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**DISTRIBUTION EASEMENT  
OVERHEAD AND UNDERGROUND**



DocId:20062029  
Tx:40926908

Document Number

WR NO. **4751457**      IO NO. **5442**

DOC # **11286388**  
RECORDED:  
09/23/2022 01:48 PM  
ISRAEL RAMON  
REGISTER OF DEEDS  
MILWAUKEE COUNTY, WI  
AMOUNT: 30.00  
FEE EXEMPT #:  
TRANSFER FEE:

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Three B Company LLC**, hereinafter referred to as "Grantor", owner 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, ten (10) feet in width of the South 55.42 feet of the West 20 feet of Lot 6 and the North 81.75 feet of **Lots 6, 7, 8, 9** and the West 20 feet of the North 81.75 feet of **Lot 10 in Block 18, in Wells Addition**, being part of the **Southeast 1/4 of Section 30, Township 7 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

36325520005  
(Parcel Identification Number)

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 vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground, and to construct, erect, operate, maintain and replace overhead utility facilities, including a line of poles, together with the necessary conductors, anchors, guy wires, underground cable, pedestals, riser equipment and all other appurtenant equipment above ground, as deemed necessary by Grantee, for the transmission and distribution of electric energy, signals, television and telecommunications services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed by Grantee whenever it decides it is necessary 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 the initial installation of said facilities or 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.

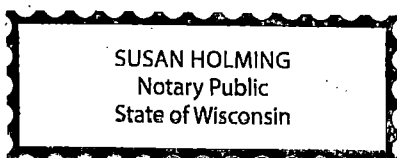
**Grantor:**

**Three B Company LLC**

By: Bradley Sehl  
(Print name and title): Bradley Sehl

By: \_\_\_\_\_  
(Print name and title): \_\_\_\_\_

Acknowledged before me in Milwaukee County, Wisconsin, on June 27 2022,  
by Bradley Sehl and \_\_\_\_\_  
Members, of Three B Company LLC, in its name and on its behalf.



(NOTARY STAMP/SEAL)

Susan Holming  
Notary Public Signature, State of Wisconsin

Susan Holming  
Notary Public Name (Typed or Printed)

My commission expires April 30, 2025

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

West State Street

N.W. Corner Lot 6, Block 18  
Well's Addition Subdivision

N89°27'50"E 5.00'  
South 59.75'

P.O.B.

South  
17.00'

111.50'  
N89°27'50"E

South  
61.22'

----- = C/L 10' wide We-Energies Easement



Public Alley



EXHIBIT "A"

Well's Addition Subdivision  
N.E. ¼ Sec.30-7-22  
City of Milwaukee  
Milwaukee County, WI

DRAWN BY: T.Turner

DATE: 7/08/22

WR NUMBER: 4751457