

EXHIBIT C

PERMANENT LIMITED EASEMENT FOR PUBLIC STREET PURPOSES

UNIVERSITY BAY DRIVE

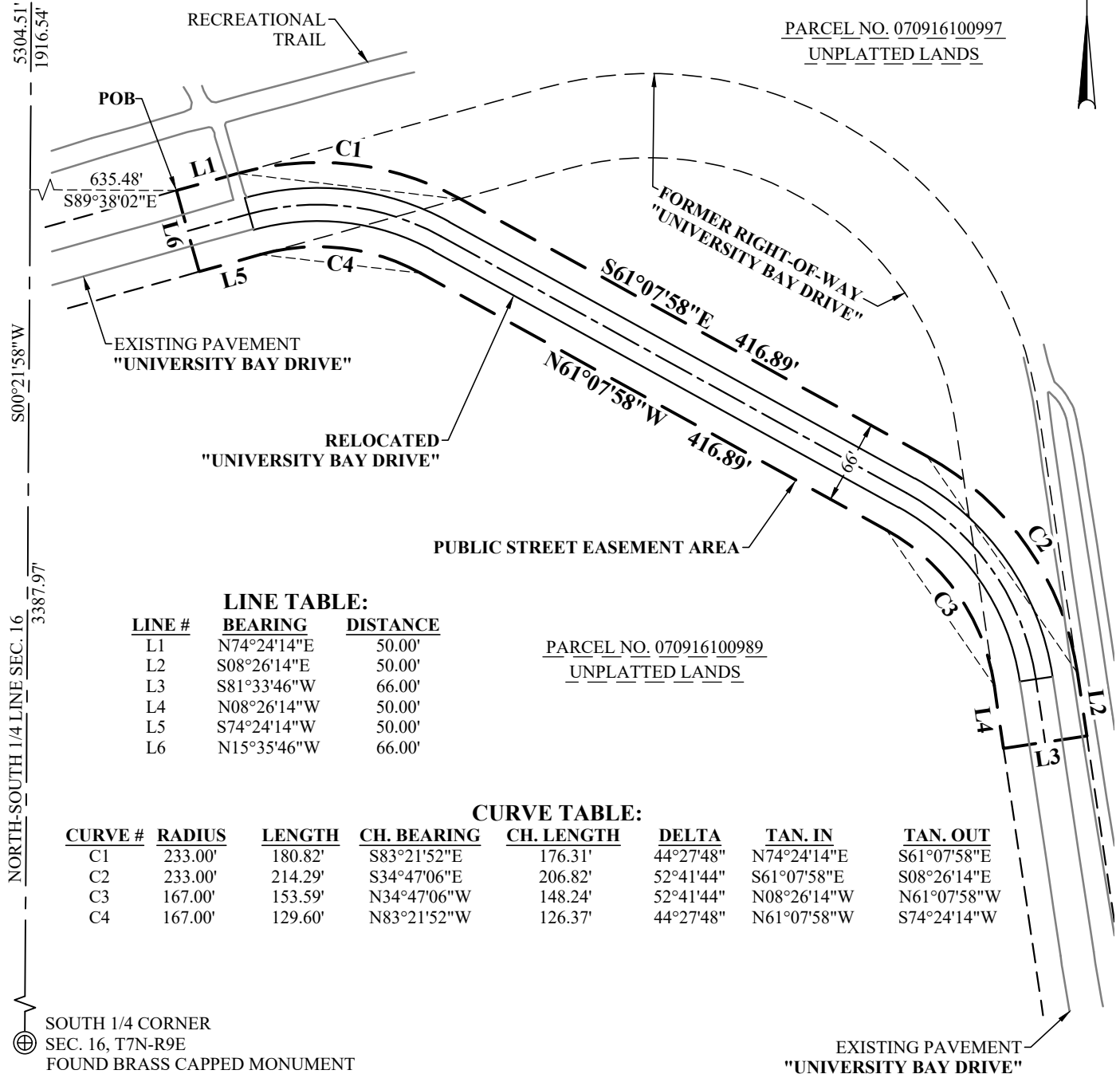
NORTH 1/4 CORNER
SEC. 16, T7N-R9E
FOUND BRASS CAPPED
MONUMENT

Bearings are referenced to the
Wisconsin Coordinate Reference
System (WISCRS), Dane County,
NAD83(2011).

LEGEND

POB POINT OF BEGINNING

PARCEL NO. 070916100997
UNPLATTED LANDS



LINE TABLE:

LINE #	BEARING	DISTANCE
L1	N74°24'14"E	50.00'
L2	S08°26'14"E	50.00'
L3	S81°33'46"W	66.00'
L4	N08°26'14"W	50.00'
L5	S74°24'14"W	50.00'
L6	N15°35'46"W	66.00'

CURVE TABLE:

CURVE #	RADIUS	LENGTH	CH. BEARING	CH. LENGTH	DELTA	TAN. IN	TAN. OUT
C1	233.00'	180.82'	S83°21'52"E	176.31'	44°27'48"	N74°24'14"E	S61°07'58"E
C2	233.00'	214.29'	S34°47'06"E	206.82'	52°41'44"	S61°07'58"E	S08°26'14"E
C3	167.00'	153.59'	N34°47'06"W	148.24'	52°41'44"	N08°26'14"W	N61°07'58"W
C4	167.00'	129.60'	N83°21'52"W	126.37'	44°27'48"	N61°07'58"W	S74°24'14"W

GRaEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

Project No: 2022-0358.01
Drawn By: TMC
Sheet No: 1 OF 2

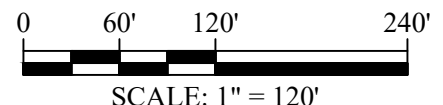


EXHIBIT D

LEGAL DESCRIPTION

UNIVERSITY BAY DRIVE

LEGAL DESCRIPTION

A 66-foot wide public street easement, located in part of the SE 1/4 of the NE 1/4 and part of the SW 1/4 of the NE 1/4 of Section 16, Township 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the North 1/4 corner of said Section 16; Thence S00°21'58"W, 1916.54 feet along the North-South 1/4 line of said Section 16; Thence S89°38'02"E, 635.48 feet to the Northerly right-of-way line of University Bay Drive and the the point of beginning; Thence N74°24'14"E, 50.00 feet; Thence 180.82 feet along a 233.00-foot radius curve to the right having a long chord which bears S83°21'52"E, 176.31 feet; Thence S61°07'58"E, 416.89 feet; Thence 214.29 feet along a 233.00-foot radius curve to the right having a long chord which bears S34°47'06"E, 206.82 feet; Thence S08°26'14"E, 50.00 feet to said Northerly right-of-way line; Thence S81°33'46"W, 66.00 feet to the Southerly right-of-way line of said University Bay Drive; Thence N08°26'14"W, 50.00 feet; Thence 153.59 feet along a 167.00-foot radius curve to the left having a long chord which bears N34°47'06"W, 148.24 feet; Thence N61°07'58"W, 416.89 feet; Thence 129.60 feet along a 167.00-foot radius curve to the left having a long chord which bears N83°21'52"W, 126.37 feet; Thence S74°24'14"W, 50.00 feet to said Southerly right-of-way line; Thence N15°35'46"W, 66.00 feet to the point of beginning.

Described easement contains 56,498 Sq. Feet (1.297 Acres).



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