

Report to the Manitowoc Plan Commission

Meeting Date: Wednesday, August 23, 2023

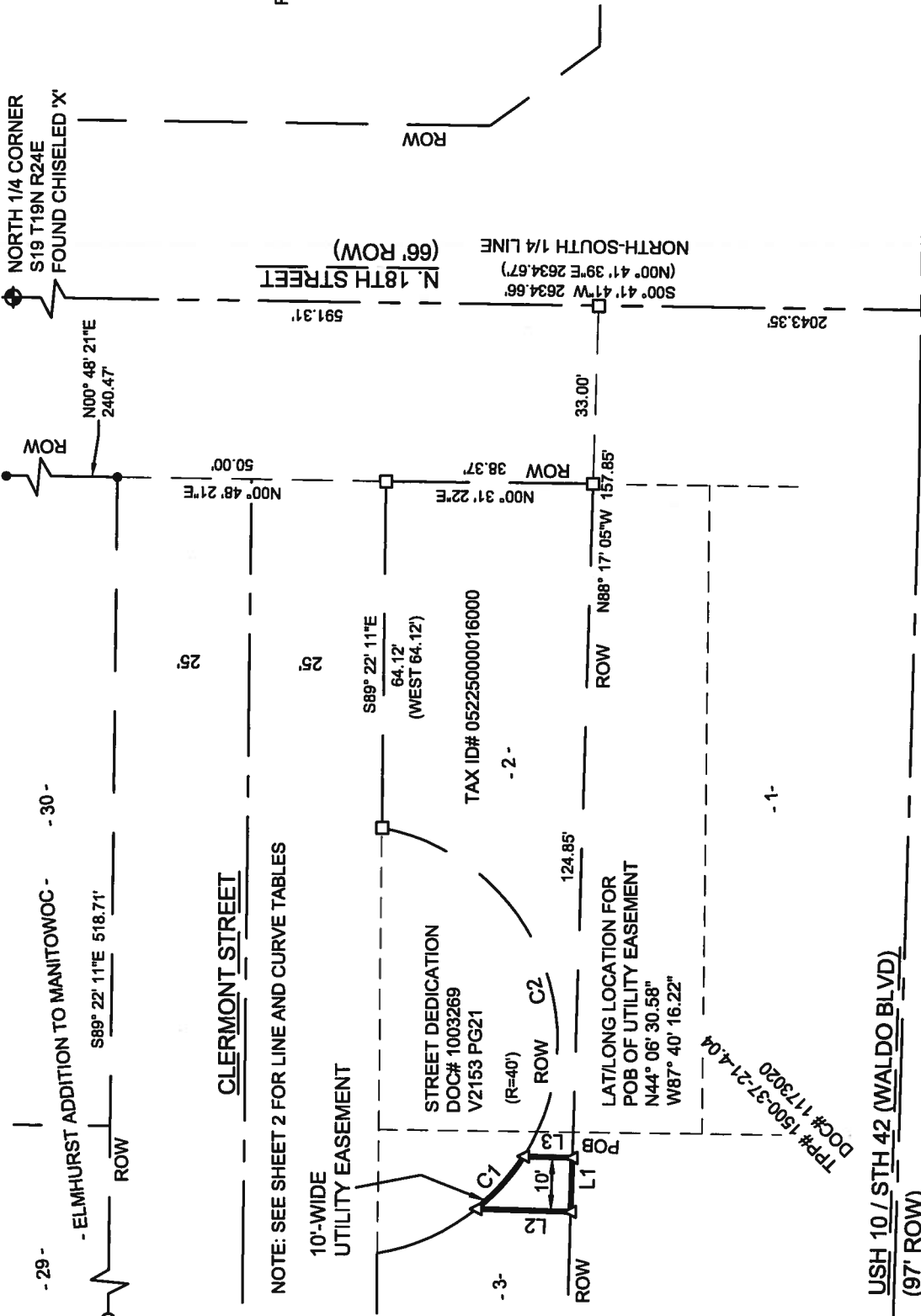
Request: PC 1-2023: TDS; Request for an Easement, Clermont Street and Waldo Blvd.

