

LEGAL DESCRIPTION

Fee Title in and to the following tract of land in Jefferson County, State of Wisconsin, described as:

That part of the Southeast 1/4 of Section 36, Township 5 North, Range 14 East, described as follows:

Commencing at the East 1/4 corner of Section 36, Township 5 North, Range 14 East; thence North 89°24'42" West, 1,957.26 feet along the east-west 1/4 line of Section 36 to the existing northeasterly right-of-way line of USH 12 being 33 feet northeasterly, as measured normal to the centerline of existing USH 12 and the point of beginning; thence southeasterly 258.31 feet along said north right-of-way also being the arc of a curve concave to the southwest with a radius of 5,763.00 feet, whose chord bears South 46°01'44" East, 258.28 feet; thence South 44°44'42" East, 248.51 feet along said northeasterly right-of-way; thence North 45°15'18" East, 17.00 feet along said northeasterly right-of-way line; thence South 44°44'42" East, 267.00 feet along said northeasterly right-of-way line; thence South 45°15'18" West, 17.00 feet along said northeasterly right-of-way line; thence South 44°44'42" East, along said northeasterly right-of-way line 92.27 feet; thence South 73°44'38" East, 119.02 feet; thence South 14°54'31" East, 115.98 feet to the existing northeasterly right-of-way line of existing USH 12; thence South 15°20'57" East, 134.46 feet to the southwesterly right-of-way line of existing USH 12; thence South 24°12'53" East, 518.92 feet; thence South 19°48'35" East, 858.58 feet to the south property line of said owner; thence North 89°11'15" West, 813.64 feet along said south property line; thence North 23°06'37" East, 388.15 feet; thence North 04°42'44" East, 241.81 feet; thence northwesterly 1112.21 feet along the arc of a curve concave to the southwest with a radius of 2066.93 feet, whose chord bears North 30°30'14" West, 1098.84 feet; thence North 45°55'10" West, 885.96 feet to the east-west 1/4 line of said Section 36; thence South 89°24'42" East, 309.85 feet along said east-west 1/4 line to the proposed reference line of USH 12; thence continuing South 89°24'42" East, 228.49 feet along said east-west 1/4 line to the point of beginning.

This parcel contains **23.69 acres**, more or less, exclusive of lands previously conveyed or dedicated for highway purposes.

Also, all existing, future or potential common law or statutory easements or **rights of vehicular access** between the right-of-way of Relocated USH 12 and all of the abutting remaining real property of the owner, whether acquired by separate conveyance or otherwise, where the following described real estate abuts on the said highway: that land of the owner in the Northwest 1/4 of the Southeast 1/4 of

Section 36, Township 5 North, Range 14 East, lying east and west of said highway.

No right of access shall accrue between the right-of-way of the highway, currently designated as Relocated USH 12, and all of the abutting remaining property of the owner in the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 5 North, Range 14 East, lying easterly and westerly of said highway, and also the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 5 North, Range 14 East, lying easterly of said highway.

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