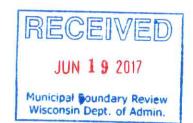
## VILLAGE OF DOUSMAN 118 S. MAIN STREET DOUSMAN, WI 53118

COB-51



June 13, 2017

Office of the Secretary of State Government Records Division P.O. Box 7848 Madison, WI 53707-7848

To Whom It May Concern:

Please record the enclosed Corporate Boundary Legal Description and Map for the Village of Dousman recently revised and updated by our engineering firm, Ruekert & Mielke.

If you have any questions regarding this, please feel free to call our office at 262-965-3792.

Sincerely,

Penny L. Nissen, Clerk Village of Dousman

Enclosure

## VILLAGE OF DOUSMAN 118 S. MAIN STREET DOUSMAN, WI 53118

## **CERTIFICATION CERTIFICATE**

This is to certify that this is a true and certified copy of official records of the office of the Village Clerk of the Village of Dousman regarding the Village of Dousman's Corporate Boundary Legal Description and Map

Penny L. Nissen, Clerk Village of Dousman

(262) 965-3792 \* FAX (262) 965-4286



W233 N2080 Ridgeview Parkway • Waukesha, WI 53188-1020 • Tel. (262) 542-5733

## JUNE 2017 UPDATES FOR DESCRIPTION OF CORPORATE LIMITS VILLAGE OF DOUSMAN

All that part of Sections 2, 3, 4, 9, 10, 15 and 16, Town 6 North, Range 17 East, and Sections 26, 33, 34 and 35, Town 7 North, Range 17 East, Village of Dousman, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at a point on the South one-quarter line of said Section 3 and the centerline of Main Street, said point being South 00°13'14" East, 1079.00 feet from the center of said Section 3; thence South 00°13'14" East along said South one-quarter line and the road centerline, 1574.24 feet to the Northwest corner of the Northeast one-quarter of Section 10; thence South 00°26'20" West along the West line of said Northeast one-quarter and the West line of Countryside Estates (a recorded subdivision), 1088.300 feet to the Southwest corner of Countryside Estates; thence North 89°16'24" East along the South line of said Countryside Estates, 525.570 feet to an angle point in said South line; thence South 00°43'36" East along said South line, 24.75 feet to the point on the North line of lands described by Tax Key Parcel Number DOUV1621-998-005; thence South 89°16'24" West along said North line, 0.577 feet to the Northwest corner of said lands; thence South 00°31'10" West along the West line of said lands, 875.933 feet to the Southwest corner of said lands; thence North 89°30'45" East along the South line of said lands, 114.461 feet; thence northerly along said South line, 145.00 feet; thence North 00°31'10" East along said South line, 375.00 feet; thence North 73°46'00" East along said South line and its extension to the center of a cul-de-sac, 181.50 feet; thence North 73°46'00" East along the centerline of Hay Drive, 104.096 feet; thence North 16°14'00" West at a right angle to said centerline, 33.00 feet to a point on the North right-of-way line of Hay Drive and the Southwest corner of Lot 34 of Scuppernong Heights Addition No.1 (a recorded subdivision); thence North 16°14'00" West along the West line of said subdivision, 57.325 feet to an angle point in said West line; thence North 19°50'00" West along said West line, 609.247 feet to a point on the South line of said Countryside Estates; thence South 89°33'39" West along said South line, 15.982 feet to the Southeast corner of Outlot 1 of said Countryside Estates; thence North 01°49'59" West along the East line of said Outlot 1, 450.00 feet; thence North 08°09'50" West along said East line, 151.680 feet; thence North 15°00'00" West along said East line, 241.050 feet to the Northwest corner of Lot 14 of said Countryside Estates; thence North 66°32'00" East along the North line of said Lot 14 and its extension, 338.053 feet to the centerline of Lisa Lane; thence North 13°19'59" West along said centerline, 67.050 feet to a point of intersection of the south line of Lot 13 extended; thence South 66°32'00" West along said South line and its extension, 340.023 feet to the Southwest corner of said Lot 13; thence North 09°11'24" West along the West line of said Lot 13, 221.930 feet to the Southwest corner of Lot 12 of said Countryside Estates; thence North 02°08'31" West along the West line of said Lot 12, 150.080 feet to the Southwest corner of Lot 11 of said Countryside Estates; thence North 06°48'41" East along the West line of Lot 11 and Lot 10, 300.600 feet to the Southwest corner of Lot 9; thence North 20°43'41" West along the West line of said Lot 9, 157.160 feet to a point on the North ~05-00000 General Client Records > 003 Corporate Boundaries > June 2017 > 20170601-2017 Updates for Corporate Limits-Dousman.doc~



