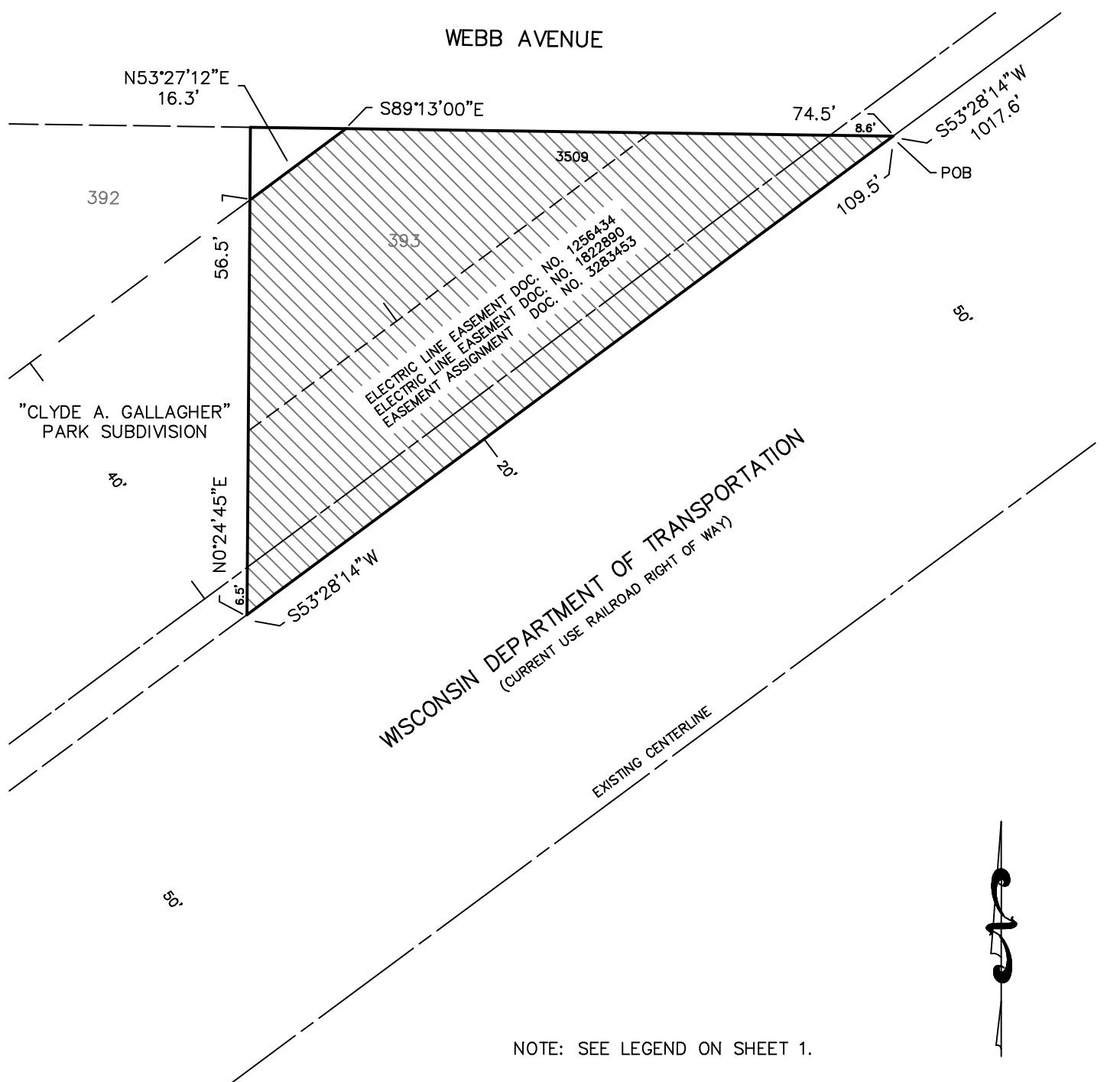




# EASEMENT DESCRIPTION MAP

## EXHIBIT 1

(3509 Webb Ave)



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REVISIONS 06/07/2023

PARCEL NO.  
008/0710-051-0603-5  
ATC ID.  
BLT-SYC0090

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JOB NO: 23007

Drawn: TEH  
Date: 03/30/2023  
Scale: 1" = 20'  
SHEET NUMBER 2 OF 3

# EASEMENT DESCRIPTION MAP

## EXHIBIT 1

(3509 Webb Ave)

### LEGAL DESCRIPTION:

A VARIABLE WIDTH EASEMENT WHICH CROSSES A PART OF THE GRANTOR'S PREMISES, BEING PART OF LOT 393, OF CLYDE A. GALLAGHER PARK SUBDIVISION, RECORDED IN VOLUME 2 OF PLATS, OF THE DANE COUNTY REGISTER OF DEEDS OFFICE, ON PAGE 23A, AS DOCUMENT NO. 451663, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 10 EAST, TOWN OF BLOOMING GROVE, DANE COUNTY, WISCONSIN, AS SHOWN ON THE ATTACHED MAP AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE S1°12'24"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, 169.7' TO THE NORTHWESTERLY RAILROAD RIGHT OF WAY LINE OF LANDS OWNED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION;

THENCE S53°28'14"W ALONG SAID NORTHWESTERLY RAILROAD RIGHT OF WAY LINE OF LANDS OWNED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION, 1017.6' TO THE POINT OF BEGINNING;

THENCE S53°28'14"W ALONG THE GRANTOR'S SOUTHEASTERLY PROPERTY LINE AND THE SOUTHEASTERLY LINE OF LOT 393, OF CLYDE A. GALLAGHER PARK SUBDIVISION AND THE NORTHWESTERLY RAILROAD RIGHT OF WAY LINE OF LANDS OWNED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION, 109.5';

THENCE N0°24'45"E ALONG THE GRANTOR'S WESTERLY PROPERTY LINE AND THE WESTERLY LINE OF LOT 393, OF CLYDE A. GALLAGHER PARK SUBDIVISION, 56.5';

THENCE N53°27'12"E, 16.3' TO THE GRANTOR'S NORTHERLY PROPERTY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF WEBB AVENUE;

THENCE S89°13'00"E ALONG THE GRANTOR'S NORTHERLY PROPERTY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF WEBB AVENUE, 74.5' TO THE POINT OF BEGINNING;

SAID EASEMENT CONTAINING 2,843 SQUARE FEET OR 0.065 ACRES, MORE OR LESS AND SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



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Drawn: TEH  
Date: 03/30/2023  
Scale: N/A  
SHEET NUMBER 3 OF 3  
JOB NO: 23007