

PLAT OF SURVEY

RECEIVED

OCT 21 2016

CITY PLAN COMMISSION

LOCATION: 3250 Summit Avenue, Pewaukee, Wisconsin

LEGAL DESCRIPTION:

PARCEL A:  
All the part of the Southeast 1/4 of Section 31, in Township 7 North, Range 19 East, in the Town of Pewaukee (now City of Waukesha), Waukesha County, Wisconsin, bounded and described as follows, to-wit:  
Commencing at the East 1/4 corner of said Section 31 and running thence due South along the East line of said Southeast 1/4 240.42 feet; thence due West 50.00 feet to the point of beginning of the parcel of land hereinafter described; thence due South (parallel to) said East line 485.0 feet to a point; thence due West 553.10 feet to a point; thence due North 485.0 to a point; thence due East 553.10 feet to the point of beginning. Excepting therefrom any portion thereof described in a warranty deed recorded in Volume 461 of Deeds, Page 112, as Document No. 310871, Waukesha County Records. Together with a right of way for ingress and egress over and along all that part of the Southeast 1/4 of Section 31, in Township 7 North Range 19 East, in the Town of Pewaukee, bounded and described as follows, to-wit: Commencing at the East 1/4 corner of said Section 31 and running thence due South along the East line of said Southeast 1/4 725.42 feet to a point; thence due West 562.41 feet to the point of beginning of the parcel of land hereinafter described; thence continuing due West 40.69 feet to a point; thence S 10°32' W 619.57 feet to a point; in the centerline of U.S. Highway #18; thence S 76°30' E along said centerline 40.05 feet to a point; thence N 10°32' E 629.08 feet to the point of beginning. This right of way shall terminate and become void when access by public road or right of way is available from the property above described to Highway #18.

PARCEL B:  
All that part of the Southeast 1/4 of Section 31, Township 7 North, Range 19 East, Town of Pewaukee (now City of Waukesha), Waukesha County, Wisconsin, bounded and described as follows:  
Commencing at the Northeast corner of said Southeast 1/4; thence South along the East line of said Southeast 1/4, 605 feet to the Northerly corner of the property as described in Volume 461 of Deeds on Page 112 as Document No 310871; thence S 37°04'35" W along the Westerly line of the property described in said Document No 310871, 150.92 feet to the place of beginning of the land hereinafter described, thence West along the South line of the property described in Volume 856 of Deeds on Page 52 as Document No 527812, 505.20 feet to the East line of a 66 foot wide vehicular easement; thence Southeast 105.59 feet along the arc of said easement line, curve center lies to the West, curve radius is 254.34 feet, chord bears S 17°28' E 104.84 feet; thence East 398.17 feet to a point on the Westerly line of the property described in said Document No 310871; thence N 37°04'35" E along said property line 125.34 feet to the place of beginning.

PARCEL C:  
All that part of the Southeast 1/4 of Section 31; Township 7 North, Range 19 East, Town of Pewaukee (now City of Waukesha), Waukesha County, Wisconsin, bounded and described as follows:  
Commencing at the Northeast corner of said Southeast 1/4; thence South along the East line of said Southeast 1/4, 240.42 feet; thence West along the North line of the land as described in Volume 856 of Deeds on Page 52 as Document No 527812, 603.10 feet to the Northwest corner of said property; thence South along the West line of the property described in said Document No 527812, 224.15 feet to the place of beginning of the land hereinafter described; thence South along the West line of said property 248.91 feet to a point on the Easterly line of the 66 foot wide vehicular easement; thence N 30°08'40" W along said Easterly easement line of 215.25 feet; thence N 59°51'26" E 125.00 feet to the place of beginning.

