

I, Baiba M. Rozite, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any.

Baiba M. Rozite, PLS - 2351 December 5, 2018



Legal description per Chicago Title Insurance Company Commitment No. CO-7479, with an effective date of April 9, 2018:

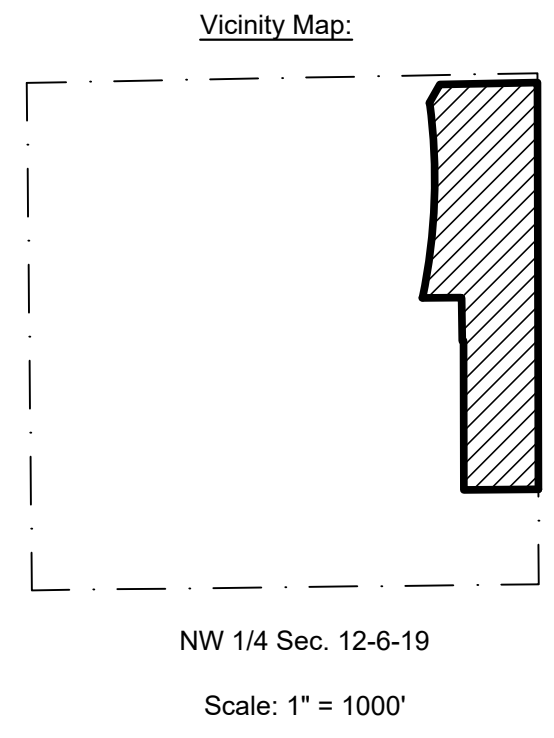
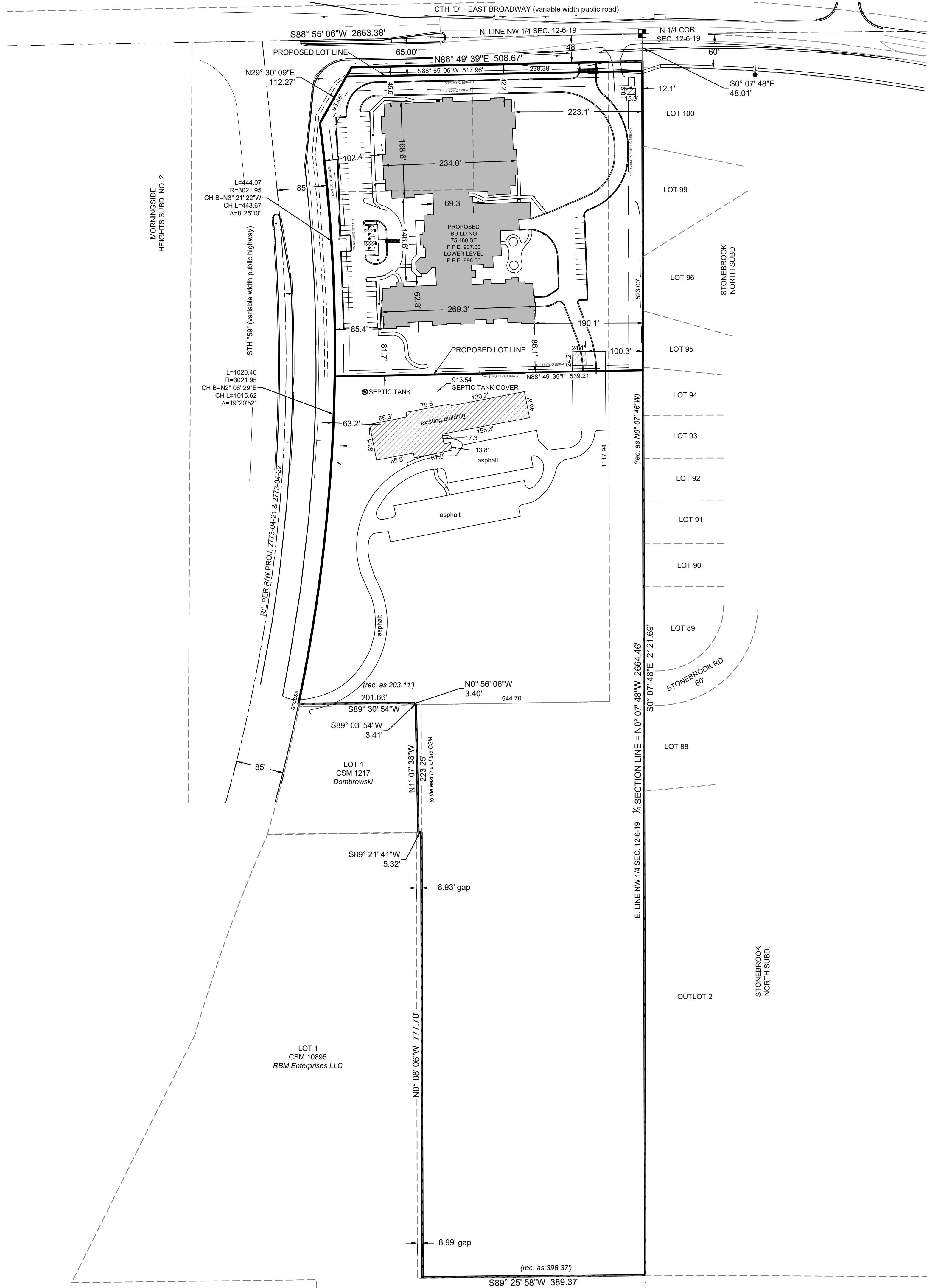
Part of the following:  
 All that part of the Northwest 1/4 of Section 12, Town 6 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:  
 Commencing at the North 1/4 corner of Section 12; thence South 00° 05' 15" West, along the North 1/4 line of said Section, 48.01 feet to a point on the South line of County Trunk Highway "D"; thence South 89° 03' West, along said South line, 60.01 feet to the place of beginning of the parcel hereinafter described; thence continuing South 89° 03' West, along said line, 238.38 feet; thence South 00° 42' 45" East, perpendicular to the North line of Section 12, 218.24 feet; thence South 89° 17' 15" West, parallel to said North line, 257.32 feet to a point on the East right-of-way line of State Highway 59 (l/k/a C.T.H. "A"), said point being the P.C. of a curve; thence 904.47 feet, along the arc of said curve, radius of 2949.79 feet, center of which lies to the West and a chord bearing South 3° 24' 42.5" West, 900.93 feet; thence North 89° 17' 15" East, parallel to the aforementioned North line of Section 12, 544.70 feet to a point 60 feet West of the North 1/4 line of said section; thence North 00° 05' 15" East, parallel to said North 1/4 line, 1117.96 feet to the place of beginning, EXCEPTING THEREFROM that part conveyed to Edward D. Borlen and Susan D. Borlen, his wife, by Quit Claim Deed recorded as Document No. 774525.  
 ALSO:  
 All that part of the Northwest 1/4 of Section 12, Town 6 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:  
 Commencing at the North 1/4 corner of Section 12; thence South 00° 05' 15" West, along the North 1/4 line of said Section, 48.01 feet to a point on the South line of County Trunk Highway "D"; thence South 89° 03' West, along said South line, 298.39 feet to the place of beginning of the parcel hereinafter described; thence continuing South 89° 03' West, along said South line, 210.28 feet to a point on the East right-of-way line of County Trunk Highway "A"; thence South 29° 43' 30" West, along said East line, 112.27 feet; thence continuing along said East line South 5° 22' 20" East, 120.96 feet; thence North 89° 17' 15" East, parallel to the North line of Section 12, 257.32 feet; thence North 00° 42' 45" West, perpendicular to said North line, 218.24 feet to the place of beginning.  
 ALSO:  
 All that part of the Northwest 1/4 of Section 12, Town 6 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:  
 Beginning at a point on the North 1/4 line of Section 12; thence South 00° 15' 15" West of and 48.01 feet distant from the North 1/4 corner of said Section; said point also being on the South right-of-way line of County Trunk Highway "D"; thence South 89° 03' 00" West along said South right-of-way line 60.01 feet; thence South 00° 05' 15" West parallel to the aforementioned North 1/4 line 1117.96 feet; thence South 89° 17' 15" West, 329.40 feet; thence South 00° 05' 15" West parallel to the North 1/4 line of Section 12, 1001.00 feet to a point on a fence line; thence North 89° 39' 19" East along said fence line 389.37 feet to a point on said North 1/4 line; thence North 00° 05' 15" East along the aforementioned North 1/4 line 2121.71 feet to the place of beginning.

