

LEGAL DESCRIPTIONS AS PROVIDED BY OWNER

PARCEL 1

PART OF LOT ONE (1), ASSESSORS PLAT NO. 12 – VILLAGE OF MONONA, IN THE CITY OF MONONA, DANE COUNTY, WISCONSIN, WHICH IS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 10 EAST; THENCE NORTH 89° 19' 04" EAST, ALONG THE SOUTH LINE OF SAID SECTION, 1550.97 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0° 19' 04" EAST, 174.9 FEET; THENCE SOUTH 50° 30' 20" EAST, 9.85 FEET; THENCE NORTH 39° 14' 40" EAST, 80.05 FEET; THENCE SOUTH 89° 30' 20" EAST, 138.15 FEET; THENCE SOUTH 0° 40' 56" EAST, 226.85 FEET TO THE SOUTH LINE OF SAID SECTION 20; THENCE SOUTH 89° 19' 40" WEST, ALONG SAID SOUTH LINE OF SAID SECTION 20, 200.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2

PART OF LOT 1, ASSESSOR'S PLAT NO. 12, IN THE CITY OF MONONA, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE CITY OF MONONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20; THENCE N 89° 19' 04" E, 1,750.97 FEET ALONG THE SOUTH LINE OF SECTION 20 TO THE POINT OF BEGINNING; THENCE N 0° 40' 56" W, 226.85 FEET; THENCE S 89° 30' 20" E, 400.95 FEET TO A POINT WHICH IS 20 FEET MORE OR LESS FROM THE WATER'S EDGE OF THE YAHARA RIVER; THENCE S 8° 57' 20" E, 220.90 FEET ALONG A MEANDER LINE ON THE BANK OF THE RIVER TO A POINT WHICH IS 39 FEET MORE OR LESS FROM THE WATER'S EDGE; THENCE S 89° 19' 04" W, 432.65 FEET ALONG THE SOUTH LINE OF SECTION 20 TO THE POINT OF BEGINNING, TOGETHER WITH ALL LANDS LYING EASTERLY OF SAID PARCEL BETWEEN THE NORTHERLY AND SOUTHERLY BOUNDARIES ABOVE DESCRIBED EXTENDED EASTERLY TO THE WATER'S EDGE OF THE YAHARA RIVER.

TOGETHER WITH NON-EXCLUSIVE AND PERMANENT EASEMENTS CREATED IN VOL. 468 OF MISC., PAGE 417, DOCUMENT #1191509 AND IN VOL. 474 OF MISC., PAGE 529, DOCUMENT #1200684.

PARCEL 3

A PARCEL OF LAND BETWEEN RIGHT-OF-WAY LINE OF USH 12/18 AND THE NORTH LINE OF THE NW 1/4 OF SECTION 29 TOWN 7 NORTH, RANGE 10 E, DESCRIBED AS:

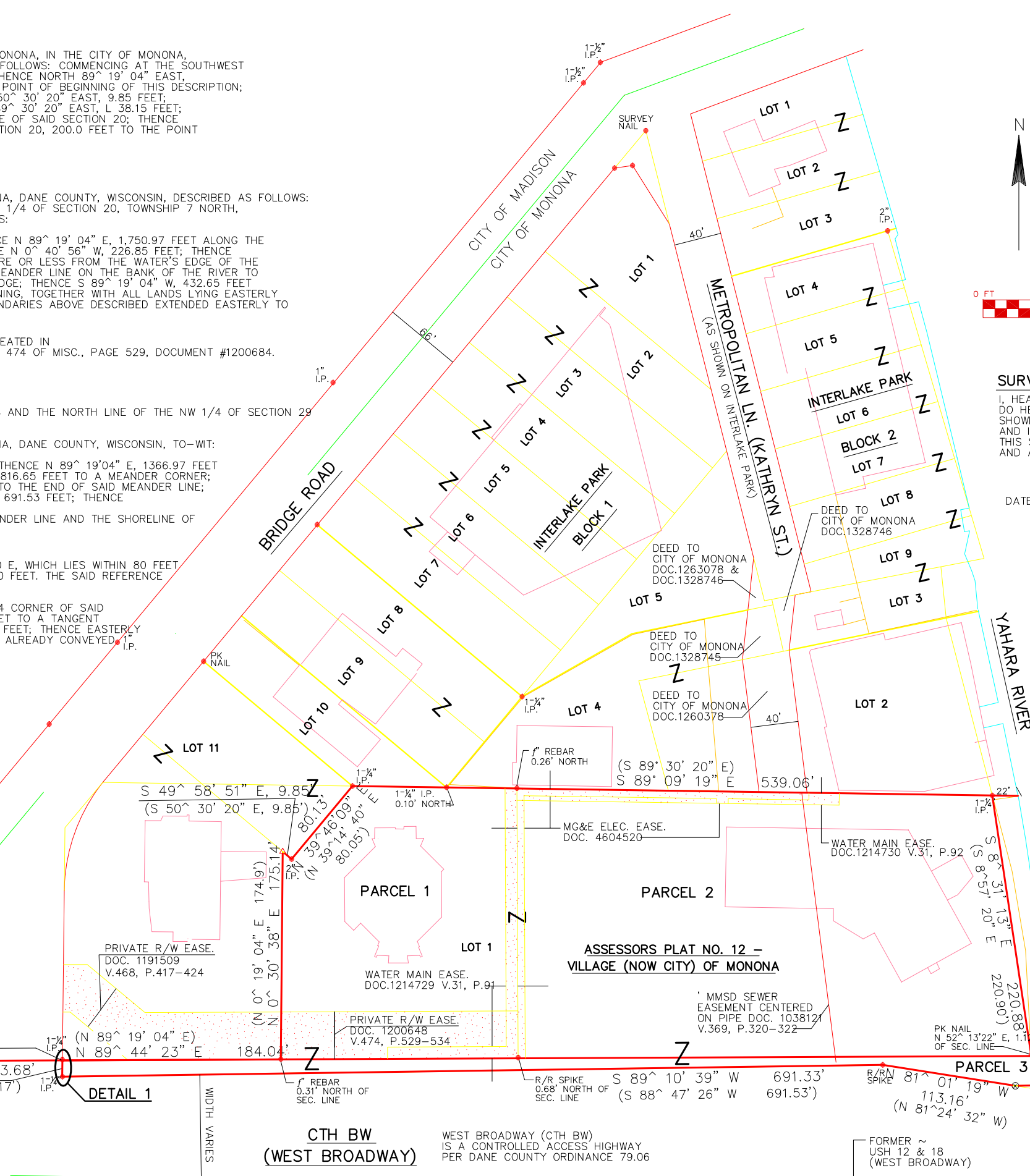
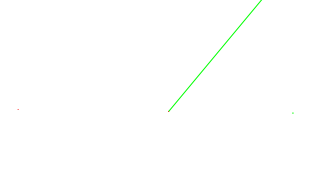
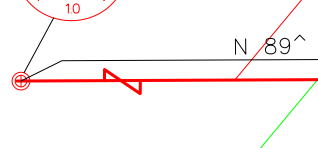
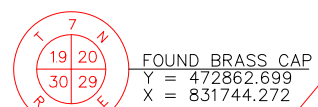
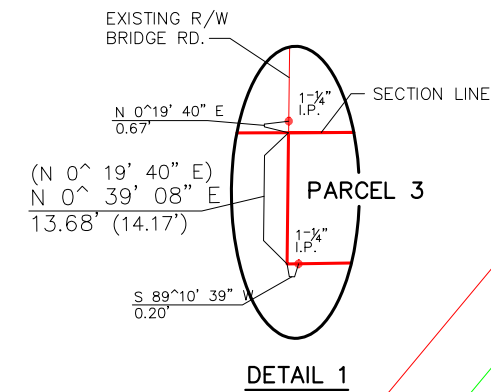
PART OF THE NW1/4 OF SECTION 29, T7N, R10E, CITY OF MONONA, DANE COUNTY, WISCONSIN, TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE N 89° 19' 04" E, 1366.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 89° 19' 04" E, 816.65 FEET TO A MEANDER CORNER; THENCE S 52° 38' 41" E, ALONG SAID MEANDER LINE, 57.91 FEET TO THE END OF SAID MEANDER LINE; THENCE N 81° 24' 32" W, 173.02 FEET; THENCE S 88° 47' 26" W, 691.53 FEET; THENCE N 00° 19' 40" E, 14.17 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL MEANDERED LANDS LYING BETWEEN THE MEANDER LINE AND THE SHORELINE OF THE YAHARA RIVER.

EXCEPT: ALL LANDS IN THE NE1/4 NW1/2 OF SECTION 29, T7N, RANGE 10 E, WHICH LIES WITHIN 80 FEET NORTHERLY OF THE REFERENCE LINE NOW LAID OUT FOR 2,297.30 FEET. THE SAID REFERENCE LINE IS DESCRIBED AS FOLLOWS:

BEGINNING 73.2 FEET SOUTH AND 0.26 FEET WEST OF THE NW1/4 CORNER OF SAID SECTION 29; THENCE SOUTH 89° 39' 40" EAST FOR 1,797.30 FEET TO A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 11,459.16 FEET; THENCE EASTERLY ALONG SAID CURVE 500 FEET. THIS LAND IS EXCLUSIVE OF LAND ALREADY CONVEYED, OR USED FOR HIGHWAY PURPOSES.



LEGEND

- EXISTING STRUCTURE
- SECTION CORNER
- SET CHISELED X IN CONCRETE
- SET MAG NAIL
- SET f" O.D. X 24" REBAR (WEIGHING 1.50 LBS./L.F.)
- FOUND f" REBAR UNLESS OTHERWISE NOTED
- RECORDED AS
- EASEMENT
- FENCE LINE

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY

0 FT 50 100

SURVEYED FOR:
CITY OF MONONA
5211 SCHLUTER ROAD
MONONA, WI 53716

SURVEYOR'S CERTIFICATE:

I, HEATHER S. BARTELT, WISCONSIN LAND SURVEYOR S-2797, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESCRIPTIONS AND INSTRUCTIONS FURNISHED BY THE PERSONS WHO CAUSED THIS SURVEY TO BE MADE AND THAT THIS PLAT IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY.

DATE: OCTOBER 9, 2014

HEATHER S. BARTELT
WISCONSIN LAND SURVEYOR, S-2797

FOUND CHISELED X
Y = 472886.855
X = 837060.304

(S 52° 38' 41" E)
S 52° 13' 22" E
41.11'

S 89° 44' 23" W 473.55'
S 89° 44' 23" W 2658.04'

N 0° 01' 37" E 29.68'

R = 11379.16'
LEN. = 45.75'
LONG CHORD = 45.75'
CHORD BEARING = S 88° 40' 08" W

FOUND 1-1/2" ROD MEANDER CORNER
Y = 472845.092
X = 834402.274

CTH BW (WEST BROADWAY)

WEST BROADWAY (CTH BW) IS A CONTROLLED ACCESS HIGHWAY PER DANE COUNTY ORDINANCE 79.06

EASEMENT INFORMATION

- (A) PRIVATE R/W EASE. DOC. 1191509 V.468, P.417-424
- (B) PRIVATE R/W EASE. DOC. 1200648 V.474, P.529-534
- (C) WATER MAIN EASE. DOC.1214729 V.31, P.91
- (D) MG&E ELEC. EASE. DOC. 4604520
- (E) WATERMAIN EASE. DOC.1214730 V.31, P.92
- (F) SAN. SEWER EASE. INDETERMINATE LOCATION ON THIS PARCEL DOC.1038120
- (G) AT&T PERMANENT EASE. DOC.4272700
- (H) AT&T ACCESS EASE. DOC.4272700
- (J) MONONA STORM EASE. DOC.919879, V.292, P.123
- (K) MG&E ELEC. EASE. DOC.4568956
- (L) MG&E ELEC. EASE. DOC.2866619
- (M) STORM EASE. DOC.2242235 V.15307, P.53-57
- (N) STORM EASE. DOC.2291169 V.16778, P.32-33
- (O) MG&E ELEC. EASE. DOC.1681999 V.2262, P.8
- (P) SAN. SEWER EASE. DOC. 919880 V.292, P.124-125
- (Q) EASE. AGREEMENT FOR PIERS TO FOUR LAKES YACHT CLUB DOC.2263395 V.15921, P.71-73
- (R) PLE STORM SEWER DOC.2748570 V.32396, P.29
- (S) WATERMAIN EASE. DOC. 919880 V.292, P.124-125
- (T) SIDEWALK EASE. DOC.1182314 V.462, P.317-318
- (U) MG&E ELEC. EASE. DOC.2376859 V.19613, P.32-33
- (V) SAN. SEWER EASE. NO WIDTH GIVEN DOC.1038118, V.369, P.312-314
- (W) PARKING EASE. FOR BOTH PROPERTIES DOC. 1375362 V.464, P.257-260 TERMINATED BY DOC.3933956
- (X) INGRESS/EGRESS EASE. IN LAND CONTRACT 15' STRIP AND PARKING ON LOT 10 DOC.2494418, V.23718, P.64-66
- (Y) MG&E ELECTRIC EASE. DOC.4382360
- (Z) INGRESS/EGRESS EASE. TO SOUTH PROPERTY DOC.1207667 V.12, P.196-199
- (AA) MG&E ELEC. EASE. DOC. 1832051 V.5635, P.73
- (AB) MG&E ELEC. EASE. DOC. 1204257 V.2, P.133-135
- (AC) MMSD EASE. CENTERED ON PIPE DOC. 1038121 V.369, P.320-322

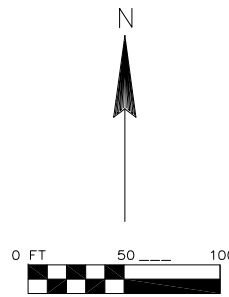
SANITARY MANHOLE INFORMATION

- | | | | | | | |
|---|--|--|---|--|--|---|
| MANHOLE 1 (MH-1)
RIM = 848.99
IE 10" NORTH = 844.99
IE 8" SOUTH = 844.54 | MANHOLE 2 (MH-2)
RIM = 849.87
IE 10" NW = 842.79
IE 8" SW = 843.37
IE 10" SOUTH = 843.20 | MANHOLE 3 (MH-3)
RIM = 851.31
IE 60" EAST = 832.21
IE 8" SE = 842.39
IE 60" SOUTH = 832.31 | MANHOLE 4 (MH-4)
RIM = 850.09
IE 60" WEST = 832.21
IE 60" NORTH = 832.13 | MANHOLE 5 (MH-5)
RIM = 851.31
IE 24" SOUTH = 839.84
IE 27" EAST = 839.66
IE 6" NW = 844.54 | MANHOLE 6 (MH-6)
RIM = 852.50
IE 27" WEST = 838.64
IE 27" EAST = 838.64 | MANHOLE 7 (MH-7)
RIM = 850.93
IE 27" WEST = 837.46
IE 60" NORTH = 832.04
IE 52" EAST = 832.08 |
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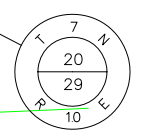
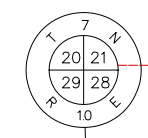
