



Waterways and Parks Commission

Agenda

7:00 p.m., January 24th, 2024

City of Eau Claire

North Conference Room – City Hall

1. **Call to Order**
2. **Roll Call**
3. **Reading and approval of minutes of the past meeting on Wednesday, December 6th, 2024.**
4. **Open Public Comment Period for Items that do not appear on this Agenda**
5. **Business Agenda Items**
 - a. Recommendation for Approval of Easement at Cannery Park
6. **Discussion and Direction**
 - a. Announcements
 - b. Future Agenda Items
7. **Adjournment**

Ellen Faulkner, Chairperson
c: News Media

Any person who has a qualifying disability as defined by the Americans With Disabilities Act that requires the meeting or materials at the meeting to be in accessible location or format must contact the ADA Coordinator for the City of Eau Claire, at 839-4921 or at 203 South Farwell Street by 2:00 PM the Monday prior to the meeting so that any necessary arrangements can be made to accommodate each request."



Waterways and Parks Commission

Minutes

7:00 p.m., December 6th, 2023

City of Eau Claire

Council Chambers – City Hall

1. **Call to Order** by Chairperson Faulkner at 7:00 PM
2. **Roll Call**

Members Present: Kirk Dahl, Jessica Schoen, Charlotte Hudgins, Meredith Ball, Ellen Faulkner, Megan Holmes, Gina Keenan

Members Absent: Christopher Johnson, Joe Maurer, Roderick Jones, Mark Stanley

Staff Present: Steve Plaza, Corey Lee, Lindsay Jerry

Others Present: Brady Johnson of the Eagle Scouts, Jordan Tyznik of Kingpin Management, and Jon Strosahl of CORBA
3. **Reading and approval of minutes of the past meeting on Wednesday, August 23rd, 2023.**

Commissioner Ball motions to approve the August meeting minutes, Commissioner Holmes seconds the motion. Minutes pass with all present members in favor.
4. **Open Public Comment Period for Items that do not appear on this Agenda**
5. **Business Agenda Items**
 - a. **Eagle Scout Project: Storage shed at Fairfax Park**
 - i. Brady Johnson, Eagle Scout, requests to install a storage shed between the batting cage and baseball field at Fairfax Park in the Spring of 2024, to fulfill the Eau Claire American Baseball League’s need of an equipment shed. The city will have a set of keys in case of emergencies.
 - ii. Commissioner Keenan motions to approve the proposal, with the motion seconded by Commissioner Schoen. The motion passes with all present Commissioners in favor.
 - b. **Recommendation for the potential disposition of land located behind 1305 Menomonie St**

Presentation by Corey Lee, City of Eau Claire Budget Analyst.

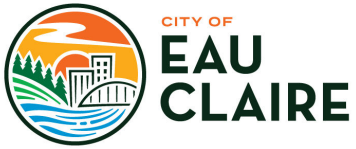
 - i. Currently a bar and grill is moving in at the location. During the zoning inspection, it was discovered that the existing building encroaches on city property by about a foot. The business has requested that we sell that section of land. 1864 square feet of city property will be sold upon recommendation to 1305 Menomonie St to ensure that it conforms to zoning requirements. Utility and public access easements are planned for future ability to build a trail. Currently the property is not a dedicated park and nothing is planned.
 - ii. Jordan Tyznik of Kingpin Management asserted that the business does not plan to build anything outside of the existing structure. Changes are only being made to the interior of the building, which has been there for 30 years.
 - iii. Commissioner Schoen motions to approve, with the motion seconded by Commissioner Hudgins. The motion passes with none opposed.
 - c. **Recommendation for the potential disposition of land located at 717 Short St.**

Presentation by Corey Lee, City of Eau Claire Budget Analyst.

 - i. The small section (just over 1300 square feet) of city property is currently



- being used as trail land. It is part of the of the State trail near the Chippewa River, and was once part of the railway. American materials would like to use it for storage.
- ii. Motion to approve the recommendation by Commissioner Dahl, seconded by Commissioner Ball. The motion passes with none opposed.
- d. **Recommendation for approval of easement at Mt Tom**
Presentation by Corey Lee, City of Eau Claire Budget Analyst
- i. During the 2022 road reconstruction, it was noticed that the parcel at 1804 Bellevue Avenue needs parking lot access through Mount Tom Park. A private drive through a section of the park has been used for years for access to the apartment. The landowner requested that an entryway be poured back in on Holm Avenue. To do so, they'll be required to purchase an access easement through Mount Tom Park. Without the access at the rear of the structure the renter won't have access to parking or to the apartment at the back of the building. The proposed easement is also a parking area.
 - ii. Commissioner Ball motions to recommend the approval, seconded by Commissioner Hudgins. Motion carries with one Commissioner opposed.
- e. **Recommendation for an addendum to include playgrounds in the ordinance prohibiting smoking in specific areas in City Parks.**
Presentation by Steve Plaza, Parks Manager.
- i. The current ordinance prohibits smoking in outdoor spaces such as arenas, stadiums, amphitheaters, and public events seating. The recommendation would add an amendment to also prohibit smoking within twenty feet of a playground, play space, learning trail, or other City Park area designed for children. The amendment would not result in increased signage, but would give law enforcement the right to issue tickets if necessary.
 - ii. Commissioner Hudgins motions to approve the recommendation, seconded by Commissioner Schoen, with a suggestion to add signage. The recommendation passes with none opposed.
- f. **Remote attendance review and vote.**
Presentation by Steve Plaza, Parks Manager.
- i. The option of remote attendance would allow for remote meetings, but not hybrid, meaning that all attending members would be present virtually or the meeting will take place in person. Two members would need to request a remote meeting.
 - ii. Commissioner Keenan motions to approve, seconded by Commissioner Ball. The motion passes with all in favor.
- g. **Discussion and recommendation of the CORBA Plan for Well Site Trails**
Presentation by Jon Strosahl from CORBA.
- i. During the last three or four years, people have adopted the existing wildlife trails at the City Wells Site, resulting in a large number of trails and intersections. In February of 2023, the city approved CORBA to design trails on the City Wells Site.



