

Jilly's Carwash – Waukesha North
Property Description

Lot 1 of Certified Survey Map No. _____, recorded in Waukesha County Register of Deeds Office on ____ day of _____, 202__, as Document No. _____, being a redivision of all of Parcel 2 and part of Parcel 3 and 4 of Certified Survey Map No. 4150, located in the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 7 North, Range 20 East, City of Waukesha, Waukesha County, Wisconsin

MORE PARTICULARLY DESCRIBED AS FOLLOW:

Commencing at the southwest corner of said Southwest 1/4 section, thence North 87°14'40" East along the south line of said Southwest 1/4 section, 1,126.40 feet; thence North 01°26'00" West, 1,226.26 feet to the northeast corner of Parcel 3 of Certified Survey Map No. 4996 and the point of beginning;

Thence South 88°34'00" West along the north line of said Parcel 3, 220.28 feet to the northwest corner said Parcel 3, the easterly right-of-way line of Parklawn Drive, and a point on a curve; thence northeasterly 4.15 feet along said easterly line and along the arc of said curve to the right, whose radius is 363.75 feet and whose chord bears North 20°40'24" East, 4.15 feet; thence North 21°00'00" East along said easterly line, 208.00 feet to a point of curve; thence northeasterly 179.63 feet along said easterly line and along the arc of said curve to the left, whose radius is 455.06 feet and whose chord bears North 09°41'00" East, 178.46 feet to the southerly right-of-way line of West Bluemound Road (County Trunk Highway "JJ"); thence North 88°23'00" East along said southerly line, 104.91 feet; thence South 01°26'00" East along said southerly line and then along the west line of Parcel 1 of Certified Survey Map No. 10470, 371.55 feet to the point of beginning.

Containing in all 55,613 square feet (1.2767 acres) of land, more or less.