

**DISTRIBUTION EASEMENT
UNDERGROUND**

Document Number

WR NO. **4891951**

IO NO. **5445**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CITY OF RACINE**, 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 a strip of land 12 feet in width being a part of the Grantor's premises described as **Lot 1, Certified Survey Map No. 3063**; said CSM being recorded in the office of the Register of Deeds for Racine County, Wisconsin in Volume 9 of Certified Survey Maps on Pages 964-968 as Document No. 2335148; said premises being located in the **Northeast 1/4 & the Southeast 1/4 of Section 23, Township 3 North, Range 22 East**, City of Racine, Racine County, Wisconsin.

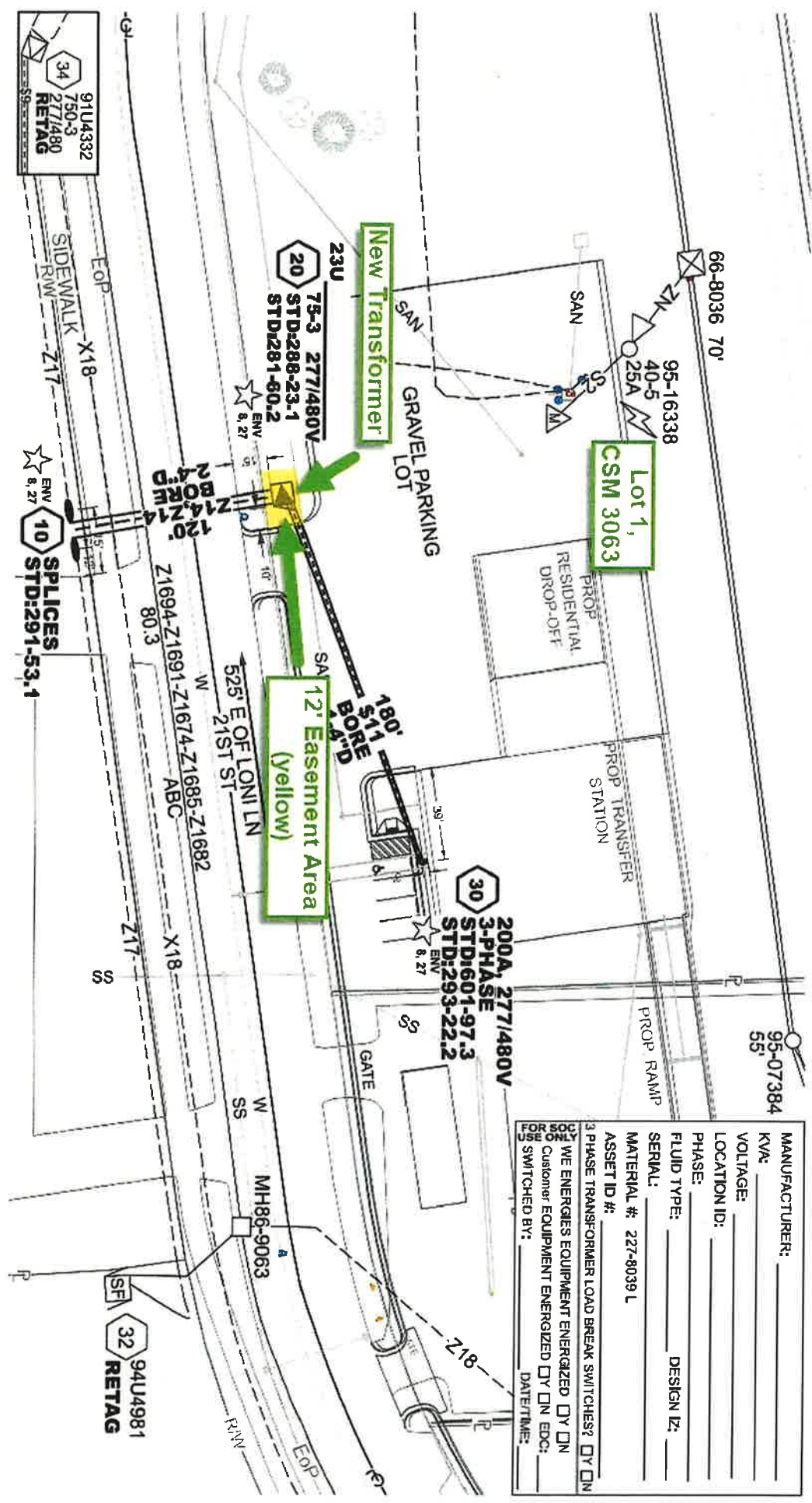
The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

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

276-0000-23910-002
(Parcel Identification Number)

1. **Purpose:** The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities including conduit and cables and an electric pad mounted transformer with associated concrete pad; all to transmit electric energy and signals, 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 the initial installation of said facilities or 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 sometime 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.

