

Document Number	Document Title
<p style="text-align: center;">RELEASE OF EASEMENT CONVEYANCE OF SEWER</p>	<p style="text-align: center;">RELEASE OF EASEMENT SER - 2666A SER - 2666B WER - 867 WER - 891 and QUIT CLAIM DEED QCD - 2666A QCD - 2666B QCD - 2864 OF SEWERS</p> <p>Drafted by: City of Milwaukee Department of Public Works</p>
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

498-0319-113, 498-0323-210

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 document SE-2666A, granted on December 6, 2001 by Charles E. Carlson, Sr. and recorded in the Milwaukee County Register of Deeds Office on March 25, 2002 as Document No. 8250197, and SE-2666B granted on January 22, 2002 by Steven T. Evagnasiak, LLC and recorded in the Milwaukee County Register of Deeds Office on February 6, 2002 as Document No. 8218813, (together, the “**Easements**”). The Easements affect the properties more particularly described on **EXHIBIT A** attached (the “**Properties**”). The addresses and tax key numbers of the Properties are:

- Address: 2620 South 5th Street, Milwaukee, WI
- Tax Key No: 498-0319-113, and
- Address: 2636-2668 South 5th Street, Milwaukee, WI
- Tax Key No.: 498-0323-210

Per City of Milwaukee records, the Properties are currently owned by AEE LLC.

The City no longer needs the Easements because the sewers and the water mains no longer serve the City's interests. The City hereby releases the Easements, intending that the Properties affected by the Easements shall no longer be encumbered by the Easements.

The CITY hereby also quit claims and conveys to AEE LLC, on an AS IS, WHERE IS basis, the following described facilities (the "Facilities"), sanitary and storm sewers, manholes, and appurtenances located in Clifford Chase's Subdivision No 1, a recorded subdivision in that part of the Northeast ¼ (NE¼) of Section 8, Township 6 North, Range 22 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 – 2666A

Part 1

An 8-inch diameter sanitary sewer, beginning at a manhole located 18± feet north of the north line of vacated West Klondike Place and 7± feet east of the west line of vacated South 4th Street, as measured normal to said west line of vacated South 4th Street, said manhole being included in this conveyance;

Thence, northwesterly 92± feet to a point, said point being on the south line of the east-west alley being bounded by West Harrison Avenue, vacated West Klondike Place, vacated South 4th Street, and vacated South 5th Street, said point also being the end of the conveyance.

Part 2

A 12-inch diameter storm sewer, beginning at a manhole located 15± feet north of the north line of vacated West Klondike Place and 23± feet east of the west line of vacated South 4th Street, as measured normal to said west line of vacated South 4th Street, said manhole being included in this conveyance;

Thence, northwesterly 95± feet to a point, said point being on the south line of the east-west alley being bounded by West Harrison Avenue, vacated West Klondike Place, vacated South 4th Street, and vacated South 5th Street, said point also being the end of the conveyance.

QCD – 2666B

An 12-inch diameter storm sewer, beginning at a manhole located 5± feet east of the east line of vacated South 5th Street and 17± feet north of the south line of vacated West Klondike Place, said manhole being included in this conveyance;

Thence, westerly 43± feet to the center of a storm sewer manhole, said manhole located 38 feet west of the east line of vacated South 5th Street and 17± feet north of the south line of vacated West Klondike Place, said manhole being excluded from and the end of this conveyance.

QCD – 2864

A 12-inch diameter combined sewer beginning at the center of a combined sewer manhole located 25± feet north of the south line of vacated West Klondike Place and 12± feet east of the east line of vacated South 5th Street, said manhole being included in this conveyance;

Thence, northwesterly 66± feet to center of a combined sewer manhole located 27± feet north of the north line of vacated West Klondike Place and 28± feet west of the east line of vacated South 5th Street;

Thence, northerly 105± feet to a new manhole to be constructed by AEE LLC, located approximately 10± feet north of the north line of east-west alley south of West Harrison Street and 28± feet west of the east line of vacated South 5th Street, said manhole not being included in and 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 No. 198-7-41.

