

PUBLIC TRAIL EASEMENT

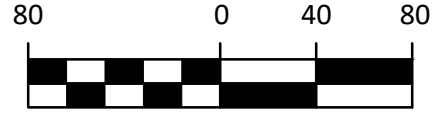
CLIENT

Mandel Group

SITE ADDRESS

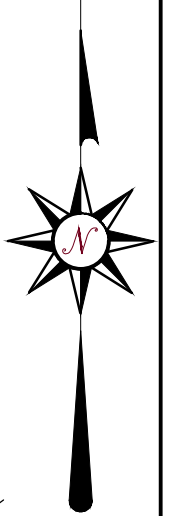
West Saint Paul Avenue, City of Waukesha, Waukesha County, Wisconsin.

GRAPHIC SCALE

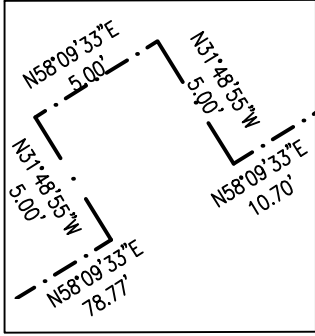


(IN FEET)

1 inch = 80 ft.



DETAIL 1



CONC. MON. WITH BRASS CAP
NW COR. OF NE 1/4
SEC. 3, T6N, R19E.

WEST ST. PAUL AVENUE
66' PUBLIC R.O.W.

2493.48'
WEST LINE OF THE
NE 1/4, SEC. 3
S00°33'13"W 2740.02'
LOT 2
C.S.M. NO. 10422

LOT 3
C.S.M. NO. 10422
N58°09'33"E 10.70'
N63°27'27"E 92.16'
S63°27'02"W 92.32'

UNPLATTED LANDS
S40°59'21"E 8.30'
N55°26'39"E 77.78'
S55°26'39"W 50.52'

OUTLOT 1
C.S.M. NO. 10422

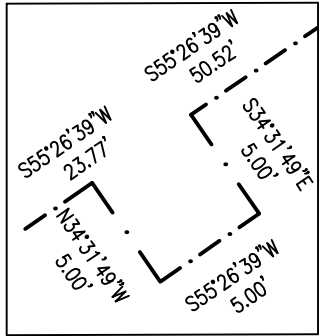
FOX RIVER

MEANDER LINE
N87°40'40"E 15.70'
N26°43'37"W 8.25'

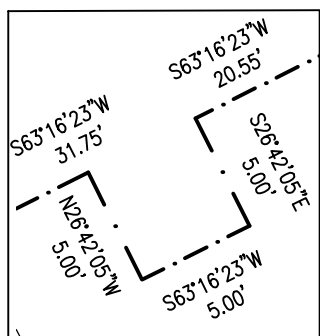
LEGAL DESCRIPTION

Part of Lot 2, Lot 3 and Outlot 1 in Certified Survey Map No. 10422, in the Southeast 1/4 of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin bounded and described as follows: COMMENCING at the Northwest corner of the Northeast 1/4 of said Section 3; thence South 00°33'13" West along the West line of said 1/4 Section 2493.48 feet to a point; thence North 87°40'40" East 15.70 feet parallel to the South line of the Northeast 1/4 Section to the point of beginning of the lands hereinafter described; thence North 63°16'23" East 56.93 feet to a point; thence North 58°09'33" East 78.77 feet to a point; thence North 31°48'55" West 5.00 feet to a point; thence North 58°09'33" East 5.00 feet to a point; thence South 31°48'55" East 5.00 feet to a point; thence North 58°09'33" East 10.70 feet to a point; thence North 63°27'27" East 92.16 feet to a point; thence North 55°26'39" East 77.78 feet to a point on the Easterly line of said Certified Survey Map; thence South 40°59'21" East along said Easterly line 8.30 feet to a point; thence South 55°26'39" West 50.52 feet to a point; thence South 34°31'49" East 5.00 feet to a point; thence South 55°26'39" West 5.00 feet to a point; thence North 34°31'49" West 5.00 feet to a point; thence South 55°26'39" West 23.77 feet to a point; thence South 63°27'02" West 92.32 feet to a point; thence South 58°10'05" West 94.48 feet to a point; thence South 63°16'23" West 20.55 feet to a point; thence South 26°42'05" East 5.00 feet to a point; thence South 63°16'23" West 5.00 feet to a point; thence North 26°42'05" West 5.00 feet to a point; thence South 63°16'23" West 31.75 feet to a point; thence North 26°43'37" West 8.25 feet to the point of beginning.

DETAIL 2



DETAIL 3



CONC. MON. WITH BRASS CAP
SW COR. OF NE 1/4
SEC. 3, T6N, R19E.

CHAPUT
LAND SURVEYS

Date: January 26, 2021.
Revised: March 12, 2021.

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

Drawing No. 3305 dzb