ALTA/NSPS LAND TITLE SURVEY

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

LEGAL DESCRIPTION
PER COMMITMENT FILE NO. 838688

Lot 2 and Outlot 2 of Certified Survey Map No. 10537, recorded April 21, 2008 in Volume 101 of Certified Survey Maps on Pages 1 to 4 as Document No. 3564927, being a redivision of Outlot 1 and Outlot 2 of Certified Survey Map No. 10535, being a part of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 12, Township 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin. EXCEPTING those lands conveyed by a Quit Claim Deed recorded October 15, 2008 as Document No. 3604407 and those lands conveyed by a Quit Claim Deed recorded October 16, 2008 as Document No. 3604614.

EXCEPTIONS:
PER COMMITMENT FILE NO. 838688

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. (NOT SHOWN. LOCATION, IF ANY, CANNOT BE DETERMINED)

11. Easements, Restrictions and other matters shown on Certified Survey Map No. 10537 recorded April 21, 2008 as Document No. 3564927. (SHOWN–VISION TRIANGLE & SIDEWALK EASEMENT) (NOT SHOWN–TEMP. SLOPE EASEMENT APPEARS RELEASED OR OTHERWISE TERMINATED DUE TO SIDEWALK INSTALLED) (NOT SHOWN–TEMP. CUL–DE–SAC EASEMENT APPEARS RELEASED OR OTHERWISE TERMINATED DUE TO ROAD BEING EXTENDED)

12. Access limitations and other matters contained in the instrument recorded as Document No. 574104. (NOT SHOWN–BLANKET RESTRICTIONS FOR LANDS ALONG S.T.H. "164"&"59".)

13. Easement and other matters contained in the instrument recorded September 18, 1945 as Document No. 277584. (NOT SHOWN–NOT ON OR TOUCH PROPERTY.)

14. Easement and other matters contained in the instrument recorded June 3, 1950 as Document No. 338306. (NOT SHOWN–NOT ON AND DOES NOT TOUCH PROPERTY. EASEMENT AND PROPERTY DESCRIBED ARE IN AND ALONG THE RIGHT–OF–WAY OF S.T.H. "164"&"59")

15. Easement and other matters contained in the instrument recorded January 14, 1983 as Document No. 1201883. (NOT SHOWN–NOT ON OR TOUCH PROPERTY.)

16. Covenants, conditions, restrictions and other matters contained in the Instrument recorded as Document No. 537523, but omitting any such covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (NOT SHOWN–APPEARS RELEASED OR OTHERWISE TERMINATED. CONDITIONAL USE FOR A FOUNDARY THAT NO LONGER EXISTS IN THEN TOWN OF WAUKESHA)

17. Easement and other matters contained in the instrument recorded May 4, 1988 as Document No. 1477579. (NOT SHOWN–NOT ON OR TOUCH PROPERTY.)

18. NOTICE: County Highway Width Ordinance filed April 18, 1957 as No. 1. (NOT SHOWN–DOCUMENTS PROVIDED ARE ILLEGIBLE. BLACK/WHITE DOCUMENT IS COLOR CODED.)

19. Declaration of Covenants and Restrictions and other matters contained in the instrument recorded October 15, 2008 as Document No. 3604405 .(NOT SHOWN–BLANKET DESCRIPTION.)

Affidavit of Correction recorded November 13, 2008 as Document No. 3610209. (NOT SHOWN–BLANKET DESCRIPTION.)

Amendment to Declaration of Covenants and Restrictions recorded May 17, 2010 as Document No. 3744678. (NOT SHOWN–BLANKET DESCRIPTION.)

20. Storm Water Management Practice Maintenance Agreement and other matters contained in the instrument recorded October 23, 2008 as Document No. 3605974.(NOT SHOWN–BLANKET DESCRIPTION PER EXHIBIT A.)(NOT SHOWN–NOT ON OR TOUCH PROPERTY PER EXHIBIT B, OUTLOT 1 AND LOT 1 OF CSM#10537.)

