



Waukesha Water Utility

SERVING WAUKESHA SINCE 1886

115 DELAFIELD STREET
WAUKESHA, WI 53188-3615

Telephone: (262) 521-5272 • Fax: (262) 521-5265 • E-mail: contactus@waukesha-water.com

MEMORANDUM

Date: July 9, 2020
To: Dan Duchniak, P.E.
From: Chris Walter, P.E.
Re: Fox Run – Water Main Easement

Fox Run 3, LLC is requesting an easement for the proposed water main within their development. This project is located at the Northwest corner of Sunset and W. St. Paul. The easement will be a 20-foot wide non-exclusive public easement. The reason it is designated as non-exclusive is because it is crossed by a sewer easement in one location, but no other utilities will run parallel with the water main. This is our standard easement agreement with exceptions approved by legal counsel and WWU staff.

The easement is shown on the attached exhibits.

Recommended Motion: Move to approve the water main easement for the Fox Run development.

Enc.

EXHIBIT D1

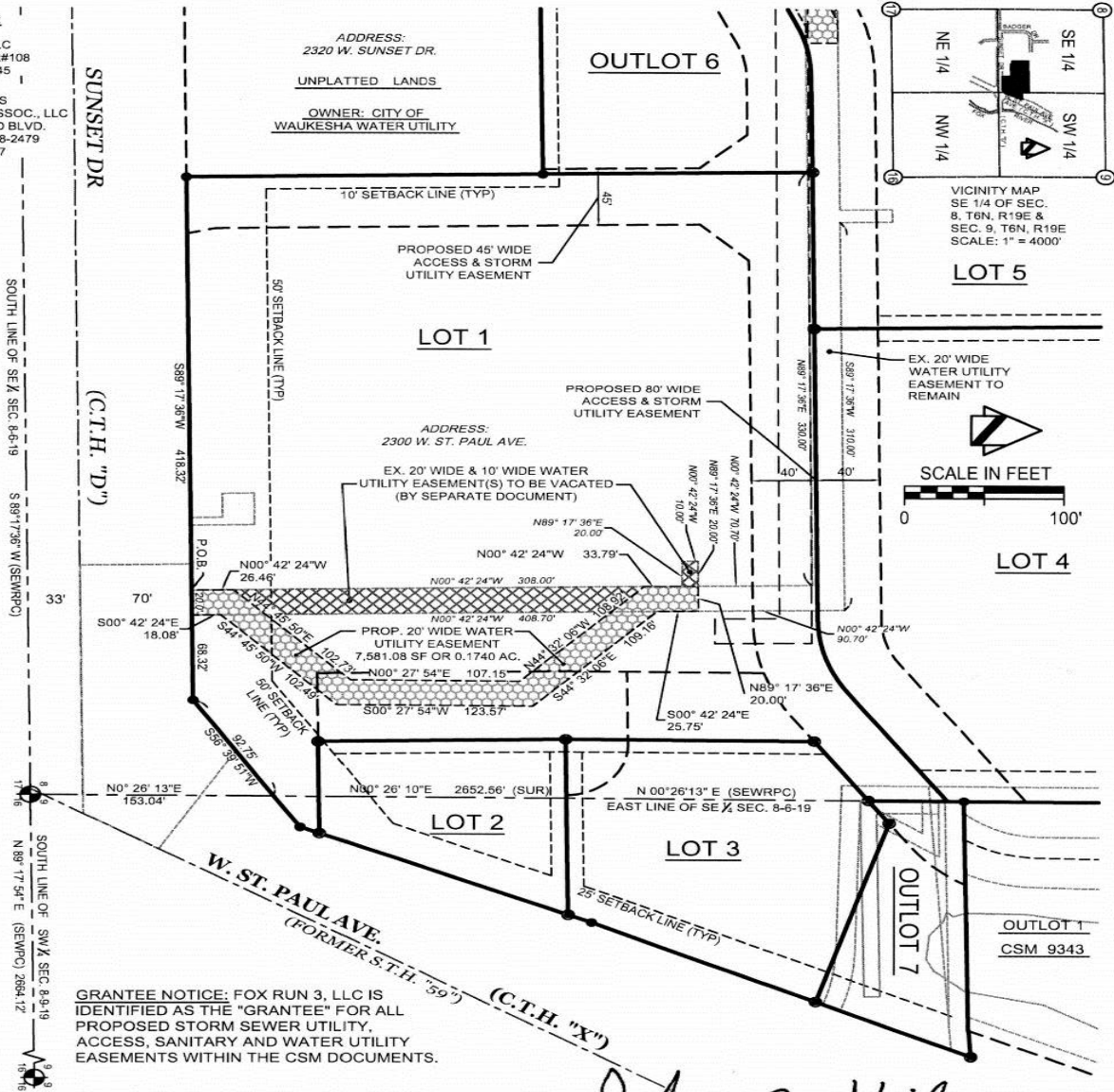
WATER UTILITY EASEMENT

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Southeast ¼ of Section 8; thence North 00°26'13" East 153.04 feet to the north right of way line of Sunset Drive (C.T.H. "D"); thence South 56°39'51" West, 92.75 feet; thence South 89°17'36" West along the north right of way of W Sunset Drive, 68.32 feet to the Southeastern most point of an existing Water main utility easement and the place of beginning of the land to be described; thence continuing South 89°17'36" West, 20.00 feet; thence North 00°42'24" West, 26.46 feet; thence North 44°45'50" East, 102.73 feet; thence North 00°27'54" East, 107.15 feet; thence North 44°32'06" West, 108.92 feet; thence North 00°42'24" West, 33.79 feet; thence North 89°17'36" East, 20.00 feet; thence South 00°42'24" East, 25.75 feet; thence South 44°32'06" East, 109.16 feet; thence South 00°27'54" West, 123.57 feet; thence South 44°45'50" West, 102.49 feet; thence South 00°42'24" East, 18.08 feet to the place of beginning. Total area of boundary contains 7,581.08 square feet or 0.1740 acres of land.

