

# ALTA/ACSM LAND TITLE SURVEY

BEING A PART OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 28,  
T.7N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

**LANDMARK**  
ENGINEERING SCIENCES, INC.

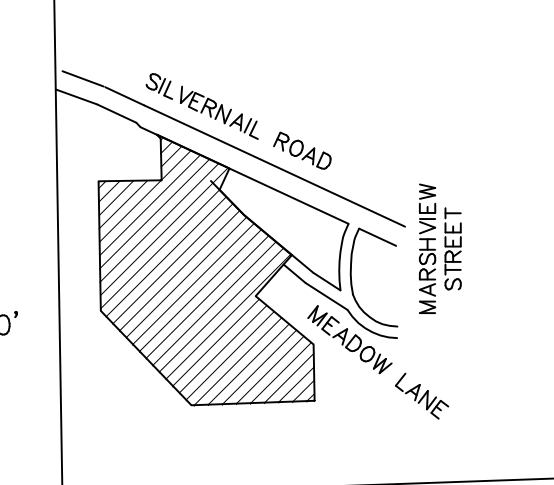
3021 MINOT LANE, SUITE 200  
WAUKESHA, WI 53188-4453  
(414) 719-2769

**SURVEYOR:**  
MARK AUGUSTINE, RLS

**SURVEY FOR:**  
GOOD HARVEST MARKET II LLC  
ATTN: JOE NOLAN  
1850 MEADOW LANE  
PEWAUKEE, WI 53072

**PROPERTY:**  
MEADOW LANE  
WAUKESHA, WI 53188

LOCATION MAP  
NW 1/4 SEC. 28-T7N-R19E



1"=1000'

- NOTES:**
- EASEMENT LOCATIONS BASED ON INFORMATION PER TITLE COMMITMENT # CO-1631 REVISION B DATED MARCH 31, 2014 BY CHICAGO TITLE INSURANCE COMPANY.
  - THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, JOINTLY ESTABLISHED HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
  - NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
  - NO PHYSICAL ACCESS TO PARCEL A. NO ACCESS TO PARCEL A BY RIGHT-OF-WAY OR BY ACCESS EASEMENT.
  - UNDERGROUND UTILITY LOCATIONS MARKED BY DIGGER'S HOTLINE PER TICKET #20141719808, #20141719916 & #20141719955 DATED APRIL 30, 2014. SURVEYOR TAKES NO RESPONSIBILITY FOR UTILITIES NOT MARKED IN FIELD BY DIGGER'S HOTLINE. NO SEWER OR WATER LINES MARKED ON SITE.
  - STREAM MEASURED MAY 4, 2014 BY LOCATED APPROXIMATE CENTER OF STREAM. THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THAT IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE. DUE TO SPRING THAW, WATER LEVEL WGS AT A HIGH AND MAY HAVE AN AFFECT ON SAID LOCATION OF BOUNDARY.



BEARINGS ARE REFERENCED TO NAD27,  
WISCONSIN STATE PLANE, SOUTH ZONE, GRID  
NORTH ON THE SOUTH LINE OF THE NW 1/4 OF  
SECTION 28-07-19 AS N87°58'19"E.

- LEGEND**
- CONC. MON. W/ BRASS CAP FND.
  - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

**LEGAL DESCRIPTION:**  
PER COMMITMENT NO. CO-1631 REVISION B DATED MARCH 31, 2014

**PARCEL A:**  
All that part of the Northwest 1/4 of Section 28, Town 7 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:  
Commencing at the West 1/4 corner of said Section 28, thence North 89° 05' 30" East, along the South line of said Northwest 1/4 of Section 28, 1322.30 feet to a point; thence North 0° 10' 30" East, 447.79 feet to the place of beginning of the lands to be described; thence continuing North 0° 10' 30" East, 294.13 feet to a point; thence North 48° 55' 30" West, 392.30 feet to a point; thence North 42° 30' 30" East, 201.94 feet to a point on the centerline of Meadow Lane; thence North 49° 13' 11" West along said centerline, 330.00 feet to a point; thence continuing along said centerline North 43° 21' 51" West, 739.20 feet to a point; thence North 19° 31' 07" West 233.66 feet to a point on the centerline of Silvernail Road; thence North 64° 04' 30" West along said centerline, 236.23 feet to a point; thence South 0° 02' 14" West, 1125.83 feet to a point on the Northeast line of Wisconsin Electric Power Company right-of-way, thence South 62° 42' 30" East, along said right-of-way, 678.745 feet to a point; thence North 89° 05' 30" East, 642.51 feet to the place of beginning, TOGETHER WITH THE South 1/2 of vacated Meadow Lane as set forth in Resolution recorded as Document No. 2472148.  
EXCEPT that part conveyed in Deed recorded as Document No. 282765, ALSO EXCEPT that part conveyed in Deed recorded as Document No. 2857457, FURTHER EXCEPTING that part conveyed in Deed recorded as Document No. 3116408, Also together with that part of vacated Meadow Lane set forth in Resolution recorded as Document No. 2472148.

