

PUBLIC SANITARY SEWER EASEMENT

2918 WAUNONA WAY, MADISON, WI

PREPARED FOR:
ARCHITECTURAL BUILDING ARTS, INC.
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BEARINGS ARE REFERENCED TO THE EAST LINE OF LOT 2, BLOCK 2, ETHELWYN PARK, WHICH BEARS N 13° 55' 13" W (ASSUMED).

A compass rose diagram. It features a vertical line with a double-headed arrow at the bottom. Above this line, there are two sets of diagonal lines forming a 'V' shape. The text 'ASSUMED NORTH' is written vertically along the top edge of the compass rose.

SCALE: 1" = 50'

LEGEND:

- IRON STAKE FOUND,
(SIZE & TYPE AS NOTE)

○ SANITARY SEWER MANHOLE

LEGAL DESCRIPTION:

BEING AN EASEMENT OVER A 15' STRIP OF LAND IN
LOT 2, BLOCK 2, ETHELWYN PARK AND OULOT 26,
ASSESSOR'S PLAT NO. 6, TOWNSHIP OF BLOOMING GROVE
LOCATED IN THE SW 1/4, SW 1/4 OF SECTION 19 AND THE
NW 1/4, NW 1/4 OF SECTION 30, T7N, R10E, CITY OF MADISON,
DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID LOT 2; THENCE N 13°55'13"W,
ALONG THE EAST LINE OF SAID LOT 2, 233.06 FEET TO A BEND POINT;
THENCE N 29°34' 02"W, ALONG THE EAST LINE OF SAID LOT 2, 13.55 FEET
TO THE POINT OF BEGINNING; THENCE S 86°08'39"W, 6.67 FEET; THENCE
S 64°55'26"W, 50.29 FEET; THENCE S 52°03'31"W, 35.46 FEET; THENCE
S 57°00'19"W, 28.99 FEET; THENCE S 52°03'31"W, 3.25 FEET TO A POINT ON
THE WEST LINE OF SAID O.L. 26; THENCE N 23°35'14"W, ALONG SAID WEST
LINE, 15.48 FEET; THENCE N 57°00'19"E, 28.99 FEET; THENCE N 52°03'31"E,
36.56 FEET; THENCE N 64°55'26"E, 54.79 FEET; THENCE N 86°08'39"E, 2.25
FEET TO THE EAST LINE OF SAID LOT 2, THENCE S 29°34'02"E, ALONG SAID
EAST LINE, 16.65 FEET TO THE POINT OF BEGINNING.

JN. 7G - 73SS
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