21. Distribution Easement Underground Joint and other matters contained in the instrument recorded November 13, 2008 as Document No. 3610208. (SHOWN)

22. Distribution Easement Underground and other matters contained in the instrument recorded July 15, 2009 as Document No. 3677982. (NOT SHOWN–NOT ON AND DOES NOT TOUCH PROPERTY)

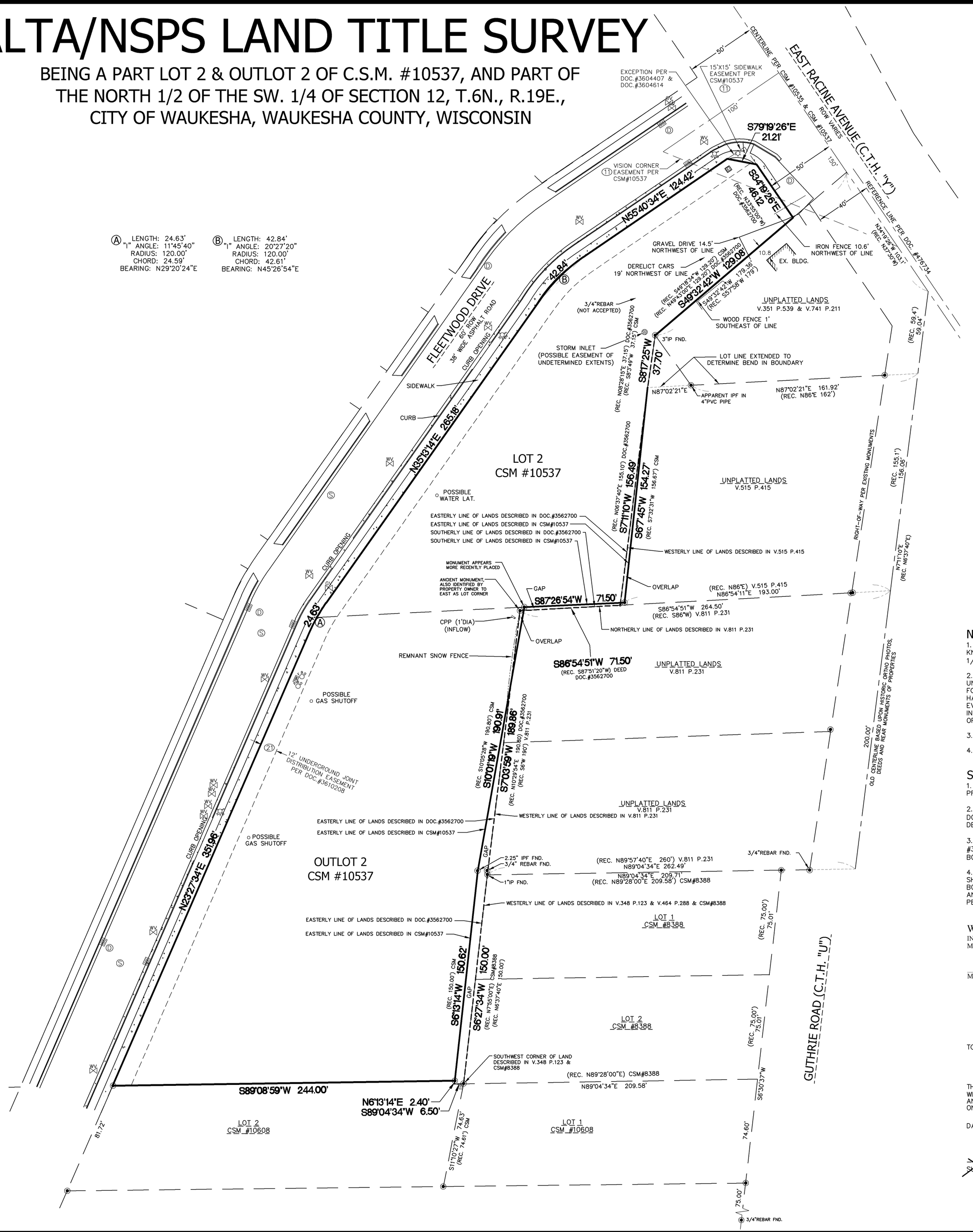
23. Developer's Agreement Bryce Commercial Center and other matters contained in the instrument recorded April 4, 2012 as Document No. 3906808. (NOT SHOWN–BLANKET DESCRIPTION.)

