

AWARD OF DAMAGES

By Village of Mount Pleasant

Statute No. Chapters 61.34(3), (3M) and 61.36

Exempt from fee: s.77.25(2r) Wis. Stats.

lpa1559 04/2016 (replaces lpa1559 08/2011)

This award of damages is made pursuant to a relocation order of **Village of Mount Pleasant** dated **03/14/2018** and filed in the office of the County Clerk of **Racine County**, for the improvement of **SE Frontage Road** in **Racine County**.

The **Village of Mount Pleasant** has determined it necessary to acquire for the purpose set forth in and in accordance with said relocation order a parcel of real estate and/or rights therein as set forth, in and to which the following persons have an interest:

Erickson Truck Sales & Salvage, Inc., a Minnesota Corporation
Wells Fargo Bank Minnesota, National Association
Daniel J. Sheahan & Joseph P. Sheahan

The interest acquired by this award is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Said parcel of real estate and/or interests therein will be occupied by **Village of Mount Pleasant** or its agents on **February 21, 2020**. The Village of Mount Pleasant having complied with all jurisdictional requirements pursuant to law, makes this award of damages to the above persons having an interest in said parcel of real estate, in the sum of **One Million Five Hundred Ninety-Nine Thousand Four Hundred and 00/100 dollars (\$1,599,400.00)**, for the acquisition of said parcel of real estate and/or interests therein as set forth.

Connie C. Madsen

CONNIE COBB MADSEN
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00
Exempt Code: 2r

**The above recording information verifies
this document has been electronically recorded**
Returned to TerraVenture Advisors, LLC
Pages: 3

This space is reserved for recording data

Return to
TerraVenture Advisors, LLC
Scott Dellenbach
13500 Watertown Plank Road, Suite 200
Elm Grove, WI 53122

Parcel Identification Number/Tax Key Number
Part of: 151-03-22-31-007-000 and
151-03-22-31-008-000

Maureen Murphy

Acquiring Agency

Village Administrator
Title

Date

2/26/2020

LEGAL DESCRIPTION

Fee Title in and to the following tract of land in the Village of Mount Pleasant, Racine County, State of Wisconsin, described as:

That part of the Fractional Northwest 1/4 of the Southwest 1/4 and that part of the Fractional Southwest 1/4 of the Northwest 1/4 of Section 31, Town 3 North, Range 22 East, described as follows:

Commencing at the West 1/4 corner of said Section 31; thence South 89°03'40" East on and along the Northerly line of said Southwest 1/4 of Section 31, 340.62 feet to the Easterly line of the I-94 Frontage Road and the point of beginning of the lands herein described; thence North 00°27'13" West on and along said Easterly line of the I-94 Frontage Road, 144.80 feet to the Northwest corner of the owner; thence South 89°10'50" East, on and along the Northerly line of the owner, 109.89 feet; thence South 00°17'38" East, 144.86 feet to said Northerly line of the Southwest 1/4 of Section 31; thence South 89°03'40" East on and along said Northerly line of the Southwest 1/4 of Section 31, 20.00 feet; thence South 00°18'32" East, 107.16 feet; thence North 88°36'50" West, 119.25 feet to said Easterly line of the I-94 Frontage Road and the Southwest corner of the owner; thence North 00°27'15" West on and along said Easterly line of the I-94 Frontage Road, 106.24 feet; thence North 89°03'40" West on and along said Northerly line of the Southwest 1/4 of Section 31, 10.00 feet to the point of beginning.

The above described parcel contains 0.657 acres more or less

Also, all existing, future, or potential common law or statutory easements or **Rights of Access** between the right of way of the highway, currently designated as I-94 East Frontage Road, and all of the abutting remaining real property of the owner, whether acquired by separate conveyance or otherwise, where the above described real estate abuts on the said highway.

LEGAL DESCRIPTION

Fee Title in and to the following tract of land in the Village of Mount Pleasant, Racine County, State of Wisconsin, described as:

That part of the Fractional Southwest 1/4 of the Northwest 1/4 of Section 31, Town 3 North, Range 22 East, described as follows:

Commencing at the West 1/4 corner of said Section 31; thence South 89°03'40" East on and along the Northerly line of said Southwest 1/4 of Section 31, 340.62 feet to the Easterly line of the I-94 Frontage Road; thence North 00°27'15" West on and along said Easterly line of the I-94 Frontage Road, 144.80 feet to the Southwest corner of the owner and the point of beginning of the lands herein described; thence continuing North 00°27'15" West on and along said Easterly line of the I-94 Frontage Road, 355.01 feet to the Northwest corner of the owner; thence South 89°10'33" East on and along the Northerly line of the owner, 110.88 feet; thence South 00°17'38" E, 354.98 feet to the Southerly line of the owner; thence North 89°10'50" West on and along said Southerly line of the owner, 109.89 feet and the point of beginning.

The above described parcel contains 0.899 acres more or less

Also, all existing, future, or potential common law or statutory easements or **Rights of Access** between the right of way of the highway, currently designated as I-94 East Frontage Road, and all of the abutting remaining real property of the owner, whether acquired by separate conveyance or otherwise, where the above described real estate abuts on the said highway.