



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: August 11, 2016

To: Dan Duchniak, P.E.

From: Chris Walter, P.E.

Re: Stillwater Villas – Water Main Easement

Bielinski Homes is requesting a 20-foot water main easement for Stillwater Villas development. The easement will be within a proposed private roadway ending in a cul-de-sac approximately 400 feet in length. This will be a non-exclusive easement which allows private sanitary sewer to also be located in the easement. The water main will be centered within the 20-foot easement and the proposed sanitary sewer will be installed approximately 8-feet east of the proposed water main. No other utilities will be allowed within the easement.

Exhibit “A” and “B” attached show a proposed layout and legal description of the easement.

Recommended Motion: Move to approve 20 foot non-exclusive water main easement on Stillwater Court.

Enc.

EXHIBIT "A"

WATERMAIN EASEMENT

PART OF THE NORTH 1/2 OF THE NORTHEAST
1/4 OF THE NORTHWEST 1/4 OF SECTION 29,
TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF
WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

N. LINE, N.W. 1/4, SEC. 29-6-19 (N88°42'47"E 2661.13)
S88°42'47"W 1495.98

N. 1/4 CORNER,
SEC. 29-6-19

N.W. CORNER,
SEC. 29-6-19

C1 CURVE DATA:

A = 31.41'
R = 20.00'
DELTA = 89°58'58"
CB = S45°23'30"E
CH = 28.28'

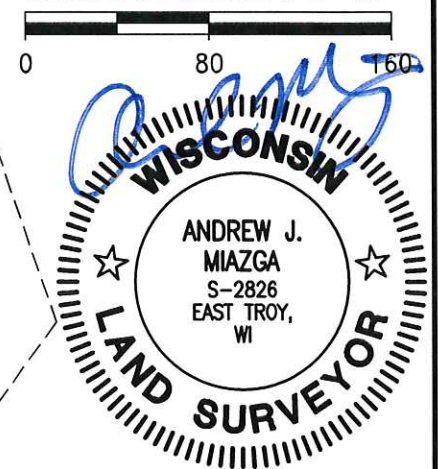
C2 CURVE DATA:

A = 143.75'
R = 130.00'
DELTA = 63°21'23"
CB = S58°42'52"E
CH = 136.54'

20' WATERMAIN
EASEMENT
7,991 S.F.
0.18 Ac.

UNPLATTED LANDS

NORTH
GRAPHIC SCALE: 1"=80'



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

C3 CURVE DATA:

A = 20.05'
R = 130.00'
DELTA = 8°50'17"
CB = N22°37'02"W
CH = 20.03'

UNPLATTED LANDS

DATE: 8/9/16 PAGE 1 OF 1

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THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, P.L.S. (S-2826)

EXHIBIT "B"

WATERMAIN EASEMENT

LEGAL DESCRIPTION:

Part of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 29, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest Corner of said Section 29; Thence North 88°42'47" East and along the North line of the said Northwest 1/4 Section, 1165.15 feet to a point on the East Right-of-Way line of "River's Crossing Drive"; Thence South 00°23'30" East and along the said East Right-of-Way line, 461.81 feet to a point of curvature; Thence Southeasterly 31.41 feet along said East Right-of-Way line and the arc of a curve whose center lies to the Northeast, whose radius is 20.00 feet and whose chord bears South 45°23'30" East, 28.28 feet to a point of tangency on the North Right-of-Way line of "Stillwater Circle"; Thence North 89°36'30" East and along the said North Right-of-Way line, 143.36 feet to a point of curvature; Thence Southeasterly 143.75 feet along the said North Right-of-Way line and the arc of a curve whose center lies to the Southwest, whose radius is 130.00 feet and whose chord bears South 58°42'52" East, 136.54 feet to the place of beginning of lands hereinafter described;

Thence North 64°04'51" East 3.44 feet to a point; Thence North 55°50'29" East 2.31 feet to a point; Thence North 35°16'44" West 12.24 feet to a point; Thence North 54°43'16" East 15.00 feet to a point; Thence South 35°16'44" East 12.54 feet to a point; Thence North 55°50'29" East 134.30 feet to a point; Thence North 22°11'57" East 199.74 feet to a point; Thence North 22°48'03" West 19.39 feet to a point; Thence North 67°11'57" East 20.00 feet to a point; Thence South 22°48'03" East 27.67 feet to a point; Thence South 22°11'57" West 214.07 feet to a point; Thence South 55°50'29" West 159.11 feet to a point; Thence South 64°04'51" West 6.03 feet to a point on the North Right-of-Way line of "Stillwater Circle"; Thence Northwesterly 20.05 feet along said North line and the arc of a curve whose center lies to the Southwest, whose radius is 130.00 feet and whose chord bears North 22°37'02" West 20.03 feet to the point of beginning of this description.

Said Easement contains 7,991 Square Feet (or 0.18 Acres) of land, more or less.

Date: 8/9/2016



A handwritten signature in blue ink, appearing to read "Andrew J. Miazga", written over a horizontal line.

Andrew J. Miazga, P.L.S.
Professional Land Surveyor, S-2826
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481