

**HARTLAND PERMANENT
ACCESS AND
MAINTENANCE EASEMENT**
(Maintenance of Pedestrian Pathway)

EXHIBIT "J"

DOCUMENT NO.:

This Permanent Easement, made between Sandhill of Hartland, LLC, **Grantor**, and The Village of Hartland, **Grantee**,

WITNESSETH, that Grantor, in exchange good and valuable consideration, receipt and sufficiency of which is acknowledged, grants and warrants to Grantee a Permanent Easement upon, within, and beneath Grantor's property within the Village of Hartland, Waukesha County, Wisconsin, specifically described in the attached Exhibit A which is hereby incorporated by reference.

1. Purpose: The purpose of this Permanent Easement is to permit the Village as Grantee access to the portions of the Property reasonably necessary in order to repair and/or replace any portion of the publically accessible pathways, in the Grantee's sole discretion, upon default of Grantor or Grantor's successor to perform maintenance thereon.
2. Access: Grantee, and its officers, employees, agents, and independent contractors shall have the right to enter upon the Property for the limited purpose of exercising its rights under this Permanent Easement.
3. Exercise of Rights: It is agreed that the right, privilege and easement granted by this instrument for access onto Grantor's property is permanent and shall run with the land.

Drafted by and return to: Tim Rohde, Village Admin. 210 Cottonwood Ave Hartland WI 53029

Parcel Identification Number(s) (PIN)

Dated this ____ day of _____, 2021

Sandhill of Hartland, LLC

By: _____

State of Wisconsin }
 }ss.

County of Waukesha }

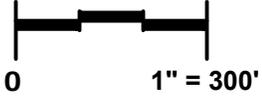
Personally came before me this ____ day of _____ the above named _____, Member of Sandhill of Hartland, LLC, who executed the foregoing instrument by its authority and on its behalf and acknowledged the same.

Notary Public

Commission expires: _____

EXHIBIT A

GRAPHICAL
SCALE (FEET)



