

PRAIRIE'S EDGE SUBDIVISION PHASE 2

A division of Outlot 3 of Prairie's Edge Subdivision, being a part of Government Lots 2 and 3 of Fractional Section 33, Town 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin.

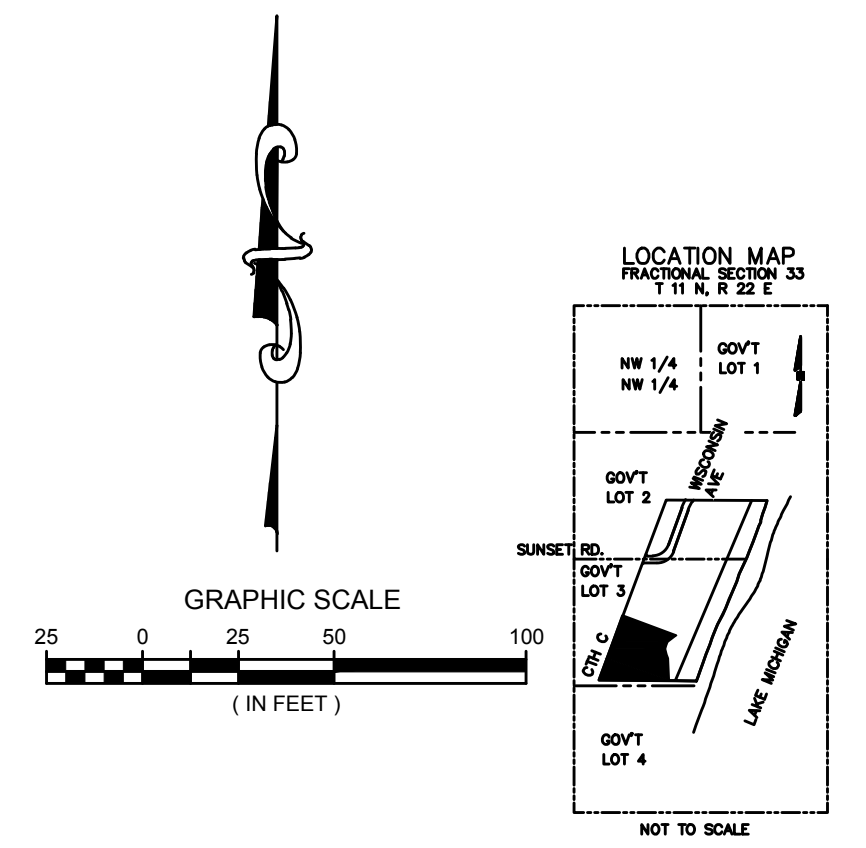
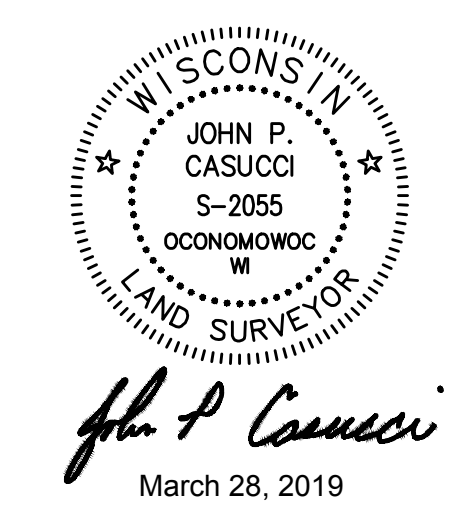
Surveyor & Engineer
R.A. Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI., 53066
ph. 262-781-1000

Owner/Developer
Black Cap Halcyon Holdings, LLC
342 North Water Street
Milwaukee, WI., 53202
ph. 414-331-7438

Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C1	32.92	164.00	S11°48'58"W	32.86	S17°34'00"W	S06°03'56"W	11°30'04"
C2	62.16	164.00	S04°47'32"E	61.79	S06°03'56"W	S15°39'00"E	21°42'56"
C3	29.37	186.00	S11°07'33"E	29.34	S15°39'00"E	S06°36'06"E	09°02'54"
C4	34.13	186.00	S01°20'43"E	34.08	S06°36'06"E	S03°54'39"W	10°30'45"
C5	50.43	186.00	S11°40'40"W	50.27	S03°54'39"W	S19°26'42"W	15°32'02"
C6	0.93	186.00	N19°35'18"E	0.93	N19°43'54"E	N19°26'42"E	00°17'12"
C7	40.43	101.00	N31°11'55"E	40.16	N42°39'56"E	N19°43'54"E	22°56'02"
C8	39.82	101.00	N53°57'36"E	39.56	N65°15'17"E	N42°39'56"E	22°35'21"
C9	38.59	101.00	N76°12'05"E	38.36	N87°08'54"E	N65°15'17"E	21°53'37"
C10	33.88	101.00	S83°14'29"E	33.72	S73°37'51"E	N87°08'54"E	19°13'15"
C11	152.72	101.00	S63°03'01"W	138.58	S19°43'54"W	N73°37'51"W	86°38'15"
C12	21.99	14.00	N27°20'39"W	19.80	N72°20'55"W	N17°39'36"E	90°00'31"
C13	20.42	13.00	N62°38'44"E	18.39	N17°38'23"E	S72°20'55"E	90°00'42"
C14	41.24	40.00	N40°43'17"W	39.44	N70°15'19"W	N11°11'15"W	59°04'04"
C15	39.91	60.00	S62°36'42"W	39.18	S81°40'02"W	S43°33'21"W	38°06'41"
C16	5.82	60.00	S84°26'49"W	5.82	S87°13'37"W	S81°40'02"W	05°33'35"
C17	5.26	13.89	N83°29'33"W	5.23	N72°38'17"W	S85°39'11"W	21°42'32"

LEGEND

- INDICATES 1.3" (O.D.) IRON PIPE, FOUND.
- ALL OTHER LOT & OUTLOT CORNERS HAVE 1.3" O.D. IRON PIPE, 18" IN LENGTH, WT. 1.68 LBS. PER LINEAL FOOT, SET.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____
Department of Administration



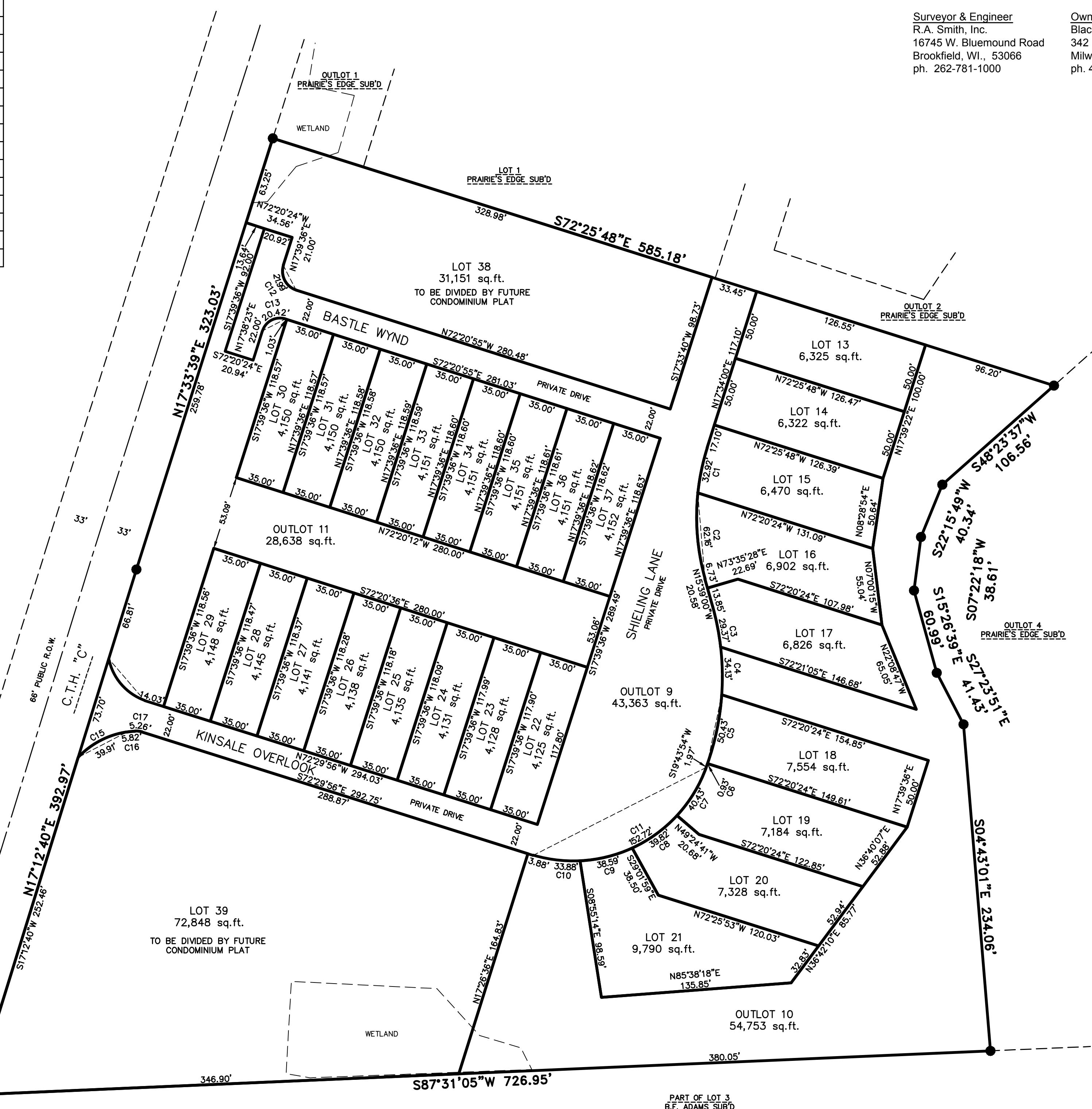
NW COR. OF SW 1/4 SEC. 33-11-22, FOUND CONC. MON. W/BRASS CAP
S02°52'27"E 1262.05'
W. LINE OF SW 1/4 SEC. 33-11-22 N02°52'27"W 2649.88'
SW COR. OF SW 1/4 SEC. 33-11-22, FOUND CONC. MON. W/BRASS CAP
S87°33'