line of said Countryside Estates; thence North 89°33'39" East along said North line, 1819.932 feet to the centerline of State Trunk Highway (S.T.H.) "67"; thence North 08°40'56" East along said centerline, 538.00 feet; thence continuing along said centerline, North 07°37'00" East, 999.81 feet; thence North 89°28'40" West, parallel to the West one-quarter line of said Section 2, 221.71 feet to a point on the East line of said Section 3; thence due West, parallel to the East one-quarter line of said Section 3, 218.00 feet; thence North 00°17'40" West, parallel to the East line of the Southeast one-quarter of said Section 3, 180.52 feet; thence East, parallel to the East one-quarter line of said Section 3, 125.00 feet; thence North 00°17'40" West, parallel to the East line of the Southeast one-quarter of said Section 3, 348.48 feet to the East one-quarter line of said Section 3 and the centerline of County Trunk Highway (C.T.H.) "Z"; thence due East along said East one-quarter line and road centerline, 93.00 feet to the East one-quarter corner of said Section 3; thence North 00°28'00" East, 613.90 feet to a point that is distant South 89°28'00" East, 7.00 feet from the East line of the Northeast one-quarter of said Section 3; thence South 89°28'00" East, 148.43 feet; thence North 07°45'00" East, parallel to the centerline of S.T.H. "67", 670.19 feet; thence South 89°25'00" East, 224.98 feet to the centerline of S.T.H. "67"; thence North 07°45'00" East along said centerline, 50.00 feet to the North line of the South one-half of the Northwest one-quarter of said Section 2; thence North 89°25'00" West along said North line, 479.82 feet to the West line of the Northwest one-quarter of said Section 2; thence North 00° 11'32" West, along the East line of the Northeast onequarter of Section 3, 67.64 feet to a point on the South line of the Glacial Drumlin State Trail; thence South 85°41'45" East, along said South line, 452.79 feet; thence South 00°11'32" East 32.48 feet to the North line of the South one-half of the Northeast one-quarter of Section 3; thence North 89°53'00" West along the North line of the South one-half of the Northeast onequarter of said Section 3, 101.36 feet; thence North 00°02'00" West, 106.80 feet to the Northerly line of the Glacial Drumlin State Trail; thence North 85°00'00" East along said Northerly line, 295.00 feet to the Southwest corner of Lot 1, Certified Survey Map (C.S.M.) No. 9144; thence North 10°51'09" West along the West line of said Lot 1, 163.13 feet; thence North 85°53'00" East along the North line of said Lot 1, 301.33 feet to the East line of the Northeast one-quarter of said Section 3, said point also being the Southwest corner of Lot 3, C.S.M. No. 6752; thence North 84°51'44" East along the South line of said Lot 3, 249.48 feet to the Westerly line of S.T.H. "67"; thence North 27°30'46" West along said Westerly line, 168.76 feet to a point of curve; thence continuing along said Westerly line and the arc of a curve to the right, 405.82 feet, radius of 1323.24 feet and a chord bearing North 18°43'37" West, 404.23 feet; thence continuing along said Westerly line, South 89°47'00" West, 40.74 feet to the West line of the Northwest one-quarter of said Section 2; thence North along the West line of said Northwest one-quarter of said Section 2 and said Westerly line, 658.82 feet to the Northwest corner of the Northwest one-quarter of said Section 2; said point being on the South line of the Southeast one-quarter of said Section 34; thence East along said South line and the South line of the Southwest one-quarter of said Section 35, to the Easterly line of