PARCEL D:  
A 66 foot wide non-exclusive easement for the benefit of Parcels B and C over and across the following:  
All that part of the Southeast 1/4 of Section 31, Township 7 North, Range 19 East, Town of Pewaukee (City of Waukesha), Waukesha County, Wisconsin, bounded and described as follows:  
Commencing at the Northeast corner of said Southeast 1/4; thence South along the East line of said Southeast 1/4, 725.42 feet; thence West 596.19 feet to a point, being the place of beginning of said easement; thence Northwest 3.47 feet along the arc of a curve, curve center lies to the Southwest, curve radius 254.34 feet, chord bears N 29°45'14" W 3.47 feet; thence N 30°08'40" W 225.58 feet; thence S 59°51'20" W 66.00 feet; thence S 30°08'40" E 225.58 feet; thence Southeast 133.71 feet along the arc of a curve, curve center lies to the Southwest, chord bears S 09°48'20" E 130.92 feet; thence S 10°32'00" W 424.66 feet to a point on the Northerly right-of-way line of U.S. Highway 18; thence S 76°30' E along said Northerly right-of-way line 66.09 feet thence N 10°32'00" E 428.08 feet; thence Northwest 177.10 feet along the arc of a curve, curve center lies to the West, curve radius is 254.34 feet, chord bears N 09°24'54" W 173.55 feet to the place of beginning.  
Excepting all that part of the Southeast 1/4 of Section 31, Township 7 North, Range 19 East, Town of Pewaukee (now City of Waukesha) Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said Southeast 1/4, thence South along the East line of said Southeast 1/4, 725.42 feet; thence West 596.19 feet to a point being the place of beginning of said easement; thence Northwest 3.47 feet along the arc of a curve, curve center lies to the Southwest, curve radius 254.34 feet, chord bears N 29°45'14" W 3.47 feet thence N 30°08'40" W 10.33 feet; thence South 11.94 feet; thence East 6.91 feet to the place of beginning.

Also excepting the following described tract of land located in the Town of Pewaukee (now City of Waukesha), Waukesha County, Wisconsin:  
That part of the Southeast 1/4 of Section 31, Township 7 North, Range 19 East, described as follows:  
Commencing at the East 1/4 corner of said Section 31, thence S 01°21'37" E 176.01 feet along the East line of said Section 31 to the reference line of CTH TT; thence continuing S 01°21'37" E 429.00 feet along said East line; thence S 35°42'58" W 15.95 feet to the reference line of CTH TT; thence S 35°42'58" W 66.98 feet to the point of beginning; thence S 35°42'58" W, 67.99 feet; thence S 88°38'23" W 26.00 feet; thence N 00°06'46" W 196.65 feet; thence N 89°53'14" E 40.00 feet; thence N 00°06'46" W 289.54 feet; thence N 88°38'23" E 16.42 feet; thence S 01°21'37" E 430.76 feet to the point of beginning.  
Said parcel contains 0.40 acres, more or less, exclusive of all lands previously acquired or now held for highway purposes.

