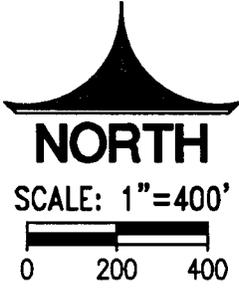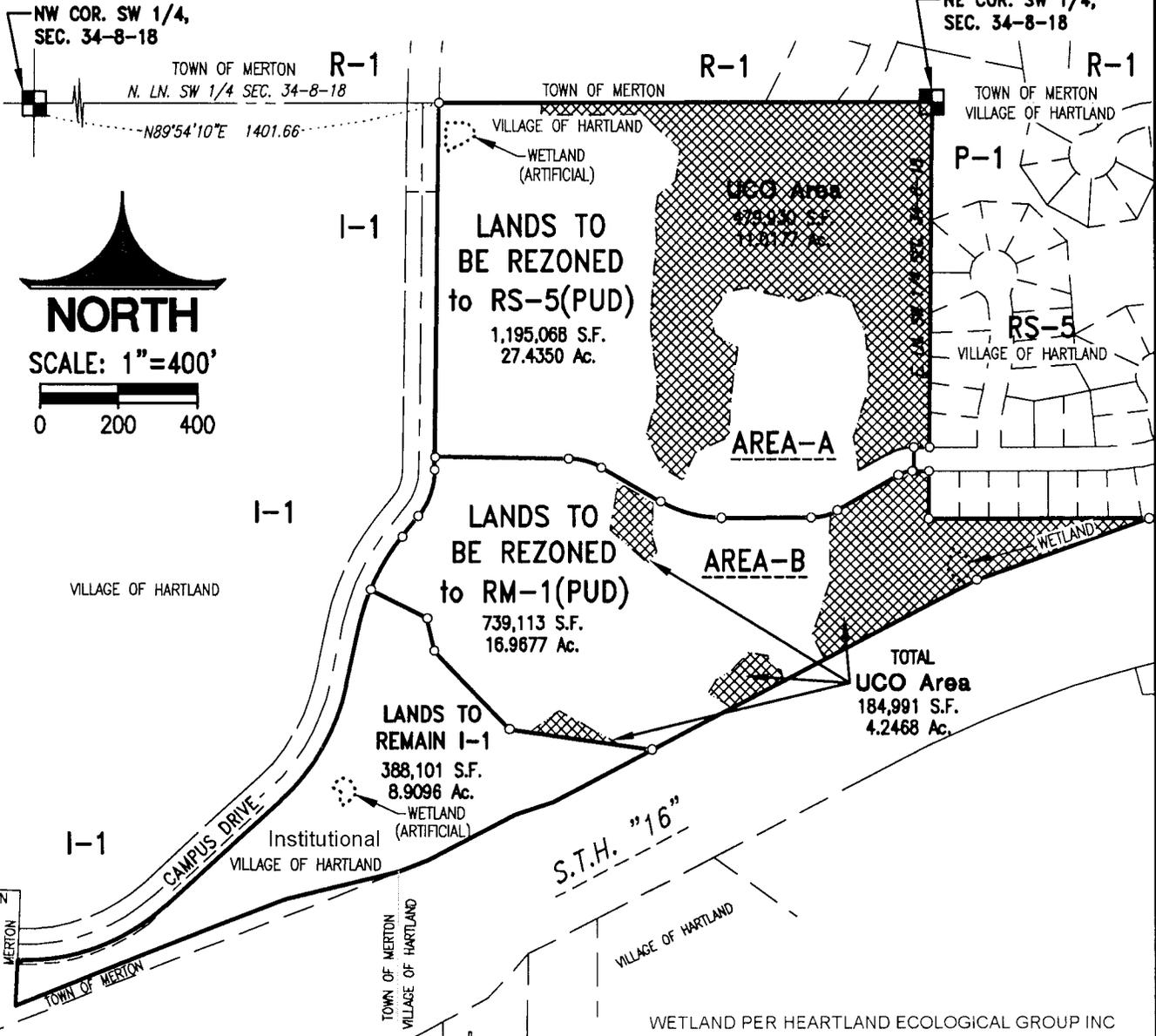# REZONING EXHIBIT "A"

BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 34, TOWN 8 NORTH,
RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

NW COR. SW 1/4,
SEC. 34-8-18

NE COR. SW 1/4,
SEC. 34-8-18

TOWN OF MERTON R-1
N. LN. SW 1/4 SEC. 34-8-18

TOWN OF MERTON R-1

R-1

TOWN OF MERTON
VILLAGE OF HARTLAND

N89°54'10"E 1401.66

TOWN OF MERTON
VILLAGE OF HARTLAND

WETLAND
(ARTIFICIAL)

P-1

I-1

LANDS TO
BE REZONED
to RS-5(PUD)
1,195,068 S.F.
27.4350 Ac.

UCO Area

RS-5
VILLAGE OF HARTLAND

NORTH
SCALE: 1"=400'

0   200   400

AREA-A

I-1

VILLAGE OF HARTLAND

LANDS TO
BE REZONED
to RM-1(PUD)
739,113 S.F.
16.9677 Ac.

AREA-B

WETLAND

TOTAL
UCO Area
184,991 S.F.
4.2468 Ac.

LANDS TO
REMAIN I-1
388,101 S.F.
8.9096 Ac.
WETLAND
(ARTIFICIAL)

I-1

CAMPUS DRIVE

Institutional
VILLAGE OF HARTLAND

S.T.H. "16"

TOWN
MERTON

R-1

TOWN OF MERTON

TOWN OF MERTON
VILLAGE OF HARTLAND

VILLAGE OF HARTLAND

WETLAND PER HEARTLAND ECOLOGICAL GROUP INC

LAND AREA SUMMARY

AREA-A RS-5 (PUD)		
TOTAL AREA=	1,195,068 S.F.	(27.4350 Ac.)
UCO AREA=	479,930 S.F.	(11.0177 Ac.)
NET AREA=	715,138 S.F.	(16.4173 Ac.)
AREA-B RM-1 (PUD)		
TOTAL AREA=	739,113 S.F.	(16.9677 Ac.)
UCO AREA=	184,991 S.F.	(4.2468 Ac.)
NET AREA=	554,122 S.F.	(12.7209 Ac.)

THIS EXHIBIT WAS PREPARED BY DEBORAH L. JOERS, P.L.S. (S-2132)

DATE: 4-28-20

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REZONING EXHIBIT "A"

LEGAL DESCRIPTION of lands to be REZONED to RS-5 (PUD):

Area-A:
All that part of the Northeast 1/4 of the Southwest 1/4 of Section 34 Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest Corner of the said Southwest 1/4 of said Section 34; Thence North 89°54'10" East and along the North line of the said Southwest 1/4 Section, 1401.66 feet to a point on the East Right-of-Way line of "Campus Drive" and the place of beginning of lands hereinafter described;

Continuing thence North 89°54'10" East and along the said North line, 1241.53 feet to the Northeast corner of said Southwest 1/4 Section; Thence South 00°30'48" West and along the East line of the said Southwest 1/4 Section, 865.02 feet to a point; Thence South 89°53'13" West, 40.00 feet to a point; Thence South 00°30'48" West, 60.00 feet to a point; Thence South 89°53'13" West, 2.23 feet to a point of curvature; Thence Southwesterly 36.65 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 70.00 feet, whose central angle is 30°00'04", and whose chord bears South 74°53'11" West, 36.24 feet to a point of tangency; Thence South 59°53'09" West, 177.43 feet to a point of curvature; Thence Southwesterly 68.07 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 130.00 feet, whose central angle is 30°00'00", and whose chord bears South 74°53'09" West, 67.29 feet to a point of tangency; Thence South 89°53'09" West, 226.34 feet to a point of curvature; Thence Northwesterly 159.70 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 305.00 feet, whose central angle is 30°00'00", and whose chord bears North 75°06'51" West, 157.88 feet to a point of tangency; Thence North 60°06'51" West, 172.81 feet to a point of curvature; Thence Northwesterly 86.50 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 170.00 feet, whose central angle is 29°09'11", and whose chord bears North 74°41'26" West, 85.57 feet to a point of tangency; Thence North 89°16'02" West, 337.64 feet to a point on the said East Right-of-Way line of "Campus Drive"; Thence North 00°43'57" East and along said East Right-of-Way line, 885.92 feet to the point of beginning of this description.

Said Parcel contains 1,195,068 Square Feet (or 27.4350 Acres) of land, more or less.

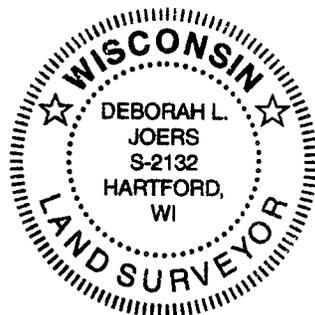## LEGAL DESCRIPTION of lands to be REZONED to RM-1 (PUD):

Area-B:
All that part of the Northwest 1/4, Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 34 Town 8 North, Range 18 East, in the Village of Hartland, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest Corner of the said Southwest 1/4 of said Section 34, Thence North 89°54'10" East and along the North line of the said Southwest 1/4 Section, 1401.66 feet to a point on the East Right-of-Way line of "Campus Drive"; Thence South 00°43'57" West and along the said East Right-of-Way line, 885.92 feet to the place of beginning of lands hereinafter described;

Thence South 89°16'02" East, 337.64 feet to a point of curvature; Thence Southeasterly 86.50 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 170.00 feet, whose central angle is 29°09'11", and whose chord bears South 74°41'26" East, 85.57 feet to a point of tangency; Thence South 60°06'51" East, 172.81 feet to a point of curvature; Thence Southeasterly 159.70 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 305.00 feet, whose central angle is 30°00'00", and whose chord bears South 75°06'51" East, 157.88 feet to a point of tangency; Thence North 89°53'09" East, 226.34 feet to a point of curvature; Thence Northeasterly 68.07 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 130.00 feet, whose central angle is 30°00'00", and whose chord bears North 74°53'09" East, 67.29 feet to a point of tangency; Thence North 59°53'09" East, 177.43 feet to a point of curvature; Thence Northeasterly 36.65 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 70.00 feet, whose central angle is 30°00'04", and whose chord bears North 74°53'11" East, 36.24 feet to a point of tangency; Thence North 89°53'13" East, 42.23 feet to a point on the East line of the said Southwest 1/4 Section; Thence South 00°30'48" West and along the said East line, 120.01 feet to a point; Thence North 89°53'13" East, 557.01 feet to a point on the Northwesterly Right-of-Way line of S.T.H. "16"; Thence South 70°31'26" West and along the said Northwesterly Right-of-Way line, 462.77 feet to a point; Thence South 62°39'50" West and along the said Northwesterly Right-of-Way line, 919.58 feet to a point; Thence North 82°02'10" West, 363.51 feet to a point; Thence North 44°05'55" West, 273.03 feet to a point; Thence North 12°19'27" West, 82.57 feet to a point; Thence North 63°08'36" West, 158.46 feet to a point on the said East Right-of-Way line of said "Campus Drive"; Thence Northeasterly 155.89 feet along the said East Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 560.00 feet, whose central angle is 15°57'00", and whose chord bears North 30°36'10" East, 155.39 feet to a point; Thence North 38°34'11" East and along the said East Right-of-Way line, 65.30 feet to a point of curvature; Thence Northeasterly 125.47 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 190.00 feet, whose central angle is 37°50'14", and whose chord bears North 19°39'04" East, 123.21 feet to a point of tangency; Thence North 00°43'57" East and along the said East Right-of-Way line, 32.99 feet to the point of beginning of this description.

Said Parcel contains 739,113 Square Feet (or 16.9677 Acres) of land, more or less.

Date: 4/28/2020

Deborah L. Joers, P.L.S.
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