

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CSM #11718, AND ALL OF LOT 1 OF CSM #10581 LOCATED IN THE NW. 1/4 AND 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:
FLEETFOOT DRIVE
WAUKESHA, WI 53186

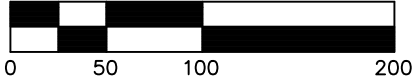
W 1/4 CORNER
SEC. 12-6-19

NORTH LINE OF THE SW 1/4 SEC. 12-6-19
N89°18'42"E 2642.91'

CENTER OF
SEC. 12-6-19

OVERALL
SEE DETAILS ON SHEETS 2-5.

SCALE: 1" = 100'



BEARINGS ARE REFERENCED TO THE
NORTH LINE OF THE SW 1/4 OF
SECTION 12-6-19 AS N89°18'42"E.

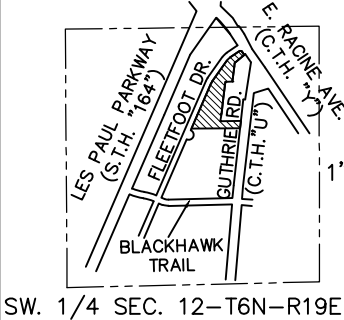
① LENGTH: 24.63'
"I" ANGLE: 11°45'40"
RADIUS: 120.00'
CHORD: 24.59'
BEARING: N29°20'24"E

② LENGTH: 42.84'
"I" ANGLE: 20°27'20"
RADIUS: 120.00'
CHORD: 42.61'
BEARING: N45°26'54"E

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.

LOCATION MAP



DATED THIS 18TH DAY OF NOV. 2023

N89°20'27"E 32.10'

N89°20'27"E 215.57'

269.46'

S89°21'03"W 507.79'

S6°30'37"W 75.00'

FLEETFOOT VILLAGE
CONDOS

LOT 1
CSM #7457

CERTIFIED SURVEY MAP NO. _____

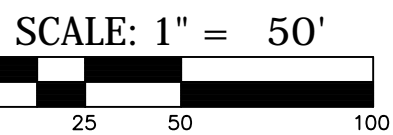
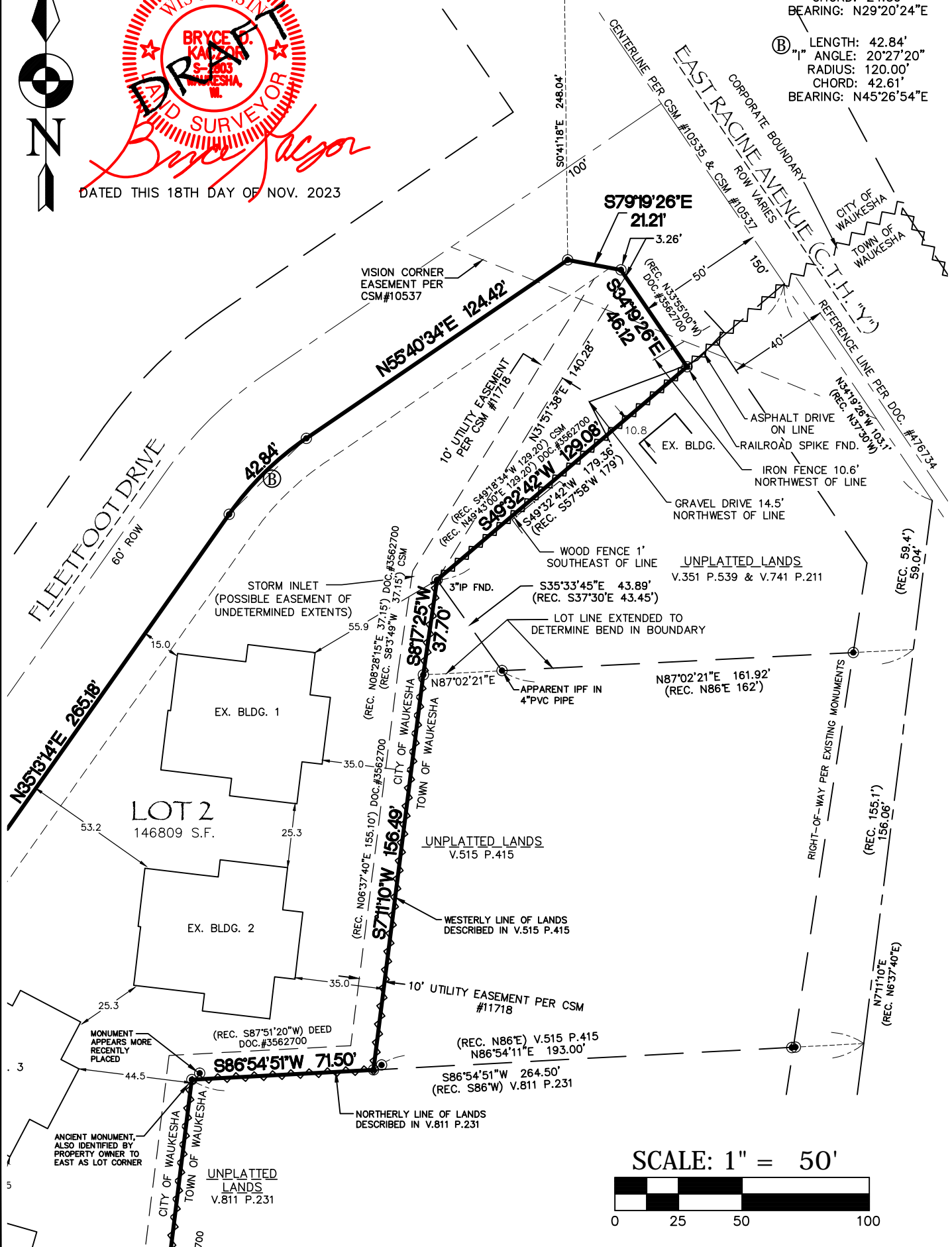
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W 1/4 CORNER SEC. 12-6-19 NORTH LINE OF THE SW 1/4 SEC. 12-6-19 CENTER OF SEC. 12-6-19
 1811.64' N89°18'42"E 2642.91' 831.27'



WISCONSIN
BRYCE D. KACZOR
DRAFT
LAND SURVEYOR
 S-2803 WAUKESHA, WI
Bryce D. Kaczor
 DATED THIS 18TH DAY OF NOV. 2023

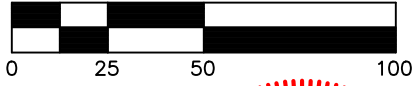
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 BEARING: N29°20'24"E
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 "1" ANGLE: 20°27'20"
 RADIUS: 120.00'
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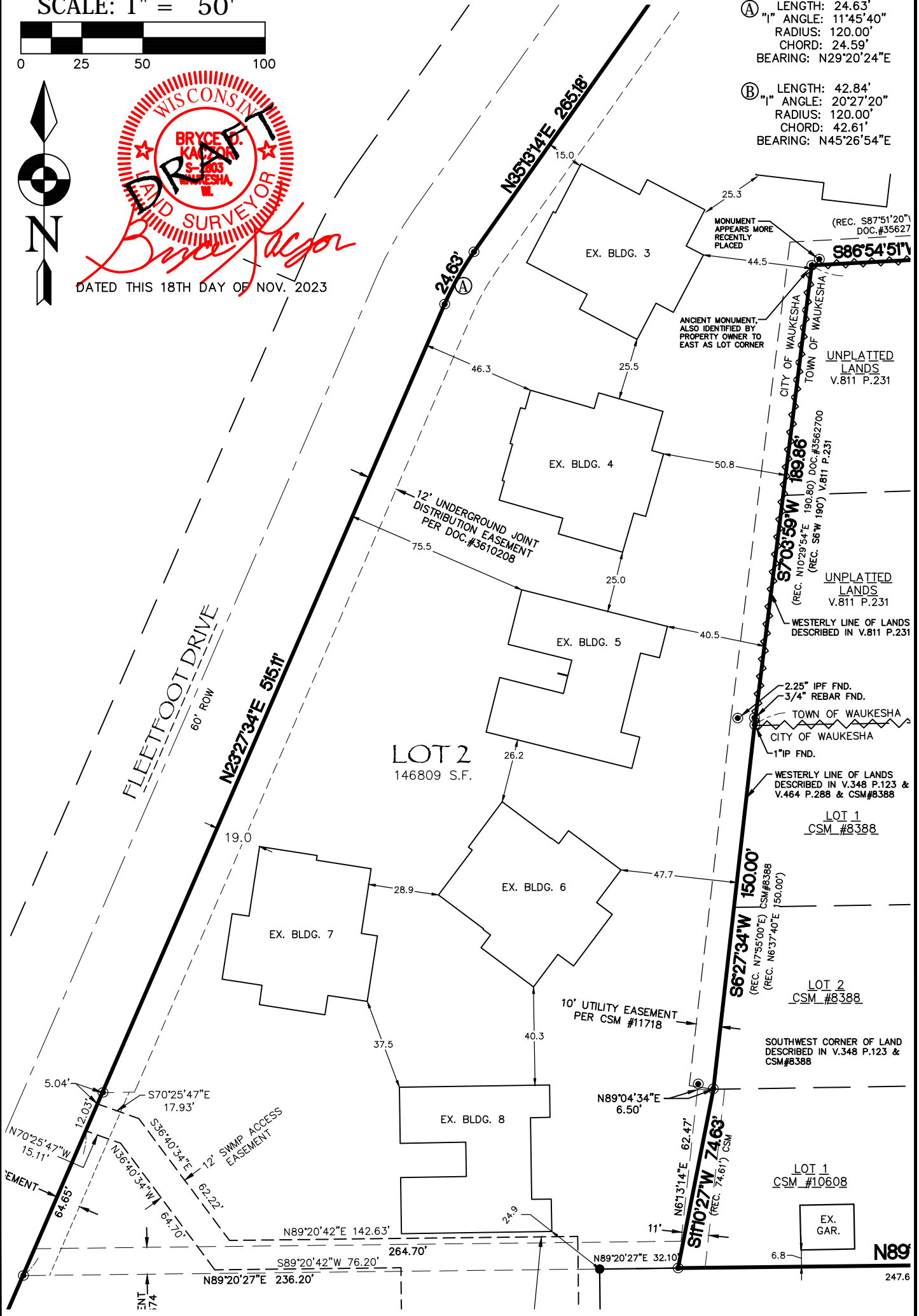
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SCALE: 1" = 50'