The goal is a reduction in volunteer type trails, resulting in fewer interactions between people during various outdoor activities. The biggest change planned for the Wells Site trails is the addition of one trail that circumnavigates the entire property. The new design and signage would ensure that anyone new to the trails can enjoy them without getting turned around or lost.

- ii. The Commission heard public commentary regarding the proposed CORBA Plan for Well Site Trails.
- iii. Commissioner Holmes motions to approve the recommendation, seconded by Commissioner Dahl. With all present members in favor, the motion passes.

6. Discussion and Direction

- a. Announcements
- b. Future Agenda Items

7. Adjournment

Motion to adjourn by Commissioner Ball, seconded by Commissioner Holmes.
Meeting is adjourned at 8:48 PM.

MEMORANDUM**FINANCE DEPARTMENT**

Date: January 24, 2024

To: Waterways and Parks Commission

From: Corey Lee, Budget Analyst

Subject: Electrical Underground Distribution Easement – Cannery District

The City of Eau Claire is requesting that Northern States Power Company change some overhead lines into underground and also extend distribution, which requires this underground easement through part of Cannery Park.

The easement will run along the northerly side of Maple Street, beginning near Kessler Park and running towards Oxford Avenue. Adjacent to the eastern side of the intersection of Maple Street and Oxford Avenue the line will split northerly and southerly. The northern line will go northwest for approximately 135 feet and then terminate with the southern line running down to Redevelopment Authority Lot 1. The entirety of the easement will run within City park land, and the underground nature of this easement flows with the urbanized plan of electrical lines as well.

City staff recommends approval of the easement.

Attached is the easement with its exhibits.

ELECTRICAL UNDERGROUND DISTRIBUTION EASEMENT

Name City of Eau Claire, a Wisconsin municipality

The undersigned, hereinafter referred to as "Grantor", hereby grants to Northern States Power Company, a Wisconsin corporation, hereinafter referred to as "NSP", this Electrical Underground Distribution Easement ("Easement") as set forth below.

RECITALS

A. Grantor owns real property in Eau Claire County, Wisconsin described as follows:

See Exhibit A attached hereto and made partof

(the "Property")

B. NSP wishes to locate within the Property the facilities described as follows:

The necessary underground cables, wires, supports, conduits, vaults, pedestals, manholes, fixtures, devices, and other facilities and appurtenances necessary for the purposes of conducting electric energy, light, and communication impulses.

(the "Facilities")

C. Grantor agrees to grant to NSP, its successors and assigns, the right, privilege and easement to construct, operate, maintain, use, rebuild or remove the Facilities over, under, upon, the following described portion of the Property:

Except for the rights of access, the rights granted herein shall be limited to the attached Exhibit A attached hereto and made partof

(the "Easement Area")

NOW THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants to NSP a perpetual, non-exclusive easement to construct, install, operate, repair, remove, replace, reconstruct, alter, relocate, patrol, inspect, mark, improve, enlarge, and maintain the Facilities described above, all of which shall be exclusively underground except for such reasonably necessary vaults, manholes, and pedestals, as to pedestals only in such locations expressly approved by Grantor, either at grade or no more than 6.5 feet in height above average nearby grade, within the Easement Area. Grantor also grants to NSP the full right and authority to (1) reasonably access the Easement Area and the Facilities over and across the Property for the purpose of maintaining, replacing and constructing the Facilities; and (2) the reasonable temporary use by NSP of the Property adjacent to the Easement Area during construction, repair or replacement of the Facilities. In addition, Grantor grants to NSP full right and authority to cut, remove, prune or similarly manage trees, brush and other vegetation on or overhanging the Easement Area if such vegetation unreasonably interferes with or endangers the Facilities, subject to prior approval by Grantor, which approval or consent as required by this paragraph shall not be unreasonably withheld, conditioned, or delayed.

Grantor shall retain all rights and use of the Easement Area that will not unreasonably interfere with or endanger the Facilities or directly conflict with the easement rights granted herein, including without limitation the right to plant and maintain vegetation, and trees as defined herein. Grantor shall not, without prior approval by NSP, which approval or consent as required by this paragraph shall not be unreasonably withheld, conditioned, or delayed: (1) locate any structure or obstruction within the Easement Area; (2) plant trees that may unreasonably interfere with or endanger the Facilities; or (3) substantially change the ground elevation in a manner that will unreasonably interfere with or endanger the Facilities or materially impair the easement rights granted herein. Upon receiving information or having knowledge of any accident causing death or serious injury on the

RETURN TO: NSP

Siting & Land Rights, Dawn Schultz
1414 W. Hamilton Ave., PO Box 8
Eau Claire WI 54702-0008

PIN: 1822122709180042083, 1822122709180042081,
1822122709180042082, 1822122709180032028,
1822122709180040001, 1822122709180040002

Property related to the uses that involve Grantee or a member of the public, Grantee shall notify Grantor of said accident and provide Grantor with a brief description and location of the accident.

After installation of the Facilities or after the exercise of any of the rights granted herein, NSP agrees to restore the Property and the Easement Area to as near their original condition as is reasonably possible and remove therefrom all debris, spoils, and equipment resulting from the use of the Property and the Easement Area. Notwithstanding the foregoing, NSP will not be required to restore any vegetation if doing so would unreasonably interfere with or endanger the Facilities. If vegetation cannot be restored with same or similar vegetation due to such interference, NSP shall provide alternate comparable revegetation options by written notice to Grantor.

If Grantor performs maintenance on or repairs to, or replaces, its existing water, sewer, or other public facilities within the Easement Area, at the reasonable request of Grantor, NSP shall, at its sole cost, hold, move out of the way, and/or de-energize the Facilities. Once the maintenance, repairs, or replacements are completed, NSP may relocate the Facilities back in the same location as they were prior to the maintenance, repairs, or replacements and re-energize the Facilities.

Grantor covenants with NSP, its successors and assigns, that Grantor is the owner of the above described Property and has the right to sell and convey an easement in the manner and form aforesaid.

Grantor agrees to execute and deliver to NSP, at NSP's cost, without additional compensation, any additional documents needed to correct the legal description of the Easement Area to conform to the right of way actually occupied by the Facilities.

It is mutually understood and agreed that this instrument covers all agreements and stipulations between the parties and that no representation or statements, verbal or written, have been made modifying, adding to or changing the terms hereof.

The rights granted herein may be exercised at any time subsequent to the execution of this document and said rights shall continue until such time as NSP, its successors and assigns have notified Grantor, its successors or assigns, that NSP has abandoned and relinquishes its easement rights. Following such notification by NSP, Grantor, its successors or assigns may require by written notification that NSP remove all of its Facilities from the Easement Area at NSP's expense, or if no notification is given, then NSP may decide to abandon such Facilities in place. NSP shall deliver a recordable release of easement to be recorded at the expense of Grantor or its successor or assigns.

All provisions of this Easement, including the benefits and burdens, shall be deemed to run with title to the Property and shall inure to the benefit of, and shall be binding upon, the successors and assigns of the parties hereto as fully as upon themselves.

IN WITNESS WHEREOF, Grantor has executed this Easement as of this ____ day of _____, 20__.

Grantor: City of Eau Claire, a Wisconsin municipality

Signature: _____
Name: Stephanie A. Hirsch
Title: City Manager

Signature: _____
Name: Nicholas L. Koerner
Title: City Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF EAU CLAIRE)

Personally came before me, this ____ day of _____, 20__ the above named Stephanie A. Hirsch and Nicholas L. Koerner, the City Manager and City Clerk of the City of Eau Claire, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

This instrument drafted by Dawn Schultz, an employee of Xcel Energy Services, Inc.



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 1 OF 6



Scale: 1" = 100'

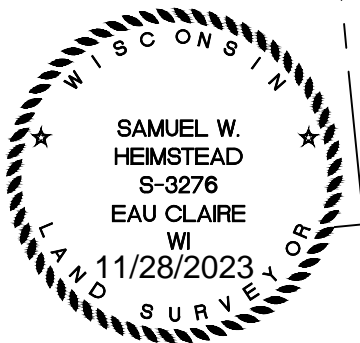
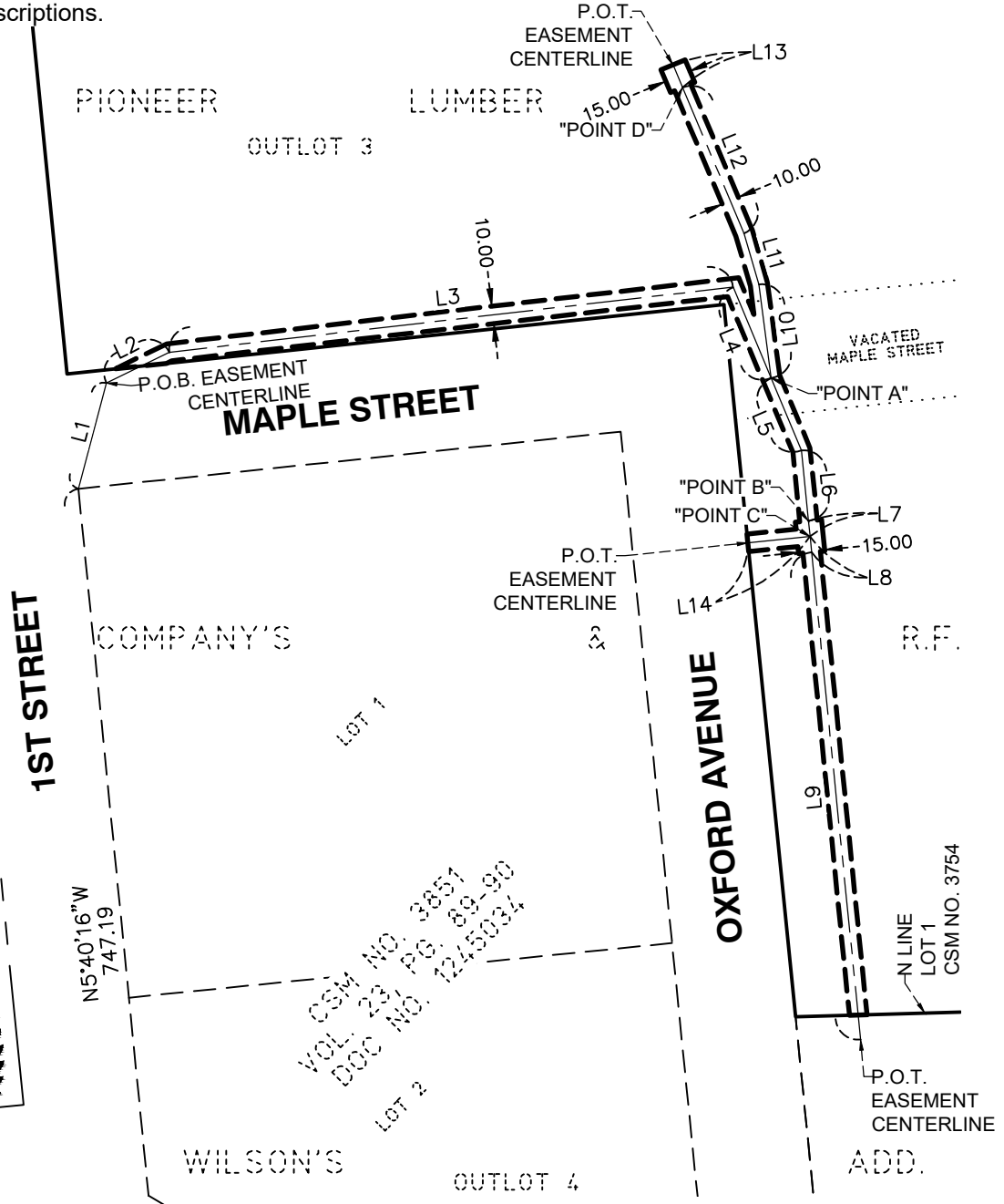
Certificate of Survey

Location: City of Eau Claire, Eau Claire County, Wisconsin

Grantor: City of Eau Claire

See Sheets 2-6 of 6 for descriptions.

Line Table		
Line #	Length	Direction
L1	62.47	N14°46'34"E
L2	40.00	N63°55'38"E
L3	324.47	N83°24'42"E
L4	56.36	S22°44'19"E
L5	44.71	S22°44'19"E
L6	40.53	S05°42'30"E
L7	9.00	S05°42'30"E
L8	9.00	S05°44'38"E
L9	280.00	S05°44'38"E
L10	54.06	N07°29'52"W
L11	30.35	N16°09'43"W
L12	90.48	N22°52'24"W
L13	14.00	N22°52'24"W
L14	35.75	S84°14'57"W



CSM NO. 3851
VOL. 23, PG. 89-90
DOC NO. 1245034

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

SAMUEL W. HEIMSTEAD

LIC. NO. S-3276

DATE: 11/28/2023

DIST: EAU CLAIRE 23549
PARCEL: CITY OF EC
SEC. 14, T50N, R4W
CO.: EAU CLAIRE

SW CORNER
LOT 2
CSM NO. 3851



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 2 OF 6

Certificate of Survey

Location: City of Eau Claire, Eau Claire County, Wisconsin

Grantor: City of Eau Claire

"Property"

A parcel of land in Outlot 4 of Pioneer Lumber Company's & R. F. Wilsons Addition to the Village (Now City) of Eau Claire Eau Claire, Eau Claire County, Wisconsin described as follows:

Beginning at the Southeast corner of the NE1/4 of the SE1/4 of said Section 18; Thence N 3° 58' W along the east line of N Oxford Avenue extended, a distance of 359.1 feet to the point of beginning, called Point A; Thence continuing N 3° 58' W along said east line 332.2 feet; Thence N 85° 44' E 140 feet more or less to Chippewa River; Thence Southeasterly along said River to a point which is due east of Point A; Thence west to point of beginning, except the south 90 feet.

Except the west eight (8) feet for right of way as recorded in Document Number 1230200.

Also Except lands that are part of the following described property:

A parcel of land located in Outlot 1, 2, 3 and 4 of Pioneer Lumber Company's & R. F. Wilsons Addition to the Village (Now City) of Eau Claire, also being a part of Government Lot 12 Section 17 T27N, R9W & Government Lot 4 Section 18 T27N, R9W, City of Eau Claire, Eau Claire County, Wisconsin and being more particularly described as follows:

Commencing at the southwest corner of said Section 17; Thence N00°13'52"E along the west line of the SW1/4 of said Section 17, 698.46 feet; Thence S89°46'08"E 3.88 feet; Thence N00°54'21"W 633.71 feet; Thence N88°22'37"E 115.88 feet to the northeast corner of Lot 3 of Certified Survey Map No. 3310, Recorded in Volume 18 of Certified Survey Maps on Pages 300-301 as Document No. 1150403 and the point of beginning; Thence along the arc of a curve concave easterly having a radius of 522.00 feet and whose cord bears N07°40'21"W 115.28 feet; Thence along the arc of a curve concave westerly having a radius of 990.00 feet and whose cord bears N05°06'15"W 130.24 feet; Thence N08°52'32"W 251.67 feet; Thence along the arc of a curve concave southwesterly having a radius of 983.00 feet and whose cord bears N16°41'11"W 267.19 feet; Thence N24°29'50"W 71.57 feet; Thence along the arc of a curve concave northeasterly having a radius of 517.00 feet and whose cord bears N19°29'50"W 90.12 feet; Thence N14°29'50"W 51.76 feet; Thence along the arc of a curve concave southwesterly having a radius of 133.00 feet and whose cord bears N33°03'04"W 84.64 feet; Thence along the arc of a curve concave northeasterly having a radius of 167.00 feet and whose cord bears N29°20'24"W 126.57 feet; Thence N07°04'16"W 181.26 feet; Thence along the arc of a curve concave southwesterly having a radius of 283.00 feet and whose cord bears N19°34'16"W 122.50 feet; Thence N32°04'16"W 245.76 feet; Thence along the arc of a curve concave northeasterly having a radius of 217.00 feet and whose cord bears N19°52'11"W 91.73 feet; Thence N07°40'05"W 224.85 feet; Thence along the arc of a curve concave southwesterly having a radius of 43.00 feet and whose cord bears N38°55'05"W 44.61 feet; Thence N70°10'05"W 51.74 feet; Thence S84°25'05"W 49.75 feet to the easterly right of way line on First Street; Thence N05°38'47"W along the easterly right of way line of said First Street, 152.62 feet to the southerly line of the Chicago, St. Paul, Minneapolis and Omaha Railway Company (Now Chicago and Northwestern Transportation Company); Thence along said southerly line and the arc of a curve concave northerly having a radius of 1960.08 feet and whose chord bears N81°49'03"E 99.37 feet; Thence continuing along said southerly line, N80°21'54"E 176 feet more or less to the westerly water's edge of the Chippewa River; Thence Southeasterly along the westerly water's edge of the Chippewa River to the north line of Outlot 1 of said Certified Survey Map No. 3310; Thence S88°22'37"W along said north line of Outlot 1, 182 feet more or less to the point of beginning.

AND

That part of Outlot 3 of Pioneer Lumber Company's Addition (also known as Pioneer Lumber Co. & R F Wilson Add.) to the Village (now City) of Eau Claire together with that part of vacated Maple Street bounded & described as follows:

Commencing at the SW corner of said Outlot 3; Thence east along the south line of said Outlot 3, a distance of 310.93 feet more or less to the center line of the C.St.P.M. & O Railway Co. Spur track I.C.C No 49 as now located & established for the Point of Beginning of land herein conveyed; Thence north along the center line of said Spur track forming an angle of 90 deg 18 min measured clockwise from the last described line a distance of 204.36 feet; Thence east along a line at right angle from the last described line a distance of 100 feet more or less to the Westerly bank of the Chippewa River; Thence southerly along the Westerly bank of said River to the center line of vacated Maple Street; Thence west along the center line of said vacated Street a distance of 50 feet more or less to the east line of Oxford Street (Avenue) extended north; Thence north along the east line of said Street extended to the south line of said Outlot; Thence west along the south line of said Outlot a distance of 60 feet more or less to the Point of Beginning.

Continued on sheet 3 of 6.

DIST: EAU CLAIRE 23549

PARCEL: CITY OF EC

SEC. 14, T50N, R4W

CO.: EAU CLAIRE



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 3 OF 6

Certificate of Survey

Location: City of Eau Claire, Eau Claire County, Wisconsin

Grantor: City of Eau Claire

"Property"

Continued from sheet 2 of 6:

Except the west eight (8) feet, from the north right of way line of Maple Street extended east, of the previous described property for right of way as recorded in Document Number 1230200.

Also Except lands that are part of the following described property:

A parcel of land located in Outlot 1, 2, 3 and 4 of Pioneer Lumber Company's & R. F. Wilsons Addition to the Village (Now City) of Eau Claire, also being a part of Government Lot 12 Section 17 T27N, R9W & Government Lot 4 Section 18 T27N, R9W, City of Eau Claire, Eau Claire County, Wisconsin and being more particularly described as follows:

Commencing at the southwest corner of said Section 17; Thence N00°13'52"E along the west line of the SW1/4 of said Section 17, 698.46 feet; Thence S89°46'08"E 3.88 feet; Thence N00°54'21"W 633.71 feet; Thence N88°22'37"E 115.88 feet to the northeast corner of Lot 3 of Certified Survey Map No. 3310, Recorded in Volume 18 of Certified Survey Maps on Pages 300-301 as Document No. 1150403 and the point of beginning; Thence along the arc of a curve concave easterly having a radius of 522.00 feet and whose cord bears N07°40'21"W 115.28 feet; Thence along the arc of a curve concave westerly having a radius of 990.00 feet and whose cord bears N05°06'15"W 130.24 feet; Thence N08°52'32"W 251.67 feet; Thence along the arc of a curve concave southwesterly having a radius of 983.00 feet and whose cord bears N16°41'11"W 267.19 feet; Thence N24°29'50"W 71.57 feet; Thence along the arc of a curve concave northeasterly having a radius of 517.00 feet and whose cord bears N19°29'50"W 90.12 feet; Thence N14°29'50"W 51.76 feet; Thence along the arc of a curve concave southwesterly having a radius of 133.00 feet and whose cord bears N33°03'04"W 84.64 feet; Thence along the arc of a curve concave northeasterly having a radius of 167.00 feet and whose cord bears N29°20'24"W 126.57 feet; Thence N07°04'16"W 181.26 feet; Thence along the arc of a curve concave southwesterly having a radius of 283.00 feet and whose cord bears N19°34'16"W 122.50 feet; Thence N32°04'16"W 245.76 feet; Thence along the arc of a curve concave northeasterly having a radius of 217.00 feet and whose cord bears N19°52'11"W 91.73 feet; Thence N07°40'05"W 224.85 feet; Thence along the arc of a curve concave southwesterly having a radius of 43.00 feet and whose cord bears N38°55'05"W 44.61 feet; Thence N70°10'05"W 51.74 feet; Thence S84°25'05"W 49.75 feet to the easterly right of way line on First Street; Thence N05°38'47"W along the easterly right of way line of said First Street, 152.62 feet to the southerly line of the Chicago, St. Paul, Minneapolis and Oméha Railway Company (Now Chicago and Northwestern Transportation Company); Thence along said southerly line and the arc of a curve concave northerly having a radius of 1960.08 feet and whose chord bears N81°49'03"E 99.37 feet; Thence continuing along said southerly line, N80°21'54"E 176 feet more or less to the westerly water's edge of the Chippewa River; Thence Southeasterly along the westerly water's edge of the Chippewa River to the north line of Outlot 1 of said Certified Survey Map No. 3310; Thence S88°22'37"W along said north line of Outlot 1, 182 feet more or less to the point of beginning.

AND

A parcel of land in Outlot 4 of Pioneer Lumber Company's & R. F. Wilsons Addition to the Village (Now City) of Eau Claire Eau Claire, Eau Claire County, Wisconsin described as follows:

Commencing at the Southeast corner of the NE1/4 of the SE1/4 of said Section 18; Thence N 3° 58' W, along the east line of N Oxford Avenue extended, 691.30 feet to a point which is called Point "A"; Thence N 85° 44' E to the West bank of the Chippewa River, this point being the Point of Beginning; Thence S 85° 44' W to said Point "A"; Thence N 3° 58' W 150 feet; Thence N 85° 44' E to the West bank of the Chippewa River; Thence Southerly along the West bank of the Chippewa to the point of beginning.

Except the west eight (8) feet for right of way as recorded in Document Number 1230200.

Continued on sheet 4 of 6.

DIST: EAU CLAIRE 23549

PARCEL: CITY OF EC

SEC. 14, T50N, R4W

CO.: EAU CLAIRE

K:\SURVEY\WI\DIST\Eau Claire\23549\CAD\23549.dwg



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 4 OF 6

Certificate of Survey

Location: City of Eau Claire, Eau Claire County, Wisconsin

Grantor: City of Eau Claire

"Property"

Continued from sheet 3 of 6:

Also Except lands that are part of the following described property:

A parcel of land located in Outlot 1, 2, 3 and 4 of Pioneer Lumber Company's & R. F. Wilsons Addition to the Village (Now City) of Eau Claire, also being a part of Government Lot 12 Section 17 T27N, R9W & Government Lot 4 Section 18 T27N, R9W, City of Eau Claire, Eau Claire County, Wisconsin and being more particularly described as follows:

Commencing at the southwest corner of said Section 17; Thence N00°13'52"E along the west line of the SW1/4 of said Section 17, 698.46 feet; Thence S89°46'08"E 3.88 feet; Thence N00°54'21"W 633.71 feet; Thence N88°22'37"E 115.88 feet to the northeast corner of Lot 3 of Certified Survey Map No. 3310, Recorded in Volume 18 of Certified Survey Maps on Pages 300-301 as Document No. 1150403 and the point of beginning; Thence along the arc of a curve concave easterly having a radius of 522.00 feet and whose cord bears N07°40'21"W 115.28 feet; Thence along the arc of a curve concave westerly having a radius of 990.00 feet and whose cord bears N05°06'15"W 130.24 feet; Thence N08°52'32"W 251.67 feet; Thence along the arc of a curve concave southwesterly having a radius of 983.00 feet and whose cord bears N16°41'11"W 267.19 feet; Thence N24°29'50"W 71.57 feet; Thence along the arc of a curve concave northeasterly having a radius of 517.00 feet and whose cord bears N19°29'50"W 90.12 feet; Thence N14°29'50"W 51.76 feet; Thence along the arc of a curve concave southwesterly having a radius of 133.00 feet and whose cord bears N33°03'04"W 84.64 feet; Thence along the arc of a curve concave northeasterly having a radius of 167.00 feet and whose cord bears N29°20'24"W 126.57 feet; Thence N07°04'16"W 181.26 feet; Thence along the arc of a curve concave southwesterly having a radius of 283.00 feet and whose cord bears N19°34'16"W 122.50 feet; Thence N32°04'16"W 245.76 feet; Thence along the arc of a curve concave northeasterly having a radius of 217.00 feet and whose cord bears N19°52'11"W 91.73 feet; Thence N07°40'05"W 224.85 feet; Thence along the arc of a curve concave southwesterly having a radius of 43.00 feet and whose cord bears N38°55'05"W 44.61 feet; Thence N70°10'05"W 51.74 feet; Thence S84°25'05"W 49.75 feet to the easterly right of way line on First Street; Thence N05°38'47"W along the easterly right of way line of said First Street, 152.62 feet to the southerly line of the Chicago, St. Paul, Minneapolis and Oméha Railway Company (Now Chicago and Northwestern Transportation Company); Thence along said southerly line and the arc of a curve concave northerly having a radius of 1960.08 feet and whose chord bears N81°49'03"E 99.37 feet; Thence continuing along said southerly line, N80°21'54"E 176 feet more or less to the westerly water's edge of the Chippewa River; Thence Southeasterly along the westerly water's edge of the Chippewa River to the north line of Outlot 1 of said Certified Survey Map No. 3310; Thence S88°22'37"W along said north line of Outlot 1, 182 feet more or less to the point of beginning.

AND

That part of Outlot 3 of Pioneer Lumber Company's Addition (also known as Pioneer Lumber Company and R.F. Wilson's Addition) to the Village (now City) of Eau Claire, Eau Claire County, Wisconsin, described as follows:

Beginning at the Southwest corner of said Outlot 3; thence North along the West line of said Outlot 3 having an assumed bearing of North 4° 43' West for a base for the following described bearing a distance of 206 feet; thence North 85° 17' East, a distance of 170 feet; thence South 4° 43' East along a line parallel with the center line of said Spur Track, a distance of 206 feet to the South line of said Outlot 3; thence South 84° 59' West, a distance of 170 feet, more or less, to the point of beginning, subject to a driveway easement over the Easterly 25 feet thereof.

AND

That part of Outlot 3 of Pioneer Lumber Company's Addition (also known as Pioneer Lumber Company and R.F. Wilson's Addition) to the Village (now City) of Eau Claire, bounded and described as follows:

Beginning at the Southwest corner of said Outlot 3: thence North along the West line of said Outlot 3 having an assumed bearing of North 4°43' West for a base for the following described bearing a distance of 206 feet; thence North 85°17' East, a distance of 170 feet; thence South 4°43' East along a line parallel with the center line of said Spur Track a distance of 206 feet to the South line of said Outlot 3; thence South 84° 59' West, a distance of 170 feet, more or less, to the point of beginning.

Continued on sheet 5 of 6.

DIST: EAU CLAIRE 23549

PARCEL: CITY OF EC

SEC. 14, T50N, R4W

CO.: EAU CLAIRE



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 5 OF 6

Certificate of Survey

Location: City of Eau Claire, Eau Claire County, Wisconsin

Grantor: City of Eau Claire

"Property"

Continued from sheet 4 of 6:

AND

That part of Outlot 3 of Pioneer Lumber Company's Addition (also known as Pioneer Lumber Company and R.F Wilson's Addition) to the Village (now City) of Eau Claire, bounded and described as follows:

Beginning at the Southwest corner of said Outlot 3; thence North along the West line of said Outlot 3, having an assumed bearing of North 4°43' West for a base for the following described bearings, a distance of 206 feet; thence North 85°17' East, a distance of 302.43 feet to a point 8.5 feet West of and measured at right angles to the center line of the Chicago, Saint Paul, Minneapolis and Omaha Railway Company Spur Track I. C.C No. 49, as now located and established; thence South 4°43' East along a line parallel with the center line of said Spur Track, a distance of 204.4 feet to the South line of said Outlot 3; thence South 84° 59' West, a distance of 302.43 feet, more or less to the point of beginning.

AND

A parcel of land located in Outlot 1, 2, 3 and 4 of Pioneer Lumber Company's & R. F. Wilsons Addition to the Village (Now City) of Eau Claire, also being a part of Government Lot 12 Section 17 T27N, R9W & Government Lot 4 Section 18 T27N, R9W, City of Eau Claire, Eau Claire County, Wisconsin and being more particularly described as follows:

Commencing at the southwest corner of said Section 17; Thence N00°13'52"E along the west line of the SW1/4 of said Section 17, 698.46 feet; Thence S89°46'08"E 3.88 feet; Thence N00°54'21"W 633.71 feet; Thence N88°22'37"E 115.88 feet to the northeast corner of Lot 3 of Certified Survey Map No. 3310, Recorded in Volume 18 of Certified Survey Maps on Pages 300-301 as Document No. 1150403 and the point of beginning; Thence along the arc of a curve concave easterly having a radius of 522.00 feet and whose cord bears N07°40'21"W 115.28 feet; Thence along the arc of a curve concave westerly having a radius of 990.00 feet and whose cord bears N05°06'15"W 130.24 feet; Thence N08°52'32"W 251.67 feet; Thence along the arc of a curve concave southwesterly having a radius of 983.00 feet and whose cord bears N16°41'11"W 267.19 feet; Thence N24°29'50"W 71.57 feet; Thence along the arc of a curve concave northeasterly having a radius of 517.00 feet and whose cord bears N19°29'50"W 90.12 feet; Thence N14°29'50"W 51.76 feet; Thence along the arc of a curve concave southwesterly having a radius of 133.00 feet and whose cord bears N33°03'04"W 84.64 feet; Thence along the arc of a curve concave northeasterly having a radius of 167.00 feet and whose cord bears N29°20'24"W 126.57 feet; Thence N07°04'16"W 181.26 feet; Thence along the arc of a curve concave southwesterly having a radius of 283.00 feet and whose cord bears N19°34'16"W 122.50 feet; Thence N32°04' 16"W 245.76 feet; Thence along the arc of a curve concave northeasterly having a radius of 217.00 feet and whose cord bears N19°52'11 "W 91.73 feet; Thence N07°40'05"W 224.85 feet; Thence along the arc of a curve concave southwesterly having a radius of 43.00 feet and whose cord bears N38°55'05"W 44.61 feet; Thence N70°10'05"W 51.74 feet; Thence S84°25'05"W 49.75 feet to the easterly right of way line on First Street; Thence N05°38'47"W along the easterly right of way line of said First Street, 152.62 feet to the southerly line of the Chicago, St. Paul, Minneapolis and Omaha Railway Company (Now Chicago and Northwestern Transportation Company); Thence along said southerly line and the arc of a curve concave northerly having a radius of 1960.08 feet and whose chord bears N81°49'03"E 99.37 feet; Thence continuing along said southerly line, N80°21'54"E 176 feet more or less to the westerly water's edge of the Chippewa River; Thence Southeasterly along the westerly water's edge of the Chippewa River to the north line of Outlot 1 of said Certified Survey Map No. 3310; Thence S88°22'37"W along said north line of Outlot 1, 182 feet more or less to the point of beginning.

Continued on sheet 6 of 6.

DIST: EAU CLAIRE 23549

PARCEL: CITY OF EC

SEC. 14, T50N, R4W

CO.: EAU CLAIRE

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NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 6 OF 6

Certificate of Survey

Location: City of Eau Claire, Eau Claire County, Wisconsin

Grantor: City of Eau Claire

Continued from sheet 5 of 5:

"Easement Area":

A 10.00 foot wide easement over, under, and across that part of the herein before described "Property" which lies within 5.00 feet on each side of the following described centerline:

Commencing at the southwest corner of Lot 2 of Certified Survey Map No. 3851, recorded in Volume 23, Pages 89-90, as Document No. 1245034, Eau Claire, Wisconsin; thence North 05°40'16" West 747.19 feet to the northwest corner of Lot 1 of said Certified Survey Map; thence North 14°46'34" East 62.47 feet to the point of beginning of the centerline to be described; thence North 63°55'38" East 40.00 feet; thence North 83°24'42" East 324.47 feet; thence South 22°44'19" East 56.36 feet to a point hereinafter referred to as "Point A"; thence South 22°44'19" East 44.71 feet; thence South 05°42'30" East 40.53 feet to a point hereinafter referred to as "Point B"; thence South 05°42'30" East 9.00 feet to a point hereinafter referred to as "Point C"; thence South 05°44'38" East 289.00 feet and said centerline there terminating.

TOGETHER WITH:

A 10.00 foot wide easement over, under, and across that part of the herein before described "Property" which lies within 5.00 feet on each side of the following described centerlines:

- 1) Beginning at the hereinbefore described "Point A"; thence North 07°29'52" West 54.06 feet; thence North 16°09'43" West 30.35 feet; thence North 22°52'24" West 90.48 feet to a point hereinafter referred to as "Point D" and said centerline there terminating.
- 2) Beginning at the hereinbefore described "Point C"; thence South 84°14'57" West 35.75 feet to the east right-of-way line of Oxford Avenue and said centerline there terminating.

TOGETHER WITH

A 15.00 foot wide easement over, under, and across that part of the herein before described "Property" which lies within 7.50 feet on each side of the following described centerlines:

- 1) Beginning at the hereinbefore described "Point B"; thence South 05°42'30" East 9.00 feet; thence South 05°44'38" East 9.00 feet and said centerline there terminating.
- 2) Beginning at the hereinbefore described "Point D"; thence North 22°52'24" West 14.00 feet and said centerline there terminating.

Containing 0.23 acres, more or less.

DIST: EAU CLAIRE 23549

PARCEL: CITY OF EC

SEC. 14, T50N, R4W

CO.: EAU CLAIRE