

# *EASEMENT DESCRIPTION MAP (EXHIBIT "A")*

TAX PARCELS WAKC1363075 AND WAKC1374993 LEGAL DESCRIPTIONS:

Parcel 1:

All that part of the Southwest 1/4 of Section 17, Town 6 North, Range 19 East, Town of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:  
 Starting at a point which is 224.34 feet West and 49.5 feet North of the South 1/4 corner of said Section 17; thence West parallel to the South line of said Section 17 and 49.5 feet distant therefrom, 434.24 feet to the centerline of the public highway; thence North 30°28' East along the centerline of said highway, 197.3 feet; thence East, parallel to the South line of said Section 17, 334.20 feet; thence South 170.06 feet to the place of beginning.

Parcel 2:

All that part of the South 1/2 of Section 17, Town 6 North, Range 19 East, in the Town of Waukesha, County of Waukesha, State of Wisconsin, described as follows, to-wit:

Commencing at a point in the center of public highway distant North 24.75 feet from the South quarter Section corner; thence West and parallel with the South line of the Southwest 1/4 of the said Section, 224.34 feet; thence North 194.81 feet; thence West and parallel with said South line 334.20 feet to the centerline of County Trunk Highway "X"; thence North 30°28' East on said centerline, 255.6 feet; thence East and parallel with said South line, 428.93 feet; thence South at 90 degrees with said South line, 415.11 feet to the point of commencement.

Parcel 3:

All that part of the Northwest 1/4 of Section 20, Town 6 North, Range 19 East, Town of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing on the North line of said Section 20 where the centerline of road running from Waukesha to Mukwonago crosses said Section line; thence East on said Section line, 14 rods, more or less to a point; thence Southerly parallel with the line of the aforesaid road, 4 rods; thence West parallel with said Section line, 14 rods, more or less, to the center of aforesaid road; thence Northerly along the center of said road, 4 rods to the place of beginning.

ALSO, all that certain tract of land being part of the Northwest 1/4 of Section 20, in Town 6 North, of Range 19 East, in the Town of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows, to-wit:

Beginning at a stone landmark on the North line of said Section 20 and being 6 chains and 32 links West of the 1/4 Section post on the North line of said Section 20; thence South 31 3/4° West, 1 chain to a stake; thence West and parallel with the Section line, 50 links to the Southeast corner of lands owned by the said School District No. 2; thence North 31 3/4° East, 1 chain to the Northeast corner of lands owned by said School District No. 2; thence East on Section line, 50 links to stone landmark and place of beginning.

PARCEL NUMBERS  
WAKC1363075 AND  
WAKC1374993



Drawn: BFG

Scale: N/A

REVISIONS

Date: 05/22/2019

SHEET NUMBER 1 OF 1

# EASEMENT DESCRIPTION MAP (EXHIBIT "B")

**TAX PARCEL WAKC1363075 SIDEWALK EASEMENT LEGAL DESCRIPTION**

A 10' wide easement which crosses a part of the grantor's premises, being a part of Parcels 1 and 2 of a deed recorded in the Register's Office of Waukesha County in Reel 943, Images 710-712, as document number 1450279, located in the Southeast Quarter of the Southwest Quarter of Section 17, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin described as:

Commencing at the South Quarter Corner of Section 17;  
 Thence North 00°57'09" West, 54.75 feet to the North right of way line of Lawrence Lane and the **Point of Beginning**;  
 Thence South 88°49'07" West, 586.20 feet to the intersection of the Southeast right of way line of CTH X/ Saylesville Road;  
 Thence North 29°24'06" East along said Southeast right of way line, 447.04 feet to a point on the South line of Parcel 2 of Certified Survey Map 1244;  
 Thence North 88°48'00" East, along the South line of said Parcel 2, 11.62 feet;  
 Thence South 29°24'06" West, 398.64 feet to a point on the to a point on the Northeast line of an existing 60' x 60' Vision Corner Roadway and Sidewalk Easement;  
 Thence South 30°53'25" East along said easement line, 36.46 feet;  
 Thence North 88°49'07" East, 531.89 feet to a point on the West line of Lawrence Estates Subdivision;  
 Thence South 01°10'54" East along said West line, 10.00 feet to the **Point of Beginning**.


The described easement, as shown on Sheet 2 of 3 hereof, contains a total of 10,772 square feet or 0.25 acres, more or less, and is subject to restrictions, reservations, rights-of-way and easements of record.

**TAX PARCEL WAKC1374993 SIDEWALK EASEMENT LEGAL DESCRIPTION:**

A 10' wide easement which crosses a part of the grantor's premises, being a part of Parcel 3 of a deed recorded in the Register's Office of Waukesha County in Reel 943, Images 710-712, as document number 1450279, located in the Northeast Quarter of the Northwest Quarter of Section 20, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin described as:

Commencing at the North Quarter Corner of Section 20;  
 Thence South 88°49'07" West, 416.73 feet to the **Point of Beginning**;  
 Thence South 29°24'06" West along the Southeast line of said Parcel 3, 11.62 feet;  
 Thence South 88°49'07" West, 201.60 feet;  
 Thence South 29°24'06" West, 54.42 feet to the South line of said Parcel 3;  
 Thence South 88°49'07" West along said South line said Parcel 3, 11.62 feet to a point on the Southeast right of way line of CTH X/ Saylesville Road;  
 North 29°24'06" East along said Southeast right of way line, 66.03 feet to the intersection of the South right of way line of Lawrence Lane.  
 Thence North 88°49'07" East along said South right of way line, 213.25 feet to the **Point of Beginning**.

The described easement, as shown on Sheet 2 of 3 hereof, contains a total of 2,676 square feet or 0.06 acres, more or less, and is subject to restrictions, reservations, rights-of-way and easements of record.

NOTES: BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) NAD27. DISTANCES ARE GROUND.	<b>BOUNDARY DESCRIPTIONS SIDEWALK EASEMENT</b>			
			Drawn: BFG	Scale: N/A
	REVISIONS		Date: 05/22/2019	SHEET NUMBER <b>1</b> OF <b>3</b>

# EASEMENT DESCRIPTION MAP (EXHIBIT "B")

NOTES:  
BEARINGS FOR THIS MAP ARE BASED ON THE  
WISCONSIN STATE PLANE COORDINATE SYSTEM  
(SOUTH ZONE) NAD27. DISTANCES ARE GROUND.

REVISIONS

PARCEL NO.  
WAKC1363075

Date: 05/22/2019

Drawn: BFG

SHEET  
NUMBER 2 OF 3

Scale: 1" = 80'

**AYRES**  
**ASSOCIATES**

LAWRENCE  
WOODS  
SUBD.

CTH X/ SAYLESVILLE ROAD  
110' RIGHT-OF-WAY

PARCEL 2  
CSM # 1244

**LAWRENCE SCHOOL**  
TAX PARCEL: WAKC1363075  
LOT 1, CSM 10555

LAWRENCE  
ESTATES  
SUBD.

60' X 60' VISION CORNER ROADWAY &  
SIDEWALK EASEMENT, PER CSM 10555

5.25' EASEMENT FOR  
SIDEWALK PURPOSES, PER  
CSM 10555

S30°53'25"E  
36.46'

N88°49'07"E 531.89'

S01°10'54"E  
10.00'

S88°49'07"W 586.20'

N00°57'09"W 54.75'


**LAWRENCE LANE**  
54.75' RIGHT-OF-WAY

SOUTHEAST CORNER OF  
SECTION 17, T6N, R19E CONC.  
MON. WITH BRASS CAP

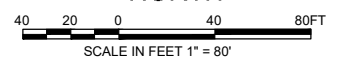
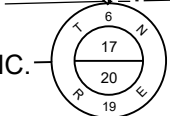
**LEGEND**

SECTION LINE	---
RIGHT OF WAY LINE	---
PROPERTY LINE	---
EXISTING EASEMENT	---
SIDEWALK EASEMENT	---

**MAP KEY**

 SIDEWALK EASEMENT

TAX PARCEL WAKC1363075  
TOTAL EASEMENT AREA = 10,772 SF - 0.25 ACRES



CITY OF WAUKESHA, WAUKESHA COUNTY

# EASEMENT DESCRIPTION MAP (EXHIBIT "B")

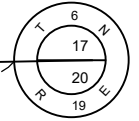
NOTES:  
BEARINGS FOR THIS MAP ARE BASED ON THE  
WISCONSIN STATE PLANE COORDINATE SYSTEM  
(SOUTH ZONE) (NAD27). DISTANCES ARE GROUND.

LAWRENCE  
WOODS  
SUBD.

**CTH X/ SAYLESVILLE ROAD**  
100' RIGHT-OF-WAY

**LAWRENCE SCHOOL**  
TAX PARCEL: WAKC1363075

**LAWRENCE LANE**  
54.75' RIGHT-OF-WAY



PARCEL NO.  
WAKC1374993

REVISIONS

N29°24'06"E  
66.03'

S29°24'06"W  
54.42'

N88°49'07"E 213.25'

S88°49'07"W 201.63'

P.O.B.

S88°49'07"W 416.73'

S29°24'06"W  
11.62'

SOUTHEAST CORNER OF  
SECTION 17, T6N, R19E CONC.  
MON. WITH BRASS CAP

**LAWRENCE SCHOOL**  
TAX PARCEL: WAKC1374993

UNPLATTED

**LEGEND**

- SECTION LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EXISTING EASEMENT
- SIDEWALK EASEMENT

**MAP KEY**



SIDEWALK EASEMENT

TAX PARCEL WAKC1374993  
TOTAL AREA = 2,676 SF - 0.06 ACRES

CITY OF WAUKESHA, WAUKESHA COUNTY



NORTH

30 15 0 30 60FT  
SCALE IN FEET 1" = 60'

**AYRES ASSOCIATES**

Drawn: BFG

Scale: 1" = 60'

Date: 05/22/2019

SHEET NUMBER 3 OF 3