

Ballpark Commons

Preliminary Development Concept

Franklin, Wisconsin

DRAFT

LEGAL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 21 EAST, AND THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 21 EAST, IN THE CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 4; THENCE NORTH 88°42'47" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 SECTION, 142.10 FEET TO LOOKS ROAD STATE TRUNK HIGHWAY "90" REFERENCE LINE AS SHOWN IN WISCONSIN DEPARTMENT OF TRANSPORTATION PLAT OF RIGHT OF WAY PROJECT NUMBER F064-45/2240-02-22, DATED JULY 3, 1956 AND THE POINT OF BEGINNING;

THENCE SOUTH 09°44'47" WEST ALONG SAID REFERENCE LINE, 907.00 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 1280.00 FEET ALONG SAID REFERENCE LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, WHOSE RADIUS IS 3819.72 FEET AND WHOSE CHORD BEARS SOUTH 40°00'00" WEST, 1274.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°32'47" WEST ALONG SAID REFERENCE LINE, 91.06 FEET; THENCE NORTH 90°00'00" WEST, 14.15 FEET TO THE SOUTHEAST CORNER OF STONE HEDGE SUBDIVISION ADDITION NO. 1; THENCE NORTH 00°10'00" WEST ALONG THE EAST LINE OF SAID STONE HEDGE SUBDIVISION ADDITION, 180.35 FEET TO THE NORTHEAST CORNER OF SAID STONE HEDGE SUBDIVISION ADDITION; THENCE NORTH 09°03'11" EAST, 483.75 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST RAWSON AVENUE; THENCE NORTH 88°25'44" EAST ALONG SAID NORTH RIGHT OF WAY LINE, 596.14 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3107; THENCE NORTH 00°00'00" WEST ALONG THE EAST LINE OF SAID PARCEL 1 AND THEN ALONG THE EAST LINE OF LOT 14, LOT 13, AND LOT 12 OF BLOCK 1 OF WHITNALL VIEW SUBDIVISION ADDITION NO. 1, 822.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 89°37'08" WEST ALONG THE NORTH LINE OF SAID LOT 12 AND THEN THE NORTH LINE OF LOT 11 OF SAID WHITNALL VIEW SUBDIVISION ADDITION, 483.05 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 00°24'53" WEST ALONG THE EAST LINE OF LOT 10 AND THEN ALONG THE EAST LINE OF LOT 9 OF SAID WHITNALL VIEW SUBDIVISION, 199.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE NORTH 88°50'00" EAST, 545.17 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 4; THENCE SOUTH 00°20'48" EAST ALONG SAID EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 4, 38.94 FEET; THENCE NORTH 88°41'27" EAST, 601.95 FEET; THENCE NORTH 00°14'00" WEST, 187.15 FEET; THENCE NORTH 88°10'00" EAST, 122.42 FEET; THENCE SOUTH 00°19'01" EAST, 368.90 FEET; THENCE NORTH 89°00'00" EAST, 638.18 FEET; THENCE NORTH 88°21'00" EAST, 202.64 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 4; THENCE SOUTH 00°19'12" EAST ALONG SAID EAST LINE, 200.62 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 4; THENCE SOUTH 00°20'00" EAST ALONG SAID REFERENCE LINE, 1561.91 FEET TO THE POINT OF BEGINNING;

CONTAINING IN ALL 8,946,187 SQUARE FEET (205.376 ACRES) OF LAND, MORE OR LESS

AREA TO BE REZONED
205.376 AC.

FOUR SEASON SPORTS VILLAGE

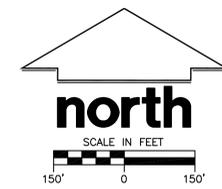


Exhibit C

JSD Professional Services, Inc.
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SERVICES PROVIDED TO:

PROJECT:
BALLPARK COMMONS

PROJECT LOCATION:
CITY FRANKLIN
MILWAUKEE COUNTY, WI

JSD PROJECT NO.: 14-6548

SEAL/SIGNATURE:

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR AND SUBCONTRACTORS MUST CHECK ALL DETAIL AND DIMENSIONS ON THEIR TRADE AND BE RESPONSIBLE FOR THE SAME.