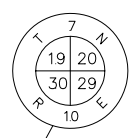
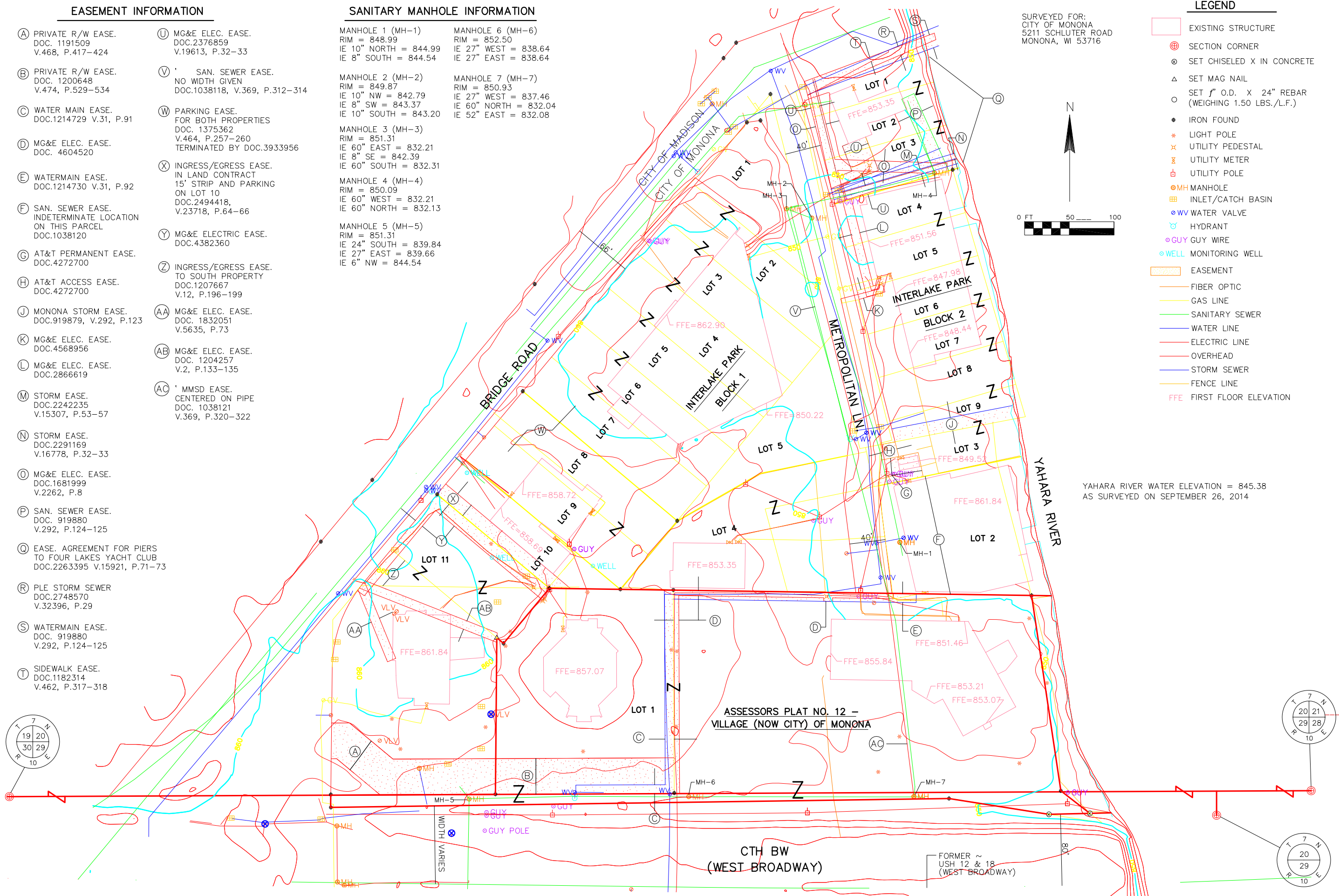
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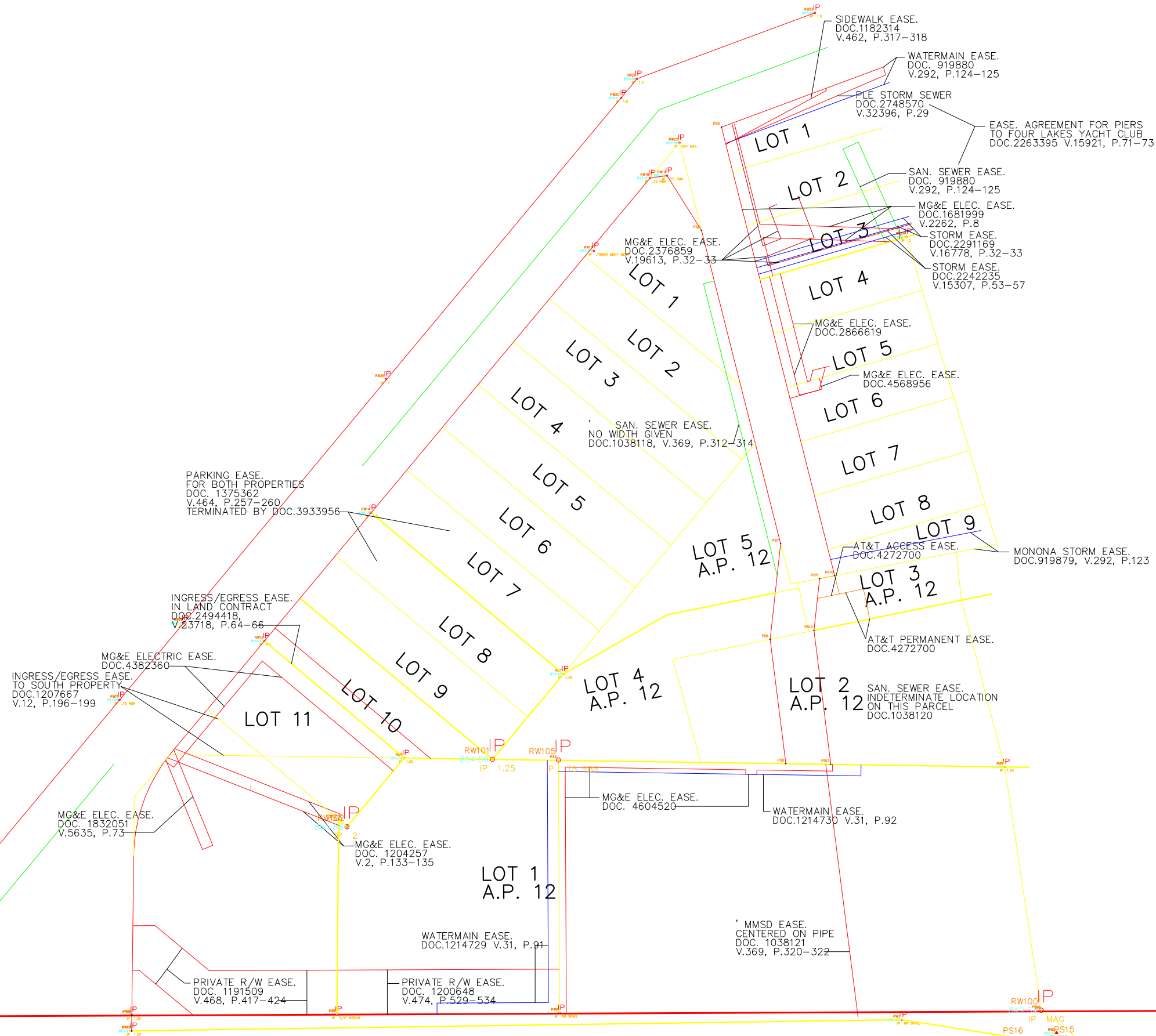
LEGEND

- EXISTING STRUCTURE
- SECTION CORNER
- SET CHISELED X IN CONCRETE
- SET MAG NAIL
- SET f" O.D. X 24" REBAR (WEIGHING 1.50 LBS./L.F.)
- IRON FOUND
- LIGHT POLE
- UTILITY PEDESTAL
- UTILITY METER
- UTILITY POLE
- MH MANHOLE
- INLET/CATCH BASIN
- WV WATER VALVE
- HYDRANT
- GUY GUY WIRE
- WELL MONITORING WELL
- EASEMENT
- FIBER OPTIC
- GAS LINE
- SANITARY SEWER
- WATER LINE
- ELECTRIC LINE
- OVERHEAD
- STORM SEWER
- FENCE LINE
- FFE FIRST FLOOR ELEVATION



YAHARA RIVER WATER ELEVATION = 845.38
AS SURVEYED ON SEPTEMBER 26, 2014





WEST BROADWAY (CTH BW)
 IS A CONTROLLED ACCESS HIGHWAY
 PER DANE COUNTY ORDINANCE 79.06

