



EXHIBIT A-2

*Madison College
1701 Wright Street
Madison, WI 53704*

WATER MAIN EASEMENT

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 29 and part of the Northeast Quarter of the Northeast Quarter of Section 32, Township 08 North, Range 10 East, City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of Section 29, aforesaid; thence North 88 degrees 39 minutes 02 seconds West along the South line of the Southeast Quarter of said Section 29 a distance of 1,301.21 feet to the East right-of-way line of Wright Street; thence South 02 degrees 23 minutes 53 seconds West along said right-of-way line, 138.13 feet to the Point of Beginning; thence South 87 degrees 19 minutes 43 seconds East, 17.79 feet; thence South 02 degrees 23 minutes 53 seconds West, 19.96 feet; thence South 43 degrees 46 minutes 40 seconds East, 48.17 feet; thence South 87 degrees 06 minutes 20 seconds East, 332.38 feet; thence North 10 degrees 47 minutes 29 seconds East, 75.01 feet; thence South 79 degrees 12 minutes 31 seconds East, 20.00 feet; thence South 10 degrees 47 minutes 29 seconds West, 72.23 feet; thence South 87 degrees 06 minutes 20 seconds East, 118.40 feet; thence South 40 degrees 47 minutes 07 seconds East, 20.91 feet; thence South 88 degrees 27 minutes 53 seconds East, 143.15 feet; thence North 43 degrees 46 minutes 24 seconds East, 135.90 feet; thence North 43 degrees 35 minutes 06 seconds West, 105.51 feet; thence North 46 degrees 24 minutes 54 seconds East, 20.00 feet; thence South 43 degrees 35 minutes 06 seconds East, 104.88 feet; thence North 44 degrees 48 minutes 29 seconds East, 265.46 feet; thence South 88 degrees 17 minutes 42 seconds East, 34.88 feet; thence North 01 degrees 42 minutes 18 seconds East, 10.00 feet; thence South 88 degrees 17 minutes 42 seconds East, 20.00 feet; thence South 01 degrees 42 minutes 18 seconds West, 10.00 feet; thence South 88 degrees 17 minutes 42 seconds East, 204.75 feet; thence North 01 degrees 42 minutes 16 seconds East, 162.57 feet; thence North 00 degrees 18 minutes 47 seconds East, 50.49 feet; thence North 03 degrees 39 minutes 09 seconds East, 17.78 feet; thence North 87 degrees 55 minutes 08 seconds West, 40.79 feet; thence North 02 degrees 04 minutes 52 seconds East, 20.00 feet; thence South 87 degrees 55 minutes 08 seconds East, 41.28 feet; thence North 01 degrees 42 minutes 17 seconds East, 389.89 feet; thence North 88 degrees 06 minutes 24 seconds West, 43.00 feet; thence South 01 degrees 51 minutes 41 seconds West, 38.35 feet; thence South 88 degrees 08 minutes 43 seconds East, 21.68 feet; thence South 01 degrees 51 minutes 17 seconds West, 20.00 feet; thence North 88 degrees 08 minutes 43 seconds West, 41.68 feet; thence North 01 degrees 51 minutes 41 seconds East, 58.36 feet; thence North 88 degrees 06 minutes 24 seconds West, 272.40 feet; thence South 00 degrees 49 minutes 09 seconds East, 58.40 feet; thence South 89 degrees 10 minutes 51 seconds West, 20.00 feet; thence North 00 degrees 49 minutes 09 seconds West, 59.34 feet; thence North 88 degrees 06 minutes 24 seconds West, 34.96 feet; thence North 88 degrees 08 minutes 27 seconds West, 240.54 feet; thence South 02 degrees 19 minutes 42 seconds East, 37.68 feet; thence North 86



