

**CITY OF EDGERTON  
REGULAR COMMON COUNCIL MEETING  
EDGERTON CITY HALL, COUNCIL CHAMBERS  
12 ALBION STREET**

Monday, January 20, 2020 at 7:00 p.m.

1. Call to order; Roll call
2. Pledge of Allegiance.
3. Confirmation of appropriate meeting notice posted on Friday, January 17, 2020.
4. Council acceptance of agenda.
5. Personal appearances for non-agenda items limited to 3 minutes.
  - A. The public will be allowed to speak on agenda items during the meeting.
6. Minutes:
  - A. Consider approval of minutes from January 6, 2020 Council meeting.
7. Committee Reports:
  - A. Finance Committee:
    1. Consider approval of bills and payroll vouchers.
    2. Consider approval of licenses.
    3. Consider bids and policy for the disposal of logs.
    4. Consider contract with Clark Companies for 2020 landscape services.
  - B. Utility Commission:
    1. Report on discussion and action taken at previous meeting, future agenda items and upcoming scheduled meetings.
  - C. Plan Commission
    1. Consider plat of survey for 218 York Road.
    2. Consider extraterritorial land division for Purnell, Town of Albion, Section 36 to combine two lots on E. Hillside Road. (#10355)
    3. Consider extraterritorial land division for Purnell, Town of Albion, Section 36 to combine two lots on E. Hillside Road and Highwood Drive. (#10354)
8. Consider lifting hiring freeze for filling vacant police patrol position.
9. Consider addendum to Purchase Agreement for 407 N Main Street to allow reduction in parcel size.
10. Consider taking action on the option to shorten the lease term in the Veterans' Building lease agreement.
11. Discuss and consider process to sell Veterans' Memorial Building.
12. Mayor, alderperson and staff reports.

13. Closed session pursuant to Wis. Stat. 19.85(1) (e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session." Discuss and consider sale negotiations of Veterans' Memorial Building and discuss and consider purchase of fill for 407 N Main Street.
14. Return to open session and consider taking action on items discussed in closed session.
15. Adjourn.

Notice: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in an accessible format, call the City Administrator's office at least 6 hours prior to the meeting to request adequate accommodations. Telephone: (608) 884-3341.

**JANUARY 6, 2020 COMMON COUNCIL MEETING MINUTES  
CITY OF EDGERTON**

Mayor Christopher Lund called the meeting to order at 7:00 p.m.

Present: Sarah Braun, David Esau, Candy Davis, Debbie Olson, Anne Radtke and Jim Burdick

Others Present: City Administrator Ramona Flanigan, City Clerk/Treasurer Cindy Hegglund, Utility Director Randy Oren, Municipal Services Director Howard Moser, Police Chief Bob Kowalski, Library Director Kirsten Almo, City Attorney Bill Morgan, Edgerton Reporter and a group of citizens.

Hegglund confirmed the meeting agendas were properly posted on Friday, January 3, 2020 at the Post Office, Edgerton Library and City Hall.

**ACCEPT THE AGENDA:** A Candy Davis/David Esau motion to accept the agenda as posted passed, all voted in favor.

**MINUTES:** A Candy Davis/David Esau motion to amend the minutes by adding quotes passed, all voted in favor.

A David Esau/Sarah Braun motion to approve the minutes from the December 16, 2019 Common Council meeting as amended passed, all voted in favor.

**COMMITTEE REPORTS:**

**Finance Committee:** A Candy Davis/David Esau motion to approve the final pay request from 1901, Inc in the amount of \$16,477.75 for the Library HVAC project passed on a 6/0 roll call vote.

A Candy Davis/Debbie Olson motion to approve the bills and payroll list in the amount of \$199,264.82 passed on a 6/0 roll call vote.

A Candy Davis/David Esau motion to approve a Temporary Class "B" Liquor License to the Edgerton Chamber of Commerce for trivia night on January 25, 2020 passed on a 6/0 roll call vote.

A Candy Davis/David Esau motion to deny an Operator's License for Megan Luchsinger passed on a 6/0 roll call vote.

**ORDINANCE 19-09:** The second sentence of Ordinance 19-09: "Prohibiting the Use of Tobacco Products", section 18.105(4)7 needs to be clarified. As adopted, it does not specify if the Council's intention was to require events approved by an event packet establish a segregated smoking area. Two options for the amendment were presented to the Council. Option 1 states the event organizers shall designate smoking areas in a location reasonably removed from the main observation area but cannot include the entire venue. Option 2 states the event organizers may designate smoking areas.

Candy Davis stated it was her understanding the Council wanted to give the event organizers the option to provide a designated smoking area. Hegglund said the event packet would be amended to address the option to designate a smoking area.

A Jim Burdick/Sarah Braun motion to amend City of Edgerton Ordinance 19-09, "Prohibiting the Use of Tobacco Products", section 18.105 4(7) last sentence to read "Organizers of the city issued permitted events may designate smoking areas" and re-adopt passed on a 5/1 roll call vote. Anne Radtke voted against the motion.

**VETERANS' MEMORIAL BUILDING:** Mayor Lund read the report submitted by Chairperson Fred Falk and the Veterans Building Assessment Committee which recommends that, given the projected continued cost to the tax payers for a facility that does not have a viable city use, the City Council sell the building. The Committee also recommended the City Council request that any future owner of the building retain the Veterans' Memorial Community Center sign on the building. Mayor Lund also read his letter to the Council regarding the Veterans' Building Committee's recommendation to sell the facility and how he recommends any proceeds from a sale be used to benefit veterans.

Cathy Engler, 2825 Dartmouth Dr, Janesville, Owner of Edgerton Children's Center spoke regarding the sale of the building. Her discomfort with the sale of the building is in the timing. She stated that she was not made aware of the possible sale until September. When she signed the current lease she was not warned this was happening. She stated she applied for a building permit in April of 2019 for a storage shed and that was approved with no indication the building could be sold. Engler reported on some of the expenses she incurred in the maintenance of the building including blacktop, a broken refrigerator and stove, and some painting. She wanted the Council to understand she is vested in this building. She feels the vote has been rushed. She wanted the Council to know the impact the sale of the building would have on her and her staff professionally and personally. Ms. Engler is requesting the Council delay the decision until there can be more discussion about the impact it will have on the community.

A David Esau/Debbie Olson motion to delay taking action on the Committee's recommendation failed on a 2/4 roll call vote. Sarah Braun, Candy Davis, Anne Radtke and Jim Burdick voted against the motion.

David Esau stated the purpose of the delay would allow the Council to consider the new information that was presented. The information was financial in nature and the briskness of the whole process was alarming. He feels if there were citizen protests about the nature of the commercial enterprise they could be addressed more above board rather than behind the scenes. He feels the families that will be denied a top-rated service should be considered. Delaying the decision would allow all the people involved the opportunity to be heard. Flanigan asked for a list of items that still need explanation.

Candy Davis stated the Council's decision is not to shut down the business. She sympathizes with the families, however she is still trying to keep in mind the decision that needs to be made is not to keep open or close the business, it is about the building itself. Davis requested some additional information on the lease.

Attorney Morgan reported the lease is a 36-month lease. The current lease was signed on September 1, 2019 it runs through the end of August 2022. Morgan stated the “briskness” of the decision was because of the short time frame required to give notice to terminate or shorten the lease. According to the lease terms the City needs to give notice by February 1, 2020 if they wish to terminate early or shorten the lease. If the decision is not made the city will be locked into a 3-year lease. If the Council votes to shorten the lease, the lease will continue until July 2021.

Sarah Braun asked Ms. Engler what her opinion was about the option of buying the building. Ms. Engler stated she is not opposed to purchasing the building however, she does not want to over pay for a building that needs work. Engler stated the Council has not kept her informed of the process and as the tenant she feels she should be kept better updated.

Candy Davis inquired to the possibility of extending the notice date of February 1<sup>st</sup> by a month to give the Council the opportunity to answer any questions.

Ben Palmer, client of the Edgerton’s Children Center spoke in favor of the Children’s Center. He asked the Council be more considerate of Ms. Engler’s business and what an asset it is to the community.

Marnie Weis, 1151 Fieldcrest spoke in favor of the Children’s Center. She feels the Council should consider the 4k program that is offered at the center.

Fred Falk, N333 Charley Bluff Rd, Milton, Chairperson of the Veterans’ Building Committee wished to reply to the statement that “things were going on behind the scenes”. He feels this is very untrue. He stated there were four public meetings that were published. All the options for the building were addressed at every meeting. At the very last public meeting all but two of the options were eliminated. Mr. Falk would like to clarify that all the information that was gathered by the committee was shared with the Council. Esau clarified that his comment about secret discussions was not related to the Committee’s work but instead with neighbors’ comments.

Debbie Olson asked if it was common practice to give the current tenant right of first refusal. Attorney Morgan said no and that particular provision was not negotiated in the lease.

A Jim Burdick/Sarah Braun motion to accept the Veterans’ Memorial Building Committee’s recommendation to sell the Veterans Memorial Building passed on a 5/1 roll call vote. Debbie Olson voted against the motion.

Prior to the vote, Candy Davis asked what the next steps would be if the sale of the building is approved. Attorney Morgan stated some of the decisions that would have to be made are: time to sell, value of the property, and if the sale would be closed bids or open market.

**VETERAN’S MEMORIAL BUILDING LEASE:** A Debbie Olson/David Esau motion to table the decision to shorten the lease term on the Veterans Memorial Building lease agreement

until the next meeting passed on a 4/2 roll call vote. Candy Davis and Jim Burdick voted against the motion.

