



Storm Sewer & Drainage Facility Easement
E. Main St. & S.T.H. 164
Sponsor: Waukesha Block Co.)
DOCUMENT TITLE

This instrument made this 11th day of April, 1999, by and between Waukesha Block Company, Inc., Grantor, Waukesha, Wisconsin, and the City of Waukesha, a Wisconsin Municipal Corporation, Grantee

Witnesseth that the Grantor for the sum of One Dollar (\$1.00) and other good and valuable consideration does hereby sell, assign and convey unto the Grantee an easement and right-of-way over and across the following described property in the City of Waukesha, Waukesha County, Wisconsin, for the construction and maintenance of a storm drainage facility.

A 1 that part of the Northwest Quarter (NW 1/4) and Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Town 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

RECORDING AREA

NAME AND RETURN ADDRESS

CITY OF WAUKESHA
ENGINEERING DEPARTMENT
CITY HALL ANNEX
130 DELAWARE STREET
WAUKESHA, WI 53188

TAX PARCEL NO. WAUK 1097-002

Commencing at the southeast corner of Lot 2 of Certified Survey Map No. 5415 as recorded in Volume 43 of Certified Survey Maps on pages 301-305, inclusive, as Document No. 1464703 in the Waukesha County Registry; thence South 03°19'53" East along the westerly line of a 60 feet wide private road right-of-way 51.33 feet to a point on the southerly line of said private road right-of-way; thence North 73°03'33" East 128.677 feet along said southerly right-of-way line to the place of beginning of a 15 feet wide easement for storm sewer purposes, hereinafter described, commencing thence North 73°03'33" East along said right-of-way 118.000 feet; thence northeasterly 180.572 feet along the arc of a curve of radius 356.752 feet, curve center lies to the South, chord bears North 87°33'22.5" East 178.611 feet; thence South 77°56'48" East 204.419 feet to the westerly right-of-way line of S.T.H. 164; thence South 16°00'42" West along said westerly line 190.131 feet; thence southwesterly 541.898 feet along said right-of-way line and the arc of a curve of radius 1717.020 feet, curve center lies to the southeast, chord bears South 06°57'13" West 529.652 feet; thence South 12°18'15" West along said right-of-way line 152.798 feet to a point on the southerly right-of-way line of East Main Street, C.T.H. Y; thence South 65°12'48" West along said northerly right-of-way line 180.000 feet; thence North 24°47'12" West 15.00 feet; thence North 65°12'48" East 173.125 feet; thence North 12°18'15" East 141.255 feet; thence northeasterly 546.632 feet along the arc of a curve of radius 1732.100 feet, curve center lies to the southeast, chord bears North 06°58'13" East 544.316 feet; thence North 16°01'42" East 174.057 feet; thence North 77°56'48" West 188.345 feet; thence southwesterly 176.108 feet along the arc of a curve of radius 341.752 feet, curve center lies to the South, chord bears South 87°33'32" West 171.101 feet; thence South 73°03'33" West 118.000 feet; thence North 16°56'27" West 15.000 feet to the place of beginning. Containing a net area of 22,800.4 square feet or 0.523 acres of land. (SEE ATTACHED EXHIBIT "A")

It is intended by this conveyance to grant an easement and right-of-way to the City of Waukesha and its successors in the above described land for the construction and maintenance of a storm drainage facility and to continue undisturbed.

No buildings shall be constructed, nor trees or bushes which would grow to more than 4 feet in height shall be planted within said easement described above without the approval of the City of Waukesha Engineering Department. The existing concrete barrier fence within the easement is to be removed by the Grantor prior to construction of the storm sewer. The concrete barrier will be replaced by the Grantor upon completion of construction. No other fences shall be constructed within the easement without the approval of the City of Waukesha Engineering Department.

An additional 5' (five feet) wide construction easement on the ends and on the property side of the above described easement is to remain in effect until construction is completed and will terminate upon said completion. (SEE ATTACHED EXHIBIT "A")

In consideration of granting the above described drainage easement to the City of Waukesha, the Grantor reserves the right to discharge collected surface drainage from the following described lands into the storm sewer system to be installed within said easement:

All that part of the Northwest Quarter (NW 1/4) and Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Town 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of Lot 2 of Certified Survey Map No. 5415 as recorded in Volume 43 of Certified Survey Maps on pages 301-305, inclusive, as Document No. 1464703, in the Waukesha County Registry; thence South 03° 19' 53" East along the westerly line of a 60-foot wide private road right-of-way 51.33 feet to a point on the southerly line of said private road right-of-way, the place of beginning of the land hereinafter described; thence North 73° 03' 33" East 246.667 feet along said southerly right-of-way line to a point of curve, thence northeasterly 180.532 feet along the arc of a curve of radius 356.752 feet, curve center lies to the South, chord bears North 87° 33' 22.5" East 178.611 feet; thence South 77° 56' 48" East 204.419 feet to the westerly right-of-way line of S.T.H. 164, thence South 16° 06' 42" West along said westerly line 190.131 feet; thence southwesterly 541.898 feet along said right-of-way line and the arc of a curve of radius 1717.020 feet, curve center lies to the southeast, chord bears South 06° 58' 13" West 539.652 feet; thence South 12° 18' 15" West along said right-of-way line 152.798 feet to a point on the northerly right-of-way line of East Main Street, C.T.H. Y, thence South 65° 12' 48" West along said northerly right-of-way line 298.594 feet; thence North 11° 27' 52" West 967.45 feet; thence North 03° 19' 53" West 7.95 feet to the place of beginning. Containing 9.568 acres of land. (SEE ATTACHED EXHIBIT "B")

In witness whereof the above named Waukesha Block Company, Inc., owner, has hereunto set its hand and seal the day and year first above written.