EXHIBIT "D1" - WATER UTILITY EASEMENT

Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Town 6 North, Range 19 East in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Southeast 1/4 of Section 8; thence North 00°26'13" East 153.04 feet to the north right of way line of Sunset Drive (C.T.H. "D"); thence South 56°39'51" West, 92.75 feet; thence South 89°17'36" West along the north right of way of W Sunset Drive, 68.32 feet to the Southeastern most point of an existing Water main utility easement and the place of beginning of the land to be described; thence continuing South 89°17'36" West, 20.00 feet; thence North 00°42'24" West, 26.46 feet; thence North 44°45'50" East, 102.73 feet; thence North 00°27'54" East, 107.15 feet; thence North 44°32'06" West, 108.92 feet; thence North 00°42'24" West, 33.79 feet; thence North 89°17'36" East, 20.00 feet; thence South 00°42'24" East, 25.75 feet; thence South 44°32'06" East, 109.16 feet; thence South 00°27'54" West, 123.57 feet; thence South 44°45'50" West, 102.49 feet; thence South 00°42'24" East, 18.08 feet to the place of beginning. Total area of boundary contains 7,581.08 square feet or 0.1740 acres of land.

OWNER/SUBDIVIDER:
 FOX RUN 3 LLC
 C/O SOMERSTONE LLC
 19035 W. CAPITOL DR#108
 BROOKFIELD, WI 53045
SURVEYOR:
 JOHN R. STIGLER, PLS
 JAHNKE & JAHNKE ASSOC., LLC
 711 WEST MORELAND BLVD.
 WAUKESHA, WI. 53188-2479
 PHONE: (262) 542-5797



GRANTEE NOTICE: FOX RUN 3, LLC IS IDENTIFIED AS THE "GRANTEE" FOR ALL PROPOSED STORM SEWER UTILITY, ACCESS, SANITARY AND WATER UTILITY EASEMENTS WITHIN THE CSM DOCUMENTS.