Being no other business before the Council, a Candy Davis/Sarah Braun motion to adjourn passed, all voted in favor.

Cindy Hegglund/wl  
City Clerk-Treasurer  
Adopted January 20, 2020

# Memo

**To:** Common Council  
**From:** Staff  
**Date:** 1/17/2020  
**Re:** January 20, 2020 Meeting

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**Addendum to Purchase Agreement for 407 N Main Street.** In the 1960's, the owner of 218 York Road built the house partially on Shoe Factory property. The owner of house now wishes to acquire enough property so the structure does not cross the lot line. The owner of the Shoe Factory has agreed to sell 2,195 sf that is adjacent to 218 York Road under the condition the City agrees to allow the reduction in the size of the Shoe Factory parcel. The City's approval would be accomplished through an addendum to the City's Purchase Agreement.

**Bids for Logs:** The City sought bids for the many tree trunks accumulated from this winter's DPW public Ash Tree removal efforts. We received 1 bid for \$195 for 5 of the logs. Based on the low response to the bid and the great number of logs that are available, staff recommends the City reject the bid and adopts the following policy for the period of time when we have an abundance of logs due to the Ash tree die-off:

- If the owner of property where a terrace tree is taken down wishes to have the wood from the tree, staff will leave the wood on the terrace. If the owner does not have the wood removed from the terrace in one week, staff will collect the wood.
- If someone wishes to select a specific log from the available logs stored at the city garage , the price would be \$25/piece loaded on their vehicle;
- If someone is willing to take any log and not select specific logs, they can have the log at no charge loaded on their vehicle; and
- All remaining wood will be disposed of in the most cost effective method possible which may involve delivering to someone outside the city. Some logs may be cut into smaller pieces (not split) for residents to pick up and use as fire wood. While this is little more labor intensive, it may be good for public relations.

**Landscape Contract with Clark Company:** Included in your packet is the 2020 contract with Clark Companies for the provision and maintenance of the summer and winter baskets. The 2020 contract does not include trimming of downtown Ash Trees as these trees will be removed in the next few years due to their infestation with Emerald Ash borer.

**Veterans' Building Lease Term:** It is to the City's advantage, and therefore the tax payer's advantage, to select the shorter term lease option to make the property as appealing as possible to prospective buyers. In the event the building does not sell, the City could simply extend the lease to the current tenant if it chooses to do so.

**Procedure to sell the Veterans' Building:** Two potential options for the sale of the building were discussed at the prior meeting: sell by sealed bid and sell by listing with a realtor. A sealed bid process is higher risk with potentially higher reward. It is higher risk for bidders because the bidder has no indication what the other bids are. It is potentially higher reward for the City because if the property is highly desirable, bidders who are truly interested in the property would provide a high bid to ensure they are the successful bidder. This process also has no fees.

Alternatively, listing the property with a realtor, the more conventional way to sell real estate, allows interested parties to make an offer knowing the property's list price and knowing other offers that have been made. The process utilizing a realtor has the advantage of having a professional show and market the property, which may create more potential purchasers than a seal bid. If the Council elects to list the property with a realtor, the City should go through a proposal process to select the real estate company.

**TO:** Edgerton Plan Commission

**FROM:** Staff

**MEETING DATE:** January 20, 2020

**GENERAL DESCRIPTION**

**Description of Request:** Petition for approval of a plat of survey map to move a lot line (sale between adjoining owners)

**Location:** 218 York Road

**Applicant:** Lueder and Olson

**Current Zoning/Land Use:** R-4 Residential / single family home

**STAFF REVIEW COMMENTS**

Staff has reviewed the petition for planning issues in accordance with the Edgerton Zoning and Land Division Ordinances and has the following comments:

1. The petitioner proposes to purchase 2,195 sf from the owner of 407 N Main Street (Shoe Factory) and add it to 218 York Road. The structure on 218 York Road encroaches on the adjoining property. The owner of 218 seeks to purchase the triangular piece to ensure the structure is on one parcel so that it can be sold. The City has an approved Purchase Agreement for the Shoe Factory property.
2. A Plat of Survey is allowed in this instance, as opposed to a certified survey map, because this is a sale between adjoining owners.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend approval of the plat of survey to add 2,195 sf to 218 York Road subject to the following conditions:

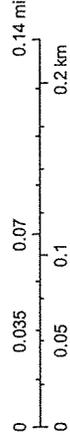
1. The City Council approves an addendum to the Purchase Agreement to allow the reduction in the Shoe Factory property.



January 16, 2020

Parcels

1:2,902



Rock County Real Property Lister

# PLAT OF SURVEY

CSM VOLUME 29 PAGES 19-20  
DOC. NO. 1717807

PART OF LOT 15, DOTY'S SUBDIVISION, CITY OF EDGERTON, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE MONUMENT ON THE WEST SIDE OF YORK ROAD, 40 FEET NORTH OF THE SE CORNER OF SAID LOT 15; THENCE NORTH ALONG SAID STREET LINE, 92 FEET TO A CONCRETE CORNER MONUMENT; THENCE WEST AT RIGHT ANGLES, 115.5 FEET TO A CONCRETE MONUMENT; THENCE S48°33'W 152.8 FEET TO AN IRON PIPE MONUMENT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT, 238.7 FEET TO THE PLACE OF BEGINNING.