Temporary Exhibit "A"



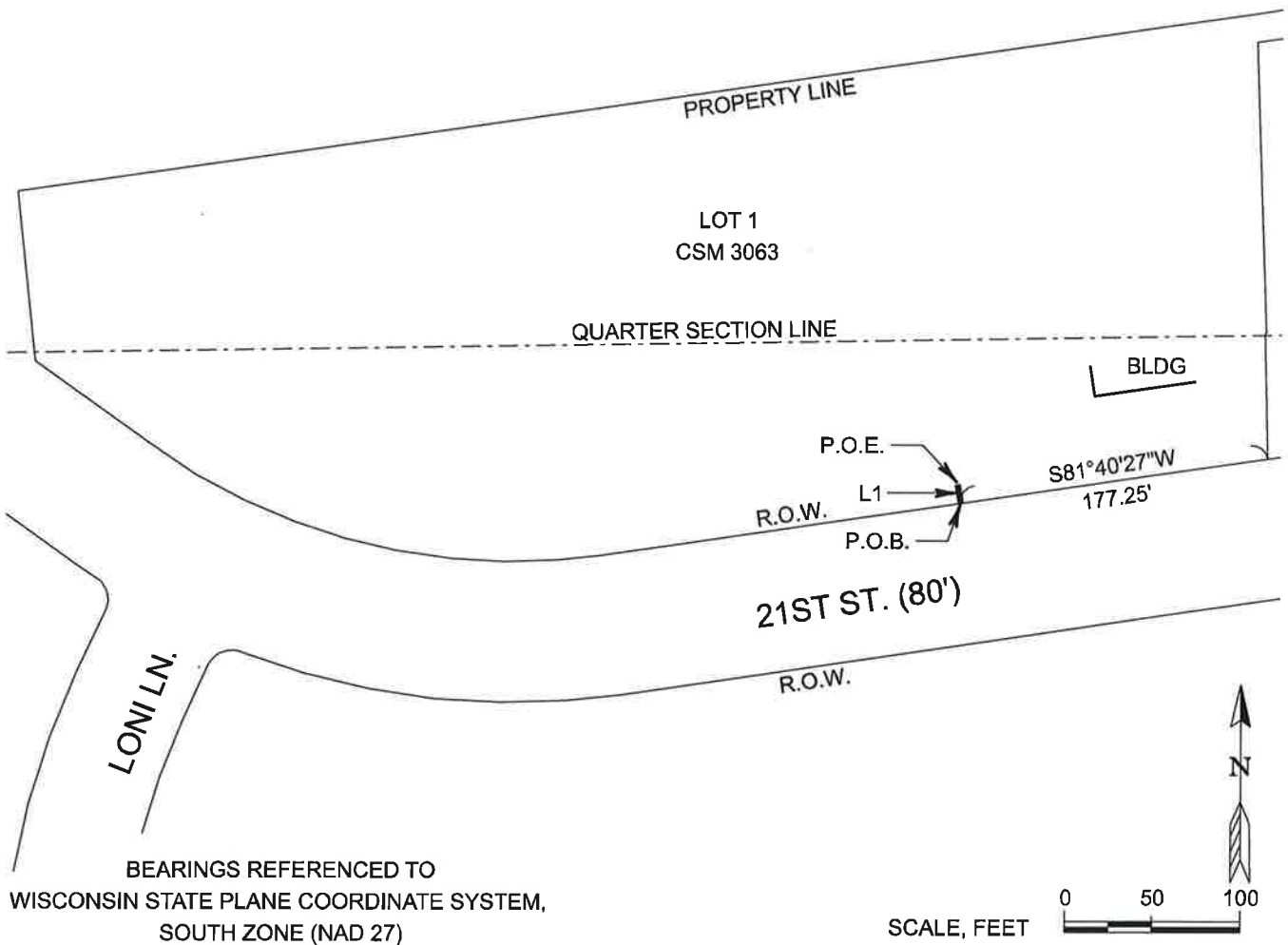
MANUFACTURER:	_____
KVA:	_____
VOLTAGE:	_____
LOCATION ID:	_____
PHASE:	_____
FLUID TYPE:	_____
DESIGN IZ:	_____
SERIAL:	_____
MATERIAL #:	227-8039 L
ASSET ID #:	_____
3 PHASE TRANSFORMER LOAD BREAK SWITCHES?	<input type="checkbox"/> Y <input type="checkbox"/> N
WE ENERGIES EQUIPMENT ENERGIZED	<input type="checkbox"/> Y <input type="checkbox"/> N
Customer EQUIPMENT ENERGIZED	<input type="checkbox"/> Y <input type="checkbox"/> N
DATE/TIME:	_____
SWITCHED BY:	_____



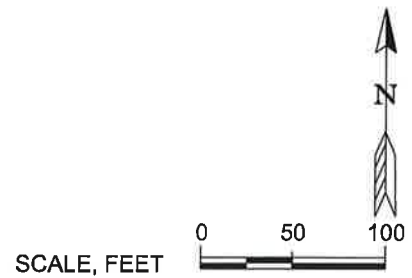
KEY

 CENTERLINE OF A 12 FOOT
 WIDE EASEMENT AREA

LINE	LENGTH	BEARING
L1	12.00'	N08°19'33"W



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



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

EXHIBIT "A"



PART OF LOT 1, CSM 3063, LOCATED IN THE
 NE ¼ AND THE SE ¼ OF SEC. 23, T3N, R22E,
 CITY OF RACINE, RACINE COUNTY, WISCONSIN

WR NUMBER: 4891951

DATE: 11/27/2023

DRAWN BY: CML

SCALE: 1" = 100'

PAGE 1 of 1

Grantor:

CITY OF RACINE

By _____

(Print name and title): _____

By _____

(Print name and title): _____

Personally came before me in _____ County, Wisconsin on _____, 2023,
the above named _____, the _____
and _____, the _____
of the **CITY OF RACINE**, for the municipal corporation, by its authority, and pursuant to Resolution File
No. _____ adopted by its _____ on _____, 2023.

Notary Public Signature, State of Wisconsin

Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires _____

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