**PARCEL B:**  
That part of lands in the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 28, Township 7 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:  
Commencing at the Northeast corner of the Northwest 1/4 of said Section; thence South 0°54'56" East along the West line of the Northwest 1/4 of said Section 523.40 feet; thence South 69°44'33" East 239.18 feet; thence South 0°00'08" East 400.00 feet to the point of beginning; thence North 88°59'52" East 328.41 feet; thence North 0°00'08" West 167.67 feet; thence North 47°28'30" East, 3.69 feet to the start of a meander line, said meander line being 10' plus or minus West of the center line of a stream; thence South 1°42'00" East along said meander line 21.09 feet; thence South 03°41'54" West along said meander line 94.85 feet; thence South 00°12'16" West along said meander line 246.32 feet; thence South 13°05'05" East along said meander line 88.45 feet; thence South 38°42'23" East along said meander line 29.82 feet; thence South 58°50'03" East along said meander line 47.41 feet; thence South 54°21'15" East along said meander line 311.78 feet; thence South 57°46'37" East along said meander line 188.25 feet to the point of termination; thence North 41°02'34" East 9.11 feet; thence South 50°04'02" East 393.27 feet to a point, the East line of Certified Survey Map No. 7028 extends; thence South 0°06'41" East along the East line of said Certified Survey Map extended 294.13 feet to the Northeast corner of said Certified Survey Map; thence South 87°58'19" West along the North line of said Certified Survey Map 642.51 feet to the Northeast corner of said Certified Survey Map and the Northeastly right-of-way line of the Wisconsin Electric Power; thence North 43°49'41" West along said right-of-way line 681.61 feet; thence North 01°00'08" West 674.89 feet to the point of beginning.

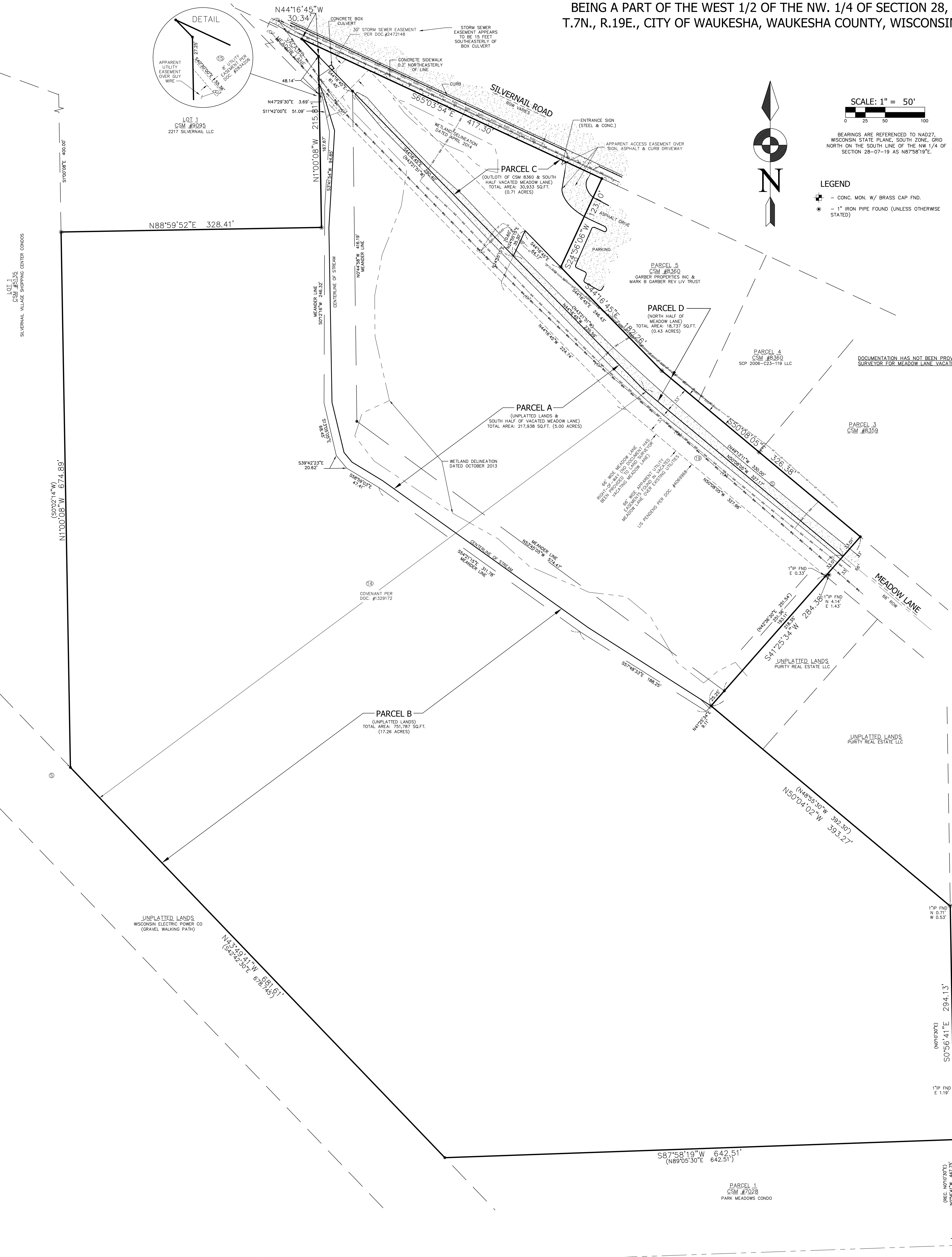
**PARCEL C:**  
All of Outlot 1 of Certified Survey Map No. 8360 located in the Northwest 1/4 of the Northwest 1/4 of Section 28, T.7N., R.19E., City of Waukesha, Waukesha County, Wisconsin, TOGETHER WITH THE North 1/2 of vacated Meadow Lane as set forth in Resolution recorded as Document No. 2472148.