Objecting Agencies
Wisconsin Department of Administration

Approving Agencies
City of Port Washington

- All dimensions shown are measured to the nearest hundredth of a foot.
- All bearings are referenced to the West line of the Southwest 1/4 of Section 33, Town 11 North, Range 22 East, which bears North 02°52'27" West. Wisconsin State Plane coordinate system, South zone (NAD27).
- Subdivision statistics
Subdivision to contain 27 lots and 3 Outlots
- Outlot 11, Lot 38 and Lot 39 are restricted to no direct vehicular access to County Highway C.
- All Lots to be served with Sanitary Sewer and Watermain.
- Wetlands delineated by RA Smith, July 2017.
- Lots in this development will not be subject to the Vision Setback Lines in 20.15.020(G) (1) thru (4) and 20.15.020(H)
- See sheet 2 for wetland & easement details.
- Total area 8.3047 acres.

Outlot Uses
Outlot 9 - Common property, private drives & utility easement.
Outlots 10 & 11 - Common property, See homeowners association document.

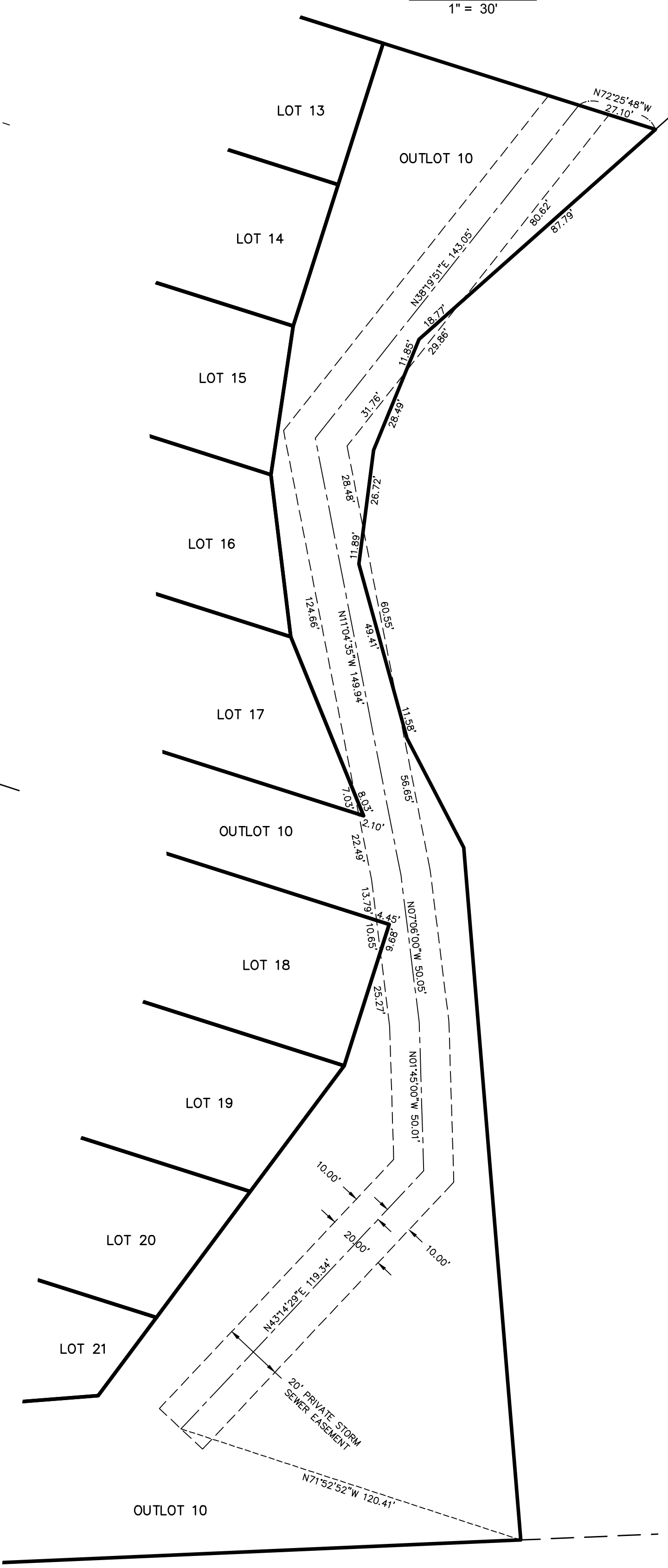
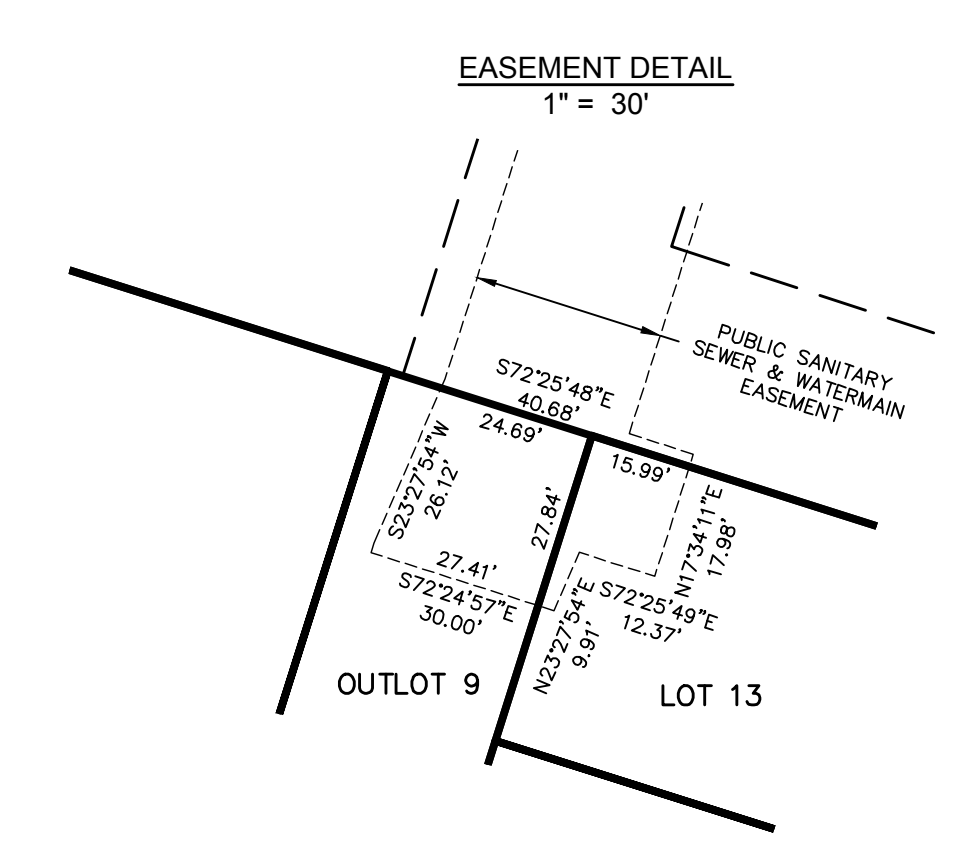
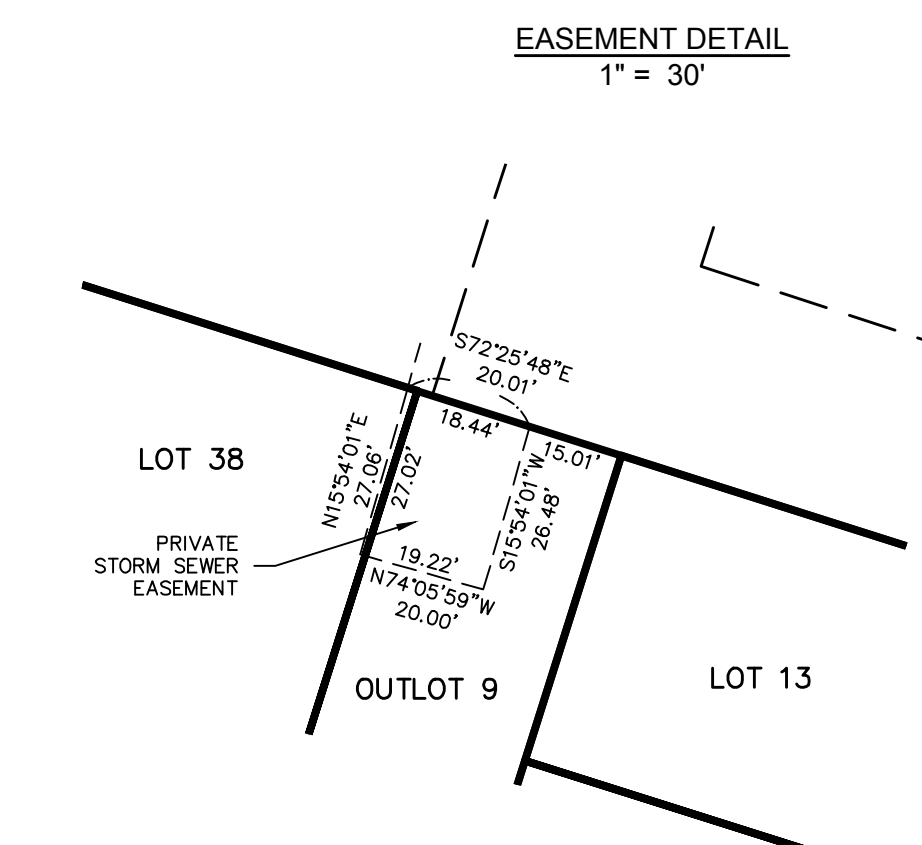
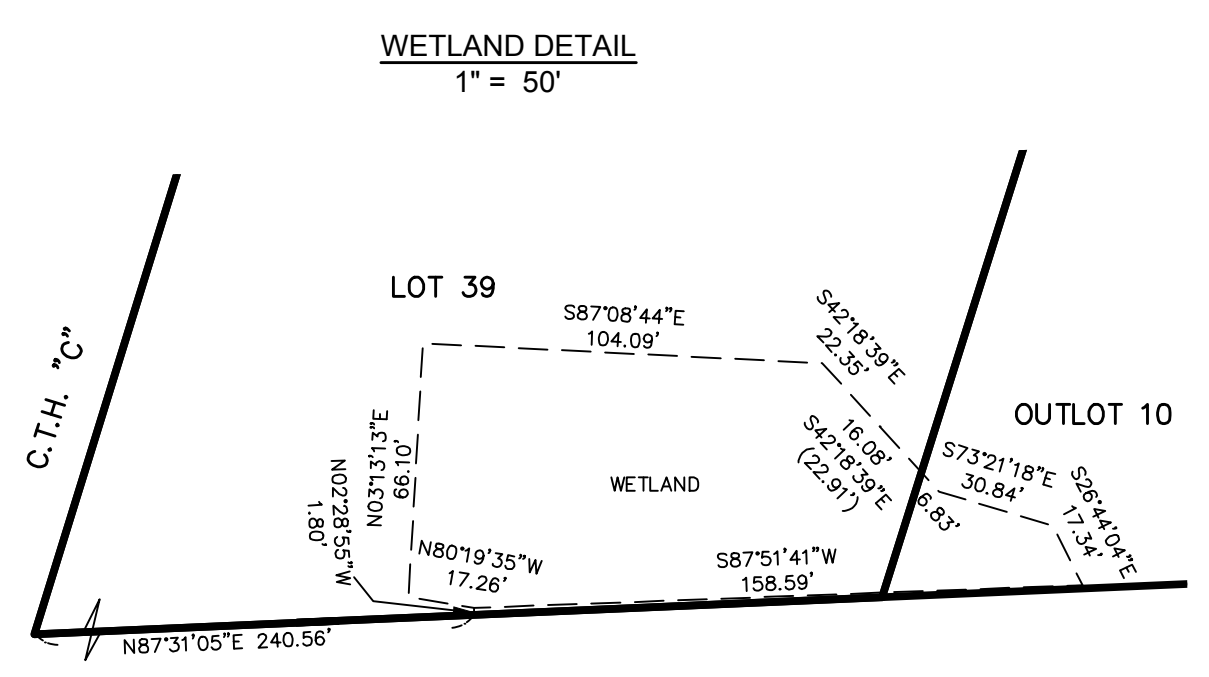
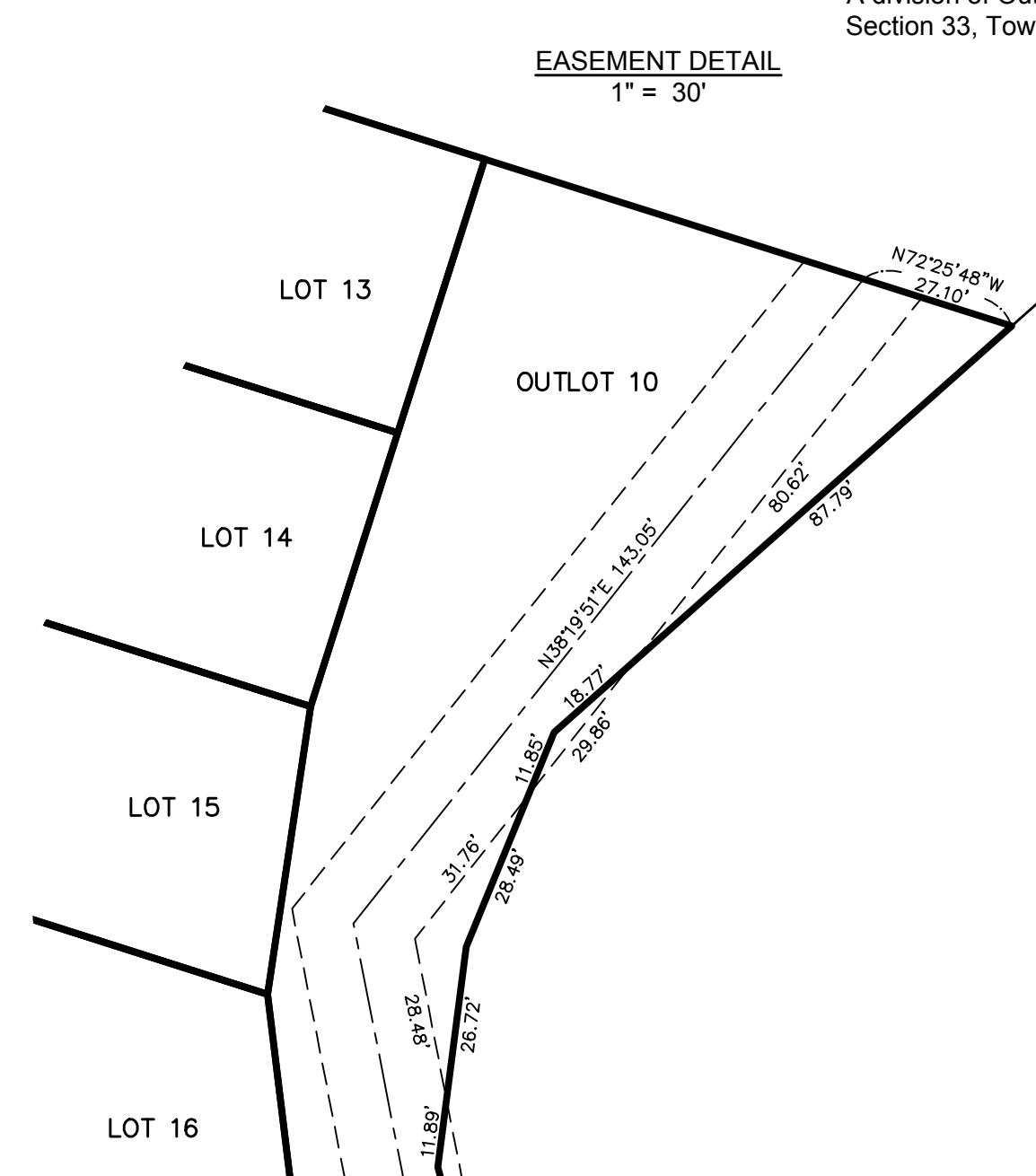
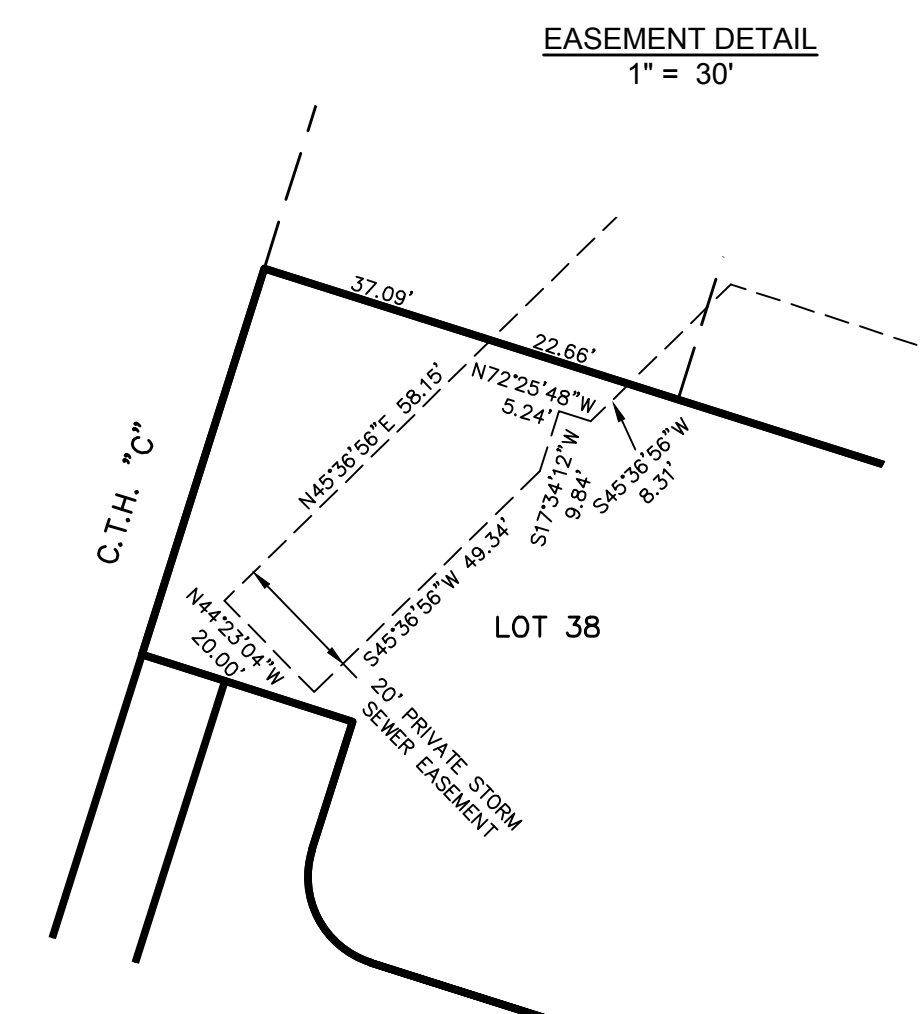
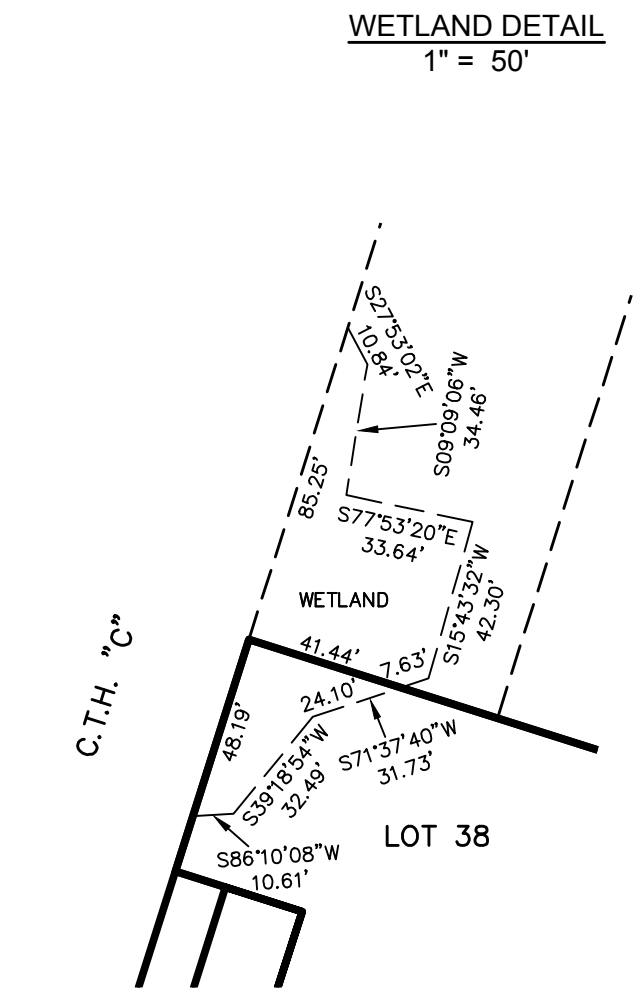


PRAIRIE'S EDGE SUBDIVISION PHASE 2

A division of Outlot 3 of Prairie's Edge Subdivision, being a part of Government Lots 2 and 3 of Fractional Section 33, Town 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin.

NOTES:

Wetlands and Easements shown are per Prairie's Edge Subdivision.
Private Storm Sewer Easements will be added once design is final.



WISCONSIN
JOHN P. CASUCCI
S-2055
OCONOMOWOC
WI
LAND SURVEYOR
John P. Casucci
March 28, 2019



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

PRAIRIE'S EDGE SUBDIVISION PHASE 2

A division of Outlot 3 of Prairie's Edge Subdivision, being a part of Government Lots 2 and 3 of Fractional Section 33, Town 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

State of Wisconsin }
Ozaukee County } :SS

I, John P. Casucci, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped a redivision of Outlot 3 of Prairie's Edge Subdivision, being a part of Government Lots 2 and 3 of Fractional Section 33, Town 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin, bounded and described as follows:

Outlot 3 of Prairie's Edge Subdivision, being a part of Government Lots 2 and 3 of Fractional Section 33, Town 11 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin.

Said land contains 361,751 square feet.

That I have made such survey, land division and plat by the direction Black Cap Halcyon, LLC, owner of said land.

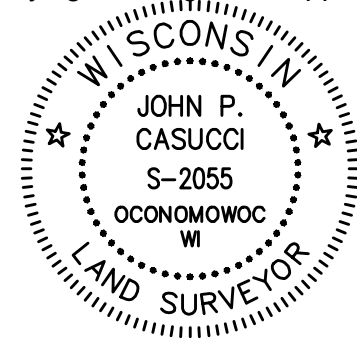
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of chapter 236 of the Wisconsin Statutes and the enforced subdivision regulations of the City of Port Washington in surveying, dividing and mapping the same.

Dated: March 28, 2019

John P. Casucci

JOHN P. CASUCCI, PROFESSIONAL LAND SURVEYOR
LICENSE NO. S-2055



CORPORATE OWNER'S CERTIFICATE

BLACK CAP HALCYON HOLDINGS, 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 on this Plat.

BLACK CAP HALCYON HOLDINGS, 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:
City of Port Washington
Wisconsin Department of Administration

IN Witness Whereof, BLACK CAP HALCYON HOLDINGS, LLC., has caused these presents to be signed

by _____, its _____,

on this _____ day of _____, 20____.

BLACK CAP HALCYON HOLDINGS, LLC.

By: BCH management, LLC
Its: Manager

Date: _____

By: _____
Anthony D. Polston
Its: Manager

State of Wisconsin }
Ozaukee County } :SS

Personally came before me this _____ day of _____, 20____, the above named _____,

to me known to be the person who executed the foregoing instrument, and to me known to be

such _____ of said company and acknowledged that he executed the foregoing instrument as such officer, by its authority.

Notary Public, State of Wisconsin

My commission expires _____

CONSENT OF CORPORATE MORTGAGEE

_____, a _____, mortgagee of that portion of the above-described land identified in this plat, does hereby consent to the surveying, dividing dedicating and platting of the land described in the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said _____, has caused these

presents to be signed by _____, its _____, and by

_____, its _____, at _____, _____, and

its corporate seal to be hereunto affixed.

this _____ day of _____, 20____.

STATE OF _____ }
COUNTY OF _____ } :SS

PERSONALLY came before me this _____ day of _____, 20____,

_____, _____ and _____ of the _____ (name) (title) (name) (title)

above named organization, to me known as the person(s) who executed the foregoing

instrument, and to me known to be the _____ and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

_____(SEAL)

Notary Public, State of _____
My commission expires _____

CITY TREASURER CERTIFICATE

State of Wisconsin }
Ozaukee County } :SS

I, Jennifer Clark, being the duly elected, qualified and acting city 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 special assessments as of _____,

20____, on any of the land included in the plat of Prairie's Edge Subdivision.

Date: _____

JENNIFER CLARK, CITY TREASURER

COMMON COUