

Document Number

Sewer Easement Release,
SER-2275
Quit Claim Deed,
QCD-2275

Please return Document to:

City of Milwaukee
Infrastructure Services Division
Environmental Engineering Section
841 North Broadway – Room 820
Milwaukee, WI 53202

Recording Area

553-9999-114

Tax Key Number

Release of a sewer easement and
Conveyance of sewers located in
the area east of South Point
Terrace from West Morgan Avenue
to West Loomis Road

RELEASE OF CITY OF MILWAUKEE SEWER EASEMENT SE-2275
AND
QUIT CLAIM DEED OF AN EXISTING SANITARY SEWER IN THE
EASEMENT TO BE RELEASED

BE IT KNOWN, That the CITY OF MILWAUKEE, a municipal corporation of the State of Wisconsin, for valuable consideration to it in hand paid, the receipt whereof is hereby acknowledged, does hereby release the following described sewer easement, as shown on the attached plan file numbers 151-4-60A and 151-4-60B, located in that part of the Southeast one-quarter (SE $\frac{1}{4}$) of Section 13, Township 6 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows, to wit:

A strip of land in the Southeast one-quarter (SE $\frac{1}{4}$) of Section 13, Township 6 North, Range 21 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin, 60 feet in width, lying 30 feet on each side of the following described center line:

Commencing at a point in the north line of the SE $\frac{1}{4}$ of Section 13, Township 6 North, Range 21 East, 300 feet east of the west

line of east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 13, Township 6 North, Range 21 East;

Thence south zero degrees, eleven minutes and twenty seconds ($00^{\circ}11'20''$) east, seventy-five and one one-hundredths (75.01) feet to a point; said point being the point of beginning of the center line;

Thence south zero degrees, eleven minutes and twenty seconds ($00^{\circ}11'20''$) east, two hundred ninety-four and two one-hundredths (294.02) feet to a point on a line that bears south thirty-eight degrees, twenty-four minutes and twenty-nine seconds ($38^{\circ}24'29''$) west, and whose length is ninety-six and eighteen one hundredths (96.18) feet, said point is the termination point of said center line, the sidelines of said strip of land to be extended or shortened to meet at the termination points of said line that bears south thirty-eight degrees, twenty-four minutes and twenty-nine seconds ($38^{\circ}24'29''$) west.

AND

A strip of land in the Southeast $\frac{1}{4}$ (SE $\frac{1}{4}$) of Section 13, Township 6 North, Range 21 East in the City of Milwaukee, County of Milwaukee, State of Wisconsin, 60 feet in width, lying 30 feet on each side of the following described center line:

Commencing at a point in the north line of the SE $\frac{1}{4}$ of Section 13, Township 6 North, Range 21 East, 300 feet east of the west line of east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 13, Township 6 North, Range 21 East;

Thence south zero degrees, eleven minutes and twenty seconds ($00^{\circ}11'20''$) east, six hundred twenty-four and thirty-three one-hundredths (624.33) feet to a point;

Thence southeasterly one hundred eleven and seventy-five (111.75) feet along a curve whose center lies to the east, whose radius is one hundred eighty-five and sixty-four one-hundredths (185.64) feet, and whose long chord is one hundred ten and eight one-hundredths (110.08) feet and bears south seventeen degrees, twenty-six minutes and seven seconds ($17^{\circ}26'07''$) east;

Thence south thirty-four degrees, forty minutes and fifty-four seconds ($34^{\circ}40'54''$) east forty (40) feet to a point; said point lying on the center line being described;

Thence northeasterly thirty (30) feet along a curve whose center lies to the southeast, whose radius is three thousand two hundred sixty-nine and ninety-four one-hundredths (3,269.94) feet and whose long chord is thirty (30) feet and bears south thirty-four degrees, fifty minutes and 34 seconds ($34^{\circ}50'34''$) west, to a point; said point being the easterly terminus of said center line being described;

Thence three hundred sixty-four and eighty-five one-hundredths (364.85) feet along a curve whose center lies to the southeast, whose radius is three thousand two hundred sixty-nine and ninety-four one-hundredths (3,269.94) feet and whose long chord is three hundred sixty-four and eighty-four one-hundredths (364.84) feet and bears south thirty-seven degrees, forty-six minutes and forty-three seconds ($37^{\circ}46'43''$) west to a point on the east line of West Point Terrace, said point being the westerly terminus of said center line being described. The sidelines of said strip of

land to be extended or shortened to meet at the east line of West Point Terrace.

Said strips of land are part of Tax Key No. 553-9999-114.

The aforementioned sewer easement was granted to the Town of Greenfield by Fons and Company in 1938, and is within City of Milwaukee limits at the present time.

And in consideration of said payment, it does hereby remise, release and quit claim unto Continental 107 Fund, LLC, owner; and to its successors and assigns forever, the following described facilities:

Sanitary sewers, manholes, and appurtenances thereto located in said Southeast one-quarter (SE $\frac{1}{4}$), as shown on plan file number 151-4-60B, and more particularly described as follows, to wit:

An 8-inch diameter sanitary sewer beginning at the center line of a sanitary sewer manhole, said manhole not to be included in this conveyance, located at 12 feet west of the east line of South Point Terrace and 30 feet north of the easterly extension of the south line of Lyndale subdivision, a recorded subdivision, said line being the East-West City limits line;

Thence northeasterly approximately 124 feet to the center line of a sanitary sewer manhole located approximately 85 feet east of the east line of South Point Terrace;

Thence continuing northeasterly approximately 195 feet to the centerline of a sanitary sewer manhole located approximately 243 feet east of the east line of South Point Terrace;

Thence proceeding northwesterly to a 10-inch diameter sanitary sewer approximately 20 feet to a point on the northwesterly line of sewer easement SE-2275; said point being on the center of the southerly line of sewer easement SE-2421.

AND

Sanitary sewers, manholes, and appurtenances thereto located in said Southeast one-quarter (SE $\frac{1}{4}$), as shown on plan file number 151-4-60A, and more particularly described as follows, to wit:

A 10-inch diameter sanitary sewer beginning at a point on the west line of sewer easement SE-2275; said point being on the center of the easterly most line of sewer easement SE-2421.

Thence northeasterly approximately 55 feet to the center line of a sanitary sewer manhole located approximately 208 feet east of the east line of South Point Terrace and 273 feet south of the south line of West Morgan Avenue;

Thence an 8-inch diameter sanitary sewer proceeding north approximately 134 feet to the center line of a sanitary sewer manhole;

Thence northeasterly approximately 190 feet to the center line of a sanitary sewer manhole located at 49 feet north of the south line of West Morgan Avenue and approximately 81 feet east of the northerly extension of the east line of sewer easement SE-1588, Parcel A, said manhole not to be included in this conveyance;

All manholes and appurtenances within the easements to be released not expressly excluded in the aforementioned description are part of this conveyance.