**PARCEL D:**  
THE NORTH 1/2 OF MEADOW LANE AS SET FORTH IN THE FOLLOWING LEGAL DESCRIPTION:  
Being a part of Meadow Lane located in the West 1/2 of the Northwest 1/4 of Section 28, in the Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, more fully described as follows:  
Commencing at the West 1/4 corner of said Section 28; thence North 87°58'19"E, along the South line of said Northwest 1/4, 1322.30 feet; thence North 0°05'54"W, 741.88 feet; thence North 50°04'02"W, 393.27 feet; thence North 42°55'47"E, 218.35 feet to the point of beginning of meander described herein; thence North 0°00'02"W, along the Southeastly right-of-way of Meadow Lane, 327.86 feet; thence North 44°16'45"W, along said Southeastly right-of-way of Meadow Lane, 224.74 feet; thence North 24°30'15"E, 70.50 feet to the Northeastly right-of-way of Meadow Lane; thence South 44°16'45"E, along said Northeastly right-of-way of Meadow Lane, 246.43 feet; thence South 08°05"E, along said Northeastly right-of-way of Meadow Lane, 326.36 feet; thence South 41°25'34"W, 66.02 feet to the point of beginning.

**EXCEPTIONS:**  
PER COMMITMENT NO. CO-1631 REVISION B DATED MARCH 31, 2014

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: The Milwaukee Electric Railway and Light Company Purpose: Utility Recording Date: July 30, 1926 Recording No: 140279 (NOT SHOWN, VAGUE & UNRETRACEABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: The Milwaukee Electric Railway and Light Company Purpose: Utility Recording Date: February 28, 1936 Recording No: 219088 (NOT SHOWN, VAGUE & UNRETRACEABLE)
- Covenant recorded as Document No. 1329172. (SHOWN)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, Wisconsin Bell Inc., d/b/a SBC Ameritech Wisconsin, a Wisconsin corporation, and Time Warner Entertainment Company, L.P. Purpose: Utility Recording Date: August 20, 2002 Recording No: 2834306 (SHOWN)
- Lic Pendens recorded March 17, 2014 as Document No. 4069968 regarding the discontinuance and vacation of a portion of Meadow Lane, a public street. (SHOWN)

**EXCEPTIONS:**  
TITLE COMMITMENT OR OTHER DOCUMENTATION FOR EXCEPTIONS HAS NOT BEEN PROVIDED TO LAND SURVEYOR FOR PARCEL C OR PARCEL D.  
NO EXCEPTIONS PROVIDED TO LAND SURVEYOR.



TO: GOOD HARVEST MARKET II LLC  
890 HARRIS BUSINESS BANKING  
CHICAGO TITLE INSURANCE COMPANY

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 STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING THE 1, 4, 6, 11(a), 13 & 19 OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON MAY 5TH, 2014.

DATED THIS 9TH DAY OF MAY 2014.  
MARK AUGUSTINE, RLS 2780



W 1/4 CORNER SEC. 28-7-19  
N87°58'19"W 642.51'  
(N89°05'30"E 642.51')

SOUTH LINE OF THE NW 1/4 SEC. 28-7-19  
N87°58'19"E 2657.97'

CENTER OF SEC. 28-7-19