S.T.H. "67"; thence North along the Easterly line of S.T.H. "67" to the centerline of United States Highway (U.S.H.) "18"; thence North 79°22'42" West along said centerline, 33.57 feet to East line of the Southeast one-quarter of said Section 34 and centerline of S.T.H. "67"; thence North 00°00'12" West along said East line and centerline, 1083.56 feet to the East one-quarter corner of said Section 34; thence North 00°04'31" East along the East line of the Northeast onequarter of said Section 34 and centerline of S.T.H. "67", 2654.10 feet to the Northeast corner of said Section 34; thence North 89°27'41" West, along the North line of the Northeast onequarter of said Section 34, 2576.26 feet to the Northwest corner of the Northeast one-quarter of said Section 34; thence South 01°10'55" West along the West line of the Northeast one-quarter of said Section 34, 2698.63 feet to the center of said Section 34; thence South 00°51'31" West along the South one-quarter of said Section 34, 456.34 feet to the aforesaid Northerly line of U.S.H. "18"; thence Southeasterly along said Northerly line, 342.00 feet more or less to a point 330.00 feet East of the South one-quarter line of said Section 34; thence South and parallel to said South one-quarter line to the centerline of U.S.H. "18"; thence North 75°30'00" West along said centerline, 341.00 feet to said South one-quarter line; thence North 78°45'00" West along said centerline, 337.00 feet; thence South and parallel to and 330.00 feet West of said South one-quarter line, 1701 feet more or less to the center of the Bark River; thence in a Westerly direction along the center of the Bark River to a point of intersection with the center of the Bark River and the West line of C.S.M. 7625; thence Northerly, along said West line, 1220 feet, more or less, to the Southeasterly line of U.S.H. 18; thence Southwesterly, along said Southeasterly line, 351 feet, more or less, to the East line of lands designated by tax key SUM0711990; thence Southerly along said East line, 998 feet, more or less to the center of the Bark River; thence in a Westerly direction along the center of the Bark River to a point which lies due East, 350.00 feet and North 00°24'15" East, 895.00 feet from the Southwest corner of said Section 34; thence South 00°24'15" West, 895.00 feet to the centerline line of Wilson Avenue; thence South 89°37'16" West along said centerline, 50 feet to the Southerly extension of the East line of parcel with Tax Key No. DOUV0711981; thence Northerly, along the East line of parcel with said Tax Key Number DOUV0711981, and it's Southerly extension 425 feet to the Northeast corner of said parcel; thence Westerly, along the Northerly line of said parcel, 150 feet to the Northeast corner of Lot 1 of C.S.M. 10991; thence South 89°37'12", West along the North line of said C.S.M. 10991, 150; thence South 00°02'37" West, 4.3 feet; thence South 89°46'27" West, 90 feet, more or less, to the West right-of-way line of Utica Road; thence South 02°50'54" West along said West right-of-way line, 255.38 feet; thence South 01°12'05" West, along said West right-of-way line, 164.70 to the centerline of Wilson Avenue; thence South 89°46'34" West along the North line of the Northeast one-quarter of said Section 4, 524.86 feet to a point on the Shoreline of Utica Lake, said point herein known as Point "A"; thence South 19°17'59" East along said shoreline, 200.96 feet; thence North 88°31'37" East along the North line of Tax Key No. 1597-999-004, 458.57 feet to a point on the East line of said Northeast one-quarter of Section 4; thence South 00°08'18" West, along said East line of the Northeast one-quarter of Section 4, 1357.99 feet; thence North 89°53'14" East, 413.77 feet



to a point on the West line of Lot 1, Village Meadows Subdivision; thence Southerly along the West line of said Lot 1, 177.9 feet to the aforesaid Northerly line of the Glacial Drumlin State Trail; thence Northeasterly, along said Northerly line and South line of Village Meadows Subdivision, 946.08 feet to the West line of the East one-half of the Northwest one-quarter of said Section 3; thence South along said West line to the South line of Henry Street; thence South 85°42'58" West along said South line, 407.08 feet to the East line of St. Bruno Avenue; thence S00°00'46" West along said East line, 804.37 feet to the centerline of Ottawa Avenue (C.T.H. "Z"); thence South 89°58'54" East, along said centerline, 173.77 feet; thence South 00°10'00" East, 33.00 feet to the Northwest corner of Lot 1, C.S.M. No. 5201 and the South line of Ottawa Avenue; thence North 89°58'54 West along said South line, 232.75 feet to the Northwest corner of C.S.M. No. 8016; thence South 00°01'06" West, 247.13 feet to the Southwest corner of C.S.M. No. 8016; thence North 89°58'54" West, 255.50 feet; thence North 00°01'06" East, 247.13 feet to the aforesaid South line of Ottawa Avenue; thence North 89°58'54" West along said South line, 60.00 feet; thence South 00°01'06" West, 175.00 feet; thence North 89°58'54" West, 560.48 feet to a point on the West line of the Southwest onequarter of said Section 3; thence South 00°06'48" East along said West line, 324.50 feet; thence South 88°37'13" West along the South line of Tax Key No. (T.K.N.) 1600-999-001, 206.61 feet; thence North 00°06'03" West along the West line of T.K.N. 1600-999-001 to the North line of the Southeast one-quarter of said Section 4; thence South 88°37'13" West along said North line, 473.27 feet; thence South 00°06'32" West along the East line of T.K.N. 1600-989, 362.67 feet; thence South 89°50'34" West along the South line of T.K.N. 1600-989, 200 feet; thence North 00°06'32" East along the West line of T.K.N. 1600-989, 378.75 feet to the traveled centerline of C.T.H. "Z", thence along said centerline the following courses; South 89°50'34" West, 60.00 feet to a point of curve; 216.77 feet along the arc of a curve to the left, radius of 621.00 feet and a chord bearing South 79°50'34" West, 215.67 feet to a point of compound curvature; 220.54 feet along the arc of a curve to the left, radius of 437.48 feet and a chord bearing South 55°24'03" West, 218.21 feet; South 40°57'32" West, 14.30 feet to the terminus of said traveled centerline and a point on the West line of the East one-half of the Southeast one-quarter of said Section 4: thence South 00°36'57" East along said West line, 46.89 feet more or less to the Southerly line of C.T.H. "Z"; thence South 40°32'14" West along said Southerly line, 277.69 feet; thence South 49°30'52" East along said Southerly line, 21.10 feet; thence South 40°29'08" West along said Southerly line, 129.00 feet to a point on the East line of lands designated by Tax Key No. OTWT 1600-993; thence South 00°43'50" East along said East line, 834.25 feet to the Southeast corner of said lands; thence South 89°01'48" West along the South line of said lands, 368 feet more or less to the centerline of Scuppernong Creek; thence Southerly along the centerline of Scuppernong Creek to a point of intersection with the North line of the Northeast one-quarter of Section 9; thence North 89°27'20" East along said North line, 418.68 feet to a point on the West line of the East one-half of the Northeast one-quarter of said Section 9; thence South 00°24'02" West along the West line of