24. AT&T – Wisconsin Exclusive Easement and other matters contained in the instrument recorded December 1, 2008 as Document No. 3612673. (NOT SHOWN–NOT ON AND DOES NOT TOUCH PROPERTY)

25. Easement Agreement and other matters contained in the instrument recorded May 20, 2009 as 25. Document No. 3658720. (NOT SHOWN–NOT ON AND DOES NOT TOUCH PROPERTY)

Memorandum of Assignment of Easements and other matters contained in the instrument recorded February 24, 2016 as Document No. 4192835. (NOT SHOWN–NOT ON AND DOES NOT TOUCH PROPERTY)

26. Distribution Easement Underground and other matters contained in the instrument recorded June 30, 2009 as Document No. 3673422. (NOT SHOWN–NOT ON AND DOES NOT TOUCH PROPERTY)

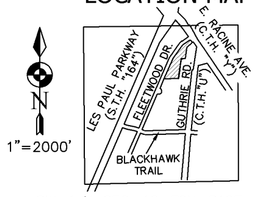


LEGEND

- ◉ – 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- (SXX°XX'XX"W) (XXX.XX') – RECORDED AS
- // – BACK OF CURB
- ▨ – INLET
- – UTILITY POLE
- ☼ – LIGHT POLE
- T – TELE BOX
- E – ELECTRIC BOX
- Ⓢ – SANITARY MANHOLE
- Ⓓ – DRAINAGE MANHOLE
- ⋈ – GAS VALVE
- ⋈ – WATER VALVE
- ⋔ – HYDRANT
- (XX) – ANNOTATION
- ▭ – CONCRETE

PROJECT #17391

LOCATION MAP



SW. 1/4 SEC. 12–T6N–R19E

ATLAS SURVEY

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

SURVEYOR:
BRYCE KACZOR, PLS S–2803

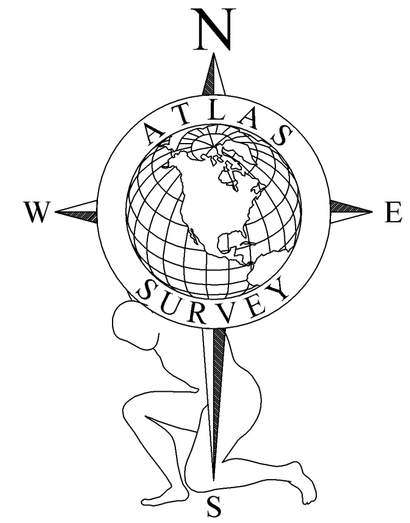
SURVEY FOR:
MAD DOG PROPERTIES LLC
1177 QUAIL COURT, SUITE 100
PEWAUKEE, WI 53072
414–719–2769

PROPERTY:
FLEETWOOD DRIVE
WAUKESHA, WI 53186

SCALE: 1" = 40'

0 20 40 80

BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE WEST LINE OF THE SW 1/4 OF SECTION 12–6–19 AS S0°23'29"E.



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.
4. NO BUILDINGS ON SITE.

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

WAIVER:
IN ACCORDANCE WITH AE 7.01(2)(a) OF WISCONSIN ADMINISTRATIVE CODE, THE MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME AS AGREED BY PROFESSIONAL LAND SURVEYOR AND CLIENT.

MARK AUGUSTINE, MEMBER OF MAD DOG PROPERTIES LLC — DATE 31 JAN 2017

TO: MAD DOG PROPERTIES LLC
FIRST FEDERAL BANK OF WISCONSIN
KNIGHT BARRY TITLE, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 7, 2016.

DATED THIS 9TH DAY OF FEBRUARY 2017.

SURVEYOR'S NAME, PLS 2803

WISCONSIN BRYCE D. KACZOR S–2803 WAUKESHA, WI. LAND SURVEYOR