STATE OF WISCONSIN  
COUNTY OF ROCK SS.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED ABOVE FOR THE EXCLUSIVE USE OF VICKI HOVE AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER A-E7.

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF NOVEMBER, 2019, AT JANESVILLE, WISCONSIN.

Ronald J. Combs  
P.L.S. Number 1330

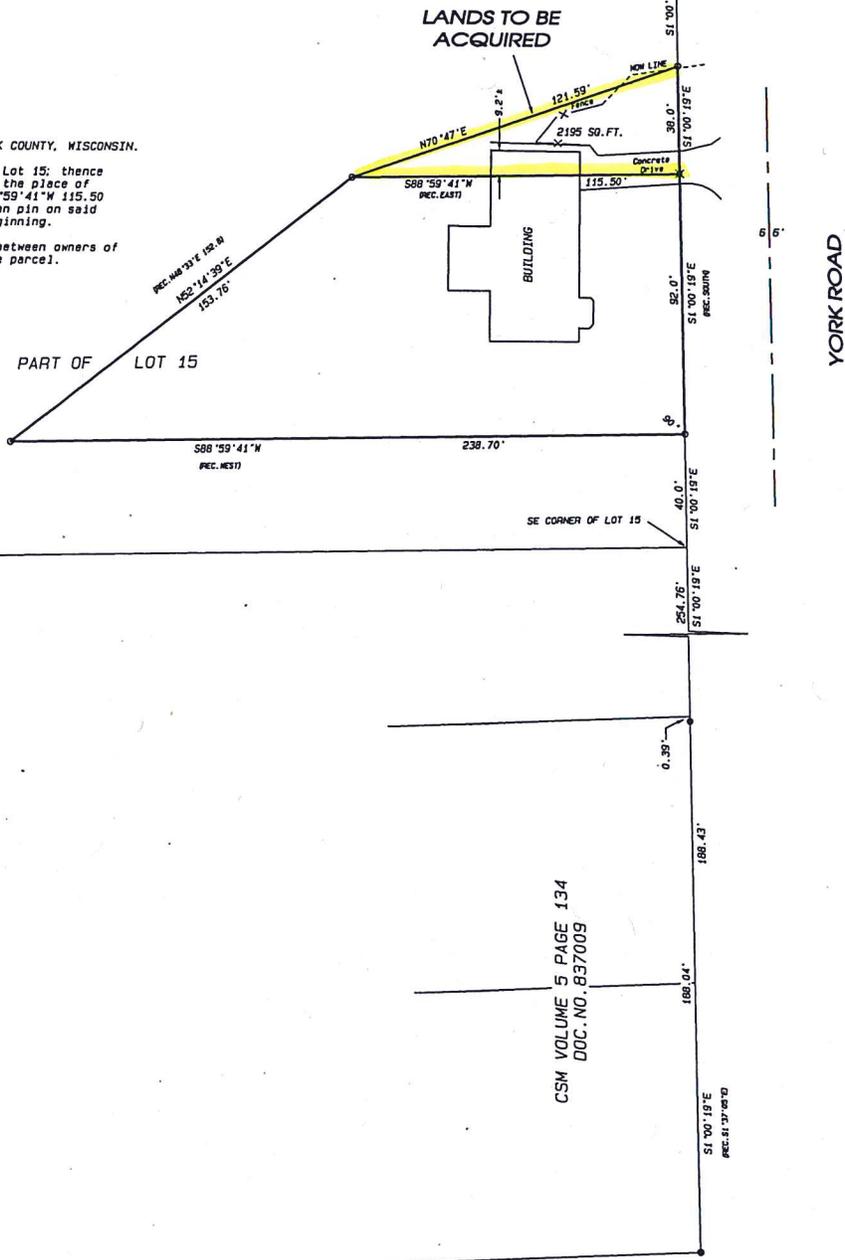
If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.

**DESCRIPTION OF LANDS TO BE ACQUIRED:**

PART OF LOT 15, DOTY'S SUBDIVISION, CITY OF EDGERTON, ROCK COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS: Commencing at the SE Corner of said Lot 15; thence N1°00'19"W along the East Line of said Lot, 132.0 feet to the place of beginning for the land to be herein described; thence S88°59'41"W 115.50 feet to an iron pin; thence N70°47'E 121.59 feet to an iron pin on said East Line; thence S1°00'19"E 38.0 feet to the place of beginning.

NOTE: The above description is for the transfer of land between owners of adjoining property and cannot be transferred as a separate parcel.