NOTES:
 - ITALICIZED DIMENSIONS REFER TO EXISTING LINE DISTANCES.

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊕ - SECTION CORNER MONUMENT

John R Stigler
 JOHN R. STIGLER - Wis. Reg. No. S -1820
 DATED this 6th DAY of February, 2020
 REVISED this 8th DAY of May, 2020

INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. WAUK 5422

FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

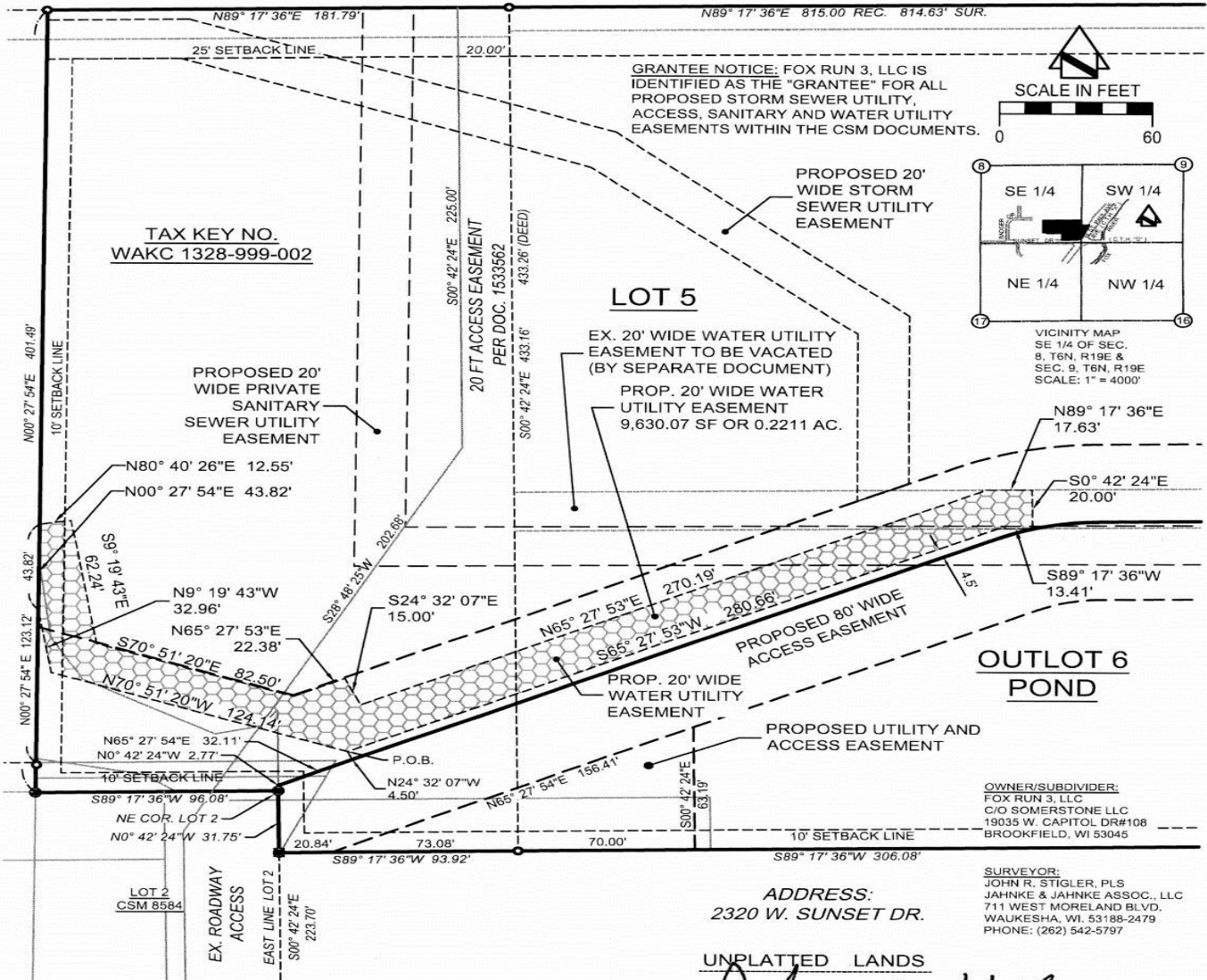
EXHIBIT D-2

Water Utility Easement

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner Lot 2 CSM 8584 on the south line of Proposed Lot 5; thence North 00°42'42" West 2.77 feet; thence North 65°27'54" East along the south line of said proposed Lot 5 32.11 feet; thence North 24°32'07" West 4.50 feet to the Southwestern most point of an existing Water main utility easement and the place of beginning of the land to be described; thence continuing North 70°51'20" West 124.14 feet; thence North 9°19'34" West 32.96 feet; thence North 00°27'54" East 43.82 feet; thence North 80°40'26" East 12.55 feet; thence South 9°19'34" East 62.24 feet; thence South 70°51'20" East, 82.50 feet, thence North 65°27'54" East 22.38 feet; thence South 24°32'07" East 15.00 feet; thence North 65°27'53" East, 270.19 feet; thence North 89°17'36" East, 17.63 feet; thence South 00°42'24" East, 20.00 feet; thence South 89°17'36" West, 13.41 feet; thence South 65°27'53" West, 280.66 feet to the place of beginning. Total area of boundary contains 9,630.07 square feet or 0.2211 acres of land.

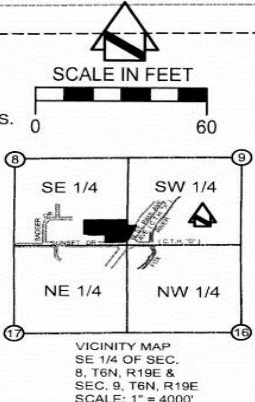
EXHIBIT "D2" - WATER UTILITY EASEMENT

Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Town 6 North, Range 19 East in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner Lot 2 CSM 8584 on the south line of Proposed Lot 5; thence North 00°42'42" West 2.77 feet; thence North 65°27'54" East along the south line of said proposed Lot 5 32.11 feet; thence North 24°32'07" West 4.50 feet to the Southwestern most point of an existing Water main utility easement and the place of beginning of the land to be described; thence continuing North 70°51'20" West 124.14 feet; thence North 9°19'34" West 32.96 feet; thence North 00°27'54" East 43.82 feet; thence North 80°40'26" East 12.55 feet; thence South 9°19'34" East 62.24 feet; thence South 70°51'20" East, 82.50 feet, thence North 65°27'54" East 22.38 feet; thence South 24°32'07" East 15.00 feet; thence North 65°27'53" East, 270.19 feet; thence North 89°17'36" East, 17.63 feet; thence South 00°42'24" East, 20.00 feet; thence South 89°17'36" West, 13.41 feet; thence South 65°27'53" West, 280.66 feet to the place of beginning. Total area of boundary contains 9,630.07 square feet or 0.2211 acres of land.



TAX KEY NO.
WAKC 1328-999-002

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LOT 5

EX. 20' WIDE WATER UTILITY EASEMENT TO BE VACATED (BY SEPARATE DOCUMENT)
PROP. 20' WIDE WATER UTILITY EASEMENT
9,630.07 SF OR 0.2211 AC.

OUTLOT 6 POND

ADDRESS:
2320 W. SUNSET DR.

OWNER/SUBDIVIDER:
FOX RUN 3, LLC
C/O SOMERSTONE LLC
19035 W. CAPITOL DR#108
BROOKFIELD, WI 53045

SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., LLC
711 WEST MORELAND BLVD.
WAUKESHA, WI 53188-2479
PHONE: (262) 542-5797

UNPLATTED LANDS
John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 6th DAY of February, 2020
REVISED this 8th DAY of May, 2020

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