

EASEMENT DESCRIPTION MAP

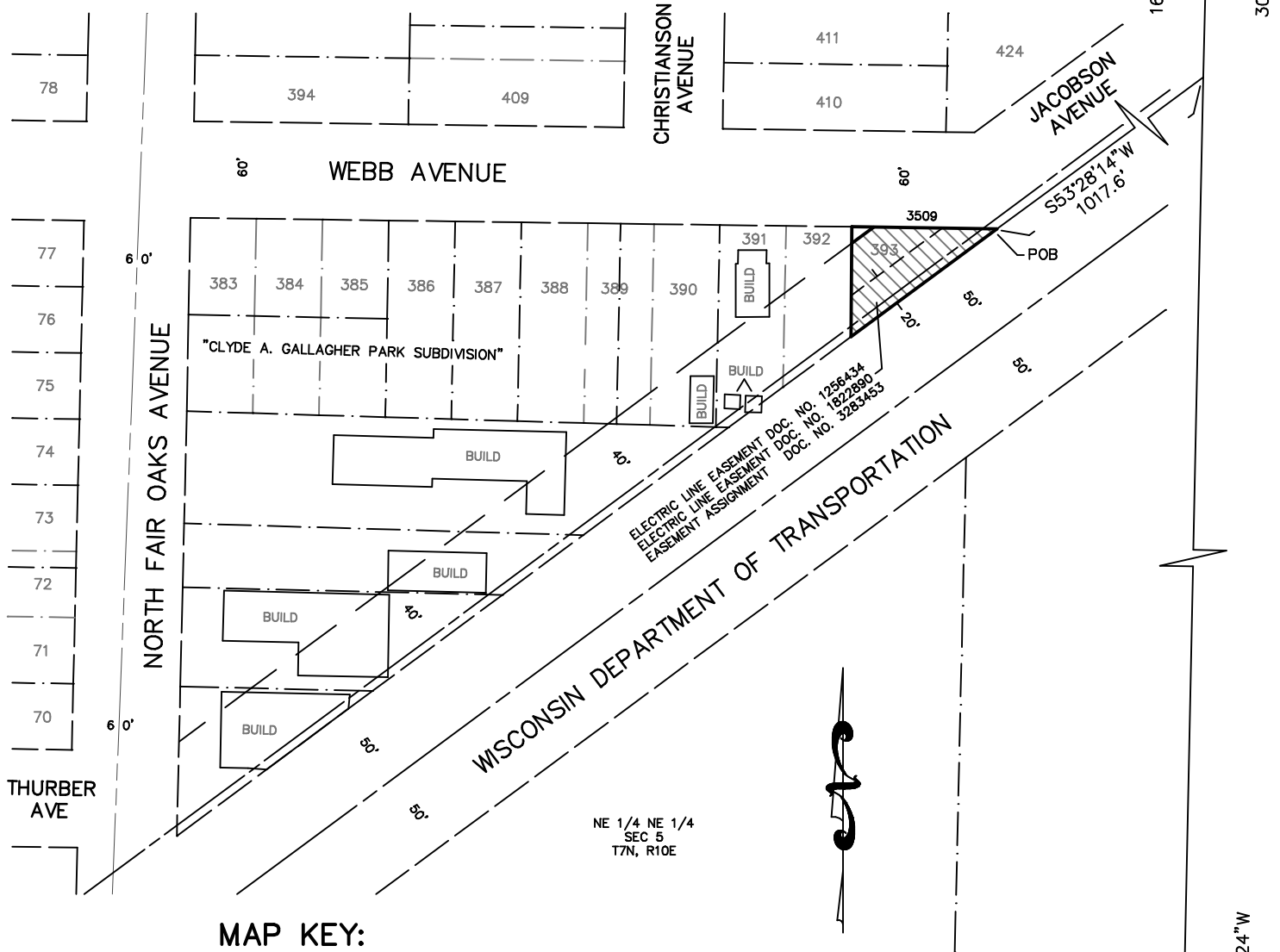
EXHIBIT 1 (3509 Webb Ave)

N-404013.312
E-2148582.669

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.



MAP KEY:

- NEW EASEMENT AREA = 2,843 S.F. OR 0.065 AC. +/-
- 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

LEGEND:

- PROPERTY LINE
- ROAD / RAILROAD RIGHT OF WAY LINE
- SECTION CORNER MONUMENT
- TYPICAL EASEMENT WIDTH FROM TRANSMISSION REFERENCE LINE (UNLESS NOTED)

NOTE: SEE DRAWING DETAIL ON SHEET 2.

E 1/4 COR
SEC 5
T7N-R10E

N-400979.686
E-2148518.772

0 50 100
GRAPHIC SCALE IN FEET



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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

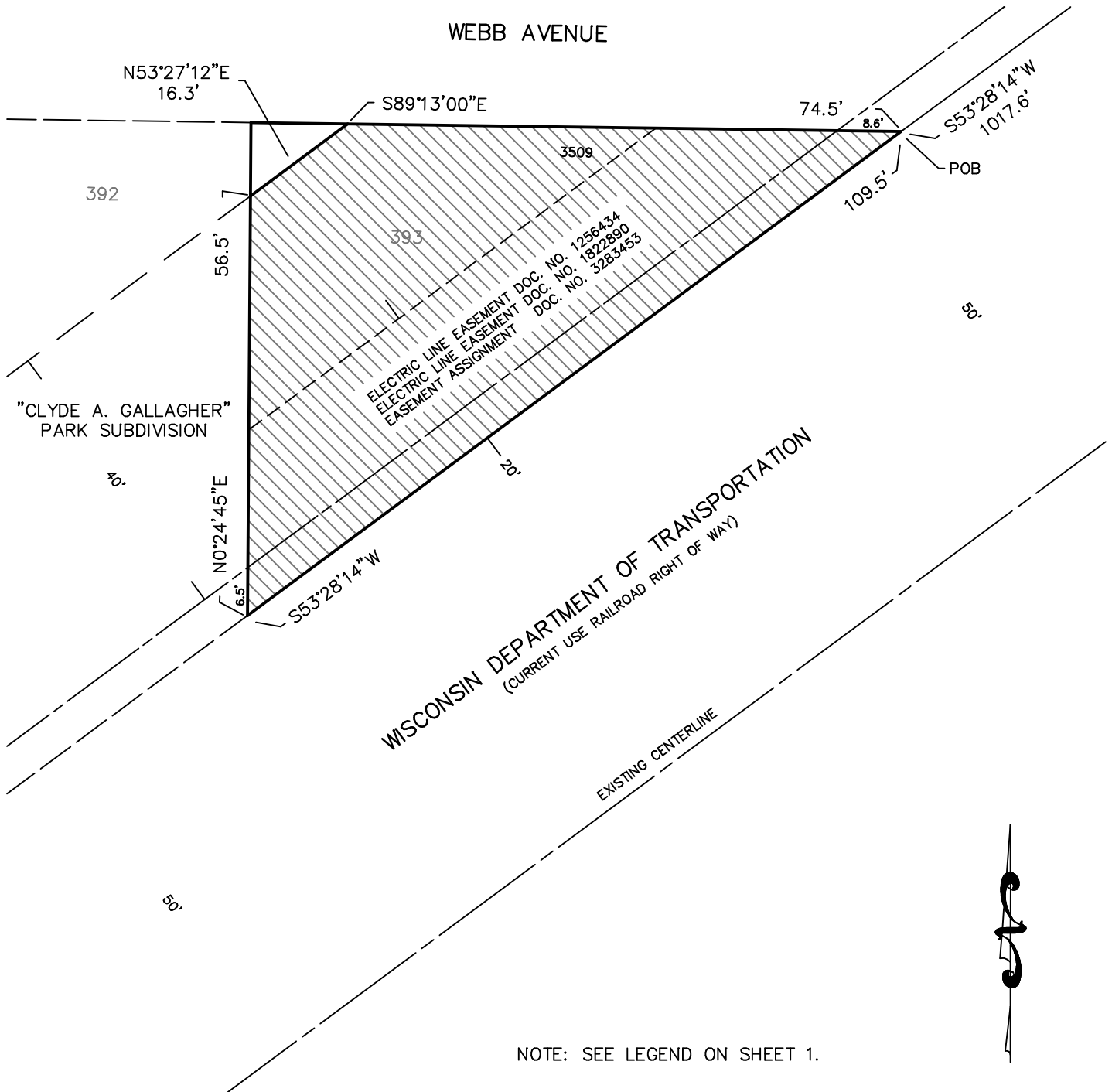
Date: 03/30/2023

Scale: 1" = 100'

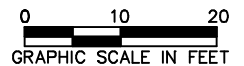
SHEET
NUMBER 1 OF 3

EASEMENT DESCRIPTION MAP

EXHIBIT 1
(3509 Webb Ave)



NOTE: SEE LEGEND ON SHEET 1.



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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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Scale: N/A

SHEET
NUMBER 3 OF 3

REVISIONS 06/07/2023