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DRAWN BY: CAP 01-29-2016
CHECKED BY: ALJ 01-29-2016

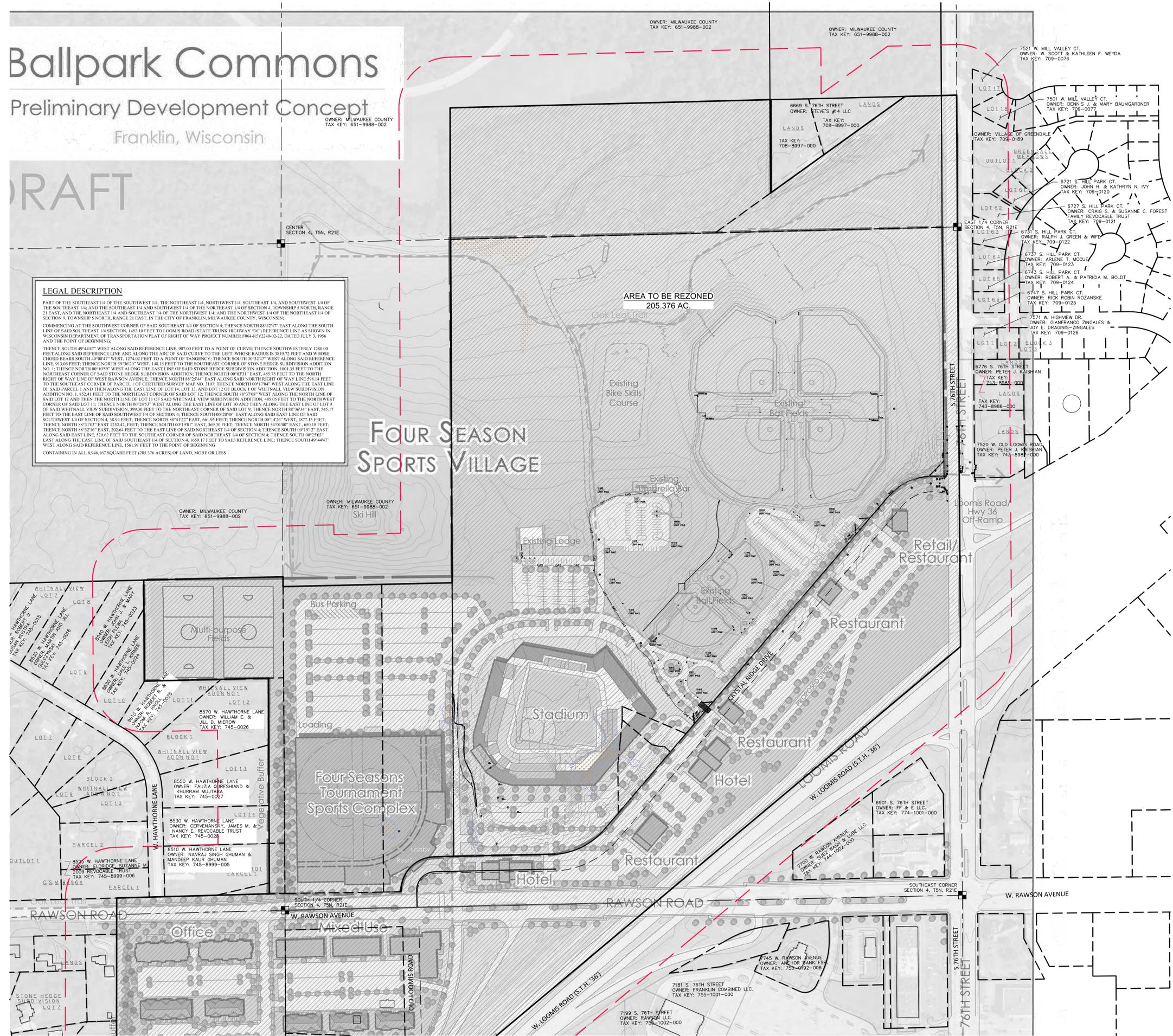
PLAN MODIFICATIONS:

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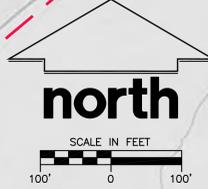
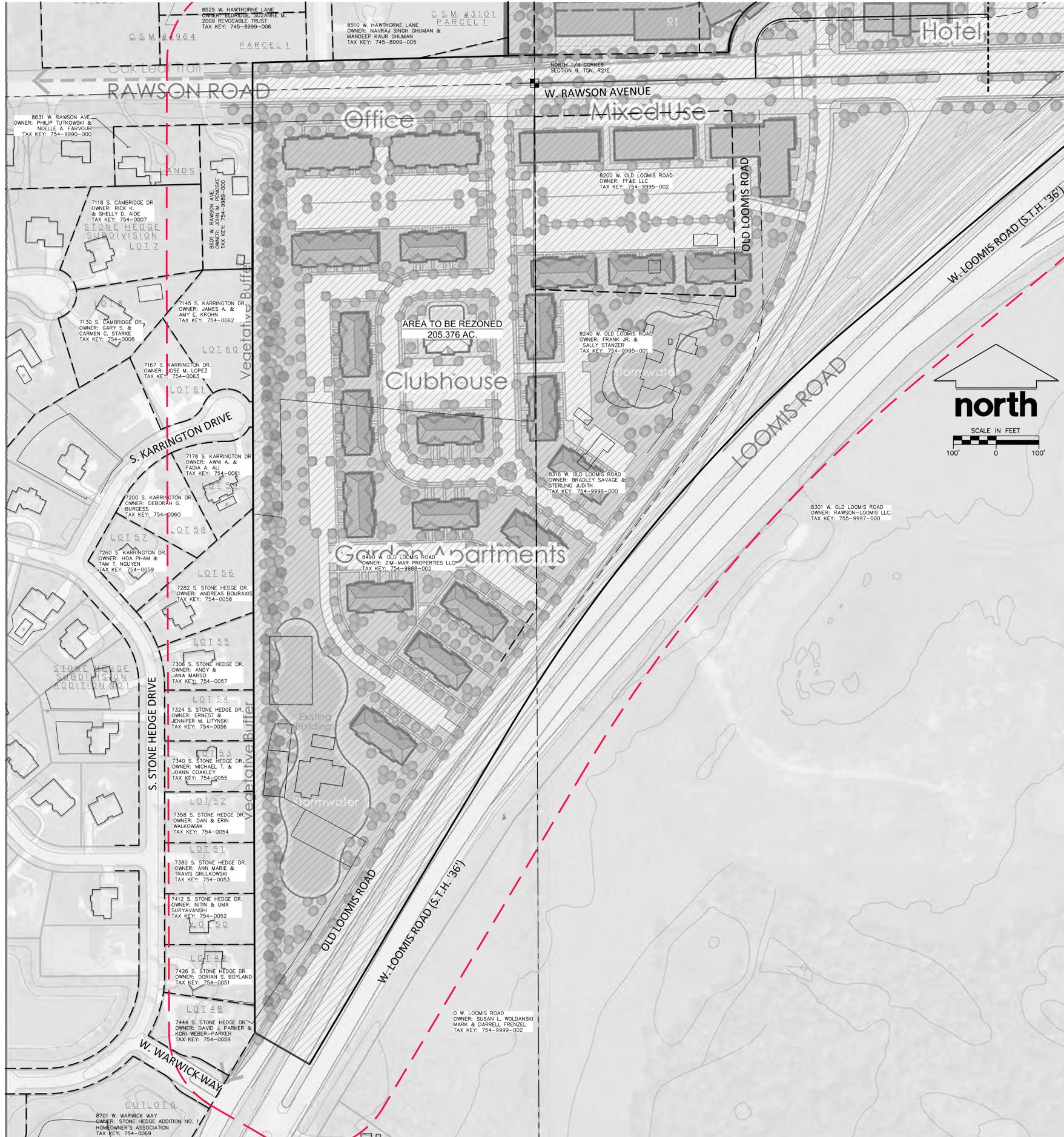
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SHEET NUMBER:
EXHIBIT



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PLAN MODIFICATIONS:

NO.	DESCRIPTION	DATE

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