WISCONSIN
 BRYCE D. KACZOR
 S-1803
 WAUKESHA, WI
DRAFT
 LAND SURVEYOR
Bryce D. Kaczor
 DATED THIS 18TH DAY OF NOV. 2023

- (A) LENGTH: 24.63'
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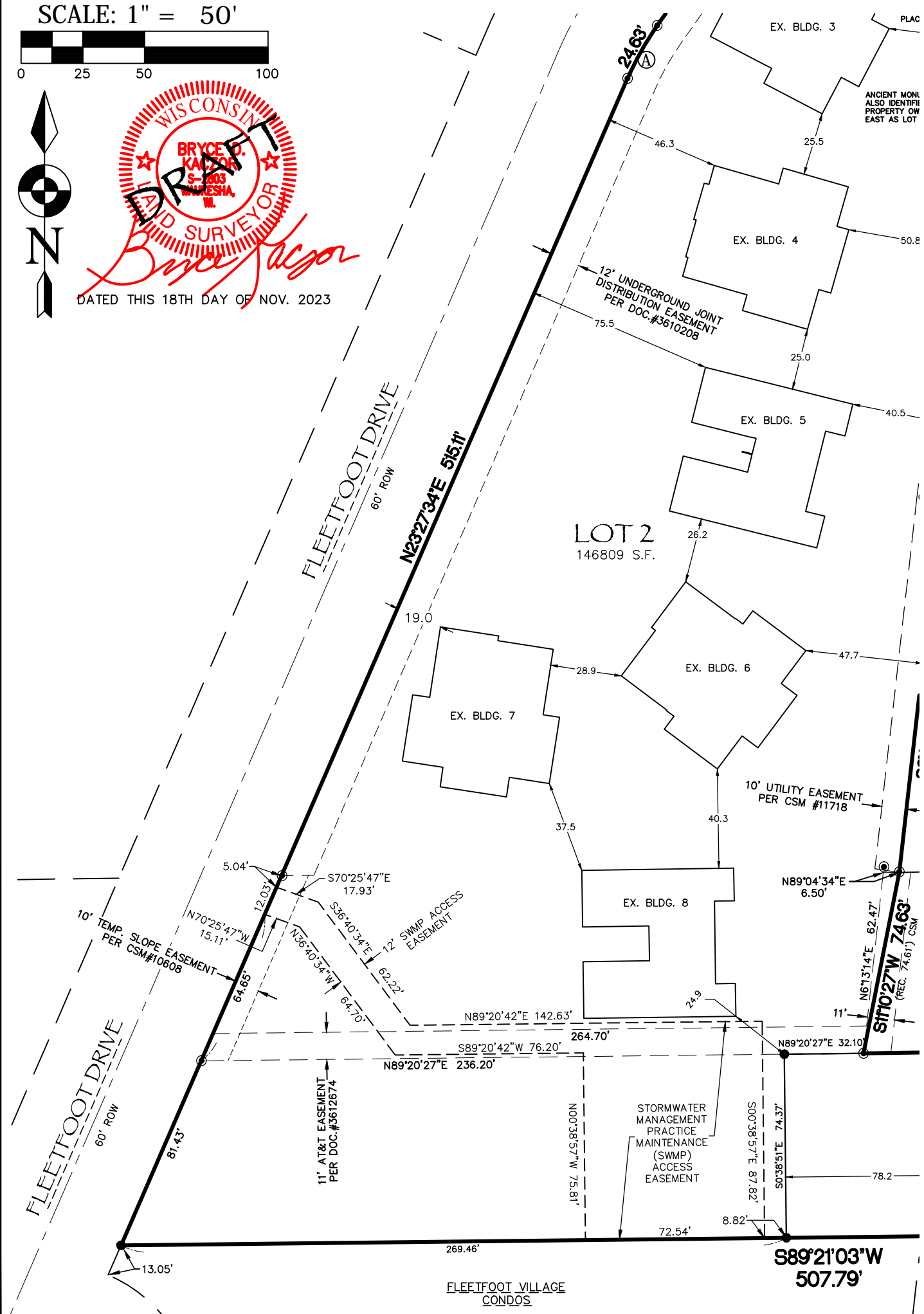
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SCALE: 1" = 50'



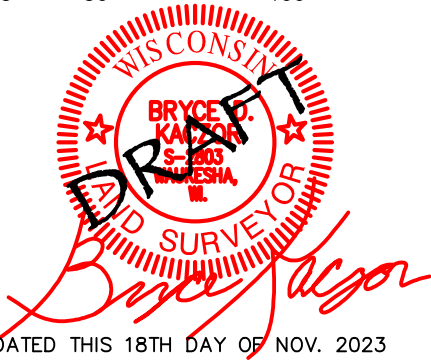
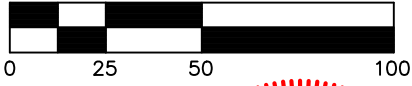
WISCONSIN
 BRYCE D. KACZOR
 S-2803
 WAUKESHA, WI
 DRAFT
 LAND SURVEYOR
 DATED THIS 18TH DAY OF NOV. 2023



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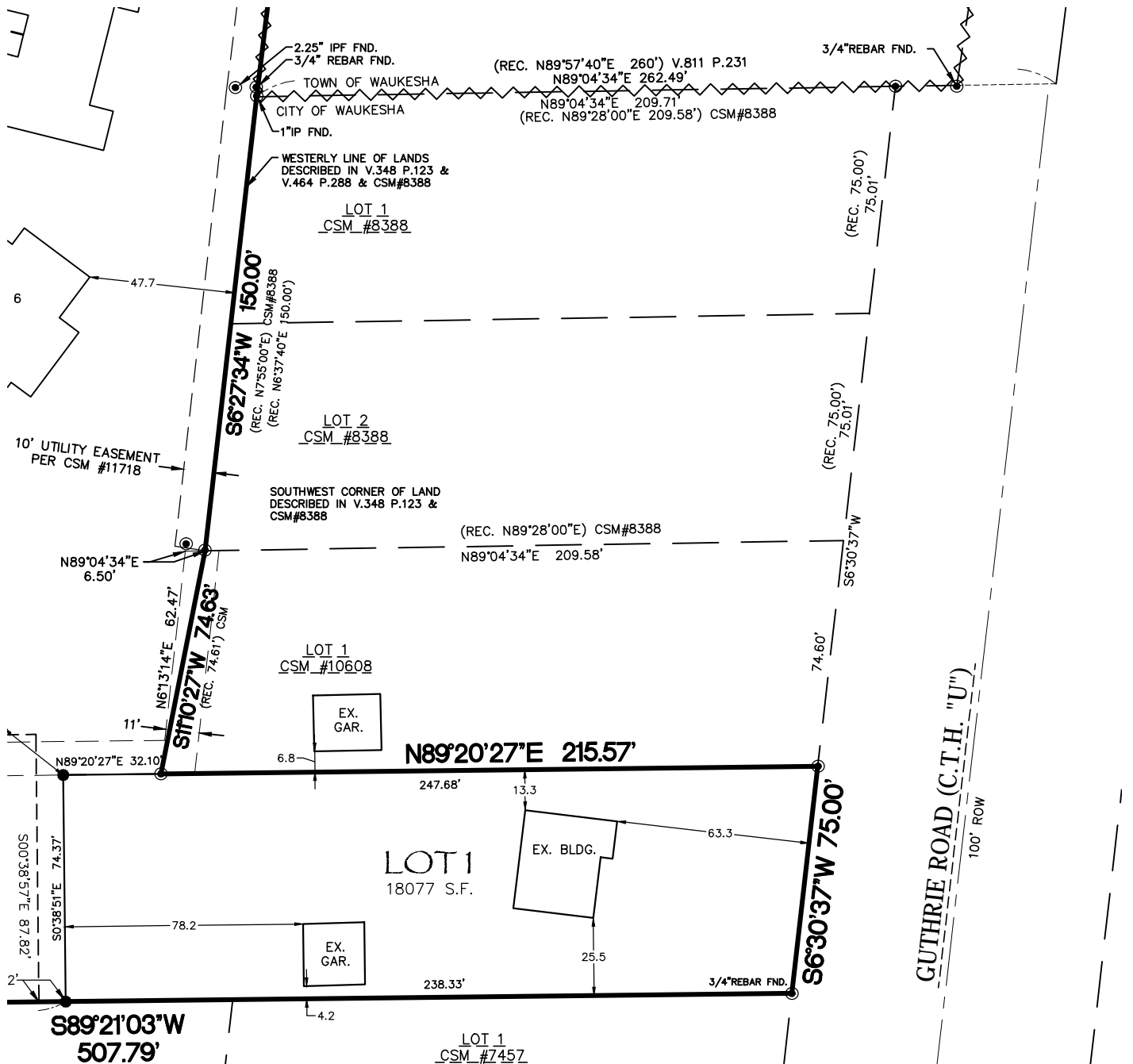
SCALE: 1" = 50'



DATED THIS 18TH DAY OF NOV. 2023

GROUNDWATER TABLE:

PSI TEST PIT	LOT 1 CSM11718 SHGW	MIN. PROP. GRADE	PROP. BLDG. NO.	BSMNT GRADE
28	81.80	82.80	1	87.0
28	81.80	82.80	2	86.4
28	81.80	82.80	3	86.3
4	79.44	80.44	4	86.0
4	79.44	80.44	5	86.8
4	79.44	80.44	6	88.3
4	79.44	80.44	7	87.3
4	79.44	80.44	8	92.5
4	79.44	80.44	9	92.1



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NOTES:

1. EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY KNIGHT BARRY TITLE, INC., TITLE POLICY FILE NO. 838688, DATED 7/7/17, AND HERITAGE TITLE SERVICES, INC. (AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY) TITLE COMMITMENT FILE NO. WC-262134-2 DATED JUNE 22, 2017.
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.
3. THE FIELD WORK WAS COMPLETED ON NOV. 7, 2016 AND JUNE 29, 2020.
4. OUTLOT 1 OF CSM 10537 IS SOLELY OWNED BY OWNER OF LOT 1 OF CSM 10537 AND IS DEDICATED FOR USE AS REGIONAL STORMWATER MANAGEMENT POND BY LOT 1 AND LOT 2 OF CSM 10535, LOT 1 OF CSM 10537 AND LOT 1 OF THIS CSM. COSTS FOR ON-GOING MAINTENANCE OF SAID REGIONAL STORMWATER MANAGEMENT POND TO BE FRACTIONALLY DIVIDED AMONG EACH INDIVIDUAL LOT OWNER, PER STORMWATER MAINTENANCE AGREEMENT OF RECORD.

BASEMENT RESTRICTION-GROUNDWATER:

(PER SHEET C-3 OF GRADING & EROSION CONTROL ENGINEERING PLANS DATED FEBRUARY 8, 2018)

1. BASEMENT FLOOR SURFACE ELEVATIONS SHALL BE NO LOWER THAN THE MINIMUM BASEMENT FLOOR ELEVATIONS SHOWN IN THE TABLE (ABOVE) DUE TO POTENTIAL FOR SEASONAL HIGH WATER TABLE. MINIMUM BASEMENT FLOOR ELEVATION CHANGES MAY ONLY BE AUTHORIZED UPON FURTHER ANALYSIS COPLIANT WITH THE CITY OF WAUKESHA STORM WATER ORDINANCE AND SUCH ANALYSIS MUST BE APPROVED BY THE CITY OF WAUKESHA ENGINEERING DIVISION.
2. BASEMENT FLOORS SHALL BE BUILT AT LEAST 1 FOOT ABOVE THE SEASONAL HIGH WATER TABLE.
3. SEASONAL HIGH GROUNDWATER LEVELS IN THIS AREA OF THE CITY OF WAUKESHA ARE CITY DATUM ELEV. 81.80 (~862.4 MSL) FOR FORMER LOT 2 AND 79.44 (~860.0 MSL) FOR FORMER OUTLOT 2, PER PSI SITE CROSS-SECTION INFORMATION DATED 04JAN2017 AND LANDMARK ENGINEERING SCIENCES, INC. FORM A REPORT DATED 18JAN2018. THUS, THE LOWEST ALLOWABLE FLOOR GRADE IS 82.8 (863.4 MSL) FOR FORMER LOT 2 AND 80.4 (861.0 MSL) FOR FORMER OUTLOT 2. THE LOWEST PROPOSED FLOOR GRADE FOR ANY OF THE BUILDINGS IS BASEMENT GRADE = 86.0 (866.6 MSL) FOR BUILDING #4.

SURVEYOR'S CERTIFICATE:

I, Bryce D. Kaczor, Registered Land Surveyor hereby certify;
That I have surveyed, divided and mapped all that being all of Lot 1 of CSM #11718, and all of Lot 1 of CSM #10581 located in the NW. 1/4 and 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 Rocine Avenue; thence S.34°19'26"E., along said southerly right-of-way, 46.12 feet; thence S.49°32'42"W., along the Westerly line of a parcel as described in Volume 351 of Deeds, Page 359, 129.08 feet; thence S.8°17'25"W., 37.70 feet; thence S.7°11'10"W., along the westerly line of the parcel as described in Volume 515, Page 415, 156.49 feet; thence S86°54'51"W., 71.50 feet; thence S.7°03'59"W., 189.86 feet; thence S.6°27'34"W., along the Westerly line of the parcel as described in Volume 348 of Deeds, Page 123 (now the west line of C.S.M.#8388), 150.00 feet to an iron pipe at the Southwest corner of a parcel as described in Volume 348 of Deeds, Page 123 (now the southwest corner of C.S.M.#8388); thence S.11°10'27"W., along the easterly line of Lot 2 of C.S.M. #10608, 74.63 feet; thence N89°20'27"E, along the southerly line of Lot 2 of C.S.M. #10608 and the northerly line of C.S.M. #10581, 215.57 feet; thence S6°30'37"W, along the westerly right-of-way of Guthrie Road, 75.00 feet; thence S89°21'03"W, along the southerly line of C.S.M. #10581 and the northerly line of C.S.M. #7457 and Lot 5 of C.S.M. #8711, 507.79 feet; thence N.2327°34"E., along the easterly right-of-way of Fleetfoot Drive, 515.11 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.3513°14"E., along said easterly right-of-way, 265.18 feet; thence 42.84 feet along 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.4526°54"E., 42.61 feet; thence N.5540°34"E., along said easterly right-of-way, 124.42 feet to the point of beginning. Said lands containing 164,886 SQ.FT. (3.79 Acres).

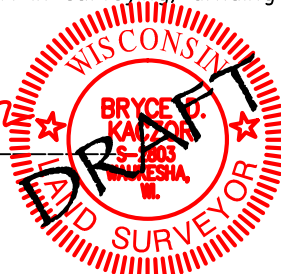
That I have made such survey, land division and Certified Survey Map by the direction of MAD DOG PROPERTIES LLC and LISKOWITZ FAMILY IRREVOCABLE, owners of said lands.

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 18th day of November, 2023.

Bryce D. Kaczor, PLS S-2803



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CONSENT OF CORPORATE MORTGAGEE:

MAD DOG PROPERTIES LLC, 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 _____


DATED THIS 18TH DAY OF NOV. 2023

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COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of Waukesha, MAD DOG PROPERTIES 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


DATED THIS 18TH DAY OF NOV. 2023