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snow removal and
Access Easement

Document Number

Document Title

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
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Trans Fee:
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Rec. Fee: 30.00
Pages: 5

Recording Area

Name and Return Address

Callista Lundgren-Clerk
Village of DeForest
120 S. Stevenson St.
DeForest, WI 53532

PIN 11810910-172-6241-1

Parcel Identification Number (PIN)

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WRDA Rev. 12/22/2010

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EXHIBIT A

LEGAL DESCRIPTION OF EASEMENT AREA

Part of Lots 10, 11 & 12, Block 2, Pleasant Hill Addition to DeForest, located in the Southeast Quarter of the Northwest Quarter, Section 17, Town 09 North, Range 10 East, Village of DeForest, Dane County, Wisconsin, being more particularly described as follows:

Commencing at the southeast corner of Lot 13, Block 2, Pleasant Hill Addition to DeForest, also being the intersection of the west right-of-way of North Cleveland Street and the north right-of-way of the alley located within said Block 2;

thence along said north right-of-way of the alley, S89°46'33"W, 79.50 feet to the east line of the west half of Lot 12, Block 2 and the Point of Beginning;

thence continuing along said north right-of-way of the alley, S89°46'33"W, 79.80 feet;

thence N00°13'27"W, 27.28 feet;

thence N38°07'24"W, 73.31 feet to the west line of Lot 10, Block 2;

thence along said west line of Lot 10, Block 2, N00°06'40"W, 26.96 feet;

thence N88°59'11"E, 43.29 feet to the beginning of a curve to the left having a radius of 48.00 feet and an interior angle of 78°37'09";

thence 65.86 feet along the arc of the curve, having a long chord which bears N49°40'37"E, 60.82 feet, to the south right-of-way of Columbia Avenue;

thence ~~along said~~ south right-of-way of Columbia Avenue, N89°47'17"E, 18.22 feet to the beginning of a non-tangent curve concave to the northwest having a radius of 66.00 feet and an interior angle of 79°57'22";

thence 92.10 feet along the arc of the curve, having a long chord which bears S47°26'22"W, 84.81 feet, to the beginning of a reverse curve to the left having a radius of 15.00 feet and an interior angle of 125°32'26";

thence 32.87 feet along the arc of said reverse curve, having a long chord which bears S24°38'50"W, 26.68 feet;

thence S38°07'24"E, 54.79 feet;

thence S63°51'39"E, 30.62 feet;

thence S76°17'34"E, 30.48 feet to the east line of the west half of Lot 12, Block 2;

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thence along said east line of the west half of Lot 12, Block 2, S00°06'40"E, 6.37 feet to the Point of Beginning.