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degrees 01 minutes 25 seconds East, 63.89 feet; thence South 03 degrees 58 minutes 35 seconds East, 20.00 feet; thence South 86 degrees 01 minutes 25 seconds West, 84.47 feet; thence North 02 degrees 19 minutes 42 seconds West, 59.73 feet; thence North 88 degrees 08 minutes 27 seconds West, 284.34 feet; thence South 01 degrees 45 minutes 18 seconds West, 57.10 feet; thence North 89 degrees 48 minutes 57 seconds West, 56.79 feet; thence North 00 degrees 11 minutes 03 seconds East, 20.00 feet; thence South 89 degrees 48 minutes 57 seconds East, 37.33 feet; thence North 01 degrees 45 minutes 18 seconds East, 37.67 feet; thence North 88 degrees 08 minutes 27 seconds West, 166.11 feet; thence South 01 degrees 51 minutes 33 seconds West, 10.00 feet; thence North 88 degrees 08 minutes 27 seconds West, 20.00 feet; thence North 01 degrees 51 minutes 33 seconds East, 10.00 feet; thence North 88 degrees 08 minutes 27 seconds West, 68.04 feet; thence South 46 degrees 51 minutes 14 seconds West, 8.13 feet to the Easterly right-of-way line of Wright Street; thence North 02 degrees 23 minutes 53 seconds East along said right-of-way line, 25.75 feet; thence South 88 degrees 08 minutes 27 seconds East, 810.53 feet; thence North 02 degrees 39 minutes 47 seconds East, 26.91 feet; thence South 88 degrees 05 minutes 05 seconds East, 27.43 feet; thence South 02 degrees 55 minutes 58 seconds West, 26.89 feet; thence South 88 degrees 06 minutes 24 seconds East, 397.09 feet; thence South 01 degrees 42 minutes 17 seconds West, 411.81 feet; thence South 03 degrees 39 minutes 09 seconds West, 35.90 feet; thence South 00 degrees 18 minutes 47 seconds West, 37.97 feet; thence South 88 degrees 17 minutes 44 seconds East, 24.54 feet; thence South 00 degrees 13 minutes 28 seconds West, 7.33 feet; thence South 89 degrees 53 minutes 47 seconds East, 57.45 feet; thence South 00 degrees 13 minutes 11 seconds West, 93.62 feet; thence North 88 degrees 57 minutes 51 seconds East, 16.28 feet to the Westerly right-of-way line of U.S.H. '51'; thence South 01 degrees 58 minutes 38 seconds East along said right-of-way line, 20.00 feet; thence South 88 degrees 57 minutes 51 seconds West, 17.33 feet; thence South 01 degrees 54 minutes 31 seconds West, 74.44 feet to a point on a curve on the Northerly right-of-way line of Anderson Street; thence Southwesterly 2.59 feet along an arc of a curve to the right, having a radius of 25.00 feet, the chord bears South 84 degrees 57 minutes 32 seconds West, 2.59 feet; thence South 86 degrees 30 minutes 52 seconds West, 17.50 feet; thence North 01 degrees 54 minutes 31 seconds East, 85.75 feet; thence North 00 degrees 13 minutes 11 seconds East, 83.65 feet; thence North 89 degrees 53 minutes 47 seconds West, 62.41 feet; thence South 01 degrees 42 minutes 16 seconds West, 166.98 feet; thence North 88 degrees 17 minutes 42 seconds West, 270.96 feet; thence South 44 degrees 48 minutes 29 seconds West, 260.81 feet; thence South 89 degrees 55 minutes 33 seconds East, 41.23 feet; thence South 01 degrees 35 minutes 25 seconds West, 15.18 feet to the Northerly right-of-way line of Anderson Street; thence South 47 degrees 01 minutes 09 seconds West along said right-of-way line, 28.07 feet; thence North 01 degrees 35 minutes 25 seconds East, 14.34 feet; thence North 89 degrees 55 minutes 33 seconds West, 31.86 feet; thence North 44 degrees 55 minutes 32 seconds West, 5.96 feet; thence South 43 degrees 46 minutes 24 seconds West, 138.34 feet; thence North 88 degrees 27 minutes 53 seconds West, 160.85 feet; thence North 40 degrees 47 minutes 07 seconds West, 21.19 feet; thence North 87 degrees 06 minutes 20 seconds West, 470.36 feet; thence North 43 degrees 46 minutes 40



