

# PLAT OF SURVEY

290 213-0531-001

-OF-

C.S.M. 3395

CERTIFIED SURVEY MAP NO. 1295 AS RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 761336, IN VOLUME 4 OF CERTIFIED SURVEY MAPS, RECORDED ON THE 23RD OF JANUARY, 1975. BEING A LAND DIVISION OF A PART OF THE OUTLOT 62 AND OUTLOT 64, ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO (NOW THE CITY OF WATERLOO) AND A PART OF LOT 2, BLOCK 3, SECOND ADDITION TO THE VILLAGE OF WATERLOO (NOW THE CITY OF WATERLOO), ALL IN THE CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

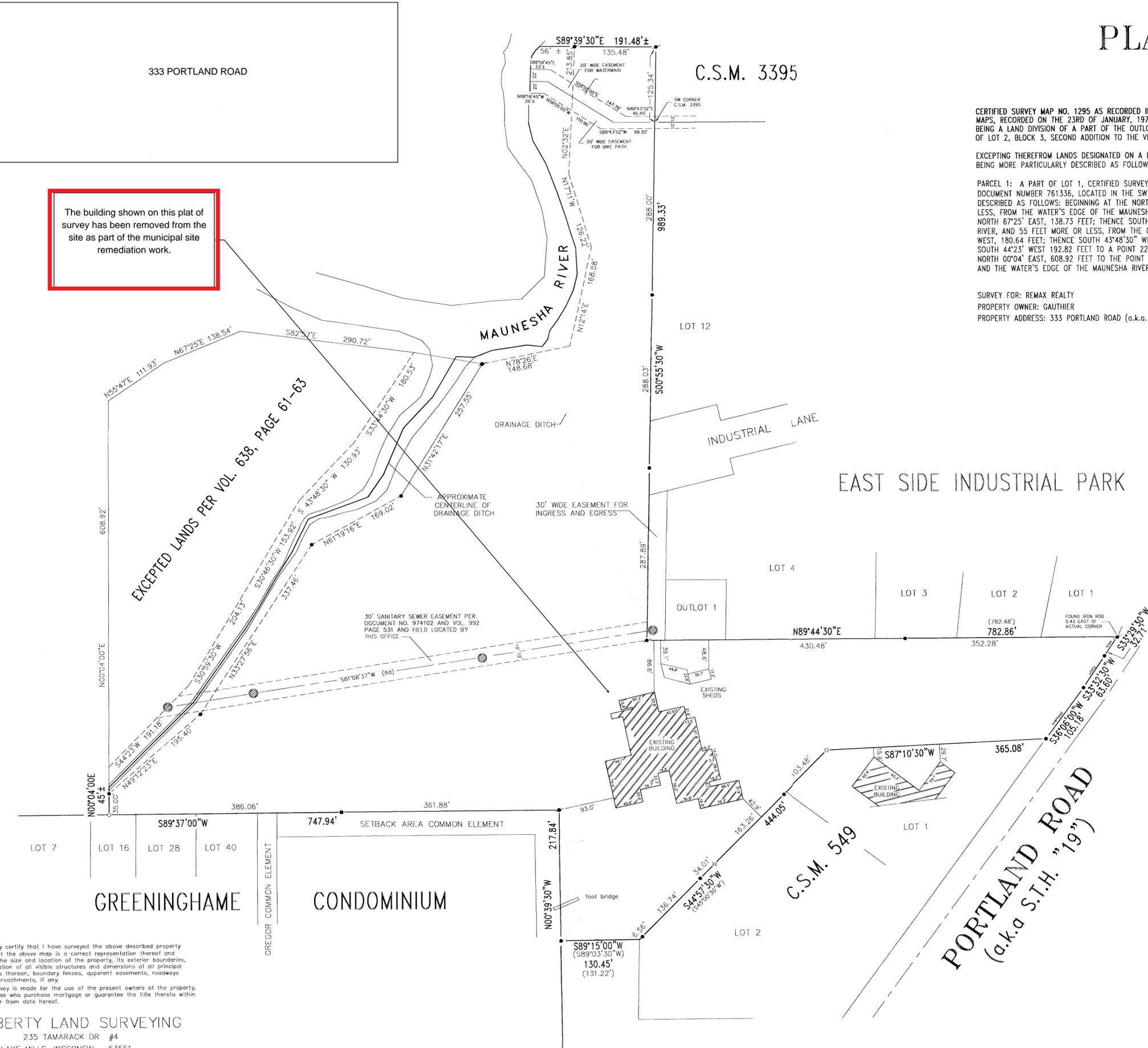
EXCEPTING THEREFROM LANDS DESIGNATED ON A LAND DIVISION MAP, RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS OFFICE AS VOLUME 638, PAGE 63 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: A PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 1295, RECORDED IN VOLUME 4 OF CERTIFIED SURVEY MAPS OF JEFFERSON COUNTY ON PAGE 243, DOCUMENT NUMBER 761336, LOCATED IN THE SW 1/4 OF SECTION 5, TOWNSHIP 8, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 OF THE ABOVE DESCRIBED CERTIFIED SURVEY MAP, SAID CORNER BEING 25 FEET, MORE OR LESS, FROM THE WATER'S EDGE OF THE MAUNESHA RIVER, THENCE ON A MEANDER LINE ALONG THE MAUNESHA RIVER NORTH 55°47' EAST, 111.93 FEET, THENCE NORTH 67°25' EAST, 138.73 FEET; THENCE SOUTH 82°57' EAST, 290.72 FEET TO A POINT 13 FEET, MORE OR LESS FROM THE WATER'S EDGE OF THE MAUNESHA RIVER, AND 55 FEET MORE OR LESS, FROM THE CENTERLINE OF A DRAINAGE DITCH; THENCE CONTINUING ON A MEANDER LINE ALONG SAID DRAINAGE DITCH, SOUTH 33°44'30" WEST, 180.64 FEET; THENCE SOUTH 43°48'30" WEST, 130.93 FEET; THENCE SOUTH 30°46'30" WEST, 153.92 FEET; THENCE SOUTH 30°59'30" WEST, 204.13 FEET; THENCE SOUTH 44°23' WEST 192.82 FEET TO A POINT 22 FEET, MORE OR LESS, FROM THE CENTERLINE OF SAID DRAINAGE DITCH, AND THE END OF THE MEANDER LINE; THENCE NORTH 00°04' EAST, 608.92 FEET TO THE POINT OF BEGINNING, CONTAINING 5.03 ACRES OF LAND, MORE OR LESS, INCLUDING ALL LAND LYING BETWEEN THE MEANDER LINE AND THE WATER'S EDGE OF THE MAUNESHA RIVER, AND ALL LAND LYING BETWEEN THE MEANDER LINE AND THE CENTERLINE OF A DRAINAGE DITCH.

SURVEY FOR: REMAX REALTY  
 PROPERTY OWNER: GAUTHIER  
 PROPERTY ADDRESS: 333 PORTLAND ROAD (a.k.a. S.T.H. "19")

NOTES:

- 1.) RIGHT OF WAY LINE ALONG S.T.H. "19" (PORTLAND ROAD) IS PER HIGHWAY RIGHT-OF-WAY RELOCATION ORDER PROJECT NO. 3052-3-21 DATED 11-23-1979.
- 2.) THERE IS CURRENTLY NO VEHICULAR ACCESS TO SUBJECT PROPERTY FROM S.T.H. "19" (PORTLAND ROAD).
- 3.) AN APPARENT EASEMENT FOR INGRESS AND EGRESS TO SUBJECT PROPERTY FROM SAID S.T.H. "19" (PORTLAND ROAD) IS SHOWN ON AN ARCHITECT'S DRAWING DATED JUNE 13, 1979 AS DRAWING NO. 7903510. THIS APPARENT EASEMENT IS SHOWN AS A COMMON DRIVEWAY RUNNING FROM S.T.H. "19" TO BUILDINGS ON THE SUBJECT PROPERTY ACROSS THE NORTHEASTERLY PORTION OF THE PROPERTY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 549. THIS OFFICE COULD FIND NO OTHER WRITTEN RECORD OF THIS APPARENT EASEMENT AND ANY PHYSICAL EVIDENCE OF SAID ASPHALT DRIVEWAY COULD NOT BE DISCERNED BY THIS OFFICE AT THE TIME OF THIS SURVEY. C.S.M. 549 WAS RECORDED ON OCTOBER 23, 1974 AND C.S.M. 1295 WAS RECORDED ON MAY 23, 1975.
- 4.) ACCESS TO SUBJECT PARCEL IS IN THE FORM OF A 30 FOOT WIDE EASEMENT ALONG THE WEST LINE OF LOT 4 AND ABUTTING OUTLOT 1 OF EAST SIDE INDUSTRIAL PARK.
- 5.) NO CONCRETE AND ASPHALT IMPROVEMENTS ON AND AROUND SUBJECT BUILDING WERE LOCATED BY THIS OFFICE DUE TO SNOW COVER.



The building shown on this plat of survey has been removed from the site as part of the municipal site remediation work.

I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any.  
 This survey is made for the use of the present owners of the property, and those who purchase mortgage or guarantee the title thereto within one year from date hereof.

LIBERTY LAND SURVEYING  
 235 TAMARACK DR #4  
 LAKE MILLS, WISCONSIN 53551  
 262-767-8786 262-901-5116

THIS IS NOT AN ORIGINAL PRINT  
 UNLESS THIS SEAL IS RED  
 Franklin J. Lehman  
 FRANKLIN J. LEHMAN 5-2211  
 DECEMBER 29, 2015 151201 B  
 DATE JOB NUMBER

FEB 13 2016

- LEGEND
- FOUND IRON PIPE
  - FOUND IRON ROD
  - SET IRON ROD
  - ⦿ SET RR SPIKE
  - ⊗ EXISTING MANHOLE
  - ( ) RECORDED AS

SCALE: 1" = 80'