In presence of

WAUKESHA BLOCK COMPANY, INC.
P O BOX 828
WAUKESHA, WI 53187-0828

My commission expires
5/16/2000

Robert H. Nagel, President

THIS INSTRUMENT DRAFTED
BY

DAVID A. MALVEISON, R.L.S.

CITY OF WAUKESHA

State of Wisconsin
Waukesha County

On the above date the following was acknowledged before me by
the named party

Notary Public, State of Wisconsin

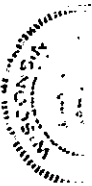
SEAL

EXHIBIT "A"

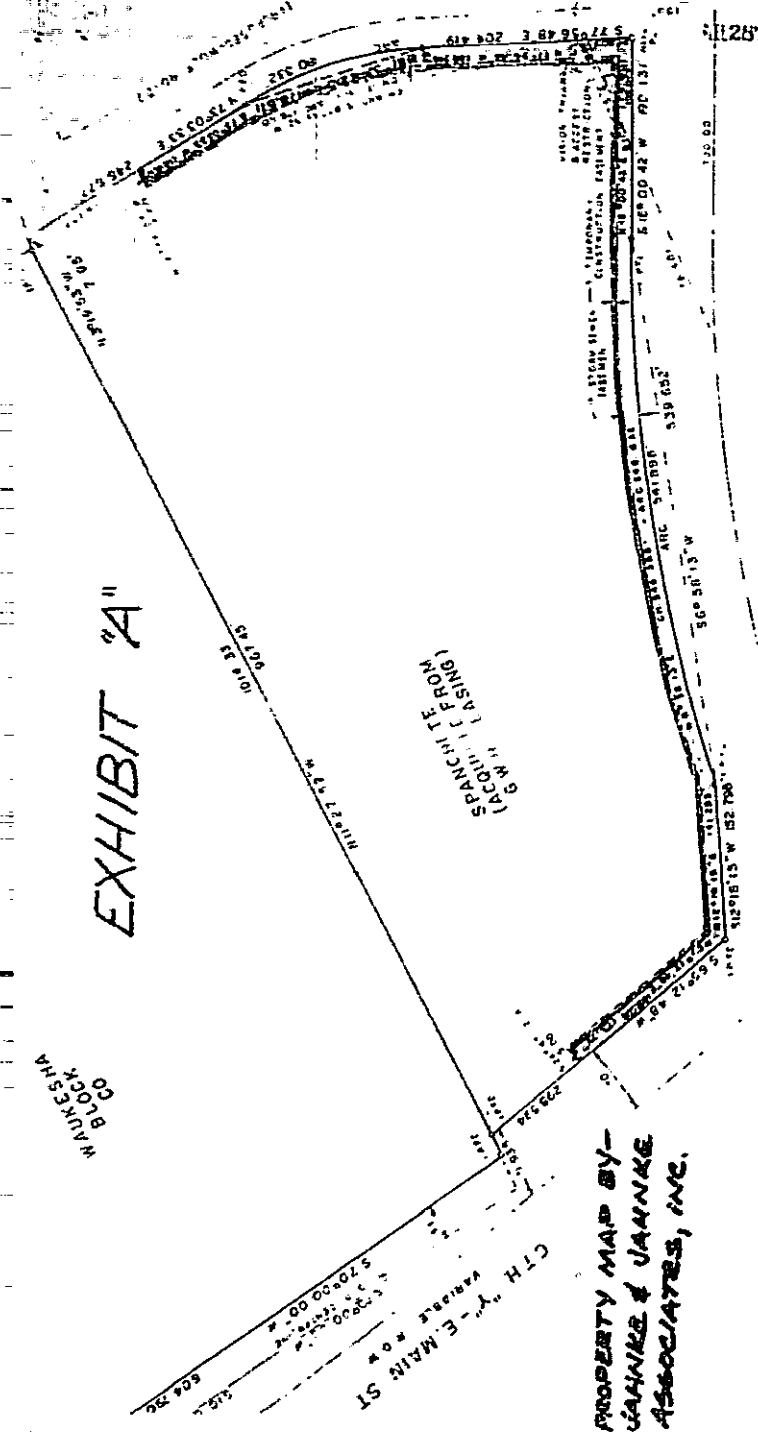
WAUKESHA
BLOCK
CO

SPANCHI TE
(ACQUITTING FROM
G.W. 11)

PROPERTY MAP BY-
JANINE & JANINE
ASSOCIATES, INC.



CTH "164"
160 ROW



ROAD
TO NEW

EXHIBIT "B"

020704H
X5306
4451

PROPERTY MAP BY -
JAHNKE & JAHNKE
ASSOCIATES, INC.

CTH 164
160 4 2 2