- LEGEND:**
- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
  - FOUND 3/4" IRON PIN
  - ✕ SET DRILL HOLE IN CONCRETE

NOTES:  
FIELDWORK COMPLETED \_\_\_\_\_  
LEGAL DESCRIPTION OF RECORD HAS A MISCLOSURE OF 12.6 FEET AT S43°28'E.  
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.  
ASSUMED S1°00'19"E ALONG THE EAST LINE OF SAID LOT 15.

<p>109 N. Milwaukee St. Janesville, WI 53548 www.combsurvey.com</p>	• LAND SURVEYING	DATE	11/07/19
	• LAND PLANNING	BY	SJJ
	• CIVIL ENGINEERING	PROJECT NO.	119-483
		CLIENT	HOVE



**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** January 20, 2020

**GENERAL DESCRIPTION**

**Address:** Hillside Road and Highwood Dr, Dane County, Albion Township, Section 36 (#10355)

**Applicant:** Purnell

**Parcel Size:** 28 acres

**Description of Request:** Combine two lots

**STAFF REVIEW COMMENTS**

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines 2 lots.

**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend the City Council approve the proposed land divisions.

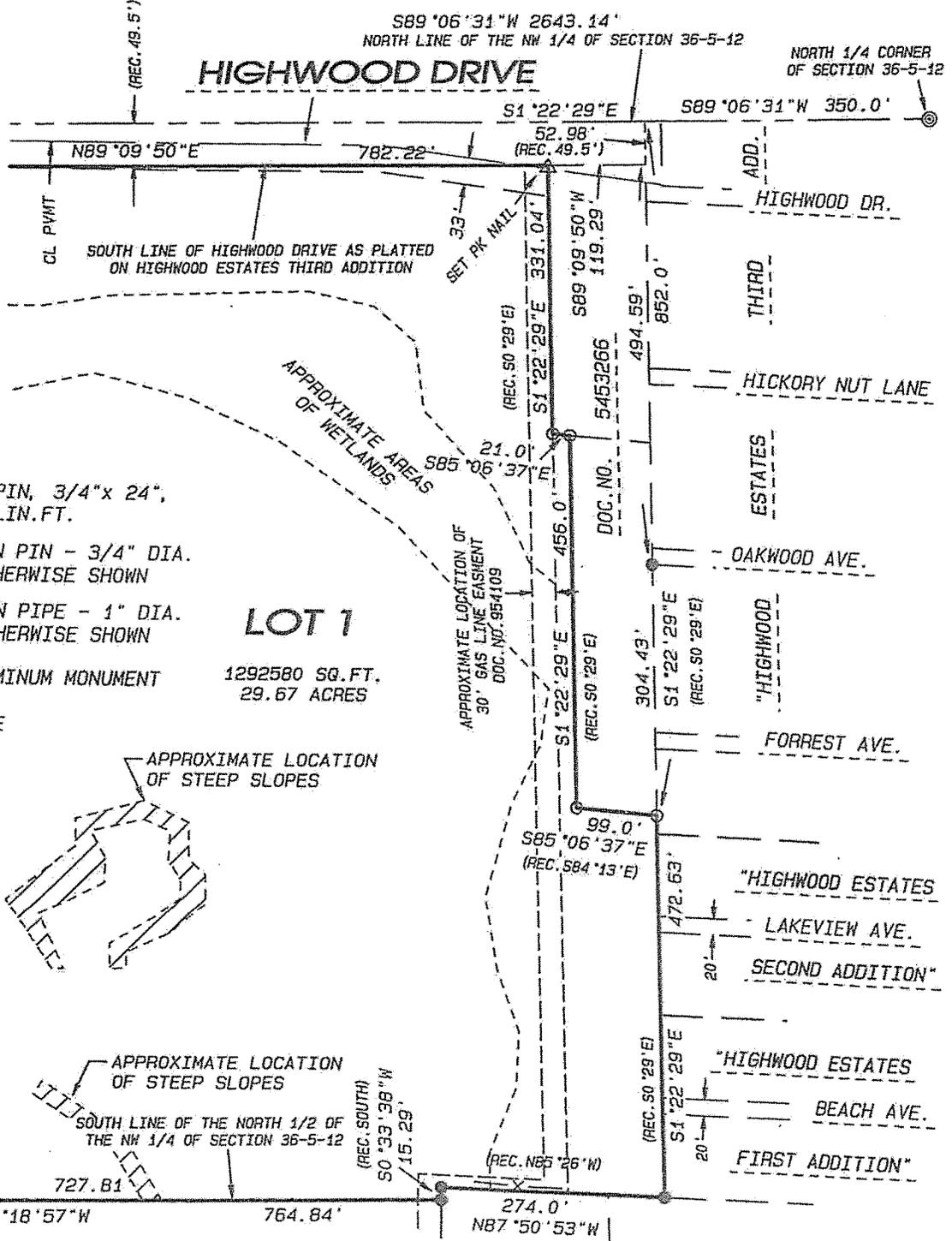
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

#10355

DANE COUNTY PLANNING & DEVELOPMENT

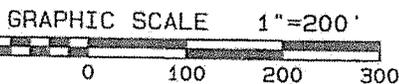
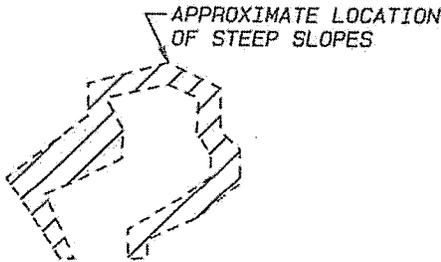
OWNER OF RECORD:  
 ROBERT J PURNELL III  
 KRISTINE A PURNELL  
 11614 N HERITAGE RDG  
 EDGERTON WI 53534



## LEGEND:

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND IRON PIN - 3/4" DIA. UNLESS OTHERWISE SHOWN
- FOUND IRON PIPE - 1" DIA. UNLESS OTHERWISE SHOWN
- FOUND ALUMINUM MONUMENT

X FENCE



COMBS PROJECT NO. 119-446

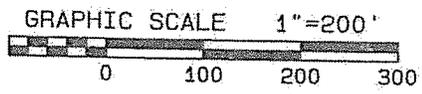
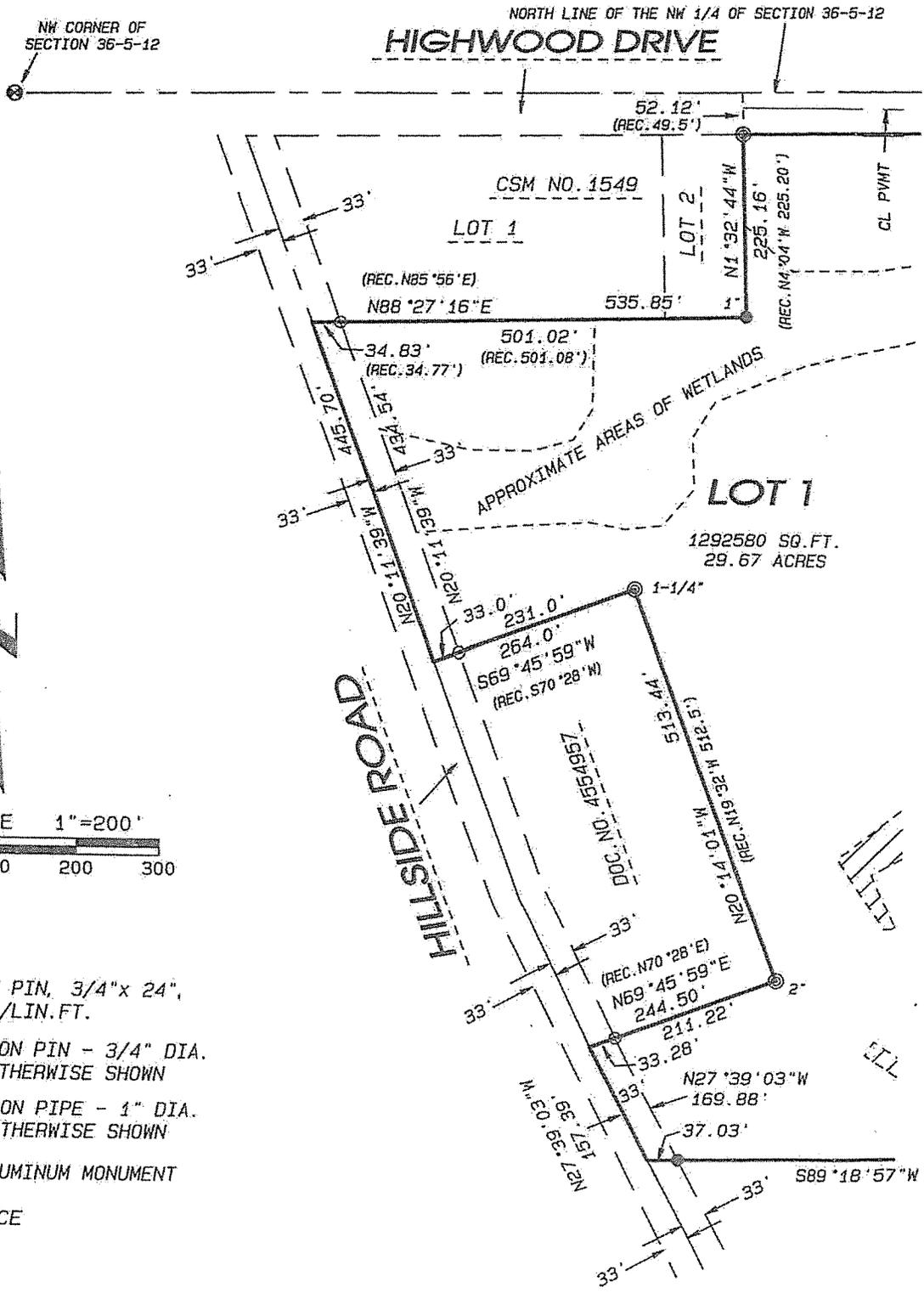
PARCEL 1  
 DOC. NO. 5517549

SEE SHEET 2

SEE SHEET 2

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 36, T.5N., R.12E. OF THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.



**LEGEND:**

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN. FT.
- FOUND IRON PIN - 3/4" DIA. UNLESS OTHERWISE SHOWN
- ⊙ FOUND IRON PIPE - 1" DIA. UNLESS OTHERWISE SHOWN
- ⊗ FOUND ALUMINUM MONUMENT

—X— FENCE

- SEE SHEET 1 -



**TO:** Edgerton Plan Commission

**FROM:** Ramona Flanigan

**MEETING DATE:** January 20, 2020

**GENERAL DESCRIPTION**

**Address:** Hillside Road, Dane County, Albion Township, Section 36 (#10354)

**Applicant:** Purnell

**Parcel Size:** 11.5 acres

**Description of Request:** Combine two lots

**STAFF REVIEW COMMENTS**

Staff has reviewed the petition for planning issues in accordance with the Edgerton Master Plan and has the following comments:

1. The proposed land division is within the City of Edgerton's extraterritorial zone. Therefore, the City has land division review authority.
2. The proposed land division combines 2 lots.

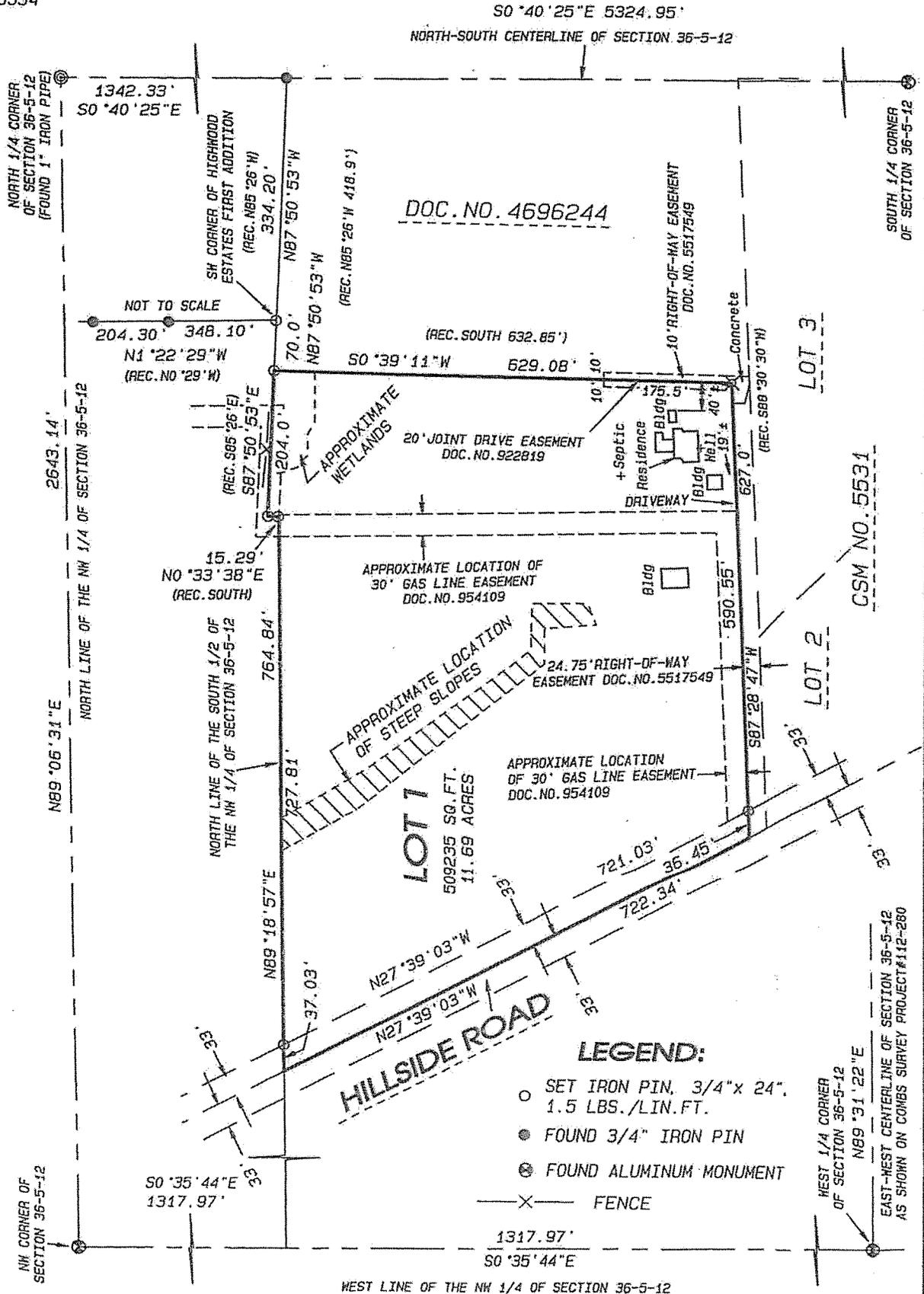
**STAFF RECOMMENDATION**

Staff recommends the Plan Commission recommend the City Council approve the proposed land divisions.

