

CERTIFIED SURVEY MAP NO. _____

BEING A PART LOT 2 & OUTLOT 2 OF C.S.M. #10537, AND ALL OF LOT 2 OF CSM #10608 LOCATED IN THE NW 1/4 & THE NE 1/4 OF THE SW. 1/4 OF SECTION 12, T.6N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

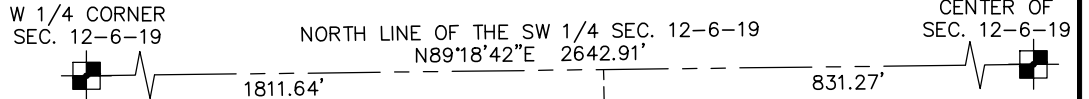
ATLAS SURVEY

2826 SAINT ANDREWS COURT
WAUKESHA, WI 53188
(262) 901-5256
WWW.ATLASSURVEYWI.COM

SURVEYOR:
BRYCE KACZOR, PLS S-2803
SURVEY FOR:

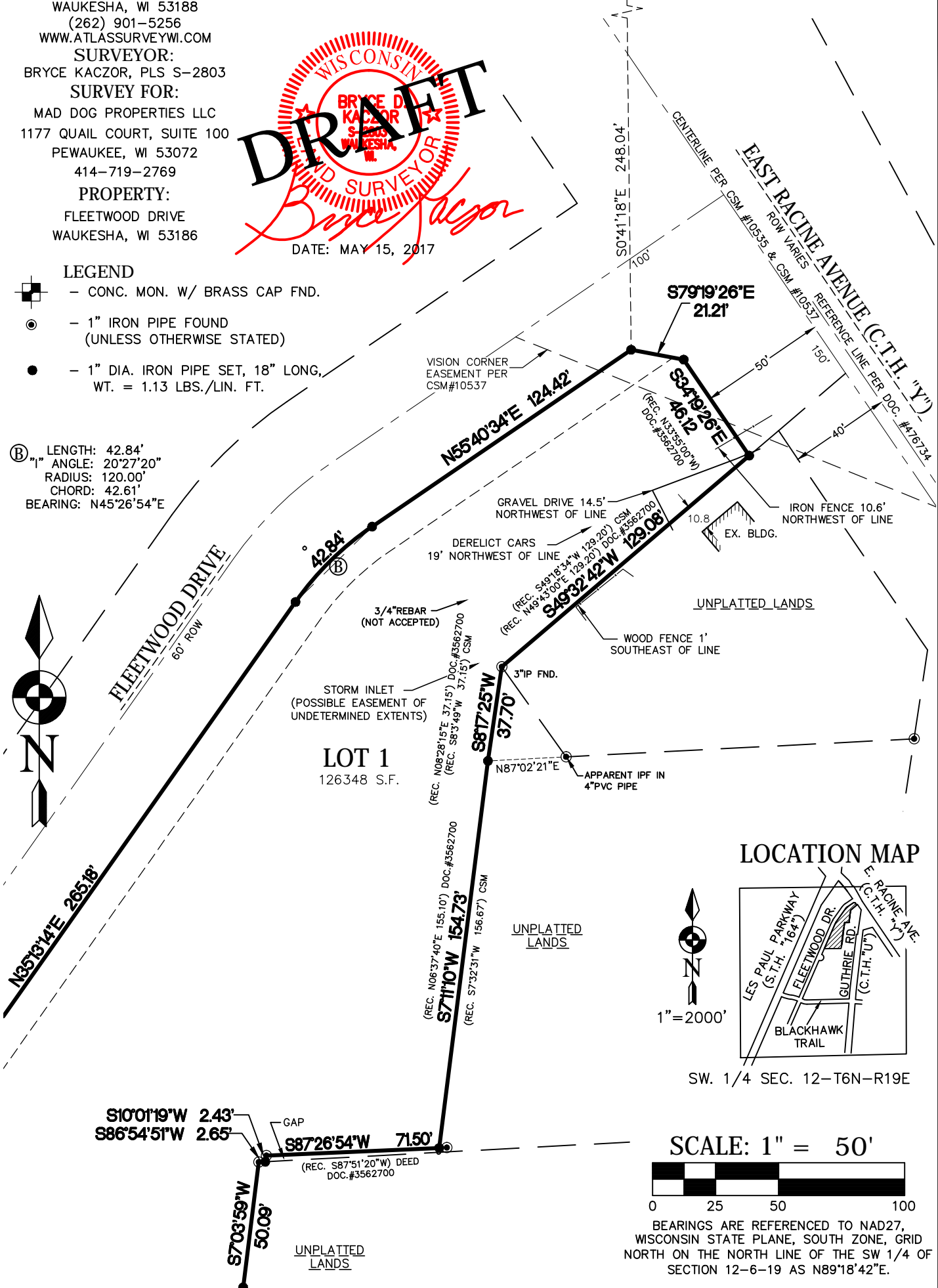
MAD DOG PROPERTIES LLC
1177 QUAIL COURT, SUITE 100
PEWAUKEE, WI 53072
414-719-2769

PROPERTY:
FLEETWOOD DRIVE
WAUKESHA, WI 53186

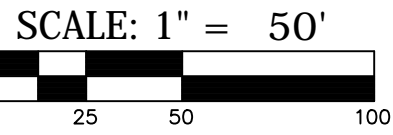
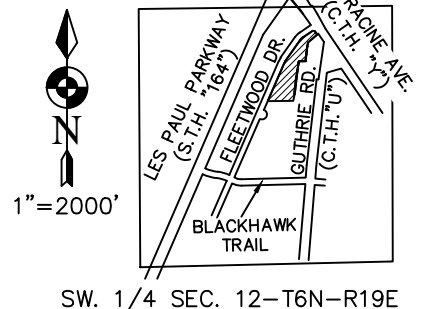


- LEGEND**
- - CONC. MON. W/ BRASS CAP FND.
 - - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
 - - 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

ⓑ LENGTH: 42.84'
"1" ANGLE: 20°27'20"
RADIUS: 120.00'
CHORD: 42.61'
BEARING: N45°26'54"E



LOCATION MAP



BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE SW 1/4 OF SECTION 12-6-19 AS N89°18'42"E.

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SCALE: 1" = 50'



DRAFT
 WISCONSIN
 BRYCE D. KACZOR
 SURVEYOR
 WAUKESHA, WI.
 DATE: MAY 15, 2017



- Ⓐ LENGTH: 24.63'
 "I" ANGLE: 11°45'40"
 RADIUS: 120.00'
 CHORD: 24.59'
 BEARING: N29°20'24"E
- Ⓑ LENGTH: 42.84'
 "I" ANGLE: 20°27'20"
 RADIUS: 120.00'
 CHORD: 42.61'
 BEARING: N45°26'54"E

S10°01'19"W 2.43'
 S86°54'51"W 2.65'
 GAP
 S87°26'54"W
 (REC. S87°51' DOC.#35)

UNPLATTED LANDS

12' UNDERGROUND JOINT DISTRIBUTION EASEMENT PER DOC.#3610208

(REC. S10°05'28"W 190.80') CSM
 S10°01'19"W 137.85'
 (REC. N10°29'54"E 190.80) DOC.#3562700

UNPLATTED LANDS

GAP
 2.25" IPF FND.
 3/4" REBAR FND.
 1" IP FND.

LOT 1
 126348 S.F.

LOT 1
 CSM #8388

FLEETWOOD DRIVE
 60' ROW
 N23°27'34"E 433.68'

(REC. 150.00') CSM
 S6°13'14"W 153.02'
 GAP
 (REC. N7°55'00"E) CSM #8388
 (REC. N6°37'40"E 150.00')

LOT 2
 CSM #8388

SOUTHWEST CORNER OF LAND DESCRIBED IN V.348 P.123 & CSM#8388

LOT 2
 CSM #10608

N89°04'34"E 6.50'

LOT 1
 CSM #10608

S11°02'27"W 74.63'
 (REC. 74.61') CSM

S89°20'27"W 268.30'

LOT 1
 CSM #10581

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NOTES:

1. EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY KNIGHT BARRY TITLE, INC., TITLE POLICY FILE NO. 838688, DATED 1/19/17.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
3. THE FIELD WORK WAS COMPLETED ON NOV. 7, 2016.

SURVEYOR'S NOTES:

1. DEEDED AND MONUMENTED OVERLAPS AND GAPS HAVE BEEN FOUND BETWEEN CSM#10537 AND PROPERTIES TO EAST.
2. THE EASTERLY BOUNDARY LINE PER CSM#10537 DOES NOT AGREE WITH THE PREVIOUS LEGAL DESCRIPTION OF THIS PROPERTY'S EASTERLY BOUNDARY LINE DESCRIPTION PER DOC. #3562700.
3. THE PREVIOUS LEGAL DESCRIPTION OF THIS PROPERTY'S EASTERLY BOUNDARY LINE DESCRIBED IN DOC. #3562700, HAS NO GAPS OR OVERLAPS WITH THE PROPERTIES TO THE EAST.
4. THE DEEDED AND MONUMENTED GAPS SHOULD BE RESOLVED BY QUIT-CLAIM DEEDS OR OTHER ACCEPTABLE METHODS. THIS IS DUE TO THAT THE CSM#10537 BOUNDARY HAS CHANGED OWNERS AND SAID BOUNDARY GAPS ARE BOTH DEEDED AND MONUMENTED. THUS A SURVEY MAY BE INADEQUATE TO PERMANENTLY RESOLVE SAID GAPS.

SURVEYOR'S CERTIFICATE:

I, Bryce D. Kaczor, Registered Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being a part Lot 2 & Outlot 2 of C.S.M. #10537, and all of Lot 2 of CSM #10608 located in the NW 1/4 & the NE 1/4 of the SW. 1/4 of Section 12, T.6N., R.19E., City of Waukesha, Waukesha County, Wisconsin, more fully described as follows:

Commencing at the West 1/4 corner of said Section 12; thence N.89°18'42"E., along the North line of the SW 1/4 of said Section, 1811.64 feet; thence S.0°41'18"E., 248.04 feet to the point of beginning of hereinafter described lands; thence S.79°19'26"E., 21.21 feet to the southerly right-of-way of Racine Avenue; thence S.34°19'26"E., along said southerly right-of-way, 46.12 feet; thence S.49°32'42"W., 129.08 feet; thence S.8°17'25"W., 37.70 feet; thence S.7°11'10"W., 154.73 feet; thence S.87°26'54"W., 71.50 feet; thence S.10°01'19"W., 2.43 feet; thence S.86°54'51"W., 2.65 feet; thence S.7°03'59"W., 50.09 feet; thence S.10°01'19"W., 137.85 feet; thence S.6°13'14"W., 153.02 feet; thence N.89°04'34"E., 6.50 feet; thence S.11°10'27"W., along the easterly line of Lot 2 of C.S.M. #10608, 74.63 feet; thence S.89°20'27"W., along the southerly line of Lot 2 of C.S.M. #10608, 268.30 feet; thence N.23°27'34"E., along the easterly right-of-way of Fleetwood Drive, 433.68 feet; thence 24.63 feet along said easterly right-of-way and an arc of a curve to the right with a radius of 120.00 feet whose chord bears N.29°20'24"E., 24.59 feet; thence N.35°13'14"E., along said easterly right-of-way, 265.18 feet; thence 42.84 feet along said easterly right-of-way and an arc of a curve to the right with a radius of 120.00 feet whose chord bears N.45°26'54"E., 42.61 feet; thence N.55°40'34"E., along said easterly right-of-way, 124.42 feet to the point of beginning. Said lands containing 126,348 SQ.FT. (2.90 Acres).

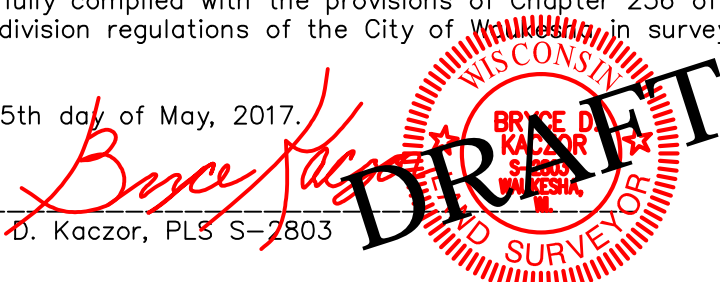
That I have made such survey, land division and Certified Survey Map by the direction of MAD DOG PROPERTIES LLC, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of Waukesha, in surveying, dividing and mapping the same.

Dated this 15th day of May, 2017.

Bryce D. Kaczor, PLS S-2803



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CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

MAD DOG PROPERTIES LLC a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

MAD DOG PROPERTIES LLC does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) City of Waukesha

IN WITNESS WHEREOF, said MAD DOG PROPERTIES LLC, has caused these presents to be signed by _____, its Member, and countersigned by _____, its Member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

In Presence of:

_____, Member

_____, Member

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____, Member, and _____, Member, of the above named corporation, to me known to be such Member and Member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



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CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of MAD DOG PROPERTIES LLC, Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

In presence of:

STATE OF WISCONSIN)

_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, _____, and _____, _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



DATE: MAY 15, 2017

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COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of Waukesha, GOOD HARVEST MARKET II LLC, owner, is hereby approved by the Common Council.

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
Mayor Shawn N. Reilly, Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Waukesha.

Date: _____ Signed _____
City Clerk

PLANNING COMMISSION APPROVAL:

APPROVED by the Planning Commission of the City of Waukesha on this _____ day of _____, 20_____.

Mayor Shawn N. Reilly, Chairperson Secretary

DRAFT
WISCONSIN
BRYCE D. KACZOR
SURVEYOR
WISCONSIN
DATE: MAY 15, 2017