

CONDOMINIUM PLAT OF  
FHCC CONDOMINIUM,  
an EXPANDABLE CONDOMINIUM

City of Franklin, Milwaukee County, WI.

Description of land included in this Condominium Plat

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 16° 36' 58" East along said Easterly line 583.15 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 in the West line of Block 8, in North Cape Industrial Park; thence South 00° 24' 13" East along said West line 692.16 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.

NOTES:

1. Common elements are all areas within the Condominium and outside of the units.
2. Refer to section 3.3 of the original Declaration of Condominium for descriptions of the Limited Common Elements.
3. The declarant has the sole right to determine the location, size, quality and other similar features of the expansion units.
4. This plat will be subject to recorded easements.

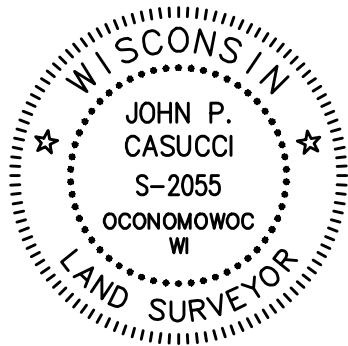
LCE = Limited Common Element - refer to the Declaration of Condominium for a complete list of the Limited Common Elements.

I, John P. Casucci, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the buildings and improvements constructed or to be constructed upon the property.

This Condominium plat is a correct representation of CONDOMINIUM PLAT OF FHCC CONDOMINIUM, AN EXPANDABLE CONDOMINIUM as proposed at the date hereof, and the identification and proposed location of each unit and the Common Elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the diagrammatic floor plans of the Condominium building(s) and units contained in the plat and the approximate dimensions and floor areas thereof.

*John P. Casucci*  
John P. Casucci, PLS, S-2055

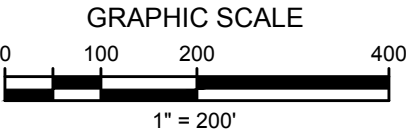
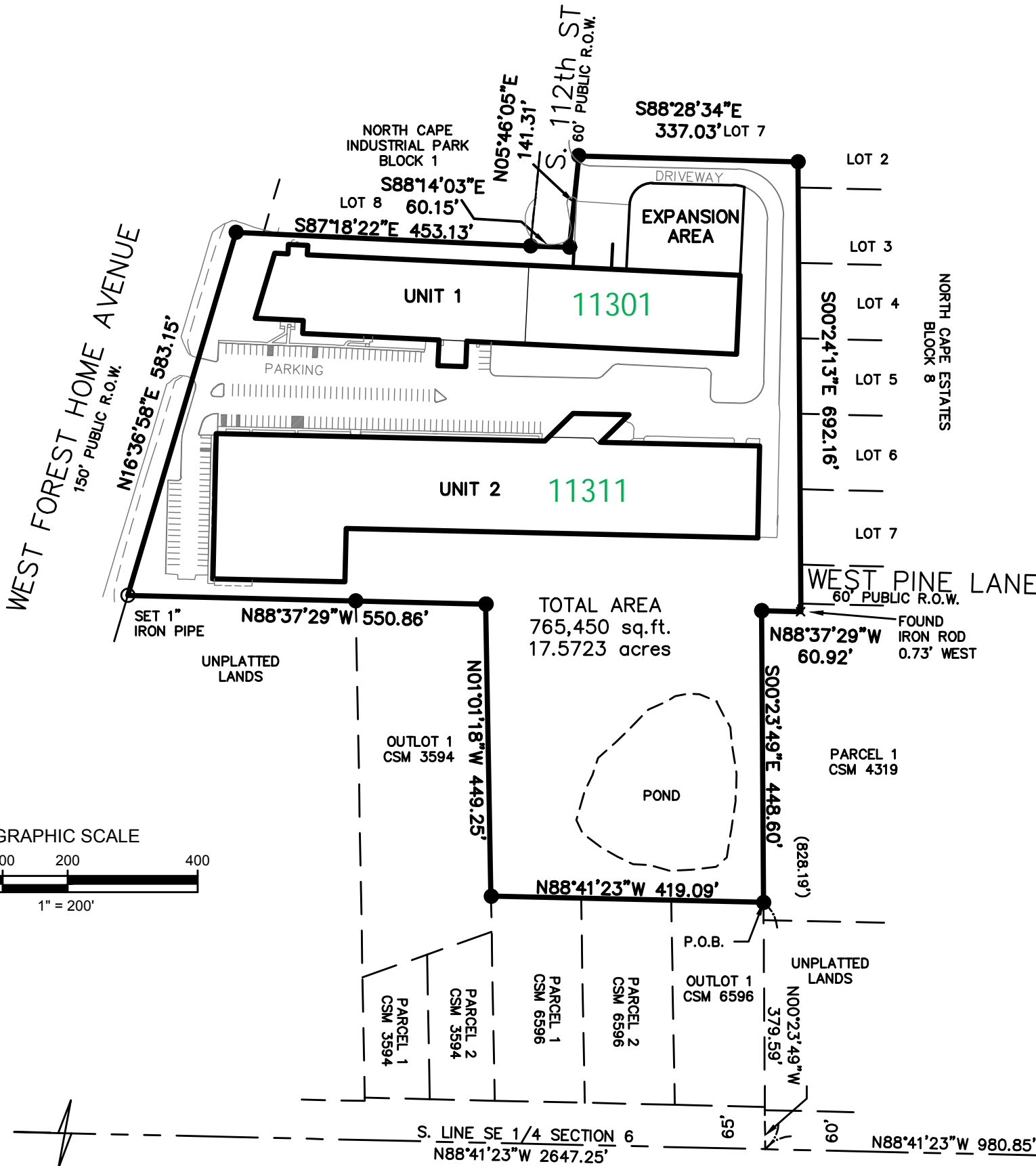
6/10/2019  
DATE



**raSmith**  
CREATIVITY BEYOND ENGINEERING

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SHEET 1 OF 3 SHEETS



SW COR OF  
SE 1/4 OF  
SEC. 6-5-21  
FOUND BRASS  
CAP MONUMENT

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

P.O.C.  
SE COR OF  
SE 1/4 OF  
SEC. 6-5-21  
FOUND BRASS  
CAP MONUMENT

EXPANSION AREA

That area above the surface of the following land:

Part of Lots 8 & 9, Block 2, North Cape Industrial Park, 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:

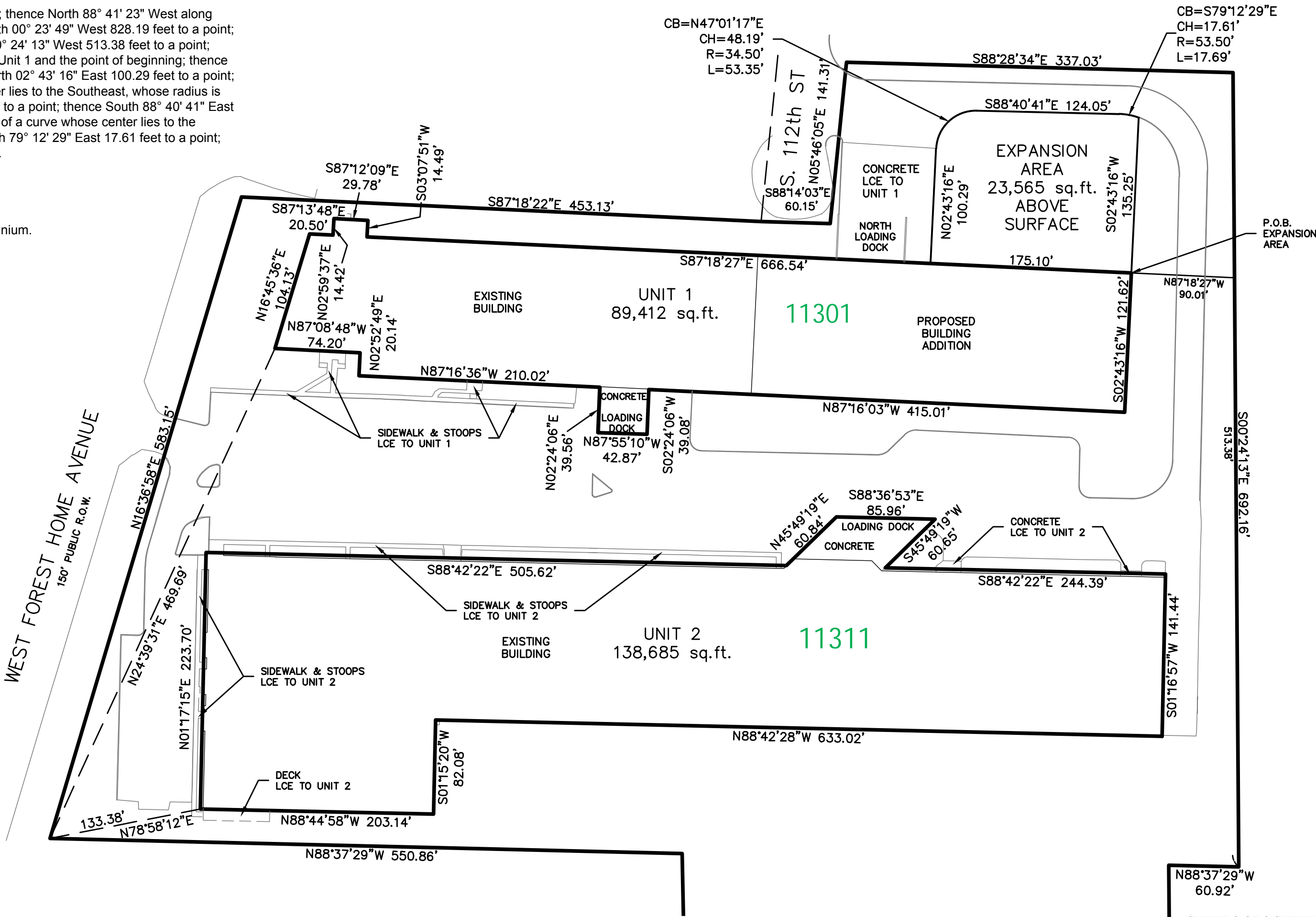
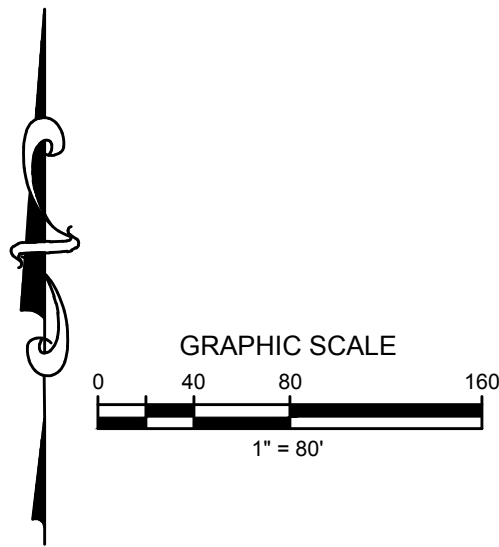
Commencing at the Southeast corner of said Southeast 1/4 Section; thence North 88° 41' 23" West along the South line of said 1/4 Section 980.85 feet to a point; thence North 00° 23' 49" West 828.19 feet to a point; thence South 88° 37' 29" East 60.92 feet to a point; thence North 00° 24' 13" West 513.38 feet to a point; thence North 87° 18' 27" West 90.01 feet to the Northeast corner of Unit 1 and the point of beginning; thence continuing North 87° 18' 27" West 175.10 feet to a point; thence North 02° 43' 16" East 100.29 feet to a point; thence Northeasterly 53.35 feet along a arc of a curve whose center lies to the Southeast, whose radius is 34.50 feet and whose chord bears North 47° 01' 17" East 48.19 feet to a point; thence South 88° 40' 41" East 124.05 feet to a point; thence Southeasterly 17.69 feet along an arc of a curve whose center lies to the Southwest, whose radius is 53.50 feet and whose chord bears South 79° 12' 29" East 17.61 feet to a point; thence South 02° 43' 16" West 135.25 feet to the point of beginning.

Said land contains 23,565 sq.ft.

Note:  
The surface & subsurface of the Expansion Area are in the condominium.

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# 11301 Possible Future Expansion

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