

WARRANTY DEED

Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form s. 77.255 Wis. Stats.
Ipa1560 08/2011 (Replaces LPA3004)

COPY

THIS DEED, made by the **City of Waukesha**, GRANTOR, conveys and warrants the property described below to **Waukesha County**, GRANTEE, for the sum of **Fifteen Thousand Four Hundred and No/100 dollars (\$15,400.00)**.

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

This is/is not homestead property.

Legal description:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART OF HEREOF BY REFERENCE.

This space is reserved for recording data

Return to
The Highland Group
110 N. Third St.
Watertown, WI 53094

Parcel Identification Number/Tax Key Number
WAKC 1314 068

City of Waukesha

Signature Date

Print Name and Title

Signature Date

Print Name and Title

COPY

Date

State of Wisconsin)
County) ss.

On the above date, this instrument was acknowledged before me by the named person(s) or officers.

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires

LEGAL DESCRIPTION

Fee Title in and to the following tract of land in the City of Waukesha, Waukesha County, State of Wisconsin, described as:

That part of Parcel 1 of Certified Survey Map 4649, recorded in Waukesha County Register of Deeds office as document 1281448, and being located in the Northwest 1/4 of the Northwest 1/4 of Section 5, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin, described as follows:

Beginning at the northwest corner of said Parcel 1 of Certified Survey Map 4649; thence N 89°42'16" E coincident with the north line said Parcel 1, 66.53 feet; thence S 00°38'29" W, 360.54 feet to a point on a curve; thence southwesterly 184.93 feet, coincident with the arc of said curve to the right, having a radius of 8100.00 feet and a chord bearing and length of S 01°17'52" W, 184.93 feet to the north line of Kisdon Hill Dr.; thence N 88°44'08" W coincident with said north line of Kisdon Hill Dr., 70.97 feet to the west line of said Parcel 1; thence N 01°19'53" E coincident with said west line, 543.64 feet to the point of beginning.

The above described parcel contains ± 0.870 acres, (37879 sq. ft.) more or less, ± 0.458 acres, (19929 sq. ft.) of new right of way and ± 0.412 acres, (17950 sq. ft.) of existing right of way.

Also, all existing, future, or potential common law or statutory easements or rights of vehicular access between the right of way of the highway, currently designated as CTH TT/(Merrill Hills Rd.), and all abutting remaining real property of the owner, whether acquired by separate conveyance or otherwise, where the above described real-estate abuts on the said highway.

Also, a **Temporary Limited Easement** for the public purpose and right to construct a highway project, including the placement or removal of soil, grading of roadway slopes, and the creation of fill or cut slopes in the temporary limited easement area to match the new roadway grade, as well as the right of ingress and egress as long as required for the construction of the highway project, including the right to operate the necessary equipment thereon, and the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem necessary or desirable. Said easement is more particularly described as follows:

That part of Parcel 1 of Certified Survey Map 4649, recorded in Waukesha County Register of Deeds office as document 1281448, and being located in the Northwest 1/4 of the Northwest 1/4 of Section 5, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin, described as follows:

Commencing at the southwest corner of said Parcel 1 of Certified Survey Map 4649, also being a point on the north line of Kisdon Hill Dr.; thence N 88°44'08" W coincident with said north line of Kisdon Hill Dr., 70.97 feet to a point on a curve and the point of beginning; thence northeasterly 30.00 feet, coincident with the arc of said curve to the left, having a radius of 8100.00 feet and a chord bearing and length of N 01°51'28" E, 30.00 feet; thence S 88°44'08" E, 46.43 feet; thence N 57°17'43" E, 62.85 feet to a point on a non-tangent curve; thence northeasterly 110.00 feet, coincident with the arc of said curve to the right, having a radius of 150.00 feet and a chord bearing and length of N 70°10'34" E, 107.55 feet; thence S 01°15'52" W, 10.00 feet to the northerly line of said Kisdon Hill Dr. and a point on a non-tangent curve; thence southwesterly 134.18 feet, coincident with the arc of said curve to the left and said northerly line of Kisdon Hill Dr., having a radius of 140.00 feet and a chord bearing and length of S 63°43'15" W, 129.10 feet to a point on a curve; thence southwesterly 76.79 feet, coincident with the arc of said curve to the right and said northerly line of Kisdon Hill Dr., having a radius of 80.00 feet and a chord bearing and length of S 63°45'45" W, 73.88 feet, thence N 88°44'08" W, 19.22 feet to the point of beginning.

The above described parcel contains, ± 0.085 acres (3709 sq. ft.) more or less

Also, commencing at the northwest corner of said Parcel 1 of Certified Survey Map 4649; thence N 89°42'16" E coincident with the north line said Parcel 1, 66.53 feet to the point of beginning; thence continue N 89°42'16" E coincident with the north line of said Parcel 1, 5.00 feet; thence S 00°38'29" W, 353.59 feet; thence S 89°42'16" W, 5.00 feet; thence N 00°38'29" W, 353.51 feet to the point of beginning.

The above described parcel contains ± 0.041 acres, (1768 sq. ft.) more or less.

The above temporary limited easement is to terminate upon the completion of this project or on the day the highway is open to the traveling public, whichever is later.