

ENROLLED ORDINANCE 168-60

AMEND LAND USE PERMIT TO MAMMOTH SPRINGS LLC AND
AUTHORIZE PURCHASE OF BUTLER PROPERTY

WHEREAS, the Waukesha County Board of Supervisors approved Enrolled Ordinance 168-O-014 in June of 2013, approving a Land Use Permit to Mammoth Springs LLC for site development activities necessary to construct residential and retail buildings and associated infrastructure and further approving a related Bugline Trail relocation agreement with land exchange, and

WHEREAS, through initial development of the site it has been mutually determined to reduce the amount of land to be owned by the County for trail purposes within Mammoth Springs LLC site due to required site infrastructure and contamination concerns, and

WHEREAS, the County now intends to acquire 0.34 acres (\$37,315.00 value) of Mammoth Springs, LLC property, but will exchange 0.82 acres (\$89,995.00 value) of County-owned Bugline Trail property in return, and

WHEREAS, in order to compensate the County for the remaining difference in value, in addition to the 0.34 acres of Mammoth Springs, LLC property to be transferred to the County, Mammoth Springs, LLC will purchase and transfer to Waukesha County 1.9 acres of property currently owned by Carol Butler in the Town of Merton desirable to the County for creation of a trailhead at the west end of the Waukesha County Bugline Trail, and

WHEREAS, Waukesha County has negotiated a mutually agreed price for the acquisition of the Carol Butler property of \$76,600; accordingly Mammoth Springs will purchase the Carol Butler property, transfer it along with the 0.34 acres of Mammoth Springs, LLC property to Waukesha County and Waukesha County will reimburse Mammoth Springs for the excess value received in the land exchange (\$23,920.00) less any related acquisition cost incurred by the County.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS to amend the Land Use Permit granted through Enrolled Ordinance 168-O-014 to exchange 0.34 acres of Mammoth Springs LLC property for 0.82 acres of Waukesha County-owned Bugline Trail property.


BE IT FURTHER ORDAINED that Waukesha County may accept the 1.9 acre Carol Butler Property to equally compensate for the land value difference at the Mammoth Springs LLC site, with Waukesha County reimbursing Mammoth Springs LLC for cost above and beyond the land value difference in an amount not to exceed \$23,920.00, less the County's related land acquisition costs, to be paid from the Walter J Tarmann Acquisition Fund budget.

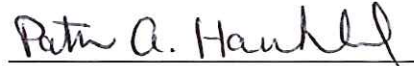
BE IT FURTHER ORDAINED that the authorized signatories for Waukesha County shall execute the amended Land Use Permit on behalf of Waukesha County, and are further authorized to execute all documents necessary to complete the land exchange contemplated hereby.

AMEND LAND USE PERMIT TO MAMMOTH SPRINGS LLC AND
AUTHORIZE PURCHASE OF BUTLER PROPERTY

Presented by: Land Use, Parks and
Environment Committee


Approved by:
Finance Committee



James A. Heinrich, Chair

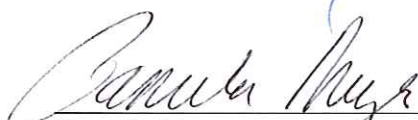

Patricia A. Haukohl, Chair

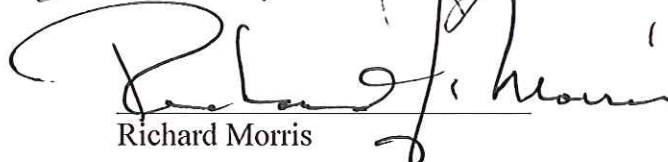

Jim Batzko


Daniel J. Draeger


Walter L. Kolb



Pamela Meyer


Pamela Meyer

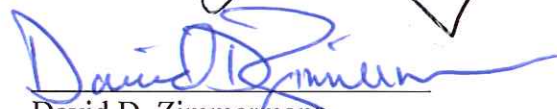

Richard Morris

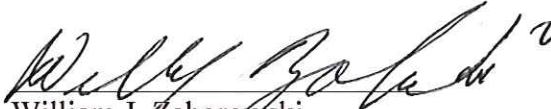

Fritz Ruf


Larry Nelson


Thomas J. Schellinger


Cathleen A. Slattery


David D. Zimmermann


William J. Zaborowski

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, was presented to the County Executive on:

Date: 12/26/2013, 
Kathleen Novack, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, is hereby:

Approved: X
Vetoed: _____



Date: 12-3-13, _____
Daniel P. Vrakas, County Executive

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-11/26/13

(ORD) NUMBER-1680060

- | | |
|--------------------------|--------------------------|
| 1 C. SLATTERY..... | 2 D. Zimmermann.....AYE |
| 3 R. MORRIS.....AYE | 4 J. BATZKO.....AYE |
| 5 J. BRANDTJEN.....AYE | 6 J. JESKEWITZ..... |
| 7 J. GRANT.....AYE | 8 P. HAUKOHL..... |
| 9 J. HEINRICH.....AYE | 10 D. SWAN.....AYE |
| 11 F. RUF.....AYE | 12 P. WOLFF.....AYE |
| 13 P. DECKER.....AYE | 14 P. MEYER..... |
| 15 W. KOLB.....AYE | 16 M. CROWLEY.....AYE |
| 17 D. PAULSON.....AYE | 18 L. NELSON.....AYE |
| 19 C. CUMMINGS.....AYE | 20 T. SCHELLINGER....AYE |
| 21 W. ZABOROWSKI.....AYE | 22 P. JASKE.....AYE |
| 23 K. HAMMITT..... | 24 D. DRAEGER.....AYE |
| 25 G. YERKE..... | |

TOTAL AYES-19

TOTAL NAYS-00

CARRIED _____

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-19

Document Number

Document Name

This AMENDED LAND USE PERMIT, made between
WAUKESHA COUNTY

Grantor,
and Mammoth Springs LLC,
Grantee.

