

REZONING EXHIBIT "A"

OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 11932 AND UNPLATTED LANDS LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

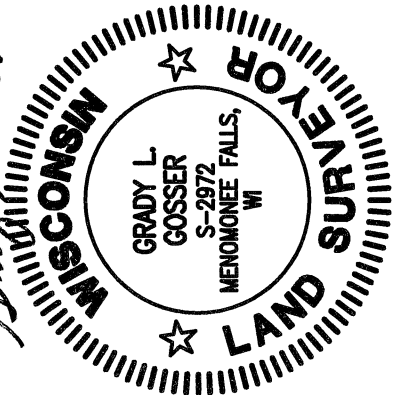


SCALE: 1" = 400'



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Judy L. Gosser



THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 12/01/20

UNPLATTED LANDS

P.O.B. LEGAL "A"

LOT 1
C.S.M. 11263

OUTLOT 2
C.S.M. 11932

LANDS TO BE REZONED TO "RS-3" W/ PUD OVERLAY
1,761,011 S.F.
40.4273 Ac.

TENNY AVE.

LANDS TO BE REZONED TO "RM-1" W/ PUD OVERLAY
1,751,313 S.F.
40.2046 Ac.

CENTER, SEC. 14-6-19
UNPLATTED LANDS

P.O.B. LEGAL "B"

PEBBLE BROOK

(S.I.H. "59/164")

LES PAUL PARKWAY

UNPLATTED LANDS

OUTLOT 1
C.S.M. 11932

UNPLATTED LANDS

UNPLATTED LANDS

STELLA DORO ACRES

ROAD BEND BIG

REZONING EXHIBIT "B"

LEGAL DESCRIPTION "A": (LANDS TO BE ZONED "RS-3" WITH "PUD" OVERLAY)

All of Outlot 1 of Certified Survey Map No. 11932, being located in a part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the North 1/4 Corner of said Section 14; Thence South 00°15'16" West and along the East line of the said Northwest 1/4 Section, 1222.40 feet to the place of beginning of lands hereinafter described;

Continuing thence South 00°15'16" West and along the said East line, 106.76 feet to a point on the North line of the said Southwest 1/4 of the said Northeast 1/4 Section; Thence North 88°25'32" East and along the said North line, 673.04 feet to a point; Thence South 00°22'41" West, 1326.26 feet to a point on the South line of the said Northeast 1/4 Section; Thence South 88°10'12" West and along the said South line, 670.28 feet to a point marking the Center of said Section 14; Thence South 00°21'37" West and along the East line of the said Southwest 1/4 Section, 343.15 feet to a point on the North Right-of-Way line of "S.T.H. 59/164" (Les Paul Parkway); Thence South 68°59'25" West and along the said North Right-of-Way line, 84.81 feet to a point; Thence Northerly along the Easterly Right-of-Way line of "Tenny Avenue" the following courses; Thence North 21°05'12" West, 161.56 feet to a point of curvature; Thence Northwesterly 95.69 feet along the arc of a curve; whose center lies to the Northeast, whose radius is 260.00 feet, whose central angle is 21°05'12", and whose chord bears North 10°32'36" West, 95.15 feet to a point of tangency; Thence Due North, 102.29 feet to a point of curvature; Thence Northwesterly 409.13 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 355.00 feet, whose central angle is 66°01'54", and whose chord bears North 33°00'57" West, 386.86 feet to a point of tangency; Thence North 66°01'54" West, 196.20 feet to a point of curvature; Thence Northwesterly 328.00 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 356.00 feet, whose central angle is 52°47'22", and whose chord bears North 39°38'13" West, 316.52 feet to a point of tangency; Thence North 13°14'32" West, 102.23 feet to a point of curvature; Thence Northwesterly 146.00 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 1040.00 feet, whose central angle is 8°02'36", and whose chord bears North 17°15'50" West, 145.88 feet to a point of tangency; Thence North 21°17'08" West, 399.16 feet to a point on the South line of Lot 1 of Certified Survey Map No. 11263; Thence North 88°27'25" East and along the said South line, 741.36 feet to a point; Thence North 50°46'11" East and along the said South line, 291.44 feet to the point of beginning of this description.