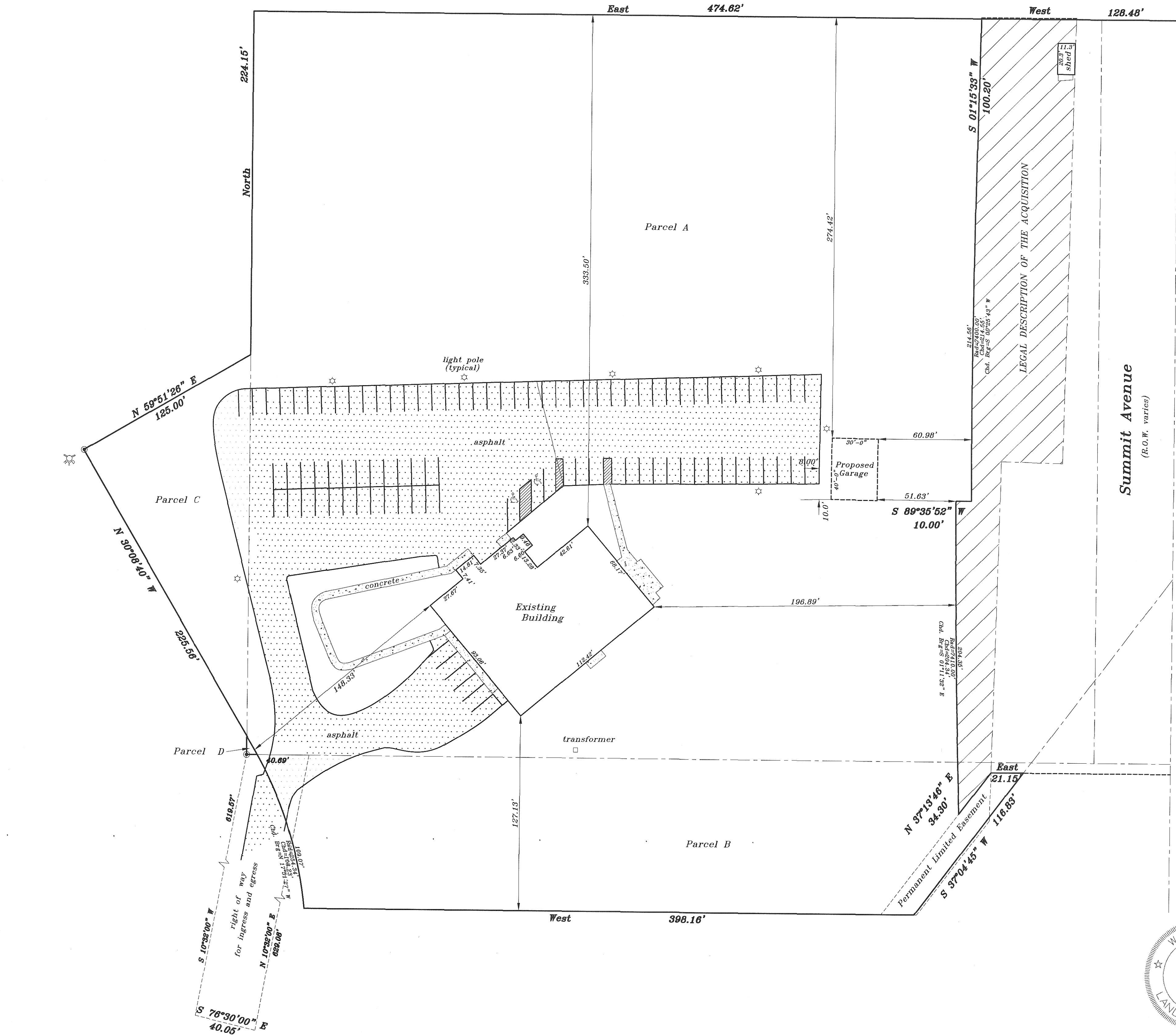
LEGAL DESCRIPTION OF THE ACQUISITION:  
Fee Title in and to the following tract of land in the City of Waukesha, Waukesha County, State of Wisconsin, described as:  
That part of the Northeast 1/4 of the Southeast 1/4 of Section 31, Town 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, described as follows:  
Commencing at the Northeast corner of said Southeast 1/4; thence S 00°08'26" E coincident with the east line of said Southeast 1/4, 732.20 feet; thence S 89°51'34" W, 117.28 feet to the west line of CTH TT (Meadowbrook Rd) and the point of beginning; thence S 37°05'20" W, 34.30 feet to a point on a curve; thence northwest 204.35 feet, coincident with the arc of said curve to the right, having a radius of 7410.00 feet and a chord bearing and length of N 01°19'58" W, 204.34 feet; thence N 89°27'26" E, 10.00 feet to a point on a curve; thence northwest 214.56 feet, coincident with the arc of said curve to the right, having a radius of 7400.00 feet and a chord bearing and length of N 00°17'17" E, 214.55 feet; thence N 01°17'17" E, 214.55 feet; thence N 01°07'07" E, 100.86 feet to the north line of the owner; thence N 89°46'47" E coincident with said north line of the owner, 62.01 feet to the west line of CTH TT (Meadowbrook Rd); thence S 01°07'07" W coincident with said west line of CTH TT (Meadowbrook Rd), 290.47 feet; thence N 88°52'53" W, coincident with said west line of CTH TT (Meadowbrook Rd), 40.00 feet; thence S 01°07'07" W coincident with said west line of CTH TT (Meadowbrook Rd), 203.05 feet to the point of beginning. The above described parcel contains +/- 0.531 acres (23150 sq ft) more or less.

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:

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 with 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 the Northeast 1/4 of the Southeast 1/4 of Section 31, Town 7 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin, described as follows:  
Commencing at the northeast corner of said Southeast 1/4; thence S 00°08'26" E coincident with the east line of said Southeast 1/4, 732.20 feet; thence S 89°51'34" W, 117.28 feet to the east line of CTH TT (Meadowbrook Rd), and the point of beginning; thence S 01°07'07" W coincident with the west line of CTH TT (Meadowbrook Rd), 31.51 feet to a southeasterly line of the owner; thence S 37°05'20" W coincident with said southeasterly line of the owner, 77.51 feet; thence S 89°51'34" W, 23.24 feet; thence N 37°05'20" E, 117.08 feet to the point of beginning.  
The above described parcel contains +/- 0.041 acres (1801 sq ft) more or less.

October 7, 2016  
Survey No. 107277

East Corner  
Sec. 31-7-19  
South  
240.42'



**METROPOLITAN SURVEY SERVICE, INC.**  
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS  
9415 West Forest Home Avenue, Suite 202  
Hales Corners, Wisconsin 53130  
PH. (414) 529-5380 FAX (414) 529-9787  
email address: survey@metropolitansurvey.com  
● — Denotes Iron Pipe Found  
○ — Denotes Iron Pipe Set

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED \_\_\_\_\_  
Dennis C. Sauer  
Professional Land Surveyor S-2421