the East one-half of the Northeast one-quarter of said Section 9, 1319.75 feet to a point on the South line of the North one-half of the Northeast one-quarter of said Section 9; thence North 89°16'53" East along said South line, 1322.52 feet to a point on the East line of the Northeast one-quarter of said Section 9; thence North 00°13'34" East long said East line, 1315.27 feet to the Southwest corner of said Section 3; thence North 89°35'17" East along the South line of the Southwest one-quarter of said Section 3, 1,344.63 feet to a point on the East line of the West one-half of the Southwest one-quarter of said Section 3; thence North 00°10'00" West, along said East line, 1,127.75 feet; thence North 89°34'06" East, 12.72 feet to the Southwest corner of Ludwig Estates, a recorded plat; thence North 89°46'45" East, along the South line of said plat, 812.50 feet; thence along the arc of a curve to the right, 231.66 feet, radius of 574.82 feet and a chord bearing North 12°12'59" West, 230.10 feet; thence North 00°40'15" West, 254.50 feet; thence South 89°46'15" East, 287.50 feet; thence South 89°41'00" East, 282.00 feet to the South one-quarter line of said Section 3 and the point of beginning, together with the following lands; beginning at a point on said shoreline of Utica Lake and said North line of the Northeast one-quarter of Section 4, said point being South 89°46'34" West and 652.04 feet from the aforesaid Point "A"; thence South 89°46'34" West along said North line of the Northeast onequarter of Section 4, 787.81 feet to a point on the West line of CSM No. 259: thence North 01°38'02" West along said West line and it's Northerly extension, 1026.51 feet to a point on the Southerly right-of-way line of U.S.H "18"; thence South 77°11'14" West along said Southerly right-of-way line, 194.19 feet; thence South 78°56'58" West along said Southerly right-of-way line, 273.95 feet to a point of curve; thence Southwesterly along an arc of a curve and said Southerly right-of-way line, 394.52 feet, radius of 2924. 79 feet, and a chord bearing South 82°48'50" West, 394.22 feet; thence South 79°01'10" West along said Southerly right-of -way line, 387.85 feet to the Westerly right-of-way line of Gramling Lane; thence South 13°16'58" West along said Westerly right-of-way line, 835.34 feet to a point on the South line of said Southwest one-quarter of Section 33, 832.58 feet; thence South 13°17'47" West along the Westerly line of Gramling Lane, 1415.17 feet; thence continuing along said Westerly line and the arc of a curve to the right 275.51 feet, radius of 583.97 feet with a chord bearing South 26°48'44.5" West for a distance of 272.97 feet; thence continuing along said Westerly line a bearing of South 40°19'42" West, 201.49 feet; thence South 86°49'29" East along the North line of the Public Dedication Lot of Gramling Homestead and its Westerly extension, 1280.46 feet; thence North 00°06'22" West along an Easterly line of lands owned by Charles and Lynn Bayer, parallel to the West line of said Northeast one-quarter of Section 4, 282,25 feet; thence North 88°43'06" East along the South line of the Northwest one-quarter of said Northeast onequarter of Section 4 and its Westerly extension, 751.94 feet to the Southwest corner of lands described in a Warranty Deed recorded as Document No. 1438147; thence North 88°59' East along the South line of the grantors land, 585.10 feet to the Westerly line of Willow Springs, thence North 00°17' West along said Westerly line of Willow Springs, 840 feet to the Northwest corner of Outlot 1 of said Willow Springs; thence North 64°10' East along the Northerly line of said Outlot 1, 212.00 feet to a point on the aforesaid shoreline of Utica Lake;