Said Parcel contains 1,761,011 Square Feet (or 40.4273 Acres) of land, more or less.

LEGAL DESCRIPTION "B": (LANDS TO BE ZONED "RM-1" WITH "PUD" OVERLAY)

All that part of Unplatted Lands being located in a part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

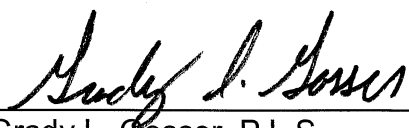
Commencing at the South 1/4 Corner of said Section 14; Thence North 00°21'37" East and along the East line of the said Southwest 1/4 Section, 2315.91 feet to a point on the North Right-of-Way line of "S.T.H. 59/164" (Les Paul Parkway); Thence South 68°59'25" West and along the said North Right-of-Way line, 194.81 feet to the place of beginning of lands hereinafter described;

Continuing thence South 68°59'25" West and along the said North Right-of-Way line, 1557.69 feet to a point on the East Right-of-Way line of "Big Bend Road"; Thence North 21°00'35" West and along the said East Right-of-Way line, 53.40 feet to a point; Thence North 28°02'26" East, 419.85 feet to a point; Thence North 35°46'38" West, 103.93 feet to a point; Thence North 29°51'56" West, 73.50 feet to a point; Thence North 09°30'39" West, 95.18 feet to a point; Thence North 01°35'57" East, 72.33 feet to a point; Thence North 24°20'03" East, 75.10 feet to a point; Thence North 08°42'32" East, 85.49 feet to a point; Thence North 10°28'44" West, 22.05 feet to a point; Thence North 32°41'57" West, 141.63 feet to a point; Thence South 87°34'08" West, 87.42 feet to a point of curvature; Thence Southwesterly 15.61 feet along the arc of a curve; whose center lies to the Southeast, whose radius is 20.00 feet; whose central angle is 44°42'49", and whose chord bears South 65°12'43.5" West, 15.21 feet to a point; Thence North 02°13'51" West, 55.91 feet to a point; Thence North 87°46'09" East, 150.00 feet to a point; Thence North 02°13'51" West, 435.39 feet to a point on the South line of Unplatted Lands; Thence North 87°34'08" East and along the said South line, 94.37 feet to a point; Thence North 08°09'37" West and along the East line of said Unplatted Lands, 170.76 feet to a point; Thence North 88°27'25" East, 40.25 feet to a point; Thence North 02°13'51" West, 120.00 feet to a point; Thence South 88°27'25" West, 41.67 feet to a point on the East line of Unplatted Lands; Thence North 02°25'52" West and along the said East line, 113.60 feet to a point; Thence North 87°34'08" East and along the South line of Outlot 2 of Certified Survey Map No. 11932, 142.44 feet to a point; Thence North 78°45'15" East and along the said South line, 99.24 feet to a point; Thence South 79°23'43" East and along the said South line, 203.43 feet to a point; Thence North 67°30'36" East and along the said South line, 137.32 feet to a point on the Westerly Right-of-Way line of "Tenny Avenue"; Thence Southerly along the said Westerly Right-of-Way line the following courses; Thence South 21°17'08" East, 171.63 feet to a point of curvature; Thence Southeasterly 134.77 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 960.00 feet, whose central angle is 8°02'36", and whose chord bears South 17°15'50" East, 134.66 feet to a point of tangency; Thence South 13°14'32" East, 102.23 feet to a point of curvature; Thence Southeasterly 401.71 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 436.00 feet, whose central angle is 52°47'22", and whose chord bears South 39°38'13" East, 387.65 feet to a point of tangency; Thence South 66°01'54" East, 196.20 feet to a point of curvature; Thence Southeasterly 316.93 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 275.00 feet, whose central angle is 66°01'54", and whose chord bears South 33°00'57" East, 299.68 feet to a point of tangency; Thence Due South, 248.95 feet to a point; Thence South 21°05'12" East, 146.89 feet to the point of beginning of this description.

Said Parcel contains 1,751,313 Square Feet (or 40.2046 Acres) of land, more or less.

Date: 12/01/20




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