**PERMANENT
ACCESS &
MAINTENANCE
EASEMENT
GRANTED TO
THE VILLAGE
OF HARTLAND**

Prepared By:
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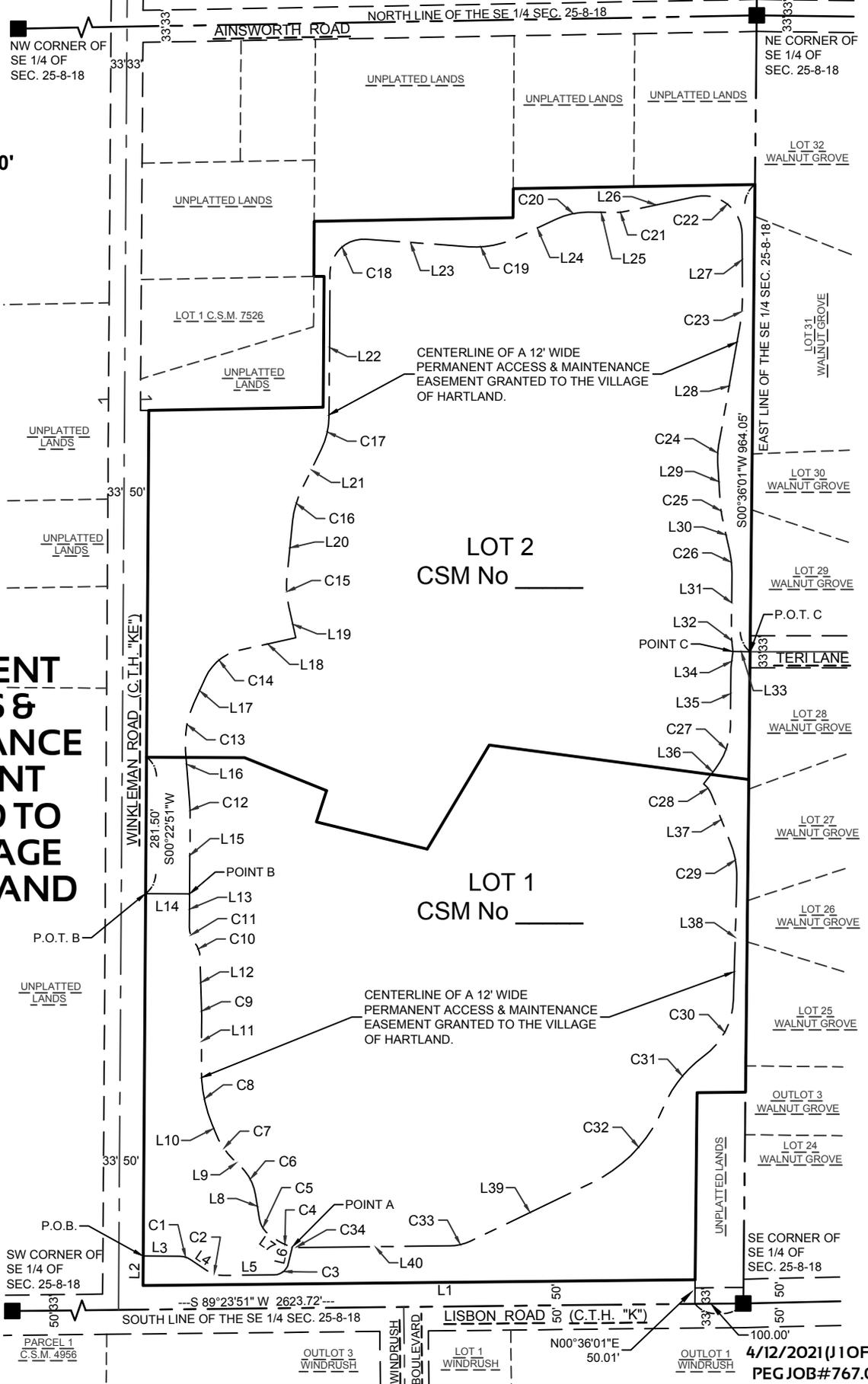


EXHIBIT A

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD	BEARING
C1	23.36'	40.00'	23.03'	S72°53'21"E
C2	36.07'	60.00'	35.53'	S73°22'51"E
C3	39.77'	30.00'	36.92'	N51°25'23"E
C4	33.68'	80.00'	33.43'	N67°00'31"W
C5	39.85'	50.00'	38.80'	N32°07'08"W
C6	68.32'	106.00'	67.15'	N27°45'14"W
C7	65.28'	154.00'	64.79'	N34°04'33"W
C8	116.42'	300.00'	115.69'	N10°48'56"W
C9	16.72'	500.00'	16.72'	N00°39'23"W
C10	32.37'	50.00'	31.81'	N20°09'38"W
C11	33.80'	50.00'	33.16'	N19°20'30"W
C12	33.55'	400.00'	33.54'	N02°01'19"W
C13	100.93'	200.00'	99.86'	N10°01'59"E
C14	92.35'	100.00'	89.11'	N50°56'52"E
C15	64.46'	200.00'	64.18'	N03°16'31"W
C16	65.41'	188.00'	65.08'	N15°55'29"E
C17	71.24'	160.00'	70.65'	N13°08'10"E
C18	114.63'	70.00'	102.25'	N47°17'44"E
C19	102.77'	200.00'	101.64'	N79°29'24"E
C20	67.93'	150.00'	67.35'	N77°44'37"E
C21	22.12'	100.00'	22.07'	N84°22'53"E
C22	142.18'	80.00'	124.20'	S51°02'20"E
C23	53.64'	300.00'	53.57'	S04°59'58"W
C24	35.62'	150.00'	35.53'	S03°19'11"W
C25	31.35'	200.00'	31.32'	S07°58'24"E
C26	45.60'	200.00'	45.50'	S05°55'55"E
C27	97.29'	150.00'	95.59'	S19°10'54"W
C28	26.93'	50.00'	26.60'	S36°48'36"E
C29	80.55'	200.00'	80.01'	S09°50'39"E
C30	136.41'	150.00'	131.75'	S27°44'46"W
C31	136.06'	250.00'	134.39'	S38°12'24"W
C32	218.34'	300.00'	213.55'	S43°27'54"W
C33	43.78'	100.00'	43.43'	S76°51'22"W
C34	16.11'	80.00'	16.08'	N84°50'07"W

