

Lot 12 River Park Industrial Subdivision

S. 27°33'30"E.—125.01'

S. Line of Philip Drive
185.08'

S. 12°58'30"E.—183.09'

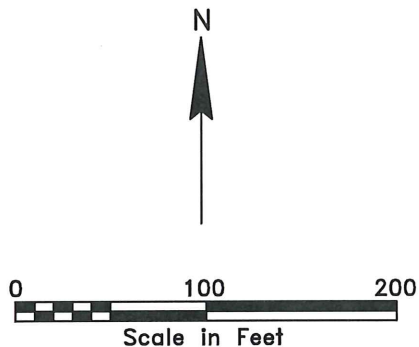
S.E. COR. OF PLAT

P.T.

Philip Drive

P.C.

MATCH



18832.82 SF

PARCEL A
CSM 3857

230 S PRAIRIE AVE
PARCEL 1334-986
Document # 3174533

1211.38 S01°36'30"W

80' WIDTH

POB

S. 74°30'25"W.
318.88

LOT 1
CSM 10840

North line R.O.W. S. 1°36'30"W.

383.46

EXISTING SANITARY SEWER
RIGHT-OF-WAY
CITY OF WAUKESHA

South line R.O.W.

206.53

290.40

300.00

450.73

114.23

62.78

62.78

00.09

318.88

N. 74°30'25"E.

DRAWN BY: JAW APPROVED BY: DATE: 03/20/17

REV. DATE

Sanitary Sewer Right-of-way

City of Waukesha

230 S PRAIRIE AVENUE
WAUKESHA, WISCONSIN

File Link: O:_PROJECTS DEVELOPER\230 S PRAIRIE

All that part of the Northwest 1/4 of Section 10, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the River Park Industrial Subdivision, a recorded plat in the City of Waukesha, said corner also being the intersection of the north line of a 70 foot right-of-way, known as Philip Drive with the West line of an 80 foot right-of-way known as Prairie Avenue; thence South 27°33'30" East along the West line of said Prairie Avenue 125.01 feet to the beginning of a curve; thence 185.08 feet along the west line of said Prairie Avenue and the arc of a curve with a radius of 363.58 feet, a chord bearing of South 12°58'30" East and a chord length of 183.09 feet to the end of said curve; thence South 1°36'30" West along the west line of said Prairie Avenue 450.73 feet to an iron pipe and the northeast corner of parcel with tax key # WAKC 1334-986 and document # 3174533; thence continuing South 1°36'30" West along the west line of said Prairie Avenue 114.23 feet to the north line of a 60 foot sewer right-of-way and the point of beginning of the lands to be hereinafter described; thence South 74°30'25" West along the north line of said sewer right-of-way; 313.88 feet to the southwest corner of parcel described in document #3174533; thence South 1°36'30" West 62.78 feet to the south line of said sewer right-of-way; thence North 74°30'25" East 318.88 feet to the west line of Prairie Avenue; thence North 1°36'30" East along the west line of Prairie Avenue, 62.78 feet to the point of beginning; said parcel containing 18832.82 SF or 0.43 Acres.

DRAWN BY: JAW		APPROVED BY:	DATE: 03/20/17	230 S PRAIRIE AVENUE WAUKESHA, WISCONSIN	
REV. DATE	Sanitary Sewer Right-of-way			File Link: O:_PROJECTS DEVELOPER\230 S PRAIRIE	
	City of Waukesha			Sheet 2 of 2	