

PLAT OF SURVEY

Known as 1131 West Forest Home Avenue and 6858 South 112th Street, in the City of Franklin, Milwaukee County, Wisconsin.

PARCEL	ADDRESS	ZONING	MASTER LAND USE DISTRICT DESIGNATION	EXISTING USE	PROPOSED USE	AREA (S.F.)	AREA (AC.)
Parcel I	11311 West Forest Home Avenue	M-1	Industrial	Manufacturing	Manufacturing	544,187	12.4929
Parcel II	None	R-3	Areas of Natural Resource features & water	Stormwater & wetland	Stormwater & wetland	189,123	4.3416
Parcel III	6858 South 112th Street	M-1	Industrial	Manufacturing	Manufacturing	32,140	0.7378
TOTAL AREA						765,450	17.5723



Parcel I:
All of Outlot A of Block 1, all of Lot 9 and 10 of Block 2; and vacated 112th Street of the North Cape Industrial Park, and part of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East, more fully described as follows: Beginning at the Northeast corner of Lot 9, Block 2 of the North Cape Industrial Park as platted; thence South 00 degrees 24'00" East, along the Easterly line of said North Cape Industrial Park and Westerly line of Block 8, North Cape Estate Addition and as extended, 598.15 feet to a point being on the North line of the Southernly 50 acres of said 1/4 Section; thence North 88 degrees 37'56" West, along said North line, 1035.79 feet to a point on the Easterly right of way line of West Forest Home Avenue; thence North 15 degrees 39' 13" East, along said Easterly right of way line, 582.97 feet to a point being at the Southwesterly corner of the North Cape Industrial Park as platted; thence South 87 degrees 19'58" East, along said Southernly plat line, 453.13 feet to a point being at the Northeast corner of Outlot A of said Block 1, said point being on the Westerly right of way line of South 112th Street; thence South 89 degrees 31'52" East, 60.15 feet to a point on the Easterly right of way line of South 112th Street; said point being at the Northwest corner of the South 1/2 of said Lot 9, Block 2; thence North 5 degrees 44' 23" East, along the Easterly right of way line of South 112th Street, 47.10 feet to the Northeast corner of Lot 9, Block 2, as platted; thence South 88 degrees 30'10" East, along the North line of said Lot 9, 346.90 feet to the place of beginning. Said land being in the City of Franklin, County of Franklin, State of Wisconsin.

Parcel II:
Outlot 2 of Certified Survey Map No. 6596 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on November 13, 1998 in Reel 4436, of Certified Survey Maps, at Images 960-962, as Document No. 7633685, being part of the being a revision of Parcels 1 and 2 of Certified Survey Map No. 5972, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East. Said land being in the City of Franklin, County of Milwaukee, State of Wisconsin.

Parcel III:
Lot 8, Block 2, North Cape Industrial Park, being a Subdivision of a part of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East. Said land being in the City of Franklin, County of Milwaukee, State of Wisconsin.

Parcel IV:
Outlot 1 of Certified Survey Map No. 6596 recorded in the office of the Register of Deeds for Milwaukee County, Wisconsin, on November 13, 1998 in Reel 4436, of Certified Survey Maps, at Images 960-962, as Document No. 7633685, being part of the being a revision of Parcels 1 and 2 of Certified Survey Map No. 5972, being a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East. Said land being in the City of Franklin, County of Milwaukee, State of Wisconsin.

Mets & Bounds description of land
Outlot 2 of Certified Survey Map No. 6596, Outlot A of Block 1, Lot 8, Lot 9 & Lot 10 of Block 2, vacated 112th Street adjoining Outlot A of Block 1 & Lot 10 & the South 1/2 of Lot 9 of Block 2 in North Cape Industrial Park and Lands, all being a part of the Southeast 1/4 of Section 6, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said 1/4 Section; thence North 88° 41' 23" West along the South line of said 1/4 Section a distance of 980.85 feet to a point; thence North 00° 23' 49" West 379.59 feet to the Northeast corner of Outlot 1 of Certified Survey Map No. 6596 and the point of beginning of lands to be described; thence North 88° 41' 23" West 419.09 feet to a point in the East line of Certified Survey Map No. 3594; thence North 01° 01' 18" West along said East line 449.25 feet to a point; thence North 88° 37' 29" West along the North line of said Certified Survey Map No. 3594 and its westerly extension 550.86 feet to a point in the Easterly line of West Forest Home Avenue; thence North 10° 30' 58" East along said Easterly line 563.15 feet to a point in the West extension of the South line of Lot 8, Block 1, in North Cape Industrial Park; thence South 87° 18' 22" East along said line 453.13 feet to a point in the West line of South 112th Street; thence South 88° 14' 03" East along the South end of South 112th Street 60.15 feet to a point; thence North 05° 46' 05" East along the East line of said South 112th Street 141.31 feet to a point; thence South 88° 28' 34" East along the South line of Lot 7, Block 2 of North Cape Industrial Park 337.03 feet to the West line of Block 8, in North Cape Industrial Park; thence South 00° 24' 13" East along said West line 652.16 feet to a point; thence North 88° 37' 29" West along the North line of Parcel 1, Certified Survey Map No. 4319 a distance of 60.92 feet to a point; thence South 00° 23' 49" East along the West line of said Parcel 1 a distance of 448.60 feet to the point of beginning.

Containing 765,450 square feet or 17,5723 acres.
November 29, 2018
FHCC, LLC
New title commitment
Comments
Survey No. 167727-RMK
Revision No. 1-RMK
Revision No. 2-RMK

Notes:
Bearings are based on the South line of the Southeast 1/4 of Section 6-5-21, which is assumed to bear North 89°41'23" West.
Wetlands delineated by R.A. Smith, Inc., on October 8, 2018 as Project No. 3180455
This survey was prepared based on Knight Berry Title Inc. and underwritten by Stewart Title Guaranty Company title commitment number 1004898, effective date of December 12, 2018, last revised 1/9/19.

GRAPHIC SCALE
0 25 50 100
IN FEET

LEGEND

- BOLLARD
- ⊕ SOIL BORING/MONITORING WELL
- ⊕ FLAGPOLE
- ⊕ MAILBOX
- ⊕ SIGN
- ⊕ AIR CONDITIONER
- ⊕ CONTROL BOX
- ⊕ TRAFFIC SIGNAL
- ⊕ CABLE PEDESTAL
- ⊕ POWER POLE
- ⊕ GUY POLE
- ⊕ GUY WIRE
- ⊕ LIGHT POLE
- ⊕ SPOT/MARK/PEDESTAL LIGHT
- ⊕ HANDICAPPED PARKING
- ⊕ GAS METER
- ⊕ GAS WARNING SIGN
- ⊕ STORM MANHOLE
- ⊕ ROUND INLET
- ⊕ SQUARE INLET
- ⊕ STORM SEWER END SECTION
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEARDOUT OR SEPTIC VENT
- ⊕ SANITARY INTERCEPTOR MANHOLE
- ⊕ MISCELLANEOUS MANHOLE
- ⊕ IRRIGATION CONTROL BOX
- ⊕ WATER VALVE
- ⊕ HYDRANT
- ⊕ WATER SERVICE CURB STOP
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER SURFACE
- ⊕ WETLANDS FLAG
- ⊕ MARSH
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ⊕ SHRUB
- ⊕ EDGE OF TREES
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- BURIED ELEC. SERV.
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- ⊕ INDICATES EXISTING
- ⊕ CONTOUR ELEVATION
- ⊕ INDICATES EXISTING SPOT ELEVATION

DIAGNOSIS HOTLINE WAS NOT CALLED FOR THIS PROPERTY

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY, WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.

JOHN P. CASUCCI
PROFESSIONAL WISCONSIN LAND SURVEYOR S-2055

C.T.H. "BB"
WEST RAWSON AVENUE
VARIABLE WIDTH PUBLIC R.O.W.

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-9938
(262) 781-1000
rasmith.com