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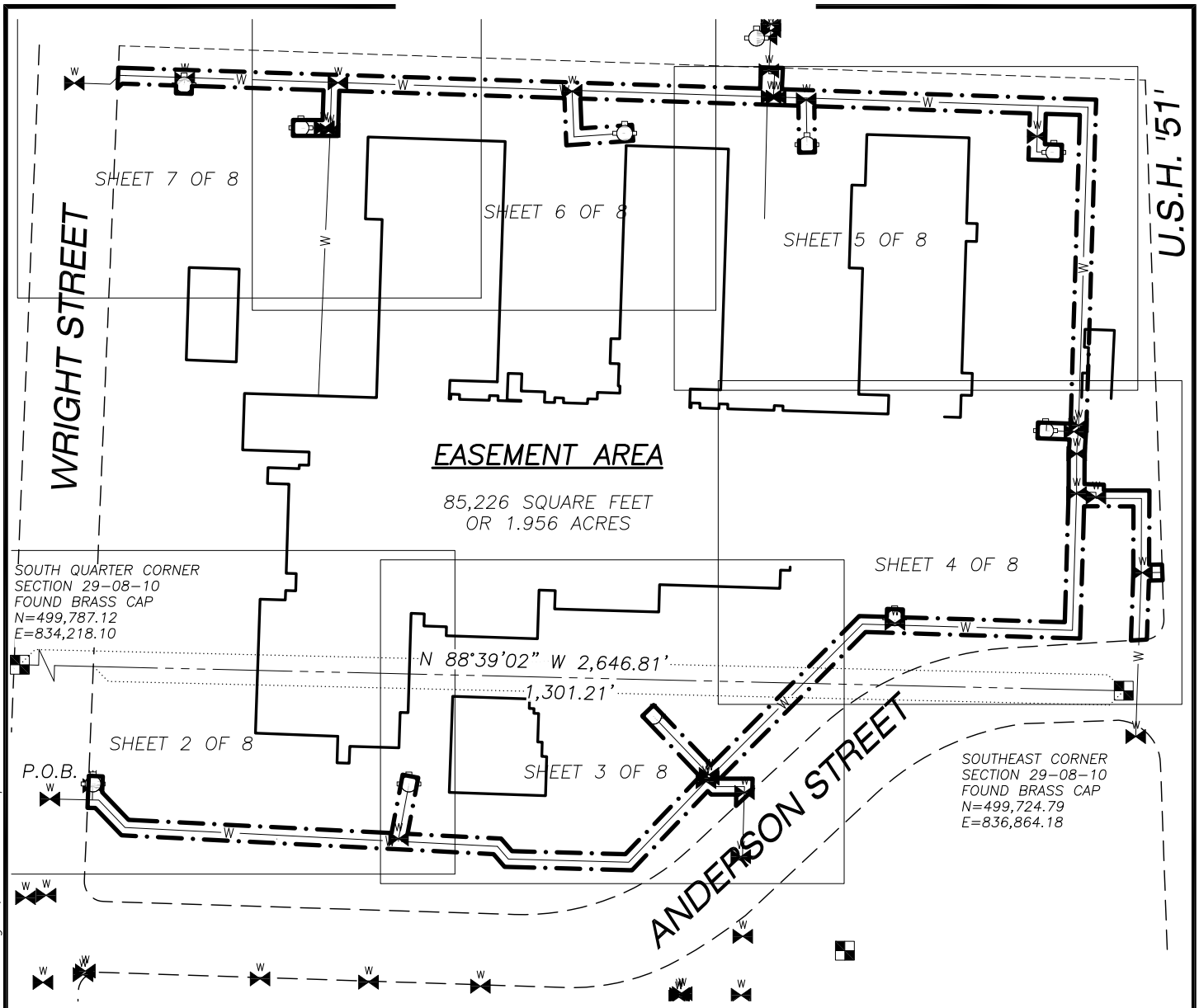
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seconds West, 47.83 feet; thence North 88 degrees 46 minutes 33 seconds West, 9.92 feet to the East right-of-way line of Wright Street; thence North 02 degrees 23 minutes 53 seconds East along said right-of-way line, 40.41 feet to the Point of Beginning.

Said Easement contains 85,226 square feet or 1.956 acres.

The above metes and bounds description is intended to describe the exterior boundaries of a twenty foot wide parcel, or strip, land centered over an existing water main its fittings, fixtures and appurtenances, including separate twenty foot wide strips of land centered on those pipes running from said water main to hydrants connected to and located along said water main.

EXHIBIT B-2



SOUTH QUARTER CORNER
SECTION 29-08-10
FOUND BRASS CAP
N=499,787.12
E=834,218.10

SOUTHEAST CORNER
SECTION 29-08-10
FOUND BRASS CAP
N=499,724.79
E=836,864.18

EASEMENT AREA
85,226 SQUARE FEET
OR 1.956 ACRES

NOTES

1. FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. ON APRIL 11, 2015.
2. BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY. THE SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 29-08-10, BEARS N 89°39'02" W.
3. SEE SHEET 8 OF 8 FOR LINE AND CURVE TABLE.
4. THE ABOVE METES AND BOUNDS DESCRIPTION IS INTENDED TO DESCRIBE THE EXTERIOR BOUNDARIES OF A TWENTY FOOT WIDE PARCEL, OR STRIP, LAND CENTERED OVER AN EXISTING WATER MAIN ITS FITTINGS, FIXTURES AND APPURTENANCES, INCLUDING SEPARATE TWENTY FOOT WIDE STRIPS OF LAND CENTERED ON THOSE PIPES RUNNING FROM SAID WATER MAIN TO HYDRANTS CONNECTED TO AND LOCATED ALONG SAID WATER MAIN.

LEGEND

- GOVERNMENT CORNER
- HYDRANT
- WATER VALVE
- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- WATER LINE

EXHIBIT

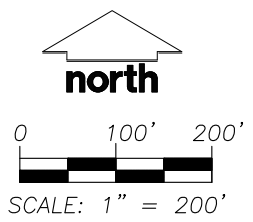
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 29 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 08 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN.

PREPARED BY:
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
161 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593
PHONE: (608)848-5060

PREPARED FOR:
MADISON COLLEGE
1701 WRIGHT STREET
MADISON, WI 53704

PROJECT NO: 14-6538
FILE NO: A-324
FIELDBOOK/PG: -
SHEET NO: 1 OF 8

SURVEYED BY: -
DRAWN BY: JK
CHECKED BY: CO
APPROVED BY: TJB



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