

LEGAL DESCRIPTION :
FROM WARRANTY DEED NUMBER 4533139

ALL THAT PART OF LOT 27 OF LAKESIDE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 12 AND NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 12, COMMENCING AT A POINT IN THE SOUTH LINE OF SAID 1/4 SECTION, SAID POINT BEING S89°19'30"E 1133.64 FEET OF THE SOUTHWEST CORNER OF THE 1/4 SECTION; THENCE N13°08'00"W 238.62 FEET; THENCE N76°52'00"E 95 FEET; THENCE S16°06'00"E 164.45 FEET; THENCE S44°03'00"W 11.10 FEET; THENCE N89°46'00"W 62.30 FEET; THENCE S00°30'00"W 89.40 FEET; THENCE N89°19'30"W ALONG THE SOUTH LINE OF THE 1/4 SECTION 13.41 FEET TO THE PLACE OF BEGINNING.

ALSO THE PART OF LOT 27 OF LAKESIDE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 12 AND NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, COUNTY OF WAUKESHA, STATE OF WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 13, AFORESAID, COMMENCING AT A POINT IN THE NORTH LINE OF THE ¼ SECTION, SAID POINT BEING S89°19'30"E AND 1048.62 FEET FROM THE NORTHWEST CORNER OF SAID ¼ SECTION; THENCE S89°19'30"E ALONG THE NORTH LINE OF SAID 1/4 SECTION 98.43 FEET; THENCE S02°32'30"W 100.05 FEET; THENCE N89°19'30"W 714.84 FEET; THENCE N04°26'30"W 65.20 FEET; THENCE S89°19'30"E 624.49 FEET; THENCE N02°17'30"E 35.01 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PART CONVEYED BY INSTRUMENT RECORDED MARCH 25, 1959 IN VOLUME 803 OF DEEDS ON PAGE 275 AS DOCUMENT NO. 496548.

PROPERTY ADDRESS: DELAFIELD, WI 53072

TAX KEY NUMBER: DELT 0767.043

PLAT OF SURVEY

FOR FAILS AND ROESSELET

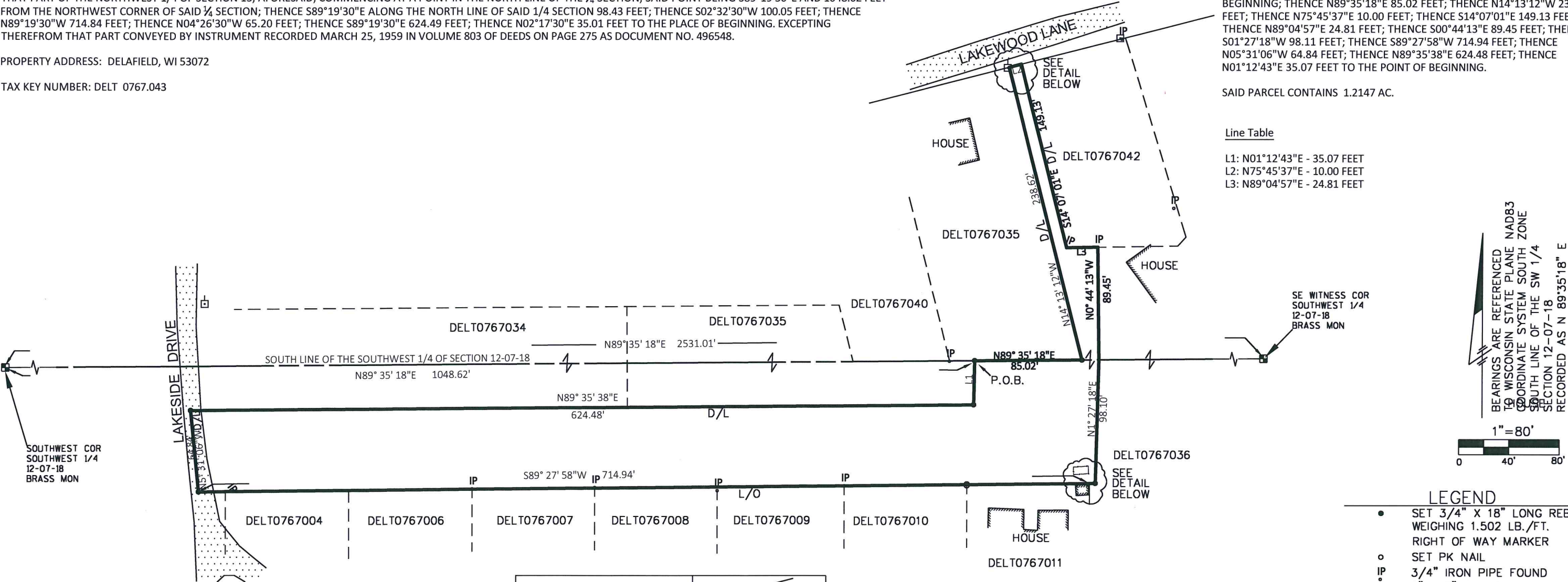
"AS SURVEYED" LEGAL DESCRIPTION :
ALL THAT PART OF LOT 27 OF LAKESIDE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 12 AND NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 12, THENCE N89°35'18"E 1048.62 FEET TO THE POINT OF BEGINNING; THENCE N89°35'18"E 85.02 FEET; THENCE N14°13'12"W 238.62 FEET; THENCE N75°45'37"E 10.00 FEET; THENCE S14°07'01"E 149.13 FEET; THENCE N89°04'57"E 24.81 FEET; THENCE S00°44'13"E 89.45 FEET; THENCE S01°27'18"W 98.11 FEET; THENCE S89°27'58"W 714.94 FEET; THENCE N05°31'06"W 64.84 FEET; THENCE N89°35'38"E 624.48 FEET; THENCE N01°12'43"E 35.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.2147 AC.

