PLAT OF SURVEY WITH TOPOGRAPHIC DATA Known as 138 North Orchard Street, in the Village of Theinsville, Ozaukee County, Wisconsin. PARCEL 1: Lot One (1) of Certified Survey Map No. 3941, recorded on July 22, 2015 in the office of the Register of Deeds for Ozaukee County, Wisconsin, as Document No. 1021127, being part of Lots 18 and 20 and part of Lot 22, Block 6 of the Assessor's Plat of the Village of Thiensville, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin. PARCEL 2: PAMELA J PRICE PART OF LOT 22 BLOCK 6 That part of Lot Twenty-two (22) in Block Six (6) in Assessor's Plat of the Village of Thiensville, in MARKED MICHAEL R KASKE the East one-half (1/2) of the Northeast one-quarter (1/4) of Section Twenty-two (22) in Township LOT 14 VILLAGE HEIGHTS Nine (9) North, Range Twenty-one (21) East, bounded and described as follows: ASSESSOR'S PLAT OF 96.25 LANDSCAPED 99 11 22 THE VILLAGE OF Commencing at a point 599.12 feet East of the West line of the East 1/2 of, and 1208.50 feet N88*53'36"E 143.77' 697.87 North of the South line of said 1/4 Section thence East on a line parallel to the South line of said N88*53'36"E 110.00 1/4 Section 110.00 feet to a point; thence North 0 degrees 05 minutes West on a line 90.00 feet to a point; thence West on a line parallel to the South line of said 1/4 Section 110.00 feet to a ×_{692.}692 point; thence South 0 degrees 05 minutes East on a line 90.00 feet to the point of beginning. 69 PARCEL 3: The South Sixty-Eight (68) feet of Lot 15 and all of Lots 16 and 17 in Block 2 in Village Heights, being a Subdivision of Lot Twenty-two (22) Block 6, Assessor's Plat of the Village of Thiensville, in the Northeast one-quarter (1/4) of Section 22 in Township 9 North, Range 21 East. 0.2272 AC. NO BUILDINGS EXIST ON THE SURVEYED PROPERTY PARCEL 4: That part of Lot Twenty-two (22) in Block Six (6) in Assessor's Plat of the Village of Thiensville, in PART OF LOT 22 BLOCK 6 ASSESSOR'S PLAT OF THE VILLAGE OF THIENSVILLE the East one-half (1/2) of the Northeast one-quarter (1/4) of Section Twenty-two (22) in Township Nine (9) North, Range Twenty-one (21) East. (Title commitment not provided.) STORY FRAME (WEST 144.79') N<u>88'53</u>'3<u>6"E</u> 14<u>3.77'</u> BENCHMARK: N. FLANGE BOLT ON Survey No. 167075-KAC Prepared for: Devo Properties RIM 694.77 - N.686.14 GARAGE DISCHARGE HYD., ELEV.=701.94' ×[©] S.685.97 SET MAG NAIL S88*53'36"W 110.00' (EAST) 695.65 599.12' EAST OF WEST LINE OF EAST 1/2 & 1208.5' NORTH OF STEVEN W SCOTT PART OF LOT 22 BLOCK 6 SOUTH LINE OF SAID 1/4 SECTION A. Basis of Bearings 1-STORY ASSESSOR'S PLAT OF Bearings are based on the East line of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, FRAME 695.75 which is assumed to bear North 01°08'27" West. HOUSE THIENSVILLE PARCEL 3 DOOR SI 697.86 LOT 16 32,937 S.F. 0.7561 AC. B. Title Commitment This survey was prepared based on First American Title Insurance Company title commitment number 697.14 NCS-845680-MKE, effective date of April 10, 2017, which lists the following easements and/or restrictions 700.43 1-STORY FRAME GARAGE PARCEL 4 696.07 from schedule B-II: 0.2273 AC. PART OF LOT 22 BLOCK 6 (WEST 144.40') 1-3, 8, 10. Visible evidence shown, if any ASSESSOR'S PLAT OF THE 6.98 VILLAGE OF THIENSVILLE 4-7, 9, 15, 16. Not survey related. ASPHALT 11. Obligations, if any, under the Village Heights Well Co-Operative as set forth in Article of Incorporation N88*53'36"E FOUND 1 FOUND 1" PIPE RIM 699.38 recorded on September 25, 1951, in Volume 6 of Incorporations, Page 169, as Document No. 147071. 4"N.696.34 💮 Affects Parcel 3 by location - General in nature, cannot be plotted. [>]110.00' 12"S.696.18 ඊ 696.28 12. Easements and reservations as set forth on Certified Survey Map No. 3941 recorded as Document No. 1021127. Affects site by location - General in nature, cannot be plotted, No easements or restrictions LOT 17 699.91 × 13. Rights of property owners adjacent on the east as to that portion of the Land lying between the lot line 697.62 X LANDSCAPED and the fence line as shown on Certified Survey Map No. 3941 recorded as Document No. 1021127. Affects site by location - Fence shown. (WEST 144.00') N88°53'36"E 143.77' 14. Distribution Easement Overhead and Underground granted to Wisconsin Electric Power Company NBE NBE d/b/a We Energies in instrument dated August 28, 2015 and recorded on December 1, 2015, as ASPHALT Document No. 1026891. Affects site by location - Shown. C. Flood Note DAVID P MICHALSKI RIM 696.51 According to flood insurance rate map of the Village of Thiensville, community panel number LOT 1 CSM 2311 12"W.696.51 55089C0251F, effective date of December 4, 2007, this site falls in zone X (areas determined to be DOOR SILL-700.46 outside the 0.2% annual chance floodplain) 701.12 HT. 17.9' D. Parking Spaces There are 33 regular and 2 handicapped parking spaces marked on this site. -696 695.88 12"E 695.82 12"W 695.87 12"N 695.77 TOTAL AREA 117,793 sq.ft. 2.7042 acres E. Municipal Zoning A zoning report was not provided for this survey. 694 DOOR SILL 34.4' 693.98 Elevations refer to NGVD of 1929 METAL SHED ANDSCAPE 693.65 ASPHALT RTH NO1:1 **K**⊲DOMNSPOUT 693.26 × PARCEL 1 LOT 1 65,055 S.F. CSM 3941 1.4935 AC. DOWNSPOUT BGNRLLC LOT 2 CSM 2311 EDGE OF ASPH. AT BOARD #138 FENCE 2—STORY STONE & BRICK BUILDING CHAIN LINK FENCE DOWNSPOUT 0.3 DOOR SIL S DOWNSPOUT 🔄 N - CONC SWALE 700.84 × FOUND STONE MON. LEANING 0.19' E. π 6"CAPPED N.691.70 —sto-(TOP OF PIPE) 6"S.692.00 OWNSPOUTRIM 692.36 **VICINITY MAP** BENCHMARK: N. FLANGE BOLT ON 701 12"N.688.61 CONCRETE NOT TO SCALE 6"W.688.66 HYD., ELEV.=703.98' 12"S.688.46 🖸 SHAWN P OSOWSKI LOT 19 BLOCK 6 ASSESSOR'S PLAT OF RIM 694.61 DEBRIS FILLED LEGEND 693.23 ASPHALT () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL ◆ OR ■ SECTION OR 1/4 SECTION CORNER AS DÉSCRIBED RIM 701.09 12"E.693.84 • 1" DIA. IRON PIPE FOUND 0000 (UNLESS OTHERWISE NOTED) MARKED ELEC., O 1" DIA. IRON PIPE. 18" LONG-SET (UNLESS OTHERWISE NOTED) O BOLLARD ♣ SOIL BORING/MONITORING WELL FLAGPOLE MAILBOX - SIGN -- BILLBOARD A AIR CONDITIONER ☐ CONTROL BOX 中 TRAFFIC SIGNAL Y RAILROAD CROSSING SIGNAL C CABLE PEDESTAL Ø POWER POLE K GUY POLE **T GUY WIRE** BRIAN D ODEJA X LIGHT POLE LOT 2 CSM 3941 ➤ SPOT/YARD/PEDESTAL LIGHT & HANDICAPPED PARKING © ELECTRIC MANHOLE E ELECTRIC PEDESTAL R ELECTRIC TRANSFORMER NE COR. OF NE TELEPHONE MANHOLE 1/4 SEC. 22-9-21, FOUND CONC. MON. TELEPHONE PEDESTAL FO MARKED FIBER OPTIC W/ALUM. CAP CONCRETE WALL 0.1' EAST ₩ GAS VALVE SET CHISELED GAS METER S88*53'36"W 158.89' GAS WARNING SIGN STORM MANHOLE ROUND INLET 31 **88°53°36"W 143.77'**RIM 695.79 SQUARE INLET RIM 702.51 W.687.44 ASPHALT S SANITARY MANHOLE S88*53'36"W 551.86' N.689.31 ♦ SANITARY CLEANOUT OR SEPTIC VENT SANITARY INTERCEPTOR MANHOLE RIM 702.29 12"E.695.84 ⊗ WATER VALVE 690.98 ىٰ 12"N.69\$.89 **Y** HYDRANT 700.82 **50' PUBLIC R.O.W.** 698.36 697.48 RIM 693.87 12"W.695.99 <mark>현</mark> © WATER SERVICE CURB STOP 12"S.696.49 15"E.685.67 **BUNTROCK AVENUE** 12"W.685.67 ₩ELL WATER SURFACE 702.69 12"N.685.77 ♦ WETLANDS FLAG ★ CONIFEROUS TREE DECIDUOUS TREE SHRUB -EDGE OF TREES - s -SANITARY SEWER -STO-STORM SEWER - w -WATERMAIN - G-MARKED GAS MAIN - E -MARKED ELECTRIC -OHW-OVERHEAD WIRES I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my – в –BUREAU ELEC. SERV. STARTING BENCHMARK: T - MARKED TELEPHONE professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code. SE COR. OF NE 1/4 SEC. 22-9-21, FOUND **GRAPHIC SCALE** TV-MARKED CABLE TV LINE FO-MARKED FIBER OPTIC CONC. MON. W/BRASS INDICATES EXISTING CONTOUR ELEVATION CAP, ELEV.=657.93' (WITNESS MONUMENT) (IN FEET) × 780.55 JOHN P. CASUCCI PROFESSIONAL WISCONSIN LAND SURVEYOR S-2055 DIGGERS HOTLINE NO. 20181815012

S-2055 OCONOMOWOC

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THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS

BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFOR-

MATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE

WITHOUT FURTHER VERIFICATION.

SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON

SHEET 1 OF 1

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