

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART LOT 2 & OUTLOT 2 OF C.S.M. #10537, AND ALL OF LOT 2 OF CSM #10608 LOCATED IN THE NW 1/4 & THE NE 1/4 OF THE SW. 1/4 OF SECTION 12, T.6N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

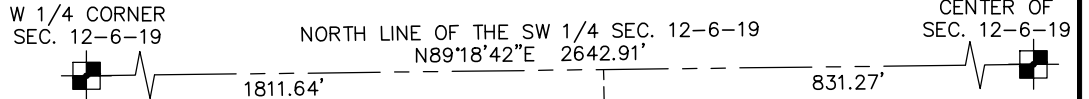
## ATLAS SURVEY

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

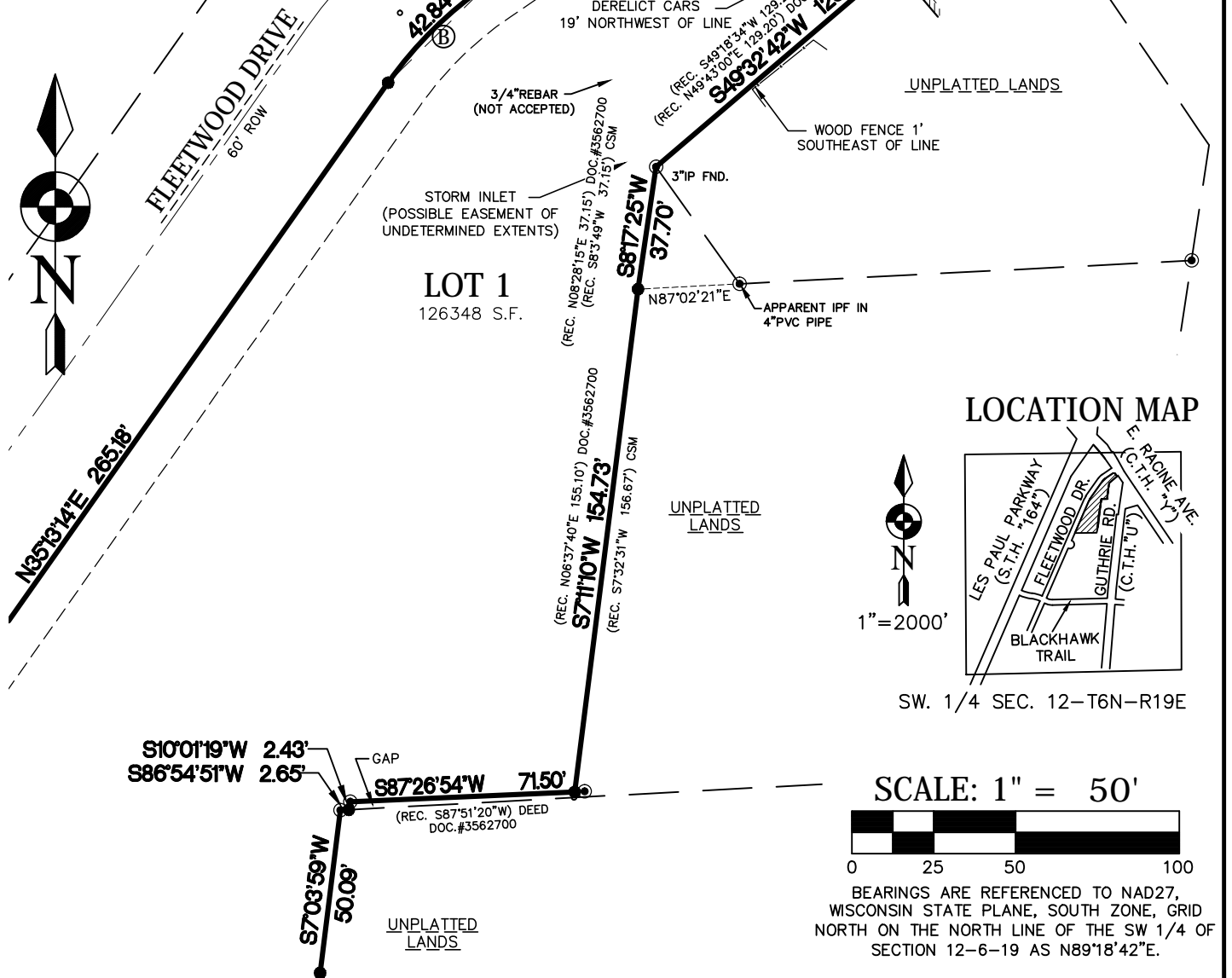
PROPERTY:  
FLEETWOOD DRIVE  
WAUKESHA, WI 53186



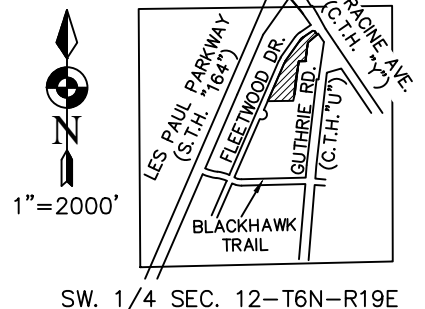
### LEGEND

- 
 - 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.

(B) LENGTH: 42.84'  
 "1" ANGLE: 20°27'20"  
 RADIUS: 120.00'  
 CHORD: 42.61'  
 BEARING: N45°26'54"E



### LOCATION MAP



SCALE: 1" = 50'



BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE SW 1/4 OF SECTION 12-6-19 AS N89°18'42"E.

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SCALE: 1" = 50'



**DRAFT**  
 WISCONSIN  
 BRYCE D. KACZOR  
 SURVEYOR  
 WAUKESHA, WI.  
 DATE: MAY 15, 2017



- Ⓐ LENGTH: 24.63'  
 "I" ANGLE: 11°45'40"  
 RADIUS: 120.00'  
 CHORD: 24.59'  
 BEARING: N29°20'24"E
- Ⓑ LENGTH: 42.84'  
 "I" ANGLE: 20°27'20"  
 RADIUS: 120.00'  
 CHORD: 42.61'  
 BEARING: N45°26'54"E

S10°01'19"W 2.43'  
 S86°54'51"W 2.65'  
 GAP  
 S87°26'54"E  
 (REC. S87°51' DOC.#35)

UNPLATTED LANDS

12' UNDERGROUND JOINT DISTRIBUTION EASEMENT PER DOC.#3610208

(REC. S10°05'28"W 190.80') CSM  
 S10°01'19"W 137.85'  
 (REC. N10°29'54"E 190.80) DOC.#3562700

UNPLATTED LANDS

GAP  
 2.25" IPF FND.  
 3/4" REBAR FND.  
 1" IP FND.

LOT 1  
 126348 S.F.

LOT 1  
 CSM #8388

FLEETWOOD DRIVE  
 60' ROW  
 N23°27'34"E 433.68'

(REC. 150.00') CSM  
 S6°13'14"W 153.02'  
 GAP  
 (REC. N7°55'00"E) CSM #8388  
 (REC. N6°37'40"E 150.00')

LOT 2  
 CSM #8388

SOUTHWEST CORNER OF LAND DESCRIBED IN V.348 P.123 & CSM#8388

LOT 2  
 CSM #10608

N89°04'34"E 6.50'

LOT 1  
 CSM #10608

S11°02'27"W 74.63'  
 (REC. 74.61') CSM

S89°20'27"W 268.30'

LOT 1  
 CSM #10581

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## 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.

## SURVEYOR'S NOTES:

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

## SURVEYOR'S CERTIFICATE:

I, Bryce D. Kaczor, Registered Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being a part Lot 2 & Outlot 2 of C.S.M. #10537, and all of Lot 2 of CSM #10608 located in the NW 1/4 & the 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 Racine Avenue; thence S.34°19'26"E., along said southerly right-of-way, 46.12 feet; thence S.49°32'42"W., 129.08 feet; thence S.8°17'25"W., 37.70 feet; thence S.7°11'10"W., 154.73 feet; thence S.87°26'54"W., 71.50 feet; thence S.10°01'19"W., 2.43 feet; thence S.86°54'51"W., 2.65 feet; thence S.7°03'59"W., 50.09 feet; thence S.10°01'19"W., 137.85 feet; thence S.6°13'14"W., 153.02 feet; thence N.89°04'34"E., 6.50 feet; thence S.11°10'27"W., along the easterly line of Lot 2 of C.S.M. #10608, 74.63 feet; thence S.89°20'27"W., along the southerly line of Lot 2 of C.S.M. #10608, 268.30 feet; thence N.23°27'34"E., along the easterly right-of-way of Fleetwood Drive, 433.68 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.35°13'14"E., along said easterly right-of-way, 265.18 feet; thence 42.84 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.45°26'54"E., 42.61 feet; thence N.55°40'34"E., along said easterly right-of-way, 124.42 feet to the point of beginning. Said lands containing 126,348 SQ.FT. (2.90 Acres).

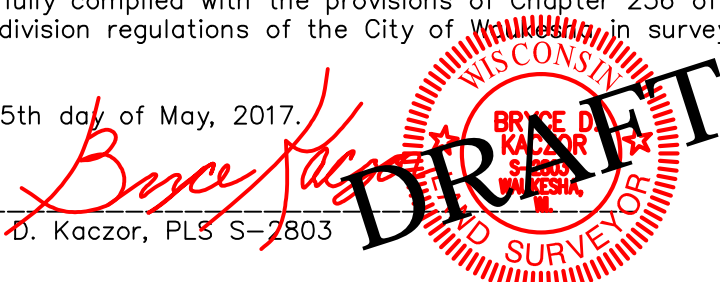
That I have made such survey, land division and Certified Survey Map by the direction of MAD DOG PROPERTIES LLC, owner of said lands.

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 15th day of May, 2017.

Bryce D. Kaczor, PLS S-2803



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## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

MAD DOG PROPERTIES LLC a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

MAD DOG PROPERTIES LLC does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) City of Waukesha

IN WITNESS WHEREOF, said MAD DOG PROPERTIES LLC, has caused these presents to be signed by \_\_\_\_\_, its Member, and countersigned by \_\_\_\_\_, its Member, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_ day of \_\_\_\_\_.

In Presence of:

\_\_\_\_\_  
\_\_\_\_\_, Member

\_\_\_\_\_  
\_\_\_\_\_, Member

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named \_\_\_\_\_, Member, and \_\_\_\_\_, Member, of the above named corporation, to me known to be such Member and Member 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 \_\_\_\_\_



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## CONSENT OF CORPORATE MORTGAGEE:

\_\_\_\_\_, 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 \_\_\_\_\_



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## COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of Waukesha, GOOD HARVEST MARKET II 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

**DRAFT**  
WISCONSIN  
BRYCE D. KACZOR  
SURVEYOR  
DATE: MAY 15, 2017