



Waukesha Water Utility

SERVING WAUKESHA SINCE 1886

115 DELAFIELD STREET
WAUKESHA, WI 53188-3615

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MEMORANDUM

Date: June 16, 2017

To: Dan Duchniak, P.E.

From: Chris Walter, P.E.

Re: Duluth Trading Company – Water Main Easement

Greenburg Farrow is requesting a 15-foot water main easement for the Duluth Trading Company development in the Home Depot Outlot, just north of Bluemound Road. The easement will be an “L” shape approximately 50 feet in total length and within the proposed commercial development. The water main will be centered within the 15-foot wide exclusive easement. No other utilities will be allowed within the easement.

The easement is shown on the attached Certified Survey Map.

Recommended Motion: Move to approve 15-foot exclusive water main easement for the Duluth Trading Company property north of Bluemound Road.

Enc.

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 of Certified Survey Map No. 8801, being part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 30, Township 7 North, Range 20 East, in the City of Waukesha, Waukesha County, Wisconsin.

WISCONSIN

ERIC R. STURM

S-2309

EAGLE

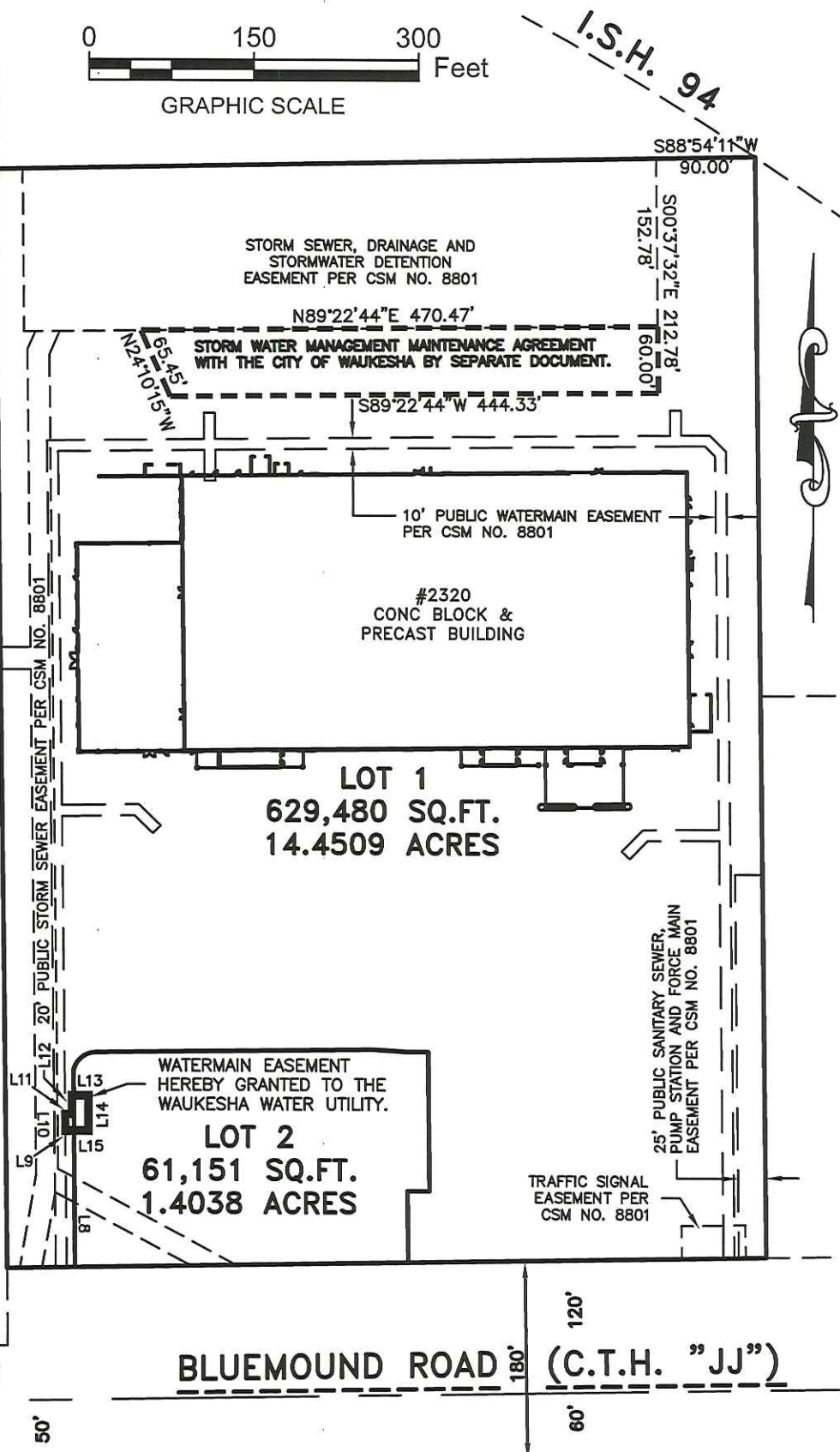
WI

LAND SURVEYOR

FEB. 8, 2017

REVISED JUNE 1, 2017

Line Table		
Line #	Direction	Length
L1	N0°28'49"W	178.96
L2	N89°22'28"E	251.99
L3	S86°11'01"E	31.09
L4	N89°22'28"E	19.00
L5	S0°37'32"E	126.00
L6	S89°22'28"W	20.00
L7	S0°37'32"E	64.51
L8	N0°28'49"W	123.59
L10	N0°37'32"W	15.00
L11	N89°02'00"E	6.19
L12	N0°00'00"E	16.83
L13	N90°00'00"E	15.00
L14	S0°00'00"E	31.58
L15	S89°02'00"W	21.03



R.A. Smith National, Inc.

Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005

262-781-1000 Fax 262-797-7373 www.rasmithnational.com

Appleton, WI Irvine, CA Pittsburgh, PA

S:\S166996\dwg\CS150L.dwg SHEET 2

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL ANGLES SHOWN ARE REFERENCED TO GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM - SOUTH ZONE, IN WHICH THE EAST LINE OF THE S.W. 1/4 OF SEC. 30-7-20 BEARS N00°37'32"W.