Amends and supersedes that certain Land Use Permit
between Grantor and Grantee recorded with the Waukesha
County Register of Deeds on September 23, 2013 as
document number 4044195

PROPERTY DESCRIPTION:

See attached Exhibit A, Exhibit B, Exhibit C, Exhibit D and Exhibit E.

CONDITIONS IMPOSED:

FOR AND IN CONSIDERATION of the covenants
contained herein and other good and valuable consideration,
the receipt of which is hereby acknowledged, WAUKESHA
COUNTY, WISCONSIN, a Municipal Corporation and
Owner, does hereby permit Mammoth Springs LLC
("Grantee"), its successors and assigns, the right,
permission, and authority to conduct site development
activities necessary to construct residential and retail
buildings and associated infrastructure across portions of
those lands known as the Bugline Trail Corridor, located in
the Northwest corner of Section 26, Township 8 North,
Range 19 East, Waukesha County, State of Wisconsin more
particularly identified herein (hereinafter "Bugline Trail
Section"). The site development work shall be in
accordance with that which is depicted on the attached plan
(Exhibit B). Grantee shall act in accordance with all
applicable Federal, State and Local codes, in addition to all
requirements hereof, and obtain all necessary permits to
complete the work contemplated hereby.

The location of the Land Use Permit with respect to the Bugline Trail Section upon the premises of
Waukesha County is more particularly described in Exhibit A and shown on the plan attached
hereto as Exhibit B, both of which are incorporated by reference and made a part hereof.

Grantee, its successors and assigns, will defend, indemnify and hold harmless Waukesha County
(the "County") and all of its departments, agencies, boards, officers, employees and agents from
any and all liability, loss, damages, expenses and costs, including attorneys fees and expenses, that
they may suffer or incur as the result of any injury (including death) or damage to person or
property which results from any action or omission, negligent or otherwise, of Grantee, its
successors, assigns, agents, invitees and guests, in connection with the grant of this Land Use
Permit, any and all work of any type which Grantee, its successors and assigns, and any of its
agents, invitees and/or guests perform or should perform upon the lands subject to this Land Use
Permit, and its use of the County lands covered by this Land Use Permit.

Name and Return Address:

Waukesha County Parks and Land Use
515 W. Moreland Blvd., Room AC230
Waukesha, WI 53188
Attn: Duane Grimm

Tax Key: SUXV0245962

The right, permission and authority is given to Grantee, its successors and assigns, to remove pavement, stone and base materials that constitute the Bugline Trail Section upon the condition that these activities may commence only upon approval of the County of Waukesha by the Waukesha County Department of Parks and Land Use of the location, construction plans, and subsequent written approval for the alternate Bugline Trail through adjacent property owned by Grantee and the Village of Sussex, as depicted on Exhibit D (the "Alternate Bugline Trail"). The Alternate Bugline Trail shall be constructed on land suitable for trail construction outside of known floodplain areas in accordance with Wisconsin Department of Transportation Bicycle Facilities Design Handbook and Americans with Disabilities Act standards. Completion of vegetative restoration in trail shoulder areas, extending a minimum of six feet from the edge of the trail pavement, on both sides of the trail, is a condition of this permit and subject to written approval of the County of Waukesha by the Waukesha County Department of Parks and Land Use. Approved completed construction of the Alternate Bugline Trail no later than December 30, 2013 will be consideration for elimination of the Bugline Trail on property owned by Waukesha County.

Grantee and its successors, assigns and agents agree that the Bugline Trail shall remain open for public use during construction, maintenance, or related activities described in the Land Use Permit. Grantee shall temporarily relocate the Bugline Trail Section until the Alternate Bugline Trail is completed and accepted by Waukesha County. The Bugline Trail detour, as depicted on the attached plan as Exhibit C (the "Bugline Trail Detour"), shall be established after receipt of approval of the construction detour plans by the County of Waukesha by the Waukesha County Department of Parks and Land Use and with the approval and consent of the Village of Sussex. The establishment of the Bugline Trail Detour shall include appropriate signage prior to any use of the Bugline Trail Section by Grantee pursuant to this permit and shall remain open at all times until the Alternate Bugline Trail has been constructed and ownership transferred to the County as set forth below.

Ownership of the land on which the Alternate Bugline Trail is constructed together with necessary additional lands indicated on Exhibit E shall be transferred by deed to Waukesha County under a land transaction contract separate from this agreement by December 31, 2015. Should the Alternate Bugline Trail not be constructed per Exhibit D or the land transaction not be finalized by December 31, 2015, then this Land Use Permit is rendered null and void and the Bugline Trail Section must be restored on the lands subject to this Land Use Permit to original conditions or better, subject to written acceptance of the County of Waukesha by the Waukesha County Department of Parks and Land Use. Grantee and its successors and assigns shall install and maintain appropriate warning and traffic signage along the Alternate Bugline Trail, subject to the written approval of the County of Waukesha by the Waukesha County Department of Parks and Land Use. The signage shall regulate vehicle and pedestrian traffic through all site ingress and egress areas, and shall inform Bugline Trail users of upcoming intersections, while maintaining unimpeded traffic flow on the Bugline Trail.

Grantee and its successors and assigns shall be responsible for the identification of all easements attached to the lands subject to this Land Use Permit, including the location and removal, relocation or alteration, if necessary, of all underground and overhead utilities.

This Land Use Permit shall run with the land, and may not be revoked except for cause upon written notice by Waukesha County. "Cause" hereunder shall mean the uncured breach of any term of this Land Use Permit or any conduct by Grantee or Grantee's successors in interest blocking or otherwise interfering with the public's use of the Bugline Trail which continues to exist thirty (30) or more days after receipt of written notice of the breach or interference. Notwithstanding the foregoing, if at any time Grantee becomes the fee owner of the Bugline Trail Section, this Land Use Permit shall automatically terminate and be of no further force or effect.

The Grantee and its successors and assigns shall, at all times during the term of this Land Use Permit, keep in force and effect insurance policies, issued by a company or companies authorized to do business in the state of Wisconsin and satisfactory to the Grantor. Such insurance shall be primary. Upon execution of this Land Use Permit, Grantee shall furnish the Grantor with a Certificate of Insurance which references this Land Use Permit. The County shall be given thirty (30) days' advance notice of cancellation, nonrenewal, or material reduction of coverages, scope or limits during the term of this Land Use Permit. Grantee and its contractors shall maintain the following insurance coverage:

- (a) Worker's Compensation and Employer's Liability Insurance - Statutory worker's compensation benefits and employers' liability insurance with a limit of liability not less than \$500,000 each accident. A waiver of subrogation endorsement in favor of the Property Owner shall be included.
- (b) Commercial General Liability Insurance — Policy shall be written to provide coverage for, but not limited to, the following: personal injury, premises and operations, blanket contractual coverage, broad form property damage, and independent contractors' coverage. Limits of liability shall be not less than \$1,000,000 each occurrence, \$1,000,000 personal injury, and \$1,000,000 general aggregate.
- (c) Business automobile policy covering all owned, hired, and non-owned private passenger autos and commercial vehicles. Limit of liability not less than \$1,000,000 combined single limit.
- (d) Pollution Liability Insurance – Policy shall provide pollution liability/environmental impairment coverage for sudden and non-sudden occurrences causing injuries/damages (including environmental restoration) arising out of the negligent acts, errors or omissions of the insured party. Limits of liability not less than \$1,000,000 each occurrence/claim, \$1,000,000 aggregate.
- (e) It is understood that the specified coverage in no way limits the liability of Grantee, its employees, agents, contractors, and subcontractors.

The County, its boards, commission, agencies, officers, employees and representatives shall be named as additional insured and so stated on the Certificates of Insurance for Grantee's insurance coverage, as well as, its contractors.

All notices to the Grantor shall be sent by certified U.S. Mail, Return Receipt Requested, addressed to the Park System Manager, Waukesha County Department of Parks and Land Use, Park System Division, 515 W. Moreland Blvd, Room AC230, Waukesha, Wisconsin 53188. All notices to Grantee shall be sent by certified U.S. Mail, Return Receipt Requested, addressed to Mammoth Springs LLC, 4375 Pilgrim Hollow Court, Brookfield, Wisconsin 53005, or Grantee's successor in interest.

This Land Use Permit shall be binding upon and inure to the benefits of the successors and assigns of all parties hereto.

IN WITNESS WHEREOF, the said COUNTY OF WAUKESHA has caused these presents to be signed by the Director of Parks and Land Use on this _____ day of _____, 2013.

COUNTY OF WAUKESHA

By: _____
Dale R. Shaver, Director
Waukesha County Department of Parks
and Land Use

STATE OF WISCONSIN)

)SS

WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2013, the above-named, Dale R. Shaver, Director of Waukesha County Department of Parks and Land Use, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My commission: _____

This Land Use Permit is accepted by Mammoth Springs LLC by signature of their authorized representative this _____ day of _____, 2013.

Mammoth Springs LLC

By: _____

Art Sawall, Member

STATE OF WISCONSIN)

)SS

WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2013, the above-named, Art Sawall, Authorized Signatory and Member of Mammoth Springs LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin

My commission: _____

This instrument was drafted by Erik G. Weidig.

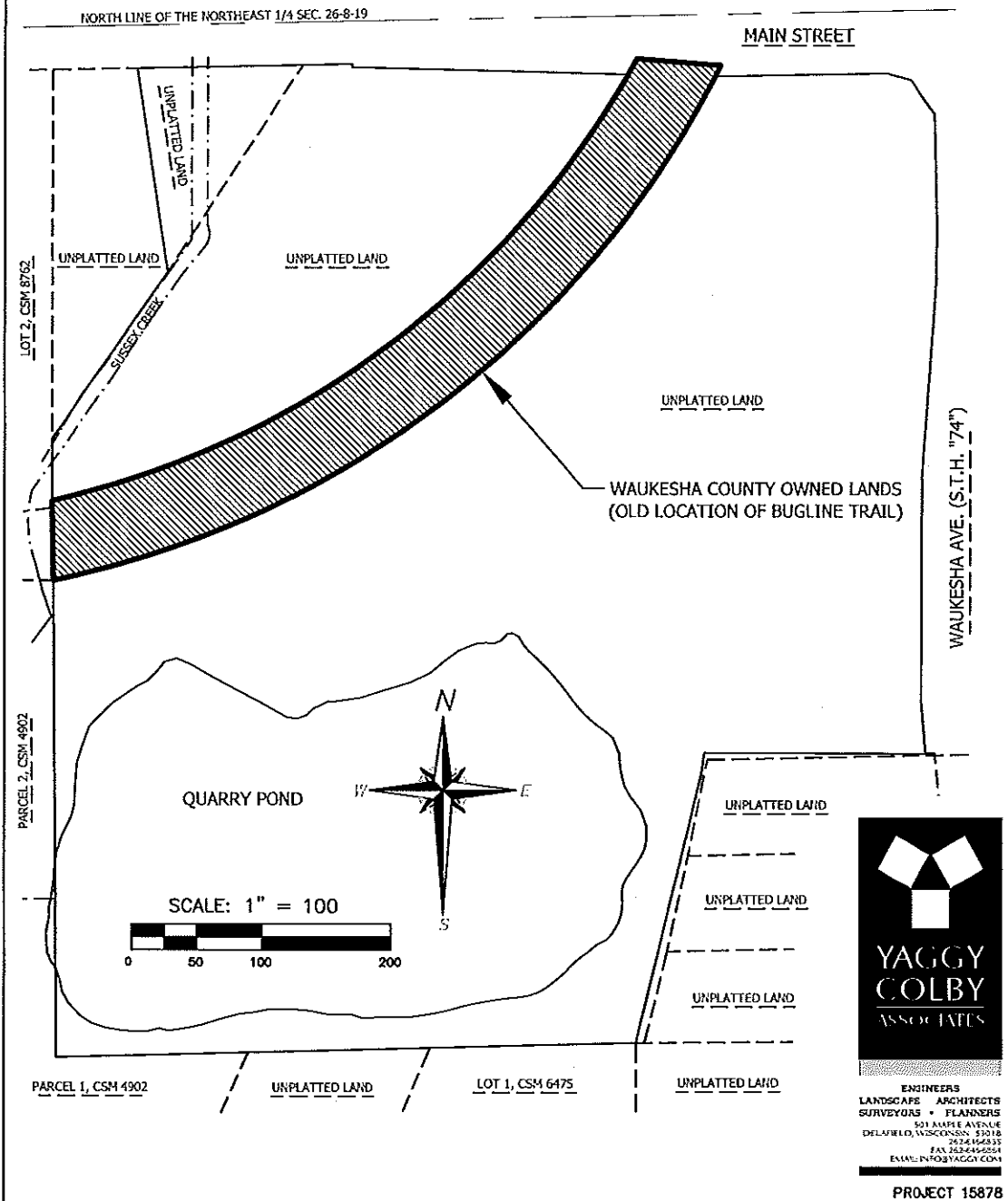
EXHIBIT "A"

BEING A PART OF THE NW. 1/4 OF THE NE. 1/4 OF SECTION 26, T.8N., R.19E.,
VILLAGE OF SUSSEX, WAUKESHA COUNTY, WI

LAND USE LEGAL DESCRIPTION:

Being all that part of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 8 North, Range 19 East, Village of Sussex, Waukesha County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 corner; thence N88°52'03"E, along the North line of the Northeast 1/4 of said Section 26, a distance of 1,027.62 feet; thence S01°07'57"E, a distance of 33.01 feet to the point of beginning of the hereinafter described lands; thence S85°25'25"E, 65.20 feet; thence 672.66 feet along the arc of a curve to the right, with a radius of 746.20 feet and whose chord bears S52°25'53"W, 650.12 feet; thence N01°08'56"W, 61.13 feet; thence 582.87 feet along the arc of a curve to the left, with a radius of 686.20 feet and whose chord bears N52°58'58"E, a distance of 565.51 feet to the point of beginning. Said lands contain 37,668 Sq.Ft. Or 0.86 Acres.



YAGGY COLBY ASSOCIATES, INC.
ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS • PLANNERS
501 MARPLE AVENUE
DELAWARE, WISCONSIN 53018
262-846-6533
FAX 262-846-6554
EMAIL: INFO@YAGGY.COM



