Surveyor's Certification:

To: RNT Development, LLC, a Minnesota limited liability company
Chicago Title Insurance Company
Salem Evangelical United Brethren Church in Waukesha County and Salem Church of the Evangelical United Brethren Church in Waukesha County now known as Salem United Methodist Church

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6, 7, 8, 11 and 15 of Table A thereof. The field work was completed on August 7, 2018.

Date of Map August 17, 2018

BAIBA M. ROZITE S-2351 MILWAUKEE, WI LAND SURVEYOR

Baiba M. Rozite, PLS No. 2351

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 (f/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.

Per Chicago Title Insurance Company Commitment No. CO-7479, with an effective date of April 9, 2018 the following items appear in Schedule B II as exceptions:

10. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway and/or alley purposes.

11. Rights of the public in so much of the Land affected by Ordinance adopted by the Board of Supervisors of Waukesha County on June 18, 1954, and approved by the various towns in said county, establishing the width of C.T.H. "D" at 130 feet, and ordaining that said highway be widened to the width so established, together with rights of the public in that portion of said Land lying within the limits of the road and not affected by said ordinance. A notice and plat, etc. in said matter was filed and recorded on April 18, 1957, as Document No. 1, amended by Ordinance recorded September 18, 2003 as Document No. 3067628. ***AFFECTS PARCEL AS SHOWN, HOWEVER, AMENDMENT NOT LEGIBLE.***

12. Access limitations as set forth in Award of Damages recorded November 2, 1962 as Document No. 576536. ***AFFECTS PARCEL AS SHOWN.***

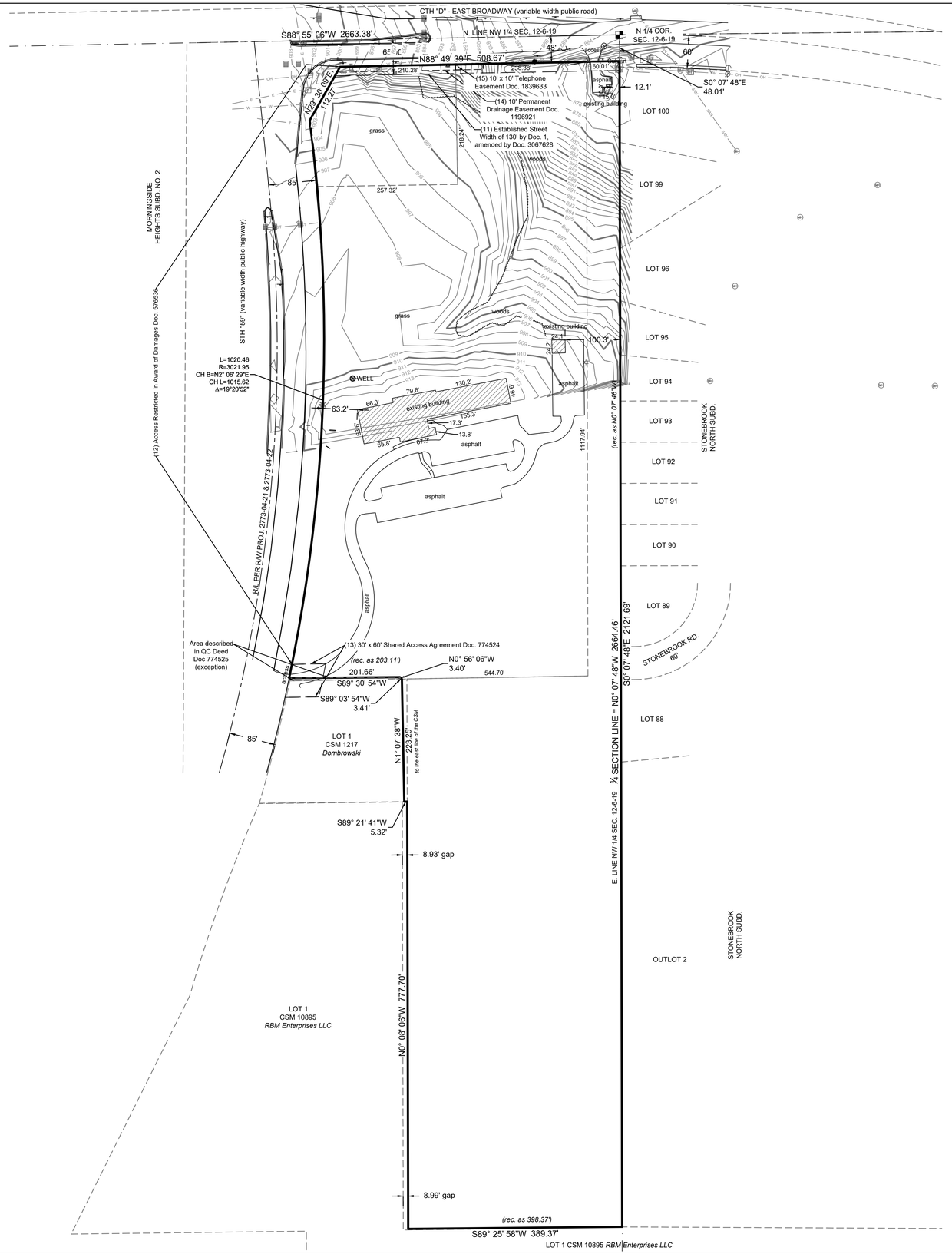
13. Agreement recorded December 3, 1970 as Document No. 774524. ***AFFECTS PARCEL AS SHOWN.***

