

**DISTRIBUTION EASEMENT
UNDERGROUND**

Document Number

WR NO. **4741415** IO NO. **14941**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BOARD OF HARBOR COMMISSIONERS**, hereinafter referred to as "Grantor", owners of land, hereby grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies**, hereinafter referred to as "Grantee", a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area".

The easement area is described as strips of land varying in width being part of Grantor's land being part of the **Southeast 1/4 of Section 4, Town 6 North, Range 22 East** in the City of Milwaukee, Milwaukee County, Wisconsin.

The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

RETURN TO:
We Energies
PROPERTY RIGHTS & INFORMATION GROUP
231 W. MICHIGAN STREET, ROOM P277
PO BOX 2046
MILWAUKEE, WI 53201-2046

1. **Purpose:** The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee or its agents shall have the right to enter and use Grantor's land with full right of ingress and egress over and across the easement area and adjacent lands of Grantor for the purpose of exercising its rights in the easement area.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric codes or any amendments thereto.
4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document or voluntarily waives the five day review period.
9. **Indemnification:** Grantee shall indemnify and save harmless Grantor and the City of Milwaukee, its successors and assigns, from all loss or injury to the easement area or persons arising from Grantee's access to or use of the

4633999720
(Parcel Identification Number)

easement area. Such indemnification shall not extend to the intentional or negligent acts of Grantor, its employees, agents, or assigns.

Grantor:

Board of Harbor Commissioners on behalf of the City of Milwaukee

By: _____

Timothy Hoelter, BHC President

By: _____

Cavalier Johnson, Mayor

By: _____

(Print name): _____, Port Director

By: _____

Bill Christianson, Comptroller

By: _____

James Owczarski, City Clerk

Alex Carson, as a member in good standing of the State Bar of Wisconsin, hereby authenticates the signatures of the above City signatories per Wis. Stat. 706.06 so this document may be recorded per Wis. Stat. 706.05 (2)(b).