Line Table

L1: N01°12'43"E - 35.07 FEET
L2: N75°45'37"E - 10.00 FEET
L3: N89°04'57"E - 24.81 FEET



BEARINGS ARE REFERENCED
TO WISCONSIN STATE PLANE
COORDINATE SYSTEM SOUTH ZONE
SOUTH LINE OF THE SW 1/4
SECTION 12-07-18
RECORDED AS N 89°35'18" E

1" = 80'

0 40' 80'

LEGEND

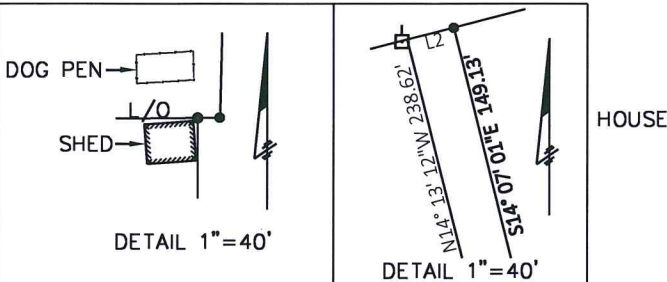
- SET 3/4" X 18" LONG REBAR WEIGHING 1.502 LB./FT. RIGHT OF WAY MARKER
- SET PK NAIL
- 3/4" IRON PIPE FOUND
- 5" X 5" CONCRETE MONUMENT
- POWER POLE

ASPHALT ROAD

L/O LINE OF OCUPATION
D/L DEEDED LINE
P.O.B. POINT OF BEGINNING
(M) MEASURED
(R) RECORDED

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I Anthony J. Gromacki Land Surveyor in the State of Wisconsin, do hereby certify that on January 25th, 2022 surveyed the above described property according to official records and the accompanying map is true and correct representation of the exterior boundaries of the land surveyed to the best of my belief and knowledge.



M Squared Engineering, LLC

...where engineering solutions meet water quality...

N19 W6719 Commerce Court
Cedarburg, WI 53012

www.msquaredengineering.com
Phone: (262)376-4246

FAILS/ROESSELET

PROJECT: FAILS/ROESSELET
PROJECT NO.: 21-720-120
DRAWN BY: AJG
DATE: 2/10/2022

REV:

PLAT OF SURVEY

SCALE: 1" = 80'