Tax Key No: WAKC 1342.998  
 Address: 541 STH "59"

TO BE KNOWN AS:  
 Lot 1 of Certified Survey Map No. \_\_\_\_\_, recorded \_\_\_\_\_, 2018, as Document No. \_\_\_\_\_, being part of the Northwest 1/4 of Section 12, Town 6 North Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

**GENERAL NOTES:**

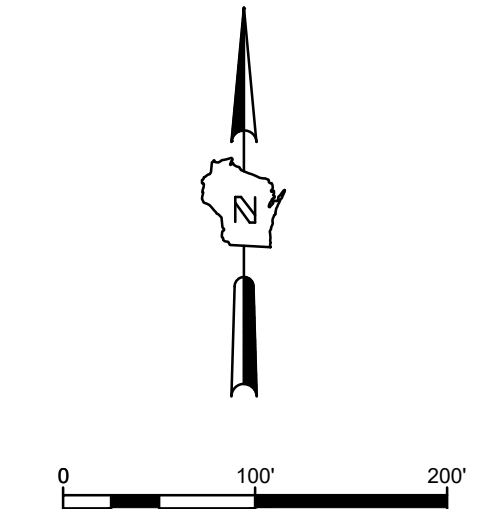
- Drawing is based on field survey completed by Sigma on 7-25-2018.
- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1927, with the East line of the NW 1/4 of Section 12, Town 6 N, Range 19 E bearing N0° 07' 48"W.
- Parcel falls within **Zone X, Areas determined to be outside the 0.2% annual chance floodplain**, per FEMA FIRM Panels 55133C0214G and 55133C0327G, effective dates of 11/5/2014.
- Parcel area is 1,008,031 square feet or 23.141 acres, more or less.
- Vertical datum is NGVD29. To convert to City of Waukesha datum subtract 780.56



**LEGEND**

--- SECTION 1/4 SECTION LINE	--- PROPERTY LINE
--- EASEMENT	--- CHAIN LINK FENCE
--- GUARD RAIL	--- METAL FENCE
--- WOOD FENCE	--- TREE LINE
--- OVERHEAD UTILITY LINE	--- ELECTRIC TELEPHONE
--- FIBER OPTIC	--- CABLE TV
--- SANITARY SEWER	--- FORCE MAIN
--- STORM SEWER	--- WATER MAIN
--- GAS	--- EXISTING MAJOR CONTOUR
--- EXISTING MINOR CONTOUR	○ NON PIPE FOUNDSET
○ CATCH BASIN	● REBAR FOUNDSET
○ CATCH BASIN (ROUND)	○ CHISELED CROSS FOUNDSET
○ ROOF DRAIN	○ PK NAIL FOUNDSET
○ HYDRANT	○ SPRING
○ WATER VALVE	○ MONUMENT
○ GAS VALVE	○ BENCHMARK
○ UTILITY POLE	○ SIDE
○ GUY WIRE	○ DECIDUOUS TREE (Diameter)
○ GUY POLE	○ CONIFEROUS TREE (Diameter)
○ GAS METER	○ BUSH
○ ELECTRIC METER	○ POST
○ HANDHOLE	○ SOL BORING
○ TRAFFIC SIGNAL	○ MONITORING WELL
	○ CULVERT END
	○ LIGHT POLE

LIGHTHOUSE OF WAUKESHA  
 541 S STH "59"  
 WAUKESHA, WISCONSIN  
 PLAT OF SURVEY



NO. REVISION	DATE BY
DRAWING NO. 17884 PLAT.dwg	
DRAWN BY: BMR	
DATE: 12/05/2018	
PROJECT NO: #17884	
CHECKED BY: JBL	
APPROVED BY: BMR	
SHEET NO.:	