Asst. City Attorney Alex Carson
SBN 1098157
Date: _____

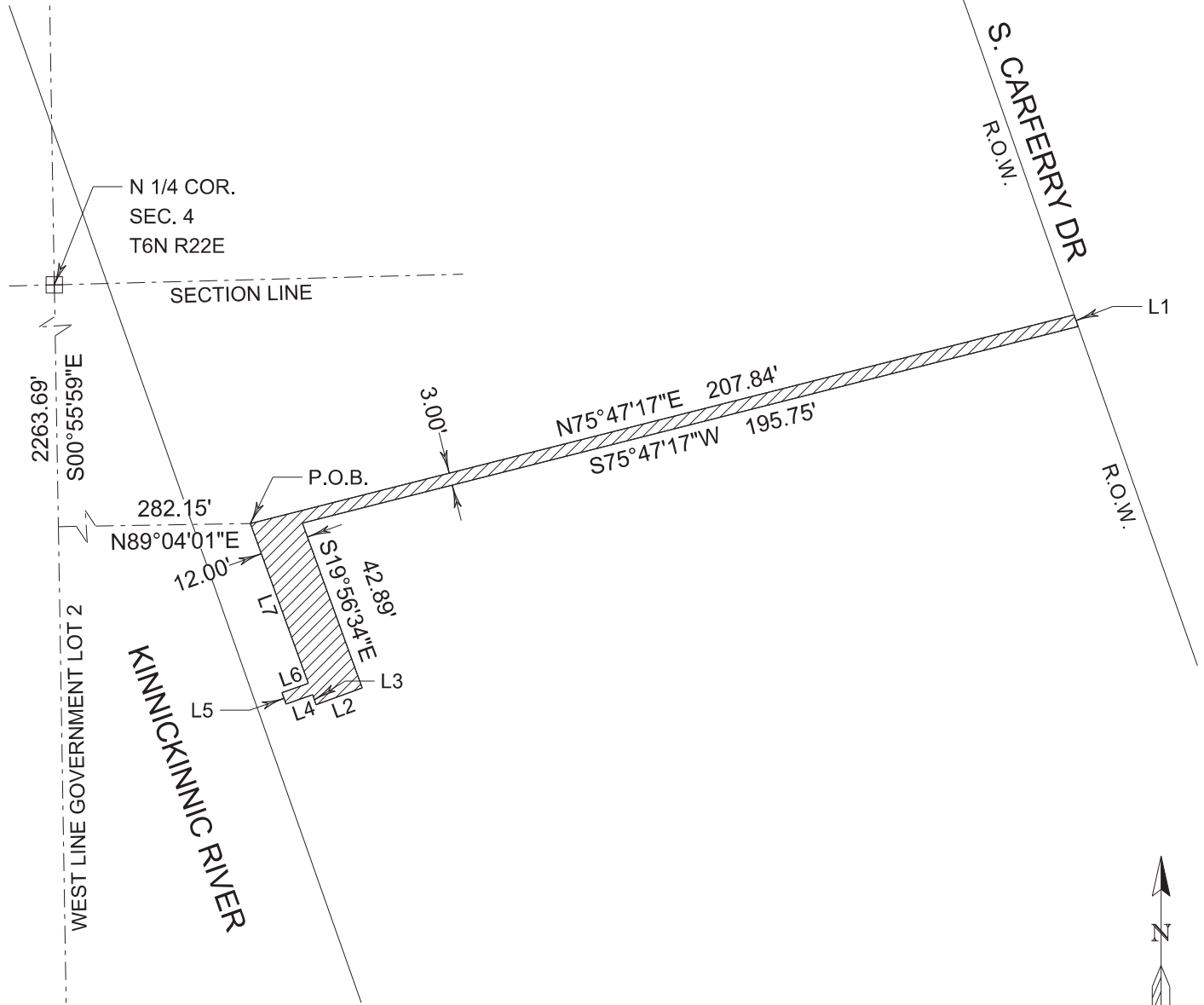
This instrument was drafted by Andrew Nault on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201-2046.

KEY



EASEMENT AREA
VARIES

LINE	LENGTH	BEARING
L1	3.01'	S19°21'13"E
L2	12.00'	S70°03'26"W
L3	2.57'	N19°56'34"W
L4	6.85'	S70°32'39"W
L5	3.00'	N19°54'26"W
L6	6.85'	N70°32'39"E
L7	41.54'	N19°56'34"W



BEARINGS REFERENCED TO
WISCONSIN STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE (NAD 27)

SCALE, FEET 0 20 40



7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
Kapurinc.com

EXHIBIT "A"



PART OF GOVERNMENT LOT 2 OF
SEC. 4, T6N, R22E, CITY OF MILWAUKEE,
MILWAUKEE COUNTY, WISCONSIN

WR NUMBER: 5056421

DATE: 7/29/2025

DRAWN BY: BLN

SCALE: 1" = 40'

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LEGAL DESCRIPTION

Part of the Government Lot 2 of Section 4, Township 6 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, being more particularly described as follows:

Commence at the North quarter corner of Section 4; thence South 00°55'59" East along the West line of said Lot 2, 2263.69 feet; thence North 89°04'01" East 282.15 feet to the Point of Beginning (P.O.B.); thence North 75°47'17" East 207.84 feet to the West line of S. Carferry Drive; thence South 19°21'13" East along said West line, 3.01 feet; thence South 75°47'17" West 195.75 feet; thence South 19°56'34" East 42.89 feet; thence South 70°03'26" West 12.00 feet; thence North 19°56'34" West 2.57 feet; thence South 70°32'39" West 6.85 feet; thence North 19°54'26" West 3.00 feet; thence North 70°32'39" East 6.85 feet; thence North 19°56'34" West 41.54 feet to the P.O.B.

Containing 1178 sq. ft., more or less.



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