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 of Certified Survey Map No. 8801, being part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 30, Township 7 North, Range 20 East, in the City of Waukesha, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Parcel 1 of Certified Survey Map No. 8801, being part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 30, Township 7 North, Range 20 East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Southwest 1/4 Section; thence North 00°37'32" West along the East line of said Southwest 1/4 Section 1741.79 feet to the North line of C.T.H. "JJ"; thence South 89°03'43" West along said North line 640.00 feet to the point of beginning of lands to be described; thence continuing South 89°03'43" West along said North line 691.30 feet to a point in the East line of the West 68 acres in the West 1/2 of the Southwest 1/4 of said Section 30; thence North 00°39'39" West and along said East line and its extension 997.64 feet to a point; thence North 88°54'11" East 691.93 feet to a point on the South line of Interstate Highway "94"; thence South 00°37'32" East along the West line of Lot 1 of Certified Survey Map No. 5507 and the West line of Parcel 1 of Certified Survey Map No. 3933 a distance of 999.56 feet to the point of beginning.

Said lands contain 690,631 square feet or 15.8547 acres.

THAT I have made the survey, land division and map by the direction of HOME DEPOT U.S.A., INC., a Delaware corporation, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Waukesha in surveying, dividing, and mapping the same.

DATE

FEBRUARY 8, 2017
REVISED
JULIE 1, 2017

WISCONSIN

ERIC R. STURM

S-2309

EAGLE

WI

LAND SURVEYOR

Eric R. Sturm

(SEAL)

ERIC R. STURM

PROFESSIONAL LAND SURVEYOR S-2309

WATER MAIN EASEMENT NOTES FOR LOT 2:

1. No building, fences or structure of any kind including but not limited to sheds or electrical transformer boxes shall be constructed in water main easements. No trees or bushes which would grow to more than 4' in height shall be planted within said easement without approval of the Waukesha Water Utility.
2. In the event the Water Utility finds it necessary to disturb the premises in the exercise of its duties and responsibilities (future repairs, if necessary), the Water Utility agrees to restore the premises of the Grantor, as nearly as is reasonably possible, to the condition existing prior to such disturbance, however, not including the replacement of pavement, trees, shrubbery and other items existing on or within the described easement.
3. Grade changes within the Permanent Water Main Easement which exceed 12" (one foot) shall not be made without prior written approval of the Waukesha Water Utility.

Sheet 4 of 6 Sheets