14. Permanent drainage easement set forth in Quit Claim Deed recorded November 18, 1982 as Document No. 1196921. ***AFFECTS PARCEL AS SHOWN.***

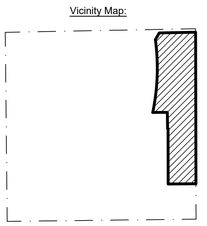
15. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Wisconsin Bell, Inc, for utility purposes, recorded on May 21, 1993, as Document No. 1839633. ***AFFECTS PARCEL AS SHOWN.***

GENERAL NOTES:

1. The underground utility information shown on this drawing is based on field locations and/or records furnished by municipalities and utility companies, the location and accuracy of which cannot be guaranteed. There may be additional underground utility installations within the project area that are not shown.
2. Drawing is based on field survey completed by Sigma on 7-25-2018.
3. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1927, with the East line of the NW ¼ of Section 12, Town 6 N, Range 19 E bearing N0° 07' 48"W.
4. Vertical datum for the project survey is USGS NGVD 29, using a benchmark of the North ¼ Corner of Section 12-6-19, elevation 883.04
5. 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.
6. Parcel area is 1,008,031 square feet or 23.141 acres, more or less.
7. Flags indicating a wetland delineation were not observed on the date of survey.
8. No zoning report or letter was provided.



Vicinity Map:



NW 1/4 Sec. 12-6-19

Scale: 1" = 1000'

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
- MANHOLE
- CATCH BASIN
- CATCH BASIN (ROUND)
- ROOF DRAIN
- HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- GUY POLE
- GAS METER
- ELECTRIC METER
- UTILITY PEDESTAL
- HANDHOLE
- TRAFFIC SIGNAL
- IRON PIPE FOUND/SET
- REBAR FOUND/SET
- CHISELED CROSS FOUND/SET
- PK NAIL FOUND/SET
- SPIKE/NAIL
- MONUMENT
- BENCHMARK
- SIGN
- DECIDUOUS TREE (Diameter)
- CONIFEROUS TREE (Diameter)
- BUSH
- POST
- SOIL BORING
- MONITORING WELL
- CULVERT END
- LIGHT POLE

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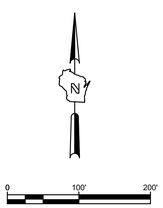
LIGHTHOUSE OF WAUKESHA
541 S STH "59"
WAUKESHA, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY



NO.	REVISION	DATE	BY

DRAWING NO.	17884 ALTA.dwg
DRAWN BY:	BMR
DATE:	07/31/2018
PROJECT NO:	#17884
CHECKED BY:	KAS
APPROVED BY:	---
SHEET NO.:	1 OF 1