

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 **Twenty Three Thousand Three Hundred and No/100 dollars (\$23,300.00)**.

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 069

City of Waukesha

Signature Date

Print Name and Title

Signature Date

Print Name and Title

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

COPY

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 2 of Certified Survey Map 4649, recorded in the Waukesha County Register of Deeds Office as document 1281448 and being 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 2 of Certified Survey Map 4649 also being a point on the south line of Kisdon Hill Dr.; thence S 88°44'08" E coincident with said south line of Kisdon Hill Dr., 70.10 feet to a point on a curve; thence southwesterly 220.49 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 03°09'14" W, 220.48 feet to the southerly line of said Parcel 2; thence S 63°00'05" W coincident with said south line, 71.67 feet to the east line of CTH TT (Merrill Hills Rd.); thence N 01°19'53" E coincident with said east line of CTH TT (Merrill Hills Rd.), 254.30 feet to the point of beginning.

The above described parcel contains ± 0.364 acres, (15858 sq. ft.) more or less, ± 0.178 acres, (7759 sq. ft.) of new right of way and ± 0.186 acres, (8097 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 (Meadowbrook 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 **Permanent Limited Easement** for the right to construct, reconstruct, maintain and access drainage facilities, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem necessary or desirable, but without prejudice to the owner's right to make or construct improvements on said lands or to flatten the slopes, providing said activities will not impair or otherwise adversely affect the highway facilities within the right of way, in and to the following tract of land in the City of Waukesha, Waukesha County, State of Wisconsin, described as:

That part of Parcel 2 of Certified Survey Map 4649, recorded in the Waukesha County Register of Deeds Office as document 1281448 and being 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 2 of Certified Survey Map 4649; thence N 63°00'05" E along the southerly line of said Parcel 2, 71.67 feet to a point on a curve and the point of beginning; thence northeasterly 67.54 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 03°41'41" W, 67.54 feet; thence S 86°32'39" E, 20.00 feet; thence S 03°39'09" W, 55.73 feet to the south line of said Parcel 2; thence S 63°00'05" W coincident with said south line, 23.31 feet to the point of beginning.

The above described parcel contains ± 0.028 acres, (1231 sq. ft.) more or less.

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 2 of Certified Survey Map 4649, recorded in the Waukesha County Register of Deeds Office as document 1281448 and being 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 northwest corner of said Parcel 2 of Certified Survey Map 4649 also being a point on the southerly line of Kisdon Hill Dr.; thence S 88°44'08" E coincident with said southerly line of Kisdon Hill Dr., 70.10 feet to the point of beginning; thence continue S 88°44'08" E coincident with said southerly line of Kisdon Hill Dr. 20.15 feet to a point on a curve; thence northeasterly 134.38 feet, coincident with said southerly line of Kisdon Hill Dr. and the arc of said curve to the left, having a radius of 140.00 feet, and a chord bearing and length of N 63°45'45" W, 129.28 feet to a point on a curve; thence northeasterly 94.25 feet, coincident with said southerly line of Kisdon Hill Dr. and the arc of said curve to the right, having a radius of 80.00 feet, and a chord bearing and length of N 70°00'55" E, 94.25 feet; thence S 76°14'06" E coincident with said south line of Kisdon Hill Dr., 8.07 feet; thence S 13°45'52" W, 10.00 feet; thence N 76°14'06" W, 30.93 feet; thence S 38°54'08" W, 79.44 feet; thence S 55°54'50" W, 69.06 feet; thence S 79°34'47" W, 70.38 feet to a point on a curve; thence southwesterly 123.70 feet, coincident with the arc of said curve to the right, having a radius of 8120.00 feet, and a chord bearing and length of S 03°01'10" W, 123.70 feet;

thence N 86°32'39" W, 20.00 feet to a point on a curve; thence northeasterly 152.94 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 02°54'54" E, 152.94 feet to the point of beginning.

The above described parcel contains \pm 0.203 acres, (8829 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.