet along the west line of the South 68<sup>th</sup> Street to a point;  
Thence west 22.00 feet along a line parallel to the south line of West Morgan Avenue to a point;  
Thence North 37.0 feet along a line parallel to the west line of the South 68<sup>th</sup> Street to a point;  
Thence South 44° 25'50" East 30.80 feet to the place of beginning;

The above described land is shown on the drawing attached hereto as Exhibit "B".

**EXHIBIT B**  
**Depiction of Facilities**