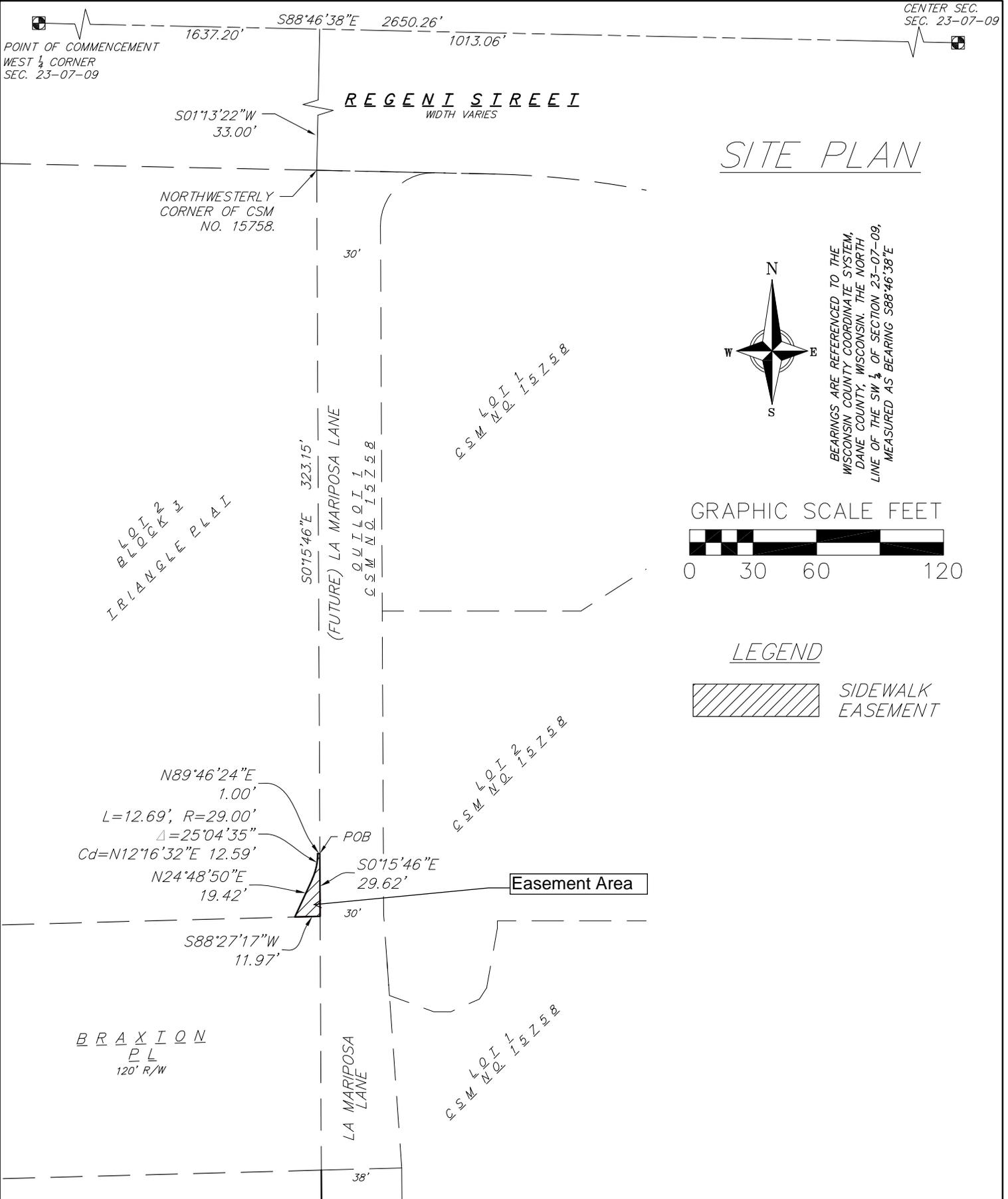


M:\Horizon Development Group\180310_Bayview\CADD\180310_City Sidewalk Easement Parcel A.dwg by: dgul



vierbicher
planners | engineers | advisors

Phone: (800) 261-3898

EXHIBIT A
SIDEWALK EASEMENT

SCALE 1"=60'	SHEET
CHECKED MZIE	1 OF 2
DRAFTER DGUL	
DATE 2022-05-18	
JOB NO. 180310	

EXHIBIT B

DESCRIPTION OF LANDS FOR SIDEWALK EASEMENT

Part of Lot Two (2), Block Three (3), Triangle Plat, recorded in Volume 34 of Plats, Pages 21-23, as Document Number 1220391, Dane County Registry, located in the Northeast Quarter of the Southwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the West Quarter Corner of said Section 23; thence S88°46'38"E along the North line of the Southwest Quarter of said Section 23, 1637.20 feet; thence S01°13'22"W 33.00 feet to the northwest corner of said Certified Survey Map No. 15758, Document Number 5750472, and the northeast corner of said Lot 2, Block 3, Triangle Plat; thence S00°15'46"E along the westerly line of said Certified Survey Map 15758, 323.15 feet to the point of beginning; thence continuing along said westerly line S00°15'46"E 29.62 feet to the northerly right-of-way line of Braxton Place and the southerly line of said Lot 2, Block 3, Triangle Plat, thence S88°27'17"W along said northerly right-of-way line, 11.97 feet; thence N24°48'50"E, 19.42 feet to a point of curvature; thence 12.69 feet along the arc of a curve to the left, having a radius of 29.00 feet, a central angle of 25°04'35", and a chord bearing N12°16'32" E, 12.59 feet to a non-tangential line; thence N89°46'24"E, 1.00 feet to the point of beginning;

Said easement description contains 160 square feet, more or less.