Easement contains 0.12 Acres or 5,397 Square Feet

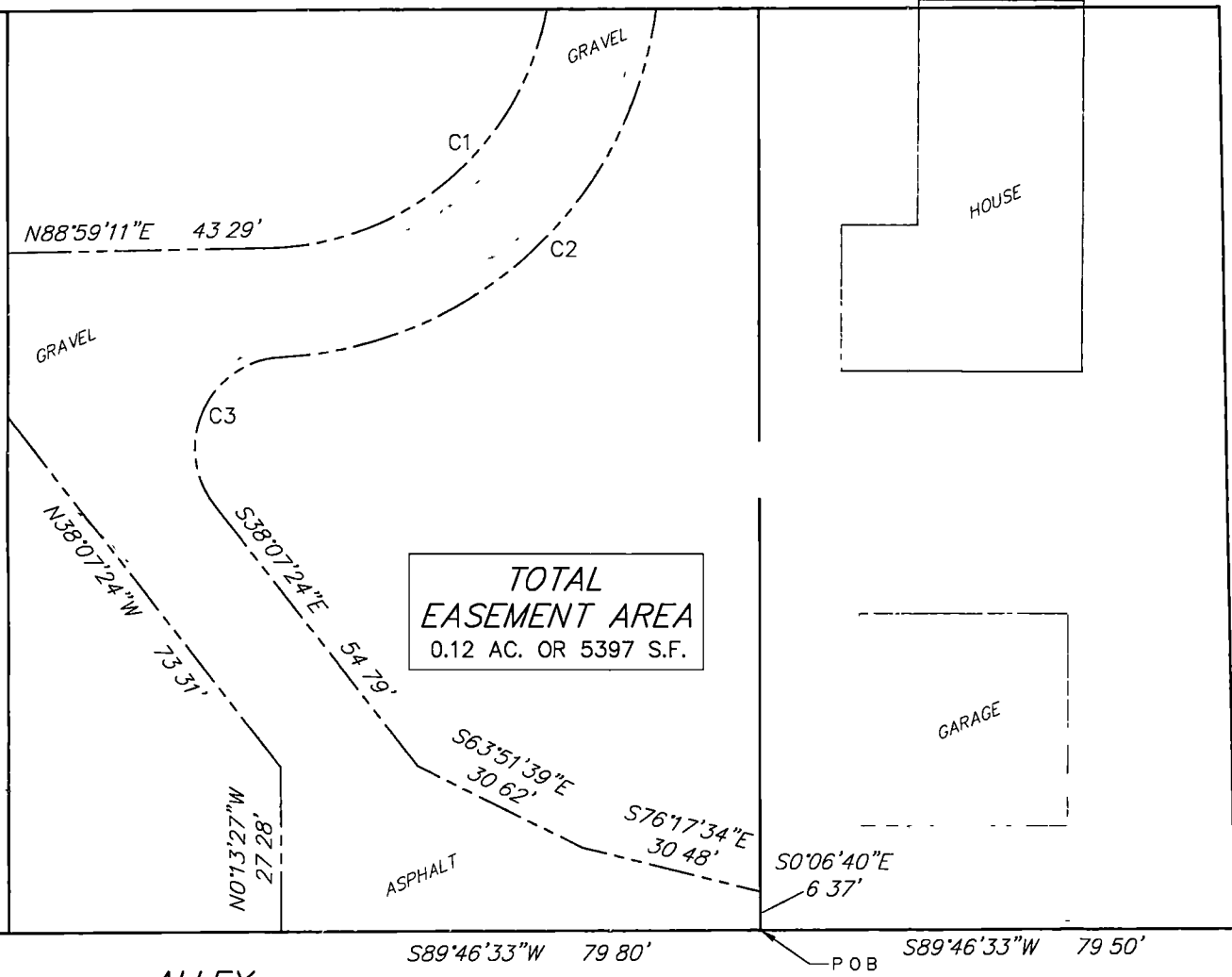
LICENSED TO PREFERRED TITLE LLC AND NOT FOR SUBLICENSE, RELICENSE OR ANY OTHER TRANSFER
 © Vierbicher Associates Inc
 by sdis
 Holium Education Center Annexation\CADD\HEC Access Easement Sketch.dwg
 31 Jan 2023 - 3:59p R:\DeForest, Village of\230033

EASEMENT SKETCH

PART OF LOTS 10, 11 & 12, BLOCK 2, PLEASANT HILL ADDITION TO DEFOREST,
 LOCATED IN THE SE1/4-NW1/4, SECTION 17, T09N, R10E,
 VILLAGE OF DEFOREST, DANE COUNTY, WISCONSIN.

COLUMBIA AVENUE

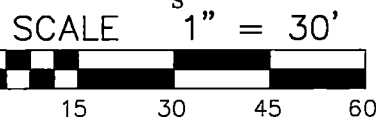
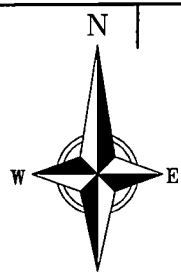
N89°47'17"E
18 22'



**TOTAL
 EASEMENT AREA**
 0.12 AC. OR 5397 S.F.

ALLEY

NORTH CLEVELAND AVENUE



EASEMENT AREA

CURVE DATA

CURVE	RADIUS	DELTA	ARC L	CHORD BRG	CHORD L	TAN BRG	TAN BRG
C1	48 00'	78°37'09"	65 86'	N49°40'37"E	60 82'		N10°22'02"E
C2	66 00'	79°57'22"	92 10'	S47°26'22"W	84 81'	S07°27'40"W	S87°25'03"W
C3	15 00'	125°32'26"	32 87'	S24°38'50"W	26 68'	S87°25'03"W	

vierbicher
 planners engineers advisors

HOLUM EDUCATION CENTER
 EASEMENT SKETCH
 BLOCK 2, PLEASANT HILL ADD TO DEFOREST
 VILLAGE OF DEFOREST, DANE CO., WISCONSIN

DATE	01/31/23	REV
DRAFTER	sdis	SHEET
CHECKED	cmat	1 OF 1
PROJECT NO	230033	