

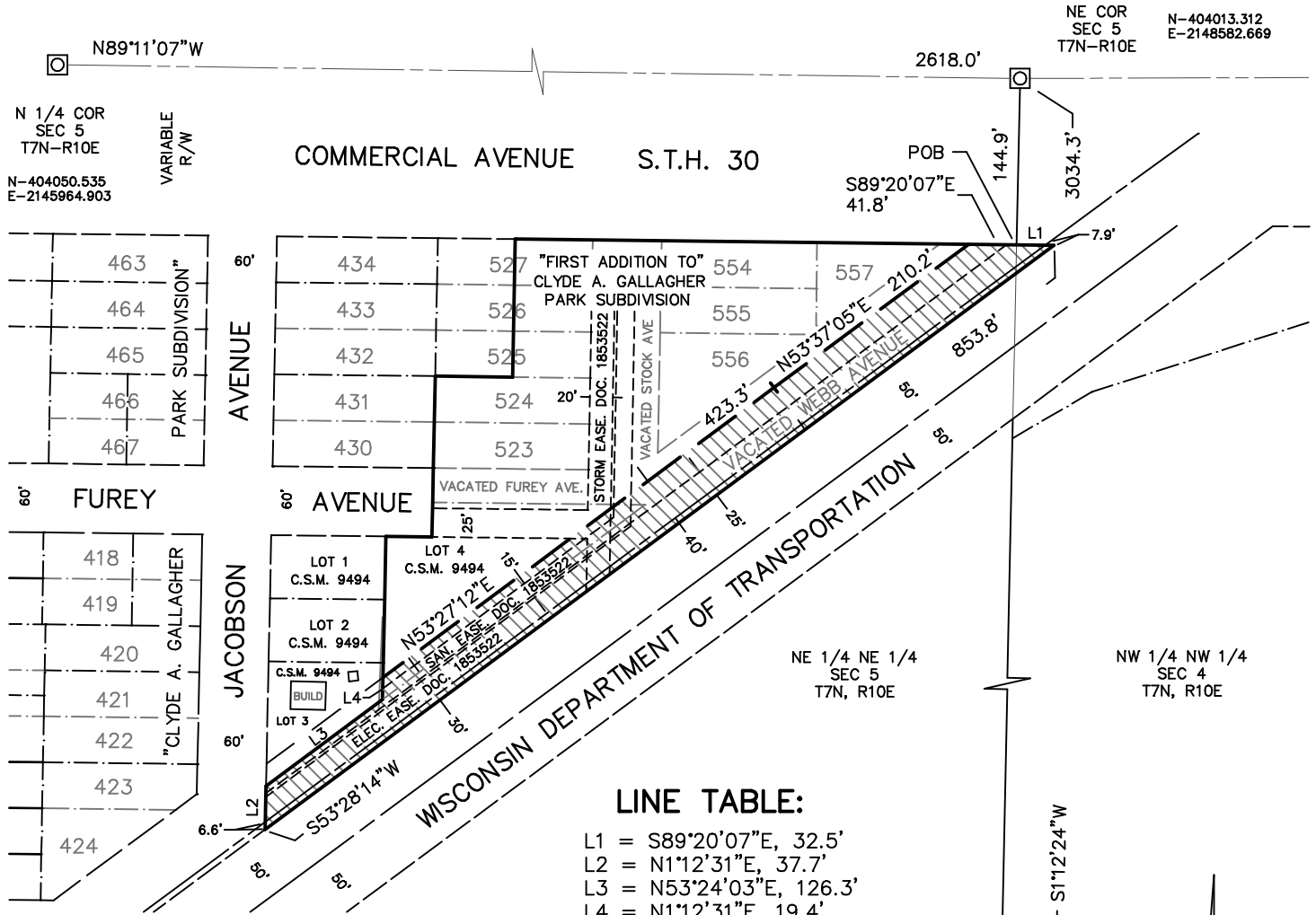
EASEMENT DESCRIPTION MAP

EXHIBIT 2 (513 Jacobson Ave)

NOTES:

BEARINGS FOR THIS MAP ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83 (2011).

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE WITHIN THE BOUNDARIES OF THE RIGHT OF WAY HEREIN GRANTED.



LINE TABLE:

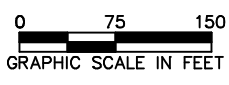
L1	=	S89°20'07"E, 32.5'
L2	=	N1°12'31"E, 37.7'
L3	=	N53°24'03"E, 126.3'
L4	=	N1°12'31"E, 19.4'

MAP KEY:

NEW EASEMENT AREA = 34,589 S.F. OR 0.794 AC. +/-

LEGEND:

- TRANSMISSION EASEMENT LINE
- TRANSMISSION RIGHT OF WAY LINE
- TRANSMISSION REFERENCE LINE
- SECTION LINE, ONE-QUARTER SECTION LINE AND QUARTER-QUARTER SECTION LINE
- NEW EASEMENT AREA
- PROPERTY LINE
- ROAD RIGHT OF WAY LINE
- SECTION CORNER MONUMENT
- TYPICAL EASEMENT WIDTH FROM TRANSMISSION REFERENCE LINE (UNLESS NOTED)



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	<p>ATC ID. BLT-SYC0020</p>		<p>Date: 03/30/2023</p>
<p>REVISIONS 06/072023</p>		<p>JOB NO: 23007</p>	<p>Scale: 1" = 150'</p>
			<p>SHEET NUMBER 1 OF 2</p>

EASEMENT DESCRIPTION MAP

EXHIBIT 2
(513 Jacobson Ave)

LEGAL DESCRIPTION:

A VARIABLE WIDTH EASEMENT WHICH CROSSES A PART OF THE GRANTOR'S PREMISES, BEING PART OF LOT 4, OF CERTIFIED SURVEY MAP NO. 9494, RECORDED IN VOLUME 54 OF CERTIFIED SURVEY MAPS OF THE DANE COUNTY REGISTER OF DEEDS OFFICE, ON PAGES 124 - 126, AS DOCUMENT NO. 3167139 AND ALSO PART OF VACATED WEBB AVENUE aka WEBSTER AVENUE, AS SET FORTH IN A RESOLUTION RECORDED IN VOLUME 6146 OF RECORDS, ON PAGE 57, AS DOCUMENT NO. 1853522, BEING PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, CITY OF MADISON, DANE COUNTY, WISCONSIN, AS SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 5-7-10;

THENCE S1°12'24"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, 144.9' TO THE GRANTOR'S NORTHERLY PROPERTY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF COMMERCIAL AVENUE / S.T.H. 30 AND THE POINT OF BEGINNING;

THENCE S89°20'07"E ALONG THE GRANTOR'S NORTHERLY PROPERTY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF COMMERCIAL AVENUE / S.T.H. 30, 32.5' TO THE NORTHWESTERLY RAILROAD RIGHT OF WAY LINE OF LANDS OWNED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION;

THENCE S53°28'14"W ALONG THE GRANTOR'S SOUTHEASTERLY PROPERTY LINE AND THE NORTHWESTERLY RAILROAD RIGHT OF WAY LINE OF LANDS OWNED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION, 853.8' TO THE EASTERLY RIGHT OF WAY LINE OF JACOBSON AVENUE;

THENCE N1°12'31"E ALONG THE GRANTOR'S WESTERLY PROPERTY LINE AND THE EASTERLY RIGHT OF WAY LINE OF JACOBSON AVENUE, 37.7';

THENCE N53°24'03"E ALONG THE GRANTOR'S NORTHERLY PROPERTY LINE AND THE SOUTHERLY LINE OF LOT 3, OF CERTIFIED SURVEY MAP NO. 9494, 126.3';

THENCE N1°12'31"E ALONG THE GRANTOR'S WESTERLY PROPERTY LINE AND THE EASTERLY LINE OF LOT 3, OF CERTIFIED SURVEY MAP NO. 9494, 19.4';

THENCE N53°27'12"E, 423.3';

THENCE N53°37'05"E, 210.2' TO THE GRANTOR'S NORTHERLY PROPERTY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF COMMERCIAL AVENUE / S.T.H. 30;

THENCE S89°20'07"E ALONG THE GRANTOR'S NORTHERLY PROPERTY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF COMMERCIAL AVENUE / S.T.H. 30, 41.8' TO THE POINT OF BEGINNING;

SAID EASEMENT CONTAINING 34,589 SQUARE FEET OR 0.794 ACRES, MORE OR LESS AND SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

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JOB NO: 23007

Drawn: TEH

Date: 03/30/2023

Scale: N/A

SHEET
NUMBER 2 OF 2

REVISIONS 06/07/2023