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°23'51"W	1138.46'
L2	N00°22'51"E	60.70'
L3	S89°37'09"E	75.90'
L4	S56°09'33"E	40.42'
L5	N89°23'51"E	105.03'
L6	N13°26'55"E	35.95'
L7	N54°56'57"W	19.94'
L8	N09°17'20"W	49.87'
L9	N46°13'08"W	20.43'
L10	N21°55'58"W	21.25'
L11	N00°18'05"E	109.94'
L12	N01°36'52"W	102.93'
L13	N00°19'41"E	70.20'
L14	N89°37'09"W	91.00'
L15	N00°22'51"E	155.32'
L16	N04°25'28"W	107.28'
L17	N24°29'26"E	57.32'
L18	N77°24'18"E	119.85'
L19	N12°35'41"W	66.30'
L20	N05°57'29"E	113.25'
L21	N25°53'29"E	93.89'
L22	N00°22'51"E	295.36'
L23	S85°47'22"E	210.57'
L24	N64°46'11"E	90.02'
L25	S89°16'57"E	54.43'
L26	N78°02'42"E	147.78'
L27	S00°07'23"E	134.52'
L28	S10°07'20"W	250.42'
L29	S03°28'58"E	84.36'
L30	S12°27'50"E	70.91'
L31	S00°36'01"W	128.57'
L32	S05°35'05"E	32.37'
L33	S89°23'59"E	35.50'
L34	S06°47'07"W	32.37'
L35	S00°36'01"W	119.93'
L36	S37°45'46"W	38.80'
L37	S21°22'57"E	106.90'
L38	S01°41'40"W	245.80'
L39	S64°18'53"W	278.39'
L40	S89°23'51"W	308.83'


 Prepared By:
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EXHIBIT A

LEGAL DESCRIPTION FOR PERMANENT ACCESS & MAINTENANCE EASEMENT:

All that part of Lots 1 and 2 of Certified Survey Map No. _____ as recorded in Volume _____, on Pages _____ - _____, as Document No. _____, Waukesha County Register of Deeds Office, being part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 8 North, Range 18 East, Village of Hartland, Waukesha County, Wisconsin, the centerline of a 12 feet wide permanent access and maintenance easement, said easement lying adjacent to and 6 feet on either side of the following described centerline:

Commencing at the southeast corner of said Southeast 1/4; thence South 89°23'51" West along the south line of said Southeast 1/4 and the centerline of Lisbon Road (CTH K), 100.00 feet; thence North 00°36'01" East, 50.01 feet to the north right-of-way line of Lisbon Road (CTH K); thence South 89°23'51" West along said north right-of-way line, 1138.46 feet to the east right-of-way line of Winkleman Road (CTH KE); thence North 00°22'51" East along said east right-of-way line, 60.70 feet to the point of beginning of said centerline; thence South 89°37'09" East, 75.90 feet to a point of curvature; thence easterly 23.36 feet along the arc of said curve to the right, whose radius is 40.00 feet and whose chord bears South 72°53'21" East, 23.03 feet; thence South 56°09'33" East, 40.42 feet to a point of curvature; thence easterly 36.07 feet along the arc of said curve to the left, whose radius is 60.00 feet and whose chord bears South 73°22'51" East, 35.53 feet; thence North 89°23'51" East, 105.03 feet to a point of curvature; thence northeasterly 39.77 feet along the arc of said curve to the left, whose radius is 30.00 feet and whose chord bears North 51°25'23" East, 36.92 feet; thence North 13°26'55" East, 35.95 feet to point A and a point of curvature; thence westerly 33.68 feet along the arc of a curve to the right, whose radius is 80.00 feet and whose chord bears North 67°00'31" West, 33.43 feet; thence North 54°56'57" West, 19.94 feet to a point of curvature; thence northwesterly 39.85 feet along the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears North 32°07'08" West, 38.80 feet; thence North 09°17'20" West, 49.87 feet to a point of curvature; thence northwesterly 68.32 feet along the arc of said curve to the left, whose radius is 106.00 feet and whose chord bears North 27°45'14" West, 67.15 feet; thence North 46°13'08" West, 20.43 feet to a point of curvature; thence northwesterly 65.28 feet along the arc of said curve to the right, whose radius is 154.00 feet and whose chord bears North 34°04'33" West, 64.79 feet; thence North 21°55'58" West, 21.25 feet to a point of curvature; thence northerly 116.42 feet along the arc of said curve to the right, whose radius is 300.00 feet and whose chord bears North 10°48'56" West, 115.69 feet; thence North 00°18'05" East, 109.94 feet to a point of curvature; thence northerly 16.72 feet along the arc of said curve to the left, whose radius is 500.00 feet and whose chord bears North 00°39'23" West, 16.72 feet; thence North 01°36'52" West, 102.93 feet to a point of curvature; thence northerly 32.37 feet along the arc of said curve to the left, whose radius is 50.00 feet and whose chord bears North 20°09'38" West, 31.81 feet to a point of reverse curvature; thence northerly 33.80 feet along the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears North 19°20'30" West, 33.16 feet; thence North 00°19'41" East, 70.20 feet to point B; thence North 89°37'09" West, 91.00 feet to the said east right-of-way line of Winkleman Road (CTH KE) and point of termination B of said centerline;

Also: Beginning at the heretofore described point B; thence North 00°22'51" East, 155.32 feet to a point of curvature; thence northerly 33.55 feet along the arc of said curve to the left, whose radius is 400.00 feet and whose chord bears North 02°01'19" West, 33.54 feet; thence North 04°25'28" West, 107.28 feet to a point of curvature; thence northerly 100.93 feet along the arc of said curve to the right, whose radius is 200.00 feet and whose chord bears North 10°01'59" East, 99.86 feet; thence North 24°29'26" East, 57.32 feet to a point of curvature; thence northeasterly 92.35 feet along the arc of said curve to the right, whose radius is 100.00 feet and whose chord bears North 50°56'52" East, 89.11 feet; thence North 77°24'18" East, 119.85 feet; thence North 12°35'41" West, 66.30 feet to a point of curvature; thence northerly 64.46 feet along the arc of said curve to the right, whose radius is 200.00 feet and whose chord bears North 03°16'31" West, 64.18 feet; thence North 05°57'29" East, 113.25 feet to a point of curvature; thence northerly 65.41 feet along the arc of said curve to the right, whose radius is 188.00 feet and whose chord bears North 15°55'29" East, 65.08 feet; thence North 25°53'29" East, 93.89 feet to a point of curvature; thence northerly 71.24 feet along the arc of said curve to the left, whose radius is 160.00 feet and whose chord bears North 13°08'10" East, 70.65 feet; thence North 00°22'51" East, 295.36 feet to a point of curvature;

(Continued on sheet 4)

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4/12/2021 (J 3 OF 4)
PEGJOB#767.00

EXHIBIT A

LEGAL DESCRIPTION FOR PERMANENT ACCESS & MAINTENANCE EASEMENT:

(Continued from sheet 3)

thence northeasterly 114.63 feet along the arc of said curve to the right, whose radius is 70.00 feet and whose chord bears North 47°17'44" East, 102.25 feet; thence South 85°47'22" East, 210.57 feet to a point of curvature; thence easterly 102.77 feet along the arc of said curve to the left, whose radius is 200.00 feet and whose chord bears North 79°29'24" East, 101.64 feet; thence North 64°46'11" East, 90.02 feet to a point of curvature; thence easterly 67.93 feet along the arc of said curve to the right, whose radius is 150.00 feet and whose chord bears North 77°44'37" East, 67.35 feet; thence South 89°16'57" East, 54.43 feet to a point of curvature; thence easterly 22.12 feet along the arc of said curve to the left, whose radius is 100.00 feet and whose chord bears North 84°22'53" East, 22.07 feet; thence North 78°02'42" East, 147.78 feet to a point of curvature; thence southeasterly 142.18 feet along the arc of said curve to the right, whose radius is 80.00 feet and whose chord bears South 51°02'20" East, 124.20 feet; thence South 00°07'23" East, 134.52 feet to a point of curvature; thence southerly 53.64 feet along the arc of said curve to the right, whose radius is 300.00 feet and whose chord bears South 04°59'58" West, 53.57 feet; thence South 10°07'20" West, 250.42 feet to a point of curvature; thence southerly 35.62 feet along the arc of said curve to the left, whose radius is 150.00 feet and whose chord bears South 03°19'11" West, 35.53 feet; thence South 03°28'58" East, 84.36 feet to a point of curvature; thence southerly 31.35 feet along the arc of said curve to the left, whose radius is 200.00 feet and whose chord bears South 07°58'24" East, 31.32 feet; thence South 12°27'50" East, 70.91 feet to a point of curvature; thence southerly 45.60 feet along the arc of said curve to the right, whose radius is 200.00 feet and whose chord bears South 05°55'55" East, 45.50 feet; thence South 00°36'01" West, 128.57 feet; thence South 05°35'05" East, 32.37 feet to point C; thence South 89°23'59" East, 35.50 feet to the east line of said Southeast 1/4 and the west subdivision line of Walnut Grove, a recorded subdivision and point of termination C of said centerline;

Also: Beginning at the heretofore described point C; thence South 06°47'07" West, 32.37 feet; thence South 00°36'01" West, 119.93 feet to a point of curvature; thence southerly 97.29 feet along the arc of said curve to the right, whose radius is 150.00 feet and whose chord bears South 19°10'54" West, 95.59 feet; thence South 37°45'46" West, 38.80 feet to a point of curvature; thence southeasterly 26.93 feet along the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears South 36°48'36" East, 26.60 feet; thence South 21°22'57" East, 106.90 feet to a point of curvature; thence southerly 80.55 feet along the arc of said curve to the right, whose radius is 200.00 feet and whose chord bears South 09°50'39" East, 80.01 feet; thence South 01°41'40" West, 245.80 feet to a point of curvature; thence southwesterly 136.41 feet along the arc of said curve to the right, whose radius is 150.00 feet and whose chord bears South 27°44'46" West, 131.75 feet to a point of reverse curvature; thence southwesterly 136.06 feet along the arc of said curve to the left, whose radius is 250.00 feet and whose chord bears South 38°12'24" West, 134.39 feet to a point of reverse curvature; thence southwesterly 218.34 feet along the arc of said curve to the right, whose radius is 300.00 feet and whose chord bears South 43°27'54" West, 213.55 feet; thence South 64°18'53" West, 278.39 feet to a point of curvature; thence westerly 43.78 feet along the arc of said curve to the right, whose radius is 100.00 feet and whose chord bears South 76°51'22" West, 43.43 feet; thence South 89°23'51" West, 308.83 feet to a point of curvature; thence westerly 16.11 feet along the arc of said curve to the right, whose radius is 80.00 feet and whose chord bears North 84°50'07" West, 16.08 feet to the aforesaid point A.