thence North 16°00' West along said shoreline, 350.00 feet; thence North 10°23' East along said shoreline, 270.60 feet to the point of beginning, including all lands lying between the described shoreline of Utica Lake and the waters edge of said Utica Lake, together with the following lands; beginning at the North one-quarter corner (Point "B") of Section 15, Township 6 North, Range 17 East; thence southerly, along the easterly extension of the East line of Lot 1, CSM 10142, 33 feet to the Southerly line of CTH D and the Northeast corner of Lot 1, CSM 10142; thence Southerly, along the Easterly lines of Lot 1 and Lot 2 of CSM 10142, 1,299.21 feet to the Southeast corner of Lot 2, CSM 10142; thence South 00°00'49" East along the West line of lands described by Tax Key Parcel No. OTWT 1669-998, 1,190.14 feet; thence South 24°28'52" West along said West line,122.62 feet; thence South 40°28'39" West along said West line, 1501.76 feet to a point of curve; thence Southerly along an arc of a curve to the left and said West line, 244.48 feet, radius of 662.72 feet, and a chord bearing South 29°54'33" West, 243.10 feet to a point on the North line of the South one-half of the Southwest one-quarter of Section 15; thence North 89°58'34" West along said North line, 149.16 feet to a point on the East line of the Northwest one-quarter of said Southwest one-quarter; thence North 00°18'57" West along the East line of said Northwest one-quarter, 1335.35 feet to a point on the South line of the Northwest one-quarter of said Section 15; thence North 89°35'36" West along said South line, 23.39 feet to a point on the East line of the West 1300 feet; thence North 00°07'55" West along said East line, 350.02 feet to a point on the North line of the South 350 feet of the West 1300 feet of the Northwest one-quarter of said Section 15; thence North 89°35'36" West along said North line, 1300 feet to a point on the West line of said Northwest one-quarter; thence South 00°07'55" East along said West line, 350.02 feet to the Northwest corner of the Southwest one-quarter of said Section 15; thence South 00°08'11" East along the West line of said Southwest one-quarter, 1050.29 feet to a point on the North line of lands described by tax key parcel No. OTWT 1648.999; thence South 87°25'25" West along said North line, 855.86 feet; thence North 29°04'25" West along said North line, 374.01 feet; thence South 88°29'40" West along said North line, 677.24 feet; thence South 82°03'21" West along said North line, 931.48 feet to a point on the West line of the Southeast one-quarter of Section 16; thence North 01°10'57" West along said West line, 839.91 feet to the center of Section 16; thence North 00°06'07" East along the West line of the Northeast one-quarter of said Section 16, 231.87 feet to a point on the centerline of C.T.H. "D"; thence North 00°06'07" East, along the west line of the Northeast one-quarter of said Section 16, 1,671.90 feet to the Southwest corner of Parcel 1 of CSM No. 442, thence North 88°22'50" East, along the South lines of Parcel 1 and Parcel 2 of CSM No. 442, 1,164.25 feet to the Southeast corner of Parcel 2 of CSM No 442; thence North 01°46'12" West, along the East line of said Parcel 2, 254.36 feet to the Southwest corner of Parcel 1 of CSM No. 1156; thence North 88° 25'08" East, along the South line of said Parcel 1, 300.43 feet to the Southeast corner of said Parcel 1; thence North 01°35'58" West, along the east line of said Parcel 1, 473.51 feet to the centerline of School Section Lake Road; thence North 88°24'02" East, along the centerline of School Section Lake Road and the North line of the Northeast one-quarter of Section 16, 1,146.58 feet; thence North 88°24'02" East along said North line, 52.52 feet to the Southwest corner of the Southwest one-quarter of Section 10;



thence Northerly along the West line of said Southwest one-quarter and West line of CSM No. 10155, 772.57 feet to the Northwest corner of said CSM; thence Easterly along the North line of said CSM, 1326 feet more or less to a point on the centerline of Mill Pond Road and West line of CSM No. 6927; thence Northerly along said centerline and said West line, 1230 feet more or less to the Northwest corner of said CSM No. 6927; thence Easterly along the North line of said CSM, 362 feet more or less to the Northeast corner of said CSM; thence Southerly along the East line of said CSM, 2020 feet more or less to a point on the North line of the Northwest one-quarter of said Section 15; thence North 89°53'59" East along said North line, 969 feet more or less to the point of beginning, together with the following lands; beginning on the South line of the Southwest ¼ of Section 26, Town, 7 North, Range 17 East, said point being North 89°30'00" East, 60.00 feet from the Southwest corner of said Section 26, also being on the East line of S.T.H. "67"; thence North 89°30'00" East, along said South line, 2568.00 feet to the East line of said ¼ Section; thence North 00°21'06" East, along said East line, 1319.77 feet to the North line of the South ½ of said ¼ Section; thence South 89°34'08" West, along said North line, 2230.07 feet; thence South 630.00 feet; thence South 89°34'08" West, 346.00 feet to the East line of S.T.H. "67"; thence South, 60.00 feet East of and parallel to the West line of said 1/4 Section, 692.78 feet to the place of beginning.

Containing 1,747 acres more or less of land, subject to covenants, conditions, restrictions and easements of record.

Chris Ruetten, P.L.S.

CJR:jkc

cc: File