Report: As part of TDS's fiber optic network build-out, TDS is requesting a 10' wide easement that extends from the cul-de-sac right-of-way of Clermont Street to the north right-of-way line of Waldo Blvd. The City Engineering Department is fine with the easement request.

Recommendation: Recommend approval of the easement request.

EXHIBIT "A"

LOCATED IN PART OF LOT 3 OF ELMHURST ADDITION TO MANITOWOC, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 24 EAST, CITY OF MANITOWOC, MANITOWOC COUNTY, WISCONSIN



LEGEND

- ◆ GOVERNMENT CORNER
- FD 0.75" O.D. IRON BAR
- COMPUTED POINT
- ⊙ FD 1" O.D. IRON PIPE
- △ SET 3/8" X 12" SPIKE
- () "RECORDED AS" DATA
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY



Bearings are referenced to the WISCONSIN, Manitowoc County, NAD 83 (2011) and referenced to the North-South 1/4 Line of S19, T19N, R24E measured as S00° 41' 41" W

NORTH 1/4 CORNER
S19 T19N R24E
FOUND CHISELED 'X'

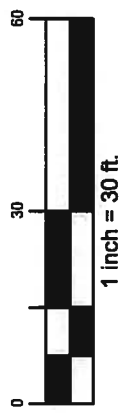
N. 18TH STREET
(66' ROW)

S00° 41' 41" W 2634.66'
NORTH-SOUTH 1/4 LINE
(N00° 41' 39" E 2634.67')

CENTER 1/4 CORNER
S19 T19N R24E
FOUND CHISELED 'X'

NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLES

GRAPHIC SCALE



USH 10 / STH 42 (WALDO BLVD)
(97' ROW)



JULY 13, 2023

SHEET 1 OF 2

TC-220932030

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Line Table	
Line #	Distance
L1	10.00'
L2	17.43'
L3	9.00'

Curve Table							
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length	Tangent In	Tangent Out
C1	40.00	18°49'02"	13.14	S48°09'38"E	13.08	S38°45'07"E	S57°34'09"E
C2	40.00	111°44'26"	78.01	N66°33'38"E	66.22	S57°34'09"E	N10°41'26"E

Legal Description for TDS Easement:

Located in part of Lot 3 of Elmhurst Addition to Manitowoc, and part of the Northeast Quarter of the Northwest Quarter of Section 19, Township 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 19; thence South 00 degrees 41 minutes 41 seconds West along the North-South Quarter Line of said Section 19, a distance of 591.31 feet; thence North 88 degrees 17 minutes 05 seconds West, a distance of 33.00 feet to the intersection of the North Right-of-Way (ROW) Line of U.S.H. 10 / S.T.H. 42 (Waldo Blvd) and the West ROW Line of N. 18th Street; thence continuing North 88 degrees 17 minutes 05 seconds West along said North ROW Line, a distance of 124.85 feet to the Point of Beginning; thence continuing North 88 degrees 17 minutes 05 seconds West along said North ROW Line, a distance of 10.00 feet; thence North 1 degree 42 minutes 55 seconds East perpendicular to said North ROW Line, a distance of 17.43 feet to the South ROW Line of Clermont Street as described in a Street Dedication as recorded in Document No. 1003269 in Volume 2153 Page 21 at the Manitowoc County Register of Deeds Office, also being the beginning point of a curve; thence 13.14 feet along the arc of a curve concave to the Northeast and along said South ROW Line, having a radius of 40.00 feet, and measured along a chord bearing South 48 degrees 09 minutes 38 seconds East, a distance of 13.08 feet to the ending point of said curve; thence South 1 degree 42 minutes 55 seconds West perpendicular to said North ROW Line, a distance of 9.00 feet to the Point of Beginning.