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 _____, 2016.

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:

AEE LLC
By: *Michael Grebe*
Name Printed: Michael M. Grebe

GRANTEE NOTARY

State of Wisconsin) _____
Milwaukee County)

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

Date: 04/25/16
Celeste Jantz
Notary Public

Name Printed: Celeste Jantz
My commission: 02/23/2020

[notarial seal]

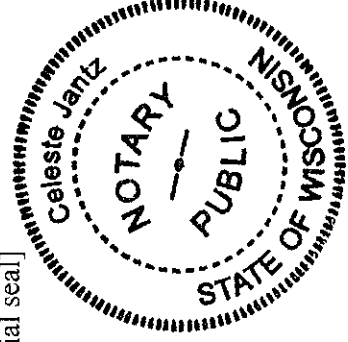


EXHIBIT A

Legal Description of Easement to be Released

Easements located in Clifford Chase's Subdivision No. 1, a recorded subdivision in that part of the Northeast ¼ (NE ¼) Section, Section 8, Township 6 North, Range 22 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin bounded and described as follows, to-wit:

SER-2666A/WER-867

Commencing at the southwest corner of Lot 11 in Block 3 of said Northeast ¼ (NE ¼) Section;
Thence east along the north line of West Klondike Place, 256.0 feet to a point;
Thence North 09° 59' 24" West, 109.14 feet to a point;
Thence North 88° 17' 12" East, 40.42 feet to a point;
Thence South 09° 59' 24" East, 109.14 feet to a point;
Thence south 26.21 feet to a point;
Thence west 296.4 feet to a point;
Thence north 25.0 feet to the point of beginning.

AND

SER-2666B/WER-891

Commencing at the northwest corner of Lot 10 in Block 4 of said Northeast ¼ (NE ¼) Section;
Thence north 25.0 feet to a point;
Thence east along the center line of West Klondike Place, 296.4 feet to a point;
Thence south 25.0 feet to a point;
Thence west 296.4 feet to a point of beginning.

The above described lands are shown on the drawing attached hereto as Exhibit "B".

S/L OF W. HARRISON ST.

ST.

SMARTASSETS LLC
*413 W. HARRISON AVE.
498-0312-000

ST.

MILWAUKEE COUNTY
REGISTER OF DEEDS
*409 W. HARRISON AVE.
498-0311-100

STATE OF WISCONSIN X-WAY
*2636 (R) S. 5TH ST.
498-0323-110

(NORTH - SOUTH FREEWAY)

CONTINUATION OF SOBIESKI PARK
4

AEE LLC.
*2607 S. 5TH ST.
498-0807-111

W. KLONDIKE

CLIFFORD CHASE'S SUBD. NO. 1

AEE LLC
*2620 S. 5TH ST.
498-0319-113

PL. S. 4TH
18" S. 4TH (1966)

SER-2666A

O.C.D.-2666A

SER-2666A
WER-867

SER-2666B
WER-891

"EXHIBIT B"

ENVIRONMENTAL ENGINEERING SECTION
INFRASTRUCTURE SERVICES DIVISION
DEPARTMENT OF PUBLIC WORKS
MILWAUKEE, WISCONSIN

PLAN OF QUIT CLAIM DEED

AREA IN N.E.1/4 SEC.8, T.6 N., R.22 E.
VACATED S. 5TH ST. FROM W. HARRISON AVE. TO
VACATED W. KLONDIKE PL.

SCALE 1"= 50' ATLAS PAGE NO. 498 EASE NO. SER 2666A, SER 2666B,
WER 867, WER 891, OCD 2666A, OCD 2666B, OCD 2864

DRAWN BY M.DWYER CH'RD. BY P.VOTAVA W.O. NO.

APPROVED *Timothy J. Thun* DATE 04-26-2016

APPROVED *[Signature]* FILE NO. 198-7-41

