UNOFFICIAL COPY

1132812

FINAL PLAT PRAIRIE'S EDGE CENTER PHASE

A DIVISION OF PART OF LOT 1 OF CERTIFIED SURVEY MAP 4013, BEING A PART OF GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 33, TOWNSHIP 11 NORTH, RANGE 22 EAST, CITY OF PORT WASHINGTON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

OWNER:
BLACK CAP HALCYON HOLDINGS, LLC
342 N. WATER STREET
SUITE 600
MILWAUKEE, WI 53202

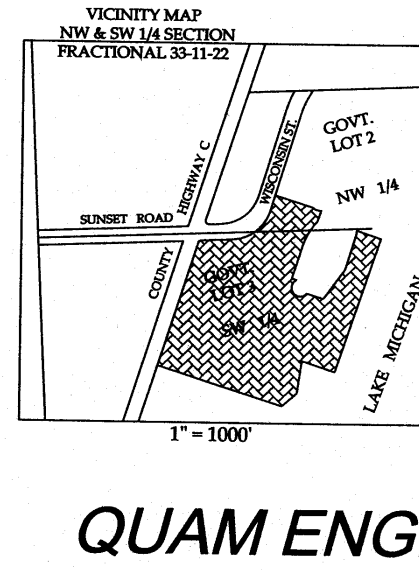
510,095 SQ. FT. // 11.7101 ACRES

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.(NAD27) THE WEST LINE OF SW 1/4 OF SECTION 33-11-22 BEARS NORTH 02°52'27" WEST.



CURVE	LOT	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT IN	TANGENT OUT
1	OUTLOT 3	139.40'	39.50'	N 38°35'56" W	77.52'	202°12'35"	S 40°17'46" W	N 62°30'21" E
2	OUTLOT 2	116.58'	269.00'	N 30°08'50" E	115.67'	24°49'52"	N 17°43'54" E	N 42°33'46" E
3	OUTLOT 2	39.78'	43.50'	N 70°14'17" W	38.41'	52°23'42"	S 83°33'52" W	N 44°02'26" W
4		225.35'	183.00'	S 52°20'31" W	211.38'	70°33'15"	S 17°03'53" W	S 87°37'08" W
4A	LOT 4	52.81'	183.00'	S 25°19'53" W	52.62'	16°32'00"	S 17°03'53" W	S 33°35'54" W
4B	LOT 3	146.99'	183.00'	S 56°36'32" W	143.07'	46°01'16"	S 33°35'54" W	S 79°37'10 W
4C	LOT 2	25.55'	183.00'	S 83°37'09" W	25.53'	7°59'58"	S 79°37'10 W	S 87°37'08" W
5	OUTLOT 1	18.34'	15.00'	S 52°35'23" W	17.22'	70°03'29"	S 87°37'08" W	S 17°33'39" W
6	LOT 2	5.50'	3.50'	S 27°16'06" E	4.95	90°00'00"	S 72°16'06" E	S 17°43'54" W
7	LOT 2	61.94'	39.50'	S 62°39'03" W	55.78'	89°50'18"	S 17°43'54" W	N 72°25'48 W
8	OUTLOT 3	61.78'	65.50'	S 64°15'37" W	59.51'	54°02'19"	S 37°14'28" W	N 88°43'13" W
9	OUTLOT 3	59.24'	240.00'	N 24°38'30" E	59.09'	14°08'36"	N 17°34'12" E	N 31°42'48" E

VICINITY MAP
NW & SW 1/4 SECTION
FRACTIONAL 33-11-22



LEGEND

- • 1" IRON PIPE FOUND
- o 2"x18" IRON PIPE WEIGHING 3.65 LBS/FOOT SET.

INDIVIDUAL LOT/OUTLOT CORNERS, AS 3/4" X 18" REBAR WEIGHING 1.13 LBS/FOOT, SET.

RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
PORT WASHINGTON, WI
RECORDED ON
02/10/2022 01:50 Pm

WISCONSIN
J. SCOTT HENKEL
2495
PLYMOUTH, WI
LAND SURVEYOR
11/16/21

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified November 11, 2021

Department of Administration

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

REVISION 3 SEPT. 21, 2021
REVISION 2 JUNE 25, 2021
REVISION 1 JUNE 23, 2021

QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # BC-30-20.2 Date: 6/23/21

UNOFFICIAL COPY

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CURVE	LOT	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT IN	TANGENT OUT
10	LOT 8	18.85'	12.00'	N 63°34'31" E	16.97'	90°00'17"	N 17°54'13" E	S 72°25'31" E
11	LOT 11	38.68'	49.00'	S 41°58'48" W	37.63'	45°14'33"	S 63°54'08" W	S 17°19'31" W
12	LOT 11	71.54'	52.36'	S 36°18'13" W	66.10'	78°16'48"	S 12°58'07" E	S 65°18'41" W

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.(NAD27) THE WEST LINE OF SW 1/4 OF SECTION 33-11-22 BEARS NORTH 02°52'27" WEST.

SCALE 0 15 30 60

N

LEGEND

- ● 1" IRON PIPE FOUND
- ○ 2"x18" IRON PIPE WEIGHING 3.65 LBS/FOOT SET.

INDIVIDUAL LOT/OUTLOT CORNERS, AS 3/4" X 18" REBAR WEIGHING 1.13 LBS/FOOT. SET.

WISCONSIN
J. SCOTT HENKEL
2495
PLYMOUTH, WI
LAND SURVEYOR
11/14/21

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified November 11, 2021

Department of Administration

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

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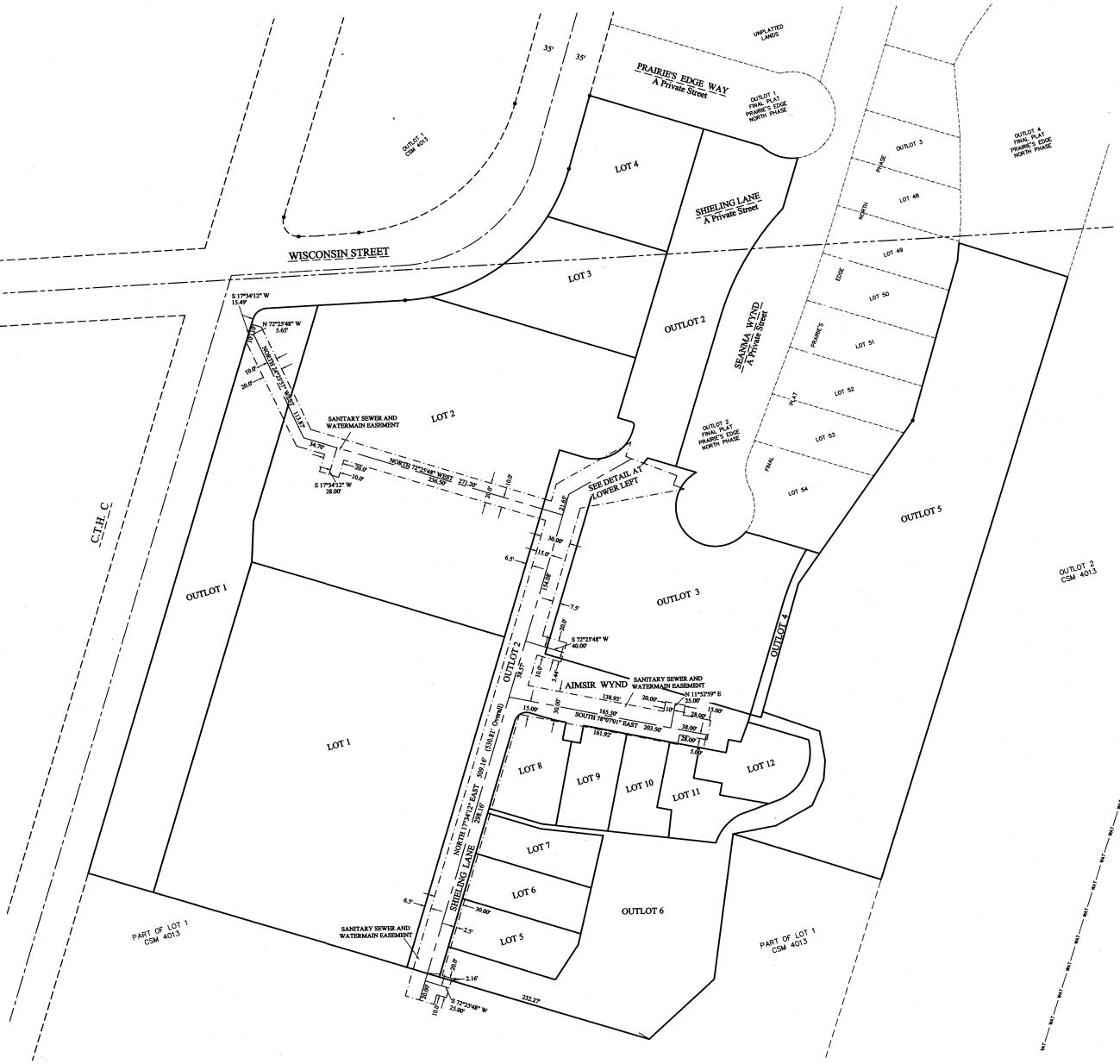
PROJECT # BC-30-20.2 Date: 6/23/21

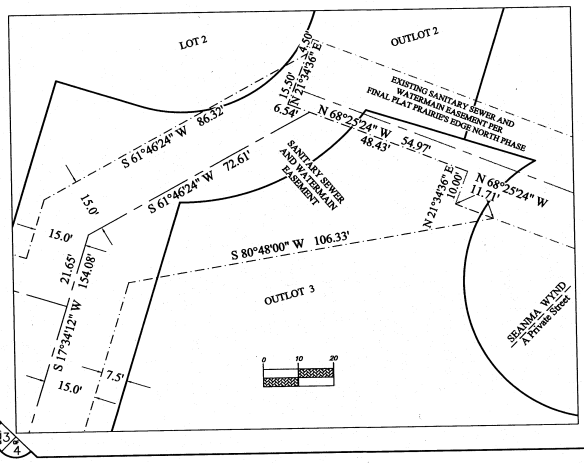
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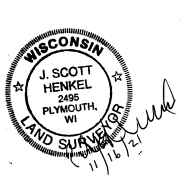
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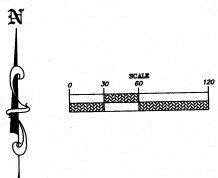
FINAL PLAT PRAIRIE'S EDGE CENTER PHASE

A DIVISION OF PART OF LOT 1 OF CERTIFIED SURVEY MAP 4013, BEING A PART OF GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 33, TOWNSHIP 11 NORTH, RANGE 22 EAST, CITY OF PORT WASHINGTON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.









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Certified November 11, 2021

Department of Administration

REVISION 3 SEPT. 21, 2021
REVISION 2 JUNE 25, 2021
REVISION 1 JUNE 23, 2021

QUAM ENGINEERING, LLC
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PROJECT # BC-30-20.2 Date: 6/23/21

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SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, BLACK CAP HALCYON, LLC:

PART OF LOT 1 OF CERTIFIED SURVEY MAP 4013, RECORDED AS DOCUMENT NO. 1059994, BEING A PART OF GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 33, TOWNSHIP 11 NORTH, RANGE 22 EAST, IN THE CITY OF PORT WASHINGTON, COUNTY OF OZAUKEE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 33;
THENCE NORTH 02°52'27" WEST, 1387.88 FEET, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4;
THENCE NORTH 87°31'05" EAST, 261.40 FEET, TO THE SOUTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP 4013;
THENCE CONTINUE NORTH 87°31'05" EAST, 800.00 FEET, ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 18°20'32" EAST, 661.70 FEET, ALONG THE EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE NORTH 18°20'32" EAST, 634.00 FEET, ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF OUTLOT 4 OF PRAIRIE'S EDGE;
THENCE NORTH 71°39'28" WEST, 114.55 FEET, ALONG THE SOUTH LINE OF SAID OUTLOT 4;
THENCE SOUTH 05°59'57" WEST, 18.03 FEET, ALONG THE EAST LINE OF PRAIRIE'S EDGE;
THENCE SOUTH 16°45'09" WEST, 166.34 FEET, ALONG THE EAST LINE OF PRAIRIE'S EDGE;
THENCE SOUTH 36°02'21" WEST, 162.79 FEET, TO THE SOUTHEAST CORNER OF LOT 54 OF PRAIRIE'S EDGE;
THENCE NORTH 72°23'36" WEST, 77.29 FEET, ALONG THE SOUTH LINE OF SAID LOT 54 TO THE EAST LINE OF SEANMHAIR LANE;
THENCE ALONG THE SOUTH LINE OF SEANMHAIR LANE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 139.40 FEET, WITH A RADIUS OF 39.50 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 38°35'56" WEST, 77.52 FEET;
THENCE NORTH 72°25'44" WEST, 21.34 FEET, ALONG THE SOUTH LINE OF SEANMHAIR LANE;
THENCE NORTH 17°43'54" EAST, 156.97 FEET, ALONG THE WEST LINE OF SEANMHAIR LANE;
THENCE ALONG THE WEST LINE OF SEANMHAIR LANE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 116.58 FEET, WITH A RADIUS OF 269.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 30°08'50" EAST, 115.67 FEET;
THENCE NORTH 42°33'46" EAST, 9.74 FEET, ALONG THE WEST LINER OF SEANMHAIR LANE;
THENCE NORTH 17°37'58" EAST, 52.76 FEET, ALONG THE WEST LINE OF SEANMHAIR LANE, TO THE SOUTH LINE OF PRAIRIE'S EDGE WAY;
THENCE ALONG THE SOUTH LINE OF PRAIRIE'S EDGE WAY BEING THE ARC OF A CURVE BEARING TO THE RIGHT 39.78 FEET, WITH A RADIUS OF 43.50 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 70°14'17" WEST, 38.41 FEET;
THENCE ALONG THE SOUTH LINE OF PRAIRIE'S EDGE WAY NORTH 72°29'43" WEST, 179.80 FEET, TO THE EAST LINE OF WISCONSIN STREET;
THENCE ALONG THE EAST LINE OF WISCONSIN STREET SOUTH 17°03'53" WEST, 76.46 FEET;
THENCE ALONG THE EAST LINE OF WISCONSIN STREET BEING THE ARC OF A CURVE BEARING TO THE RIGHT 225.35 FEET, WITH A RADIUS OF 183.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 52°50'31" WEST, 211.38 FEET;
THENCE ALONG THE SOUTH LINE OF WISCONSIN STREET SOUTH 87°37'08" WEST, 138.62 FEET;
THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT 18.34 FEET, WITH A RADIUS OF 15.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 52°15'23" WEST, 17.22 FEET, TO THE EAST LINE OF COUNTY HIGHWAY C;
THENCE ALONG SAID EAST LINE OF COUNTY HIGHWAY C SOUTH 17°33'39" WEST, 581.48 FEET;
THENCE SOUTH 72°25'48" EAST, 585.18 FEET;
THENCE NORTH 48°23'37" EAST, 89.01 FEET;
THENCE NORTH 08°36'35" EAST, 147.40 FEET;
THENCE SOUTH 71°39'28" EAST, 155.12 FEET, TO THE POINT OF BEGINNING;

CONTAINING 510,095 SQUARE FEET // 11.7101 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE CITY OF PORT WASHINGTON SUBDIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495

WISCONSIN J. SCOTT HENKEL 2495 PLYMOUTH. WI LAND SURVEYOR

OWNER'S CERTIFICATE

BLACK CAP HALCYON, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID COMPANY HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON.

BLACK CAP HALCYON, LLC DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

THE CITY OF PORT WASHINGTON
WISCONSIN DEPARTMENT OF ADMINISTRATION

IN WITNESS THEREOF, BLACK CAP HALCYON, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY Anthony D. Pilston, IT'S Manager, ON THIS 13TH DAY OF January, 2022.

BLACK CAP HALCYON, LLC

STATE OF WISCONSIN
:SS
Ozaukee COUNTY

PERSONALLY CAME BEFORE ME THIS 13th DAY OF January, 2022 Anthony D. Pilston, TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN — COMMISSION EXPIRES: 7/15/2025

NOTARY PUBLIC STATE OF WISCONSIN

COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THE PLAT OF **FINAL PLAT PRAIRIE'S EDGE CENTER PHASE** IN THE CITY OF PORT WASHINGTON IS HEREBY APPROVED BY THE COMMON COUNCIL.

ALL CONDITIONS HAVE BEEN MET AS OF THIS 2ND DAY OF August, 2021.

THEODORE NEITZKE IV, MAYOR, CITY OF PORT WASHINGTON

CITY TREASURER'S CERTIFICATE

I, JENNIFER CLARK, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF PORT WASHINGTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS 13 DAY OF January, 2022 ON ANY OF THE LANDS INCLUDED IN THE **FINAL PLAT PRAIRIE'S EDGE CENTER PHASE.**

1/13/2022
DATE

JENNIFER CLARK, CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

I, JOSHUA MORRISON, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF OZAUKEE COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS 10 DAY OF February, 2022, AFFECTING THE LAND INCLUDED IN THE **FINAL PLAT PRAIRIE'S EDGE CENTER PHASE.**

2-10-2022
DATE

JOSHUA MORRISON, COUNTY TREASURER

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified November 11, 2021
Department of Administration

QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # BC-30-20.2 Date: 6/23/21

REVISION 1 JUNE 23, 2021