PART OF THE NE 1/4 OF THE NW 1/4, PART OF THE SW 1/4 OF THE NW 1/4 DANE COUNTY PLANNING & DEVELOPMENT  
AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 36, T.5N., R.12E. OF  
THE 4TH P.M., TOWN OF ALBION, DANE COUNTY, WISCONSIN.

OWNER OF RECORD:  
JOSEPH F. SOUTH III  
TAMERA L. SOUTH  
168 HILLSIDE RD  
EDGERTON WI 53534

NOTE: FIELDWORK COMPLETED 1-6-2020  
NOTE: PLSS CORNERS AND TIES WERE LOCATED IN GOOD  
CONDITION AND FIELD VERIFIED.  
NOTE: REFER TO BUILDING SITE INFORMATION CONTAINED  
IN THE DANE COUNTY SOIL SURVEY.  
NOTE: ASSUMED S0°40'25"E ALONG THE NORTH-SOUTH  
CENTERLINE OF SECTION 36-5-12.



**LEGEND:**

- SET IRON PIN, 3/4" x 24", 1.5 LBS./LIN.FT.
- FOUND 3/4" IRON PIN
- ⊗ FOUND ALUMINUM MONUMENT
- X— FENCE

**ADDENDUM TO  
MEMORANDUM OF UNDERSTANDING  
AND OFFER TO PURCHASE**

This **Addendum to the Amended Memorandum of Understanding** (“Addendum”) is made this \_\_\_ day of January \_\_\_\_, 2020 by and between City of Edgerton, a Wisconsin municipal corporation, (the “City” or “Buyer”) and WIS-TEK, LLC., a Wisconsin limited liability corporation, (the “WIS-TEK” or “Seller”) (jointly the “Parties”).

**RECITALS**

**WHEREAS**, the Parties have entered into an Amended Memorandum of Understanding and Offer to Purchase dated \_\_\_\_, December 2019 (“Memorandum”) with regard to the property located at 407 N. Main Street in the City of Edgerton, WI (“Property”); and

**WHEREAS**, the Parties have discovered that the Property as described in the Memorandum was subject to a potential claim of adverse possession by a neighboring property owner (“Claim”); and

**WHEREAS**, WIS-TEK has determined to resolve the Claim by transferring a portion of the Property to the adjoining the property owner; and

**WHEREAS**, the City understands that the size of the Property will therefore be reduced from that described in the Memorandum but nonetheless desires to proceed with its Offer as otherwise described in the Memorandum.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the foregoing Recitals which are fully incorporated herein, the parties hereto intending to be legally bound, hereby agree as follows:

**AGREEMENT**

**Section 1.** The City hereby agrees that the Property it intends to purchase, and as described in the Memorandum, may be reduced to the extent shown on the attached Plat of Survey by the lands described as the “Lands to be Acquired” (**Exhibit A**).

**Section 2.** That in all other material aspects, including specifically the Purchase Price, the Memorandum shall survive and control.

**Section 3. Entire Agreement.** This Addendum to the Memorandum reflects the entire understanding of the parties with respect to the subject matter contained herein. This Addendum shall not be changed or otherwise amended except by a written instrument executed by the parties.

**Section 4. Governing Law.** This Agreement shall be governed by and shall be construed in accordance with the laws of the State of Wisconsin and all applicable laws of the United States of America.

**Section 5.** **Assignment.** This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective heirs, successors and assigns.

**IN WITNESS WHEREOF**, the parties have executed this Agreement as of the date first above written.

\_\_\_\_\_  
Christopher Lund, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ramona Flanigan, City Administrator

\_\_\_\_\_  
Date

\_\_\_\_\_

\_\_\_\_\_  
Date

**EXHIBIT A**

Legal Description:

DOTY'S SUB PT SW1/4 LOTS 6 – 14 PT LOT 15 COM SW COR LOT 6 NE 66', NELY 462', E 296.8' S756.59', W 114.75', SW 181.92', NW 222.55', NE 199.16', NW 215.29' TO POB (EXC CSM 16-299) (EXC COM NW COR LOT 11, SE 50.06', E 238.41', S 15.01', W 302.25', NE 41.60 TO POB)