



DocId:8579231

Tx:4408234

1144576

RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
RECORDED ON
12/22/2022 11:11 AM
REC FEE: 50.00
TRANS FEE:
PAGES: 1
EXEMPT #:

Register of Deeds
Land Information Office & Property Description
121 W Main Street
Port Washington WI 53074
Ronald A Voigt
Register of Deeds

Subdivision X **Condominium** _____ **Transportation Plat** _____

Subdivision Name Final Plat Prairies Edge South Phase

Cabinet C.91A B **Sleeve** _____

Grantor Black Cap Halcyon LLC

Grantee Final Plat Prairies Edge South Phase

Section 33 **Town** 11 **Range** 22 **Quarter/Quarter** _____

Key # Prefix No-275

Assigned new Key #'s:

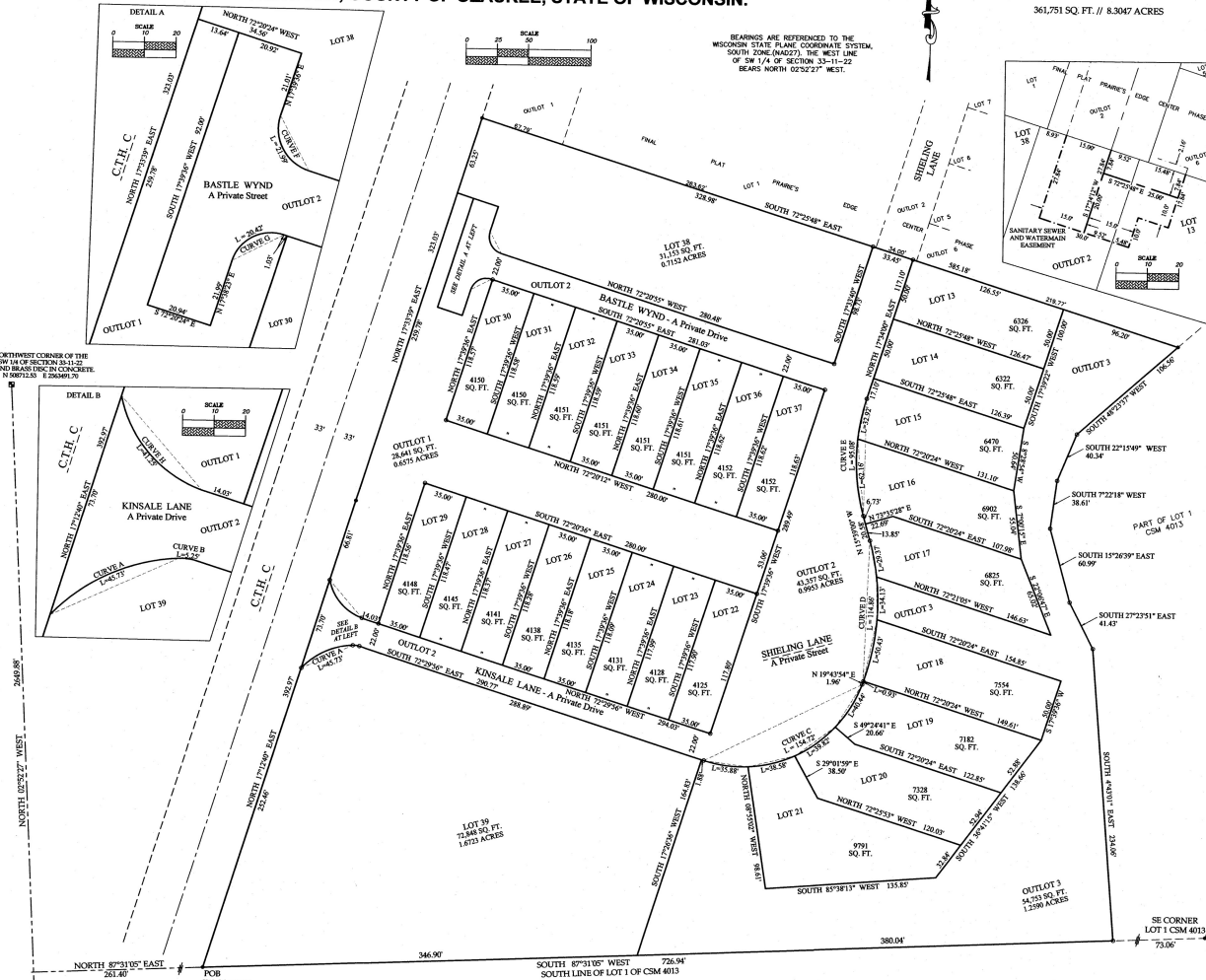
1144576

FINAL PLAT PRAIRIE'S EDGE SOUTH PHASE

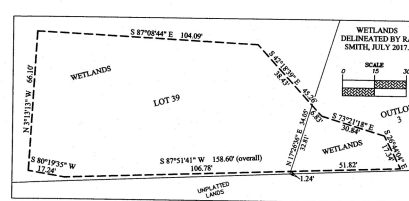
A DIVISION OF PART OF LOT 1 OF CERTIFIED SURVEY MAP 4013, BEING A PART OF GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 33, TOWNSHIP 11 NORTH, RANGE 22 EAST, CITY OF PORT WASHINGTON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

OWNER:
BLACK CAP HALLCON HOLDINGS, LLC
342 N. WATER STREET
SUITE 600
MILWAUKEE, WI 53202
361,751 SQ. FT. // 8.3047 ACRES

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE OF SW 1/4 OF SECTION 33-11-22 BEARS NORTH 02°32'27" WEST.



CURVE	LOT	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT IN	TANGENT OUT
A	39	45.73	60.00	N 65°33'18" E	44.63	43°40'15"	N 42°33'22" E	N 87°13'57" E
B	39	5.25	13.80	S 82°29'33" E	5.22	21°38'50"	N 89°40'50" E	S 72°48'05" E
C	OUTLOT 2	154.72	193.00	N 63°34'50" E	148.03	87°46'10"	S 72°29'56" E	N 19°23'56" E
D	OUTLOT 3	35.88	101.00	S 82°40'28" E	35.69	20°21'06"	S 72°29'56" E	N 87°08'58" E
E	39	39.82	101.00	N 54°12'33" E	38.30	21°52'11"	N 87°08'58" E	N 65°18'47" E
F	39	49.44	101.00	N 31°12'18" E	48.17	32°56'32"	N 42°40'28" E	N 19°43'54" E
G	OUTLOT 2	114.80	186.00	N 62°02'27" E	113.64	20°25'54"	N 19°43'54" E	N 19°39'00" E
H	39	8.93	186.00	N 19°35'18" E	8.93	00°17'13"	N 19°43'54" E	N 19°24'42" E
I	39	56.43	186.00	N 11°40'41" E	56.27	18°52'52"	N 19°24'42" E	N 3°54'40" E
J	OUTLOT 3	34.12	186.00	N 01°20'41" W	34.00	18°59'04"	N 3°54'40" E	N 19°24'42" E
K	39	28.27	186.00	N 11°07'33" W	28.34	09°02'54"	N 3°54'40" E	N 19°24'42" E
L	OUTLOT 2	85.48	186.00	N 07°57'30" E	83.70	33°13'00"	N 19°24'42" E	N 19°39'00" E
M	39	62.10	186.00	N 04°47'31" W	61.70	21°43'27"	N 19°39'00" E	N 03°57'57" E
N	39	32.97	186.00	N 11°48'59" E	32.84	11°38'53"	N 03°57'57" E	N 19°39'00" E
O	39	23.99	186.00	N 27°39'28" W	19.80	30°06'31"	N 19°39'00" E	N 19°39'00" E
P	OUTLOT 1	28.42	13.00	N 62°38'44" E	18.39	30°06'42"	N 11°07'33" W	S 72°29'56" E
Q	OUTLOT 1	41.25	40.00	N 40°43'17" W	39.45	59°05'34"	N 11°07'33" W	N 11°10'29" W



LEGEND

- 1" IRON PIPE FOUND
- 2" X 18" IRON PIPE WEIGHING 3.65 LBS/FOOT SET
- INDIVIDUAL LOT/OUTLOT CORNERS, AS 3/4" X 18" REBAR WEIGHING 1.13 LBS/FOOT SET.

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 December 8, 2022

Rene M. Dorek
Department of Administration

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

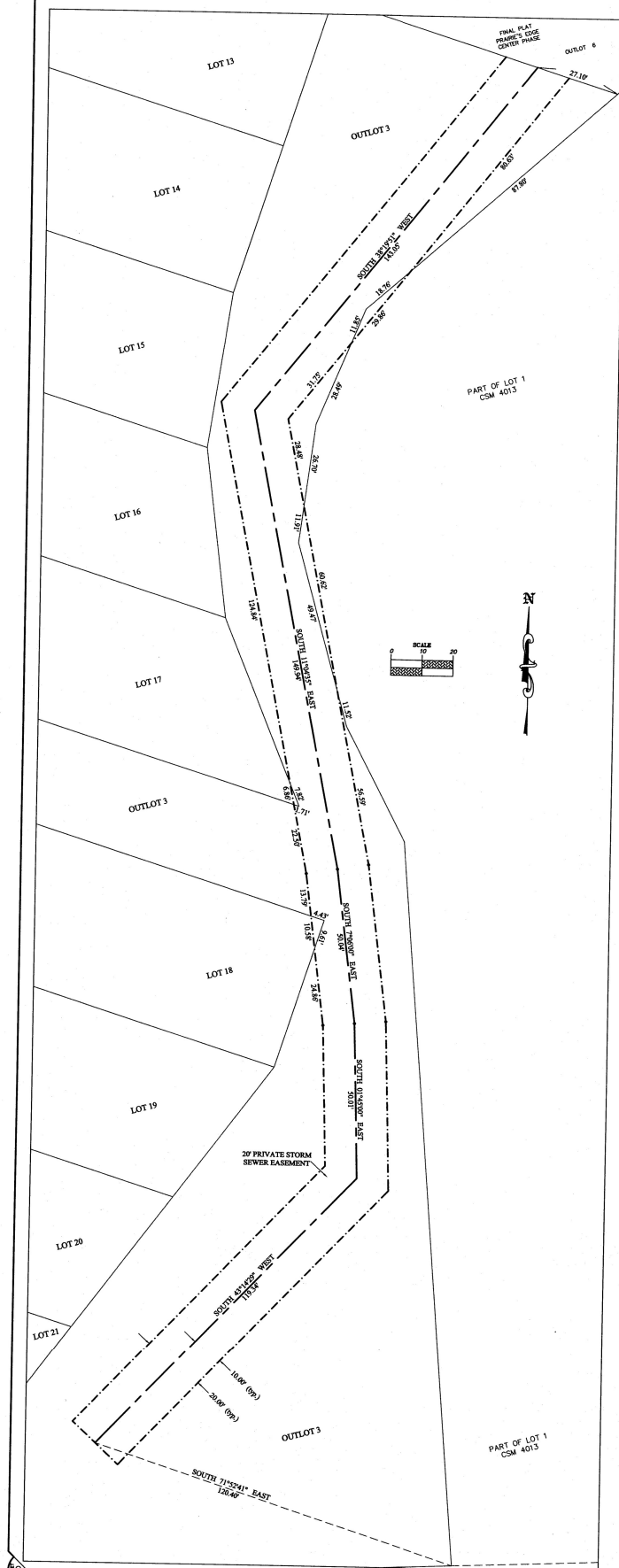
FN: BC-30-20.3 Date: 6/03/22



REVISY 10/18/22

FINAL PLAT PRAIRIE'S EDGE SOUTH 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.



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 SECTION 33;
THENCE NORTH 87°51'30" EAST, 261.0 FEET, TO THE SOUTHWEST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP 4013;
AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 17°12'40" EAST, 392.97 FEET, ALONG THE EAST LINE OF COUNTY TRUNK HIGHWAY C;
THENCE SOUTH 17°23'58" EAST, 323.03 FEET, ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF FINAL PLAT
PRAIRIE EDGE TRACT;
THENCE SOUTH 72°25'48" EAST, 585.18 FEET, ALONG THE SOUTH LINE OF SAID PRAIRIE'S EDGE CENTER PHASE TO THE
SOUTHEAST CORNER OF SAID CENTER PHASE;
THENCE SOUTH 48°23'37" WEST, 106.56 FEET;
THENCE SOUTH 22°15'49" WEST, 40.34 FEET;
THENCE SOUTH 07°22'18" WEST, 36.61 FEET;
THENCE SOUTH 15°26'39" EAST, 60.99 FEET;
THENCE SOUTH 27°23'11" EAST, 41.43 FEET;
THENCE SOUTH 04°43'01" WEST, 234.06 FEET, TO THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP 4013;
THENCE SOUTH 87°31'05" WEST, 726.94 FEET, ALONG SAID SOUTH LINE OF LOT 1 TO THE POINT OF BEGINNING.

CONTAINING 361,751 SQUARE FEET // 8.3047 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.

RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
PORT WASHINGTON, WI

RECORDED ON
12/22/2022 11:11 AM

R. A. Vajit

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 WHEREOF, BLACK CAP HALCYON, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY

Anthony D Polston IT'S MANAGER ON THIS 20 DAY OF December, 2022.

BLACK CAP HALCYON, LLC

STATE OF WISCONSIN
)
) ss.:

PERSONALLY CAME BEFORE ME THIS 20th DAY OF December, 2022, Anthony D. Polston
TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

A circular notary seal for Ronald Westerberg, a Notary Public in the State of Wisconsin. The seal features the text "RONALD WESTERBERG" around the top inner edge, "NOTARY PUBLIC" in the center, and "STATE OF WISCONSIN" around the bottom inner edge. The seal is stamped in black ink.

MY COMMISSION EXPIRES: 7-15-2025

COMMON COUNCIL APPROVAL CERTIFICATE

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

ALL CONDITIONS HAVE BEEN MET AS OF THIS 1st DAY OF NOVEMBER, 202 2

THEODORE NEITZKE IV, MAYOR, CITY OF PORT WASHINGTON

CITY TREASURER'S CERTIFICATE

1. JEFFERY 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 21 DAY OF December, 202 2 ON ANY OF THE LANDS INCLUDED IN THE FINAL PLAT PRAIRIE'S EDGE SOUTH PHASE.

DATE 12/21/22 JENNIFER CLARK, CITY TREASURER
MILL EMANUEL

COUNTY TREASURER'S CERTIFICATE

I, Sandra Tretow, 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 22nd DAY OF December, 2022, AFFECTING THE LAND INCLUDED IN THE FINAL PLAT PRAIRIE'S EDGE SOUTH PHASE.

DATE 12-22-2022 Josua Tretow
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 December 8, 2022

Renée M. Ponke
Department of Administration



PSF

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: BC-30-20.3 Date: 6/03/22