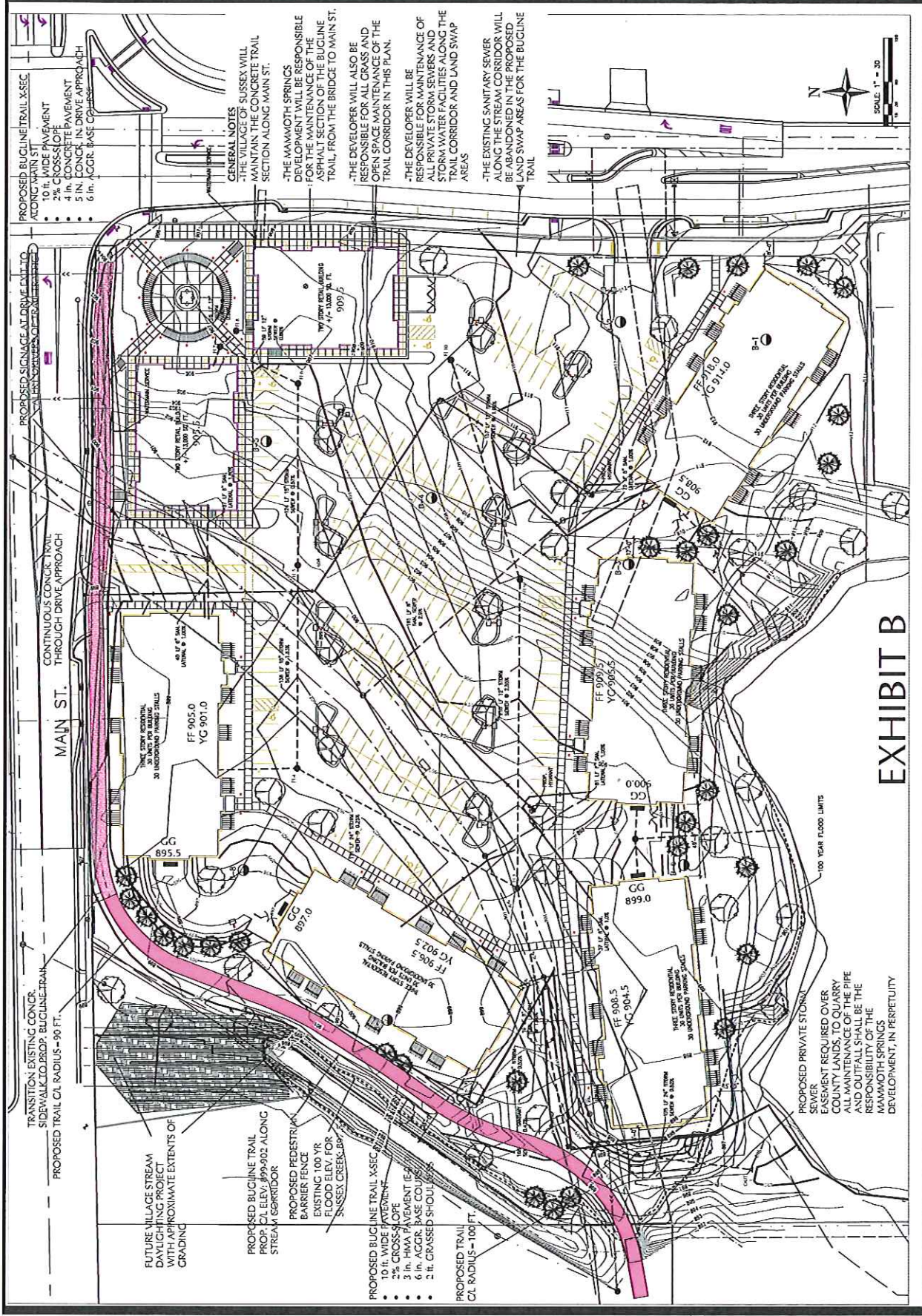
ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
DESIGN
101 ADAMS AVENUE
DUNELAND, NEW JERSEY 07001
TEL: 908.261.1000
WWW.YAGGYCOLBY.COM



MAMMOTH SPRINGS
CONCEPTUAL ENGINEERING
VILLAGE OF SUSSEX, WI
BUCLINE TRAIL DETAILS

PROJECT NUMBER	13072
DATE	05-11-2013
DESIGNED BY	JM
PERMITTED BY	JM
DATE OF PERMIT	05-15-2013
DATE OF REVISION	05-20-2013
DATE OF REVISION	05-29-2013
SCALE	AS SHOWN

1
Reference to L.L.



PROPOSED BUCLINE TRAIL X-SEC
10 ft. WIDE PAVEMENT
2% CROSS-SLOPE
4 in. CONCRETE PAVEMENT
5 in. CONC. IN DRIVE APPROACH
6 in. AGGR. BASE COURSE

GENERAL NOTES
-THE VILLAGE OF SUSSEX WILL MAINTAIN THE CONCRETE TRAIL SECTION ALONG MAIN ST.
-THE MAMMOTH SPRINGS DEVELOPMENT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ASPHALT SECTION OF THE BUCLINE TRAIL FROM THE BRIDGE TO MAIN ST.
-THE DEVELOPER WILL ALSO BE RESPONSIBLE FOR ALL GRASS AND OPEN SPACE MAINTENANCE OF THE TRAIL CORRIDOR IN THIS PLAN.
-THE DEVELOPER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STORAGE SEWERS AND STORM WATER FACILITIES ALONG THE TRAIL CORRIDOR AND LAND SWAP AREAS
-THE EXISTING SANITARY SEWER ALONG THE STREAM CORRIDOR WILL BE ABANDONED IN THE PROPOSED LAND SWAP AREAS FOR THE BUCLINE TRAIL



EXHIBIT B

TRANSITION EXISTING CONC. SIDEWALK TO DRP. BUCLINE TRAIL THROUGH DRIVE APPROACH
PROPOSED TRAIL CL RADIUS=90 FT.

FUTURE VILLAGE STREAM DAY LIGHTING PROJECT TO BE LOCATED AT PROXIMATE EXTENTS OF GRADING
PROPOSED BUCLINE TRAIL PROP. CL. ELEV. 899.9022 ALONG STREAM CORRIDOR
PROPOSED PEDESTRIAN BARRIER FENCE EXISTING 100 YR FLOOD ELEV. FOR SUSSEX CREEK, BR.

PROPOSED BUCLINE TRAIL X-SEC
10 ft. WIDE PAVEMENT
2% CROSS-SLOPE
4 in. CONCRETE PAVEMENT
5 in. CONC. IN DRIVE APPROACH
6 in. AGGR. BASE COURSE
2 ft. CRASSED SHOULDERS

PROPOSED TRAIL CL RADIUS=100 FT.

PROPOSED PRIVATE STORM SEWER EASEMENT REQUIRED OVER COUNTY LANDS TO QUARRY AND OUTFALL SHALL BE THE RESPONSIBILITY OF THE MAMMOTH SPRINGS DEVELOPMENT, IN PERPETUITY

File Number: 146C-0460



ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS • PLANNERS
DESIGNED, WISCONSIN STATE
LICENSED PROFESSIONALS
GREEN TIER

MAMMOTH SPRINGS
VILLAGE OF SUSSEX, WI
BUGLINE TRAIL CONSTRUCTION DETOUR - EXHIBIT C

PROJECT NUMBER	130078
DATE	APRIL 2013
DRAWN BY	PH
CHECKED BY	BM
APPROVED BY	
SCALE	
SHEET NUMBER	

DATE PLOTTED: 10/24/2013
SCALE: 1"=100'

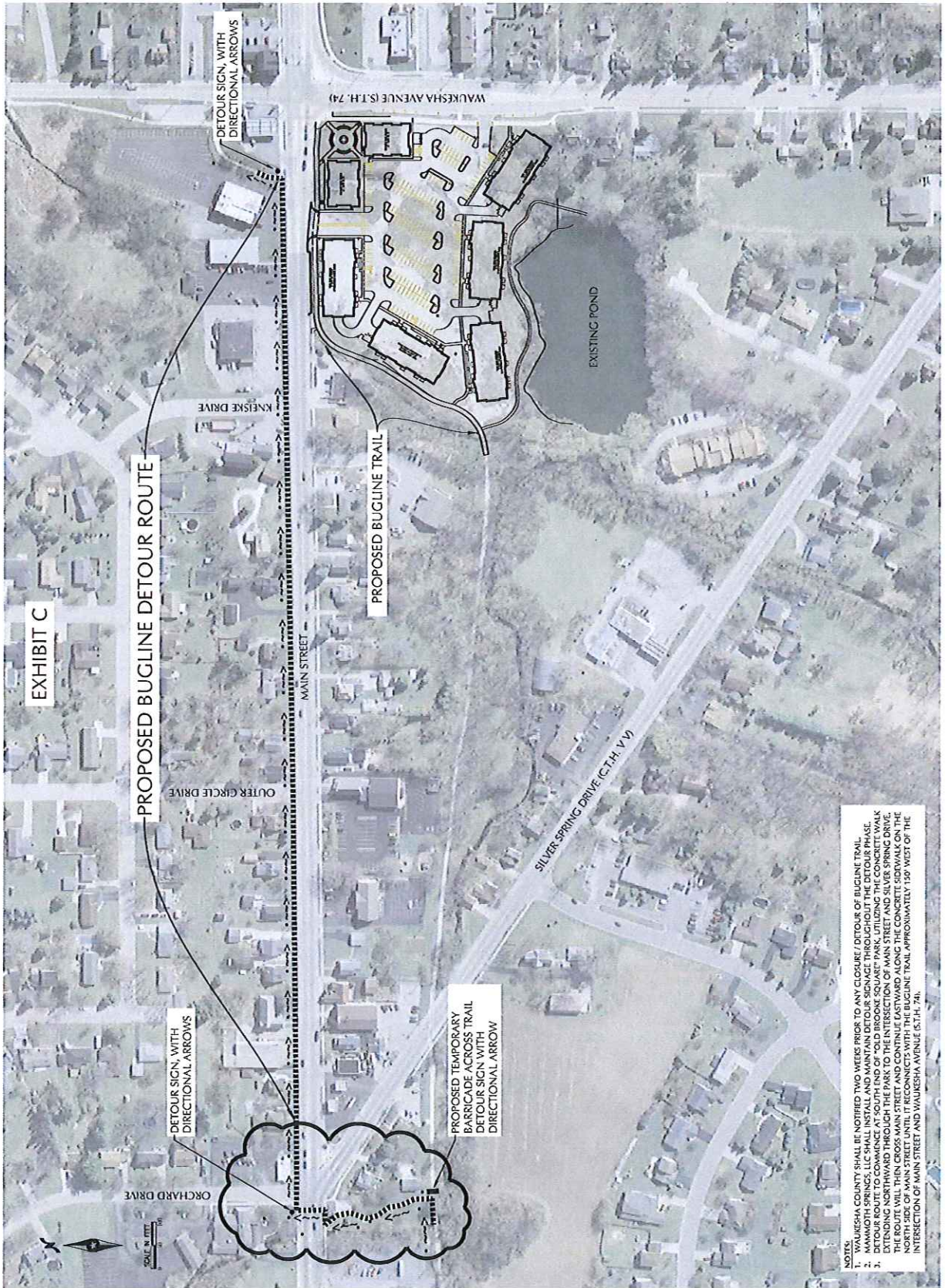


EXHIBIT C

PROPOSED BUGLINE DETOUR ROUTE

PROPOSED BUGLINE TRAIL

EXISTING POND

WAUKESHA AVENUE (S.T.H. 74)

SILVER SPRING DRIVE (C.T.H. VV)

MAIN STREET

OUTER CIRCLE DRIVE

KNEISE DRIVE

ORCHARD DRIVE



SCALE 1"=100'

PROPOSED TEMPORARY BARRICADE ACROSS TRAIL DETOUR SIGN WITH DIRECTIONAL ARROW

DETOUR SIGN, WITH DIRECTIONAL ARROWS

DETOUR SIGN, WITH DIRECTIONAL ARROWS

- NOTES:
1. WAUKESHA COUNTY SHALL BE NOTIFIED TWO WEEKS PRIOR TO ANY CLOSURE / DETOUR OF BUGLINE TRAIL.
 2. MAMMOTH SPRINGS, LLC SHALL INSTALL AND MAINTAIN DETOUR SIGNAGE THROUGHOUT THE DETOUR PHASE.
 3. DETOUR ROUTE TO COMMENCE AT SOUTH END OF "OLD BROOK SQUARE" PARK, UTILIZING THE CONCRETE WALK TO THE NORTH END OF "OLD BROOK SQUARE" PARK TO THE INTERSECTION OF MAIN STREET AND SILVER SPRING DRIVE. THE ROUTE SHALL PROCEED EAST ON SILVER SPRING DRIVE TO THE INTERSECTION OF MAIN STREET AND SILVER SPRING DRIVE. THE ROUTE SHALL PROCEED NORTH ON MAIN STREET UNTIL IT RECONNECTS WITH THE BUGLINE TRAIL APPROXIMATELY 150' WEST OF THE INTERSECTION OF MAIN STREET AND WAUKESHA AVENUE (S.T.H. 74).

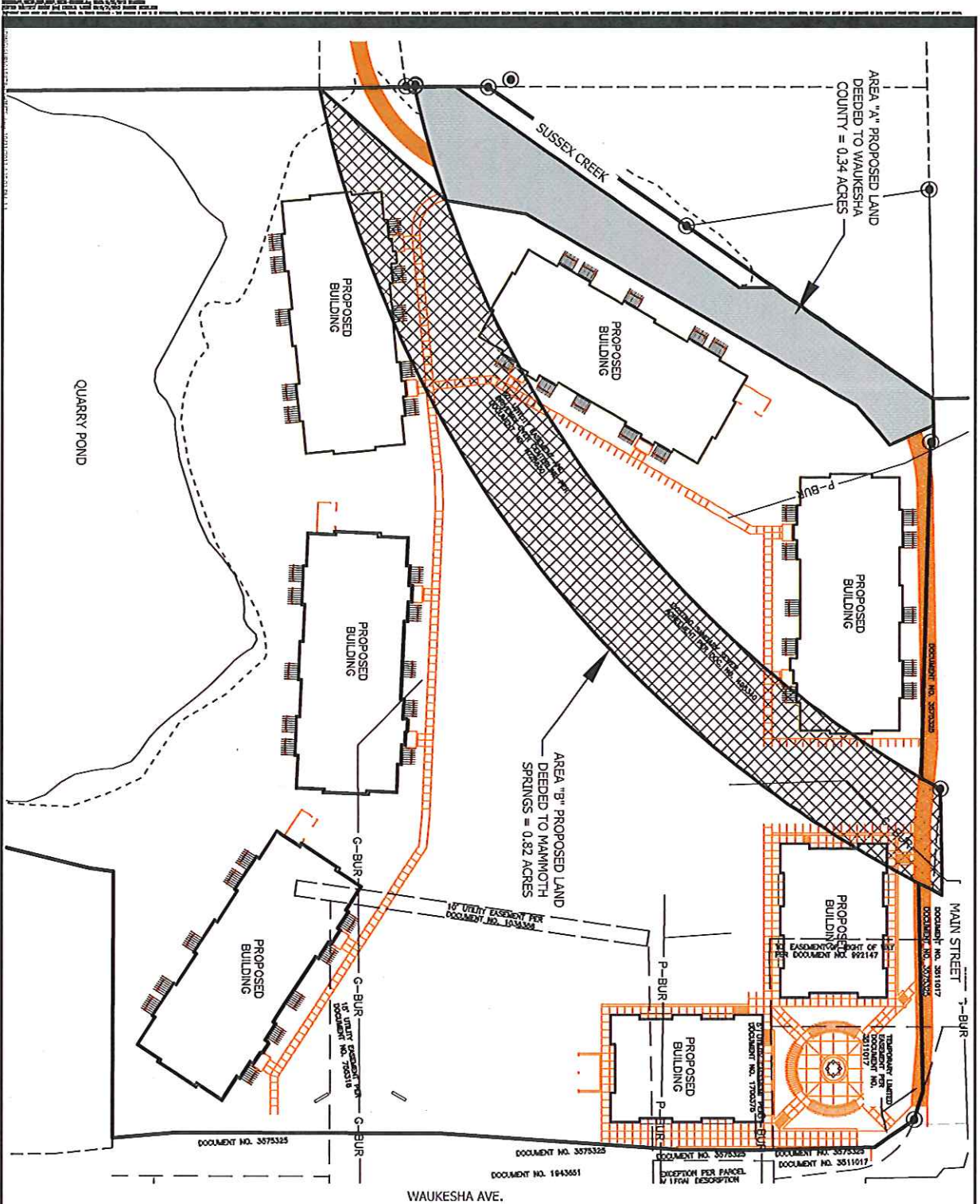
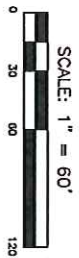


Exhibit D

**OVERALL LAND
TRANSFER EXHIBIT**
 BEING A PART OF THE NW 1/4 OF THE NE
 1/4 OF SECTION 26, T.8N., R.19E., VILLAGE
 OF SUSSEX, WAUKESHA COUNTY, WI



PROJECT: 15878
 FILE: 15878-EXHIBITS.dwg
 WHO: TGW
 DATED: OCTOBER, 2013
 CHECKED BY: MM
 SHEET 1 OF 1

YAGGY COLBY ASSOCIATES
 ENGINEERING ARCHITECTURE
 1500 WEST WAUKESHA AVENUE
 WAUKESHA, WISCONSIN 53186
 TEL: 262.781.3333 FAX: 262.781.3334
 WWW.YAGGYCOLBY.COM EMAIL: INFO@YAGGYCOLBY.COM

EXHIBIT E

SURVEY DESCRIPTION

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 8 NORTH, RANGE 18 EAST, IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS;
 COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE NORTH 01°42'23" EAST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 1339.45 FEET TO THE CENTERLINE OF THE ABANDONED RAILROAD TRACK FORMALLY KNOWN AS C.M.St. P&P RAILROAD TRACK; THENCE SOUTH 87°25'37" EAST ALONG SAID ABANDONED TRACK, 729.38 FEET; THENCE NORTH 00°07'37" WEST, 70.00 FEET; THENCE SOUTH 87°25'37" EAST, 250.00 FEET THENCE NORTH 00°07'37" WEST, 30.03 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 87°25'37" EAST, 102.16 FEET; THENCE SOUTH 84°31'37" EAST, 204.34 FEET TO THE WEST LINE OF NORTH LAKE INDUSTRIAL PARK, BEING A PLATTED SUBDIVISION; THENCE NORTH 00°11'25" WEST ALONG SAID WEST LINE, 332.35 FEET TO THE CENTERLINE OF KILBOURN DRIVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CENTERLINE CURVE, 176.04 FEET, CURVE CENTER LIES TO THE SOUTH, RADIUS 905.45 FEET, CHORD BEARS SOUTH 85°27'38" WEST, 175.76 FEET; THENCE SOUTH 79°53'23" WEST ALONG SAID CENTERLINE, 131.80 FEET; THENCE SOUTH 00°07'37" EAST, 271.22 FEET TO THE PLACE OF BEGINNING.

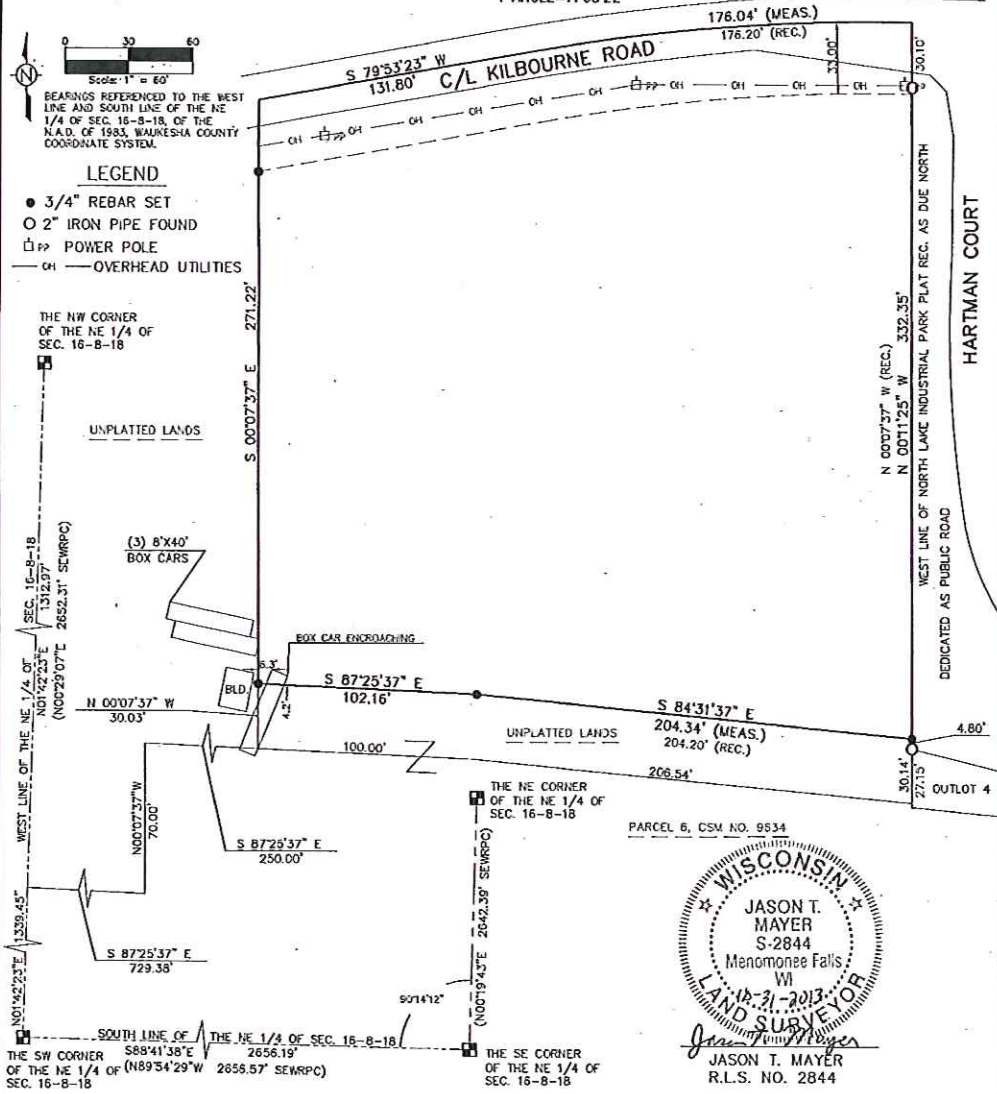
DEDICATING THE NORTHERLY 33 FEET FOR ROADWAY PURPOSES.

CONTAINING 93,213 SQUARE FEET, 2.140 ACRES (GROSS) 83,053 SQUARE FEET, 1.907 ACRES (NET).

PLAT OF SURVEY FOR:

WAUKESHA COUNTY PARKS AND LAND USE
 515 W. MORELAND BLVD. RM 230
 WAUKESHA, WI. 53188

CURVE DATA
 ARC L=176.04'
 CH. BEAR.=S85°27'38"W
 CH. L=175.76'
 RADIUS=905.45'
 I ANGLE=11°08'22"



THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED. I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments.

This survey is made for the exclusive use of the present owner of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

THIS INSTRUMENT WAS DRAFTED ON 10-31-2013 BY JASON T. MAYER, R.L.S., WAUKESHA COUNTY DEPARTMENT OF PUBLIC WORKS (262)548-7740



10
 Referred to: LU
 File Number: 168-O-060
 Referred on: 11/07/13