PLAT OF SURVEY

LEGAL DESCRIPTION(S): (per tax records)
KNOWN AS: N88 W16731 & W16733 APPLETON AVE.
TAX KEY PIN: MNFV 0011-235

LOT 6, OF BLOCK 1, VILLAGE OF MENOMONEE FALLS ASSESSORS PLAT NO. 1, BEING A SUBDIVISION RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE ON THE 13TH DAY OF SEPTEMBER, 1994 IN VOL 47 OF PLATS ON PAGES 107 THRU 110 AS DOCUMENT #1993003 AND A PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, IN TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN;

NOTE: NO MARKED REGULAR OR HANDICAP PARKING SPACES ONSITE

SURVEYORS CERTIFICATE

"I HAVE SURVEYED THE ABOVE PROPERTY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY."

"THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF, AND TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP."

DATED THIS 28TH DAY OF DECEMBER, 2012 AT WALES, WI.

James R. Beaty, RLS 1834

WISCONSIN
JAMES R. BEATY
S-1834
WALES WI
LAND SURVEYOR

SUBJECT TO EASEMENTS OF RECORD. NO TITLE PROVIDED & NO EASEMENTS ARE SHOWN HEREON

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

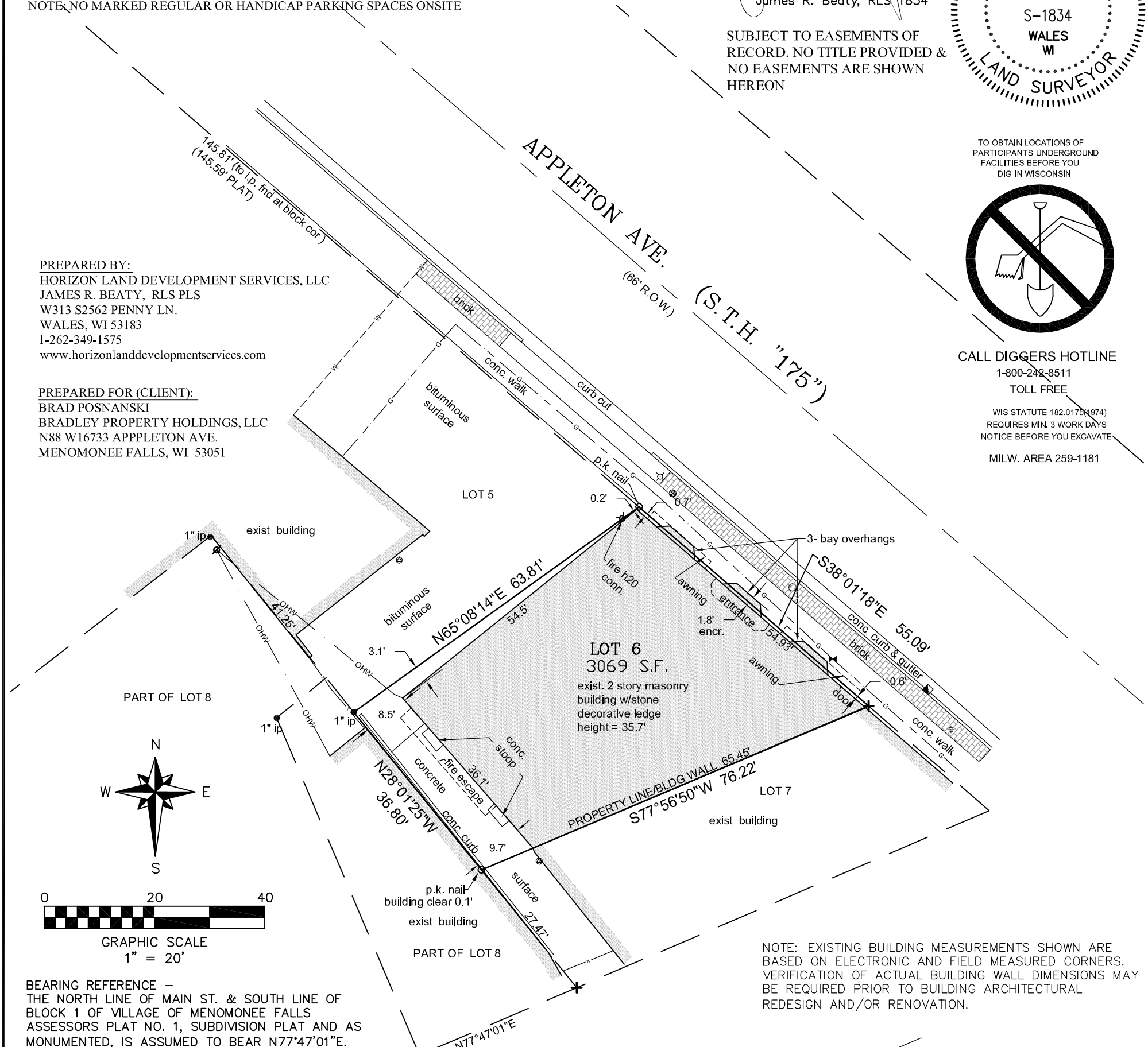
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

PREPARED BY:
HORIZON LAND DEVELOPMENT SERVICES, LLC
JAMES R. BEATY, RLS PLS
W313 S2562 PENNY LN.
WALES, WI 53183
1-262-349-1575
www.horizonlanddevelopmentservices.com

PREPARED FOR (CLIENT):
BRAD POSNANSKI
BRADLEY PROPERTY HOLDINGS, LLC
N88 W16733 APPPLETON AVE.
MENOMONEE FALLS, WI 53051



BEARING REFERENCE –
THE NORTH LINE OF MAIN ST. & SOUTH LINE OF BLOCK 1 OF VILLAGE OF MENOMONEE FALLS ASSESSORS PLAT NO. 1, SUBDIVISION PLAT AND AS MONUMENTED, IS ASSUMED TO BEAR N77°47'01"E.

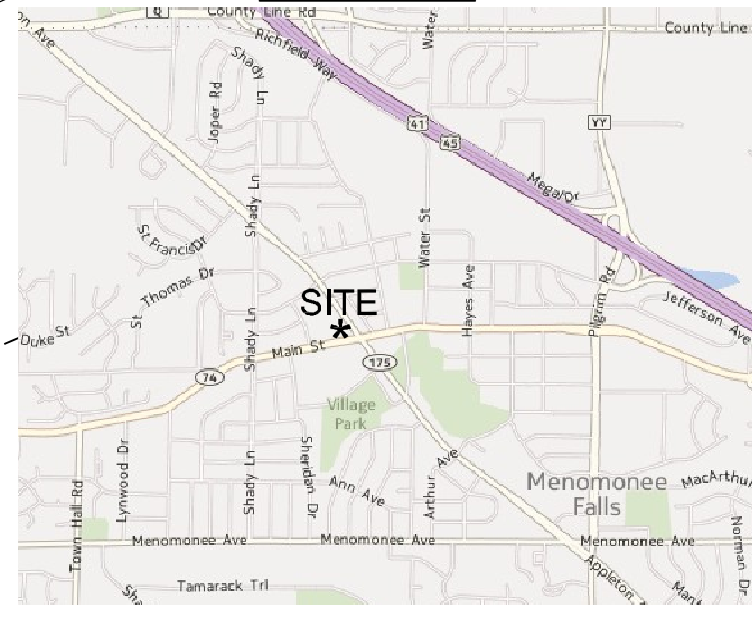
NOTE: EXISTING BUILDING MEASUREMENTS SHOWN ARE BASED ON ELECTRONIC AND FIELD MEASURED CORNERS. VERIFICATION OF ACTUAL BUILDING WALL DIMENSIONS MAY BE REQUIRED PRIOR TO BUILDING ARCHITECTURAL REDESIGN AND/OR RENOVATION.

LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- ⊕ OR ▪ 1/4 SECTION CORNER AS DESCRIBED
- ● 1" I.D. – (1.315O.D.) IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ○ 1" DIA. IRON PIPE, 18" LONG–SET (UNLESS OTHERWISE NOTED)
- + CROSS FOUND
- ⌖ TRAFFIC SIGNAL
- ⌀ POWER POLE
- ☼ LIGHT POLE
- ⋈ GAS VALVE
- ⍟ GAS METER
- ◪ SQUARE INLET
- ○ MISCELLANEOUS MANHOLE
- ⊗ WATER VALVE
- ⍱ HYDRANT
- —— —— —— W –WATERMAIN
- —————— G –MARKED GAS MAIN
- —————— E –MARKED ELECTRIC
- ——————OHW–OVERHEAD WIRES
- —————— T –MARKED TELEPHONE
- —————— TV–MARKED CABLE TV LINE
- —————— FO–MARKED FIBER OPTIC

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES, IF ANY, IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE".

VICINITY MAP



THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY