

LEGAL DESCRIPTION

PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6642, RECORDED ON JANUARY 22, 1992, IN VOLUME 55 OF CERTIFIED SURVEY MAPS, ON PAGES 182, 183, 184 AND 185, AS DOCUMENT NO. 1699969, BEING A DIVISION OF A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, IN TOWN 5 NORTH, RANGE 20 EAST, IN THE CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN, EXCEPTING LANDS FOR PUBLIC HIGHWAY PURPOSE BEING DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID CERTIFIED SURVEY MAP NO. 6642; THENCE ALONG THE NORTHERLY LINE OF SAID CERTIFIED SURVEY MAP NO. 6642 NORTH 57°31'11" EAST, 94.18 FEET; THENCE SOUTH 28°50'55" EAST, 27.05 FEET; THENCE SOUTH 57°21'26" WEST, 95.14 FEET; THENCE NORTH 26°53'09" WEST, 27.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,103 SQUARE FEET, 0.3697 ACRES MORE OR LESS.

PERMANENT DRAINAGE EASEMENT

BEING PART OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6642, RECORDED ON JANUARY 22, 1992, IN VOLUME 55 OF CERTIFIED SURVEY MAPS, ON PAGES 182, 183, 184 AND 185, AS DOCUMENT NO. 1699969, BEING A DIVISION OF A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, IN TOWN 5 NORTH, RANGE 20 EAST, IN THE CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN. BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF C.T.H. "L", THENCE SOUTH 28°50'55" EAST ALONG THE EASTERLY LINE OF PARCEL 2 OF SAID CERTIFIED SURVEY MAP, 116.00 FEET; THENCE 55.08 FEET ALONG A ARC OF A CURVE, WITH THE CENTER LYING TO THE NORTHEAST, HAVING A RADIUS OF 49.54 FEET, AND A CHORD DISTANCE OF 92.55 FEET WHICH BEARS NORTH 80°22'39" WEST; THENCE NORTH 48°31'44" WEST, 24.81 FEET; THENCE 57.28 FEET ALONG A ARC OF CURVE, WITH THE CENTER LYING TO THE NORTHEAST, HAVING A RADIUS OF 126.06 FEET, AND A CHORD DISTANCE OF 56.79 WHICH BEARS NORTH 35°30'38" WEST; THENCE NORTH 57°21'26" EAST, 56.00 FEET TO THE POINT OF BEGINNING.

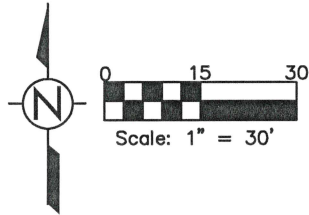
CONTAINING 5,177 SQUARE FEET, 0.1188 ACRES MORE OR LESS.

PLAT OF SURVEY FOR:

WAUKESHA COUNTY DEPT. OF PUBLIC WORKS
515 W. MORELAND BLVD. RM. 220
WAUKESHA, WI. 53188

LEGEND

- P.K. NAIL SET
- 3/4" REBAR SET
- ☒ TELEPHONE BOX

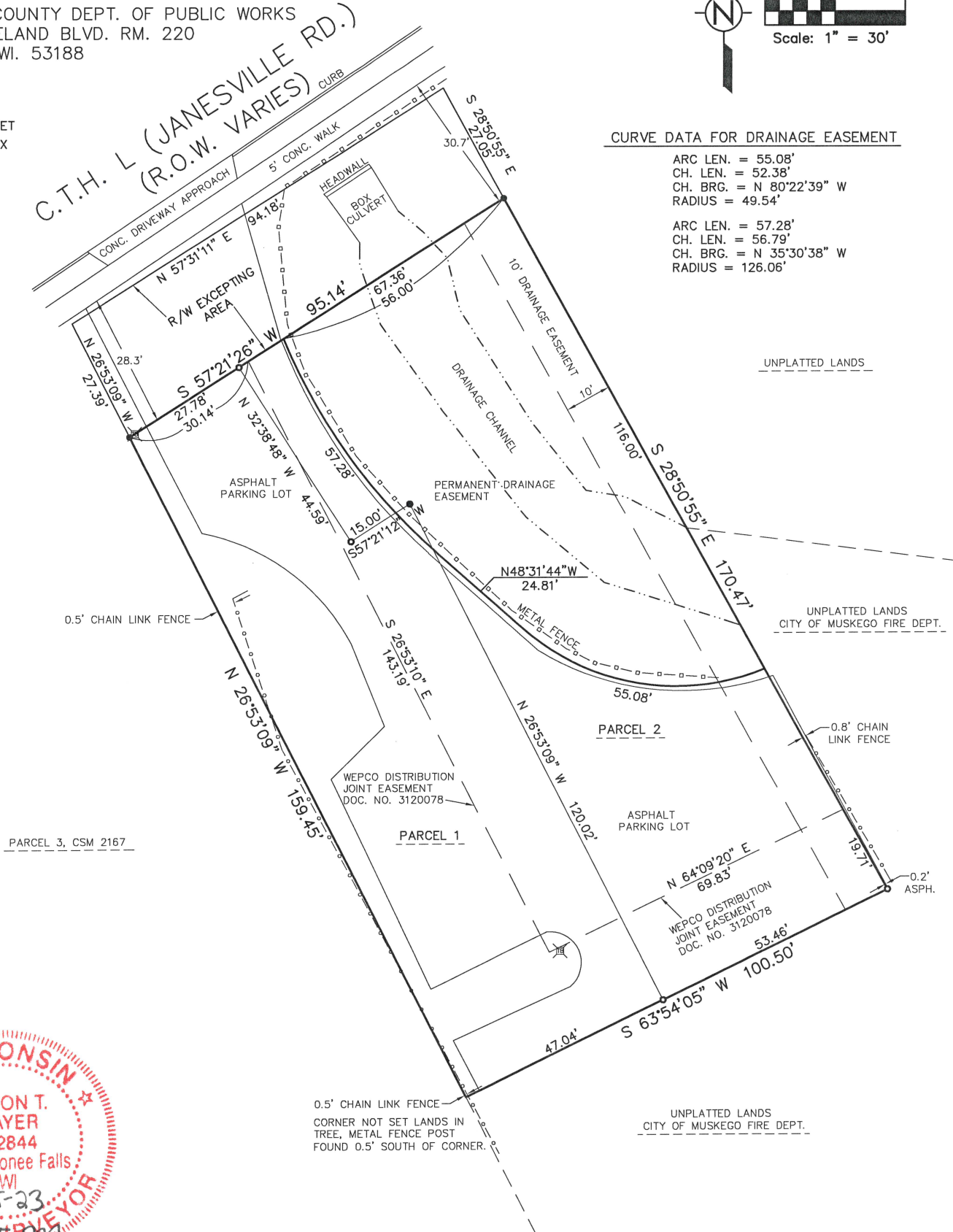


CURVE DATA FOR DRAINAGE EASEMENT

ARC LEN. = 55.08'
CH. LEN. = 52.38'
CH. BRG. = N 80°22'39" W
RADIUS = 49.54'

ARC LEN. = 57.28'
CH. LEN. = 52.38'
CH. BRG. = N 80°22'39" W
RADIUS = 49.54'

ARC LEN. = 57.28'
CH. LEN. = 56.79'
CH. BRG. = N 35°30'38" W
RADIUS = 126.06'



AS OF THE DATE OF THIS SURVEY, NO TITLE POLICY WAS PROVIDED, THEREFORE THIS PLAT OF SURVEY DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED. "I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments and is in compliance with Wisconsin Administrative Code AE-7 for property survey standards and is correct to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owner of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof."

THIS INSTRUMENT WAS DRAFTED ON 6-5-2023 BY JASON T. MAYER, P.L.S., WAUKESHA COUNTY DEPT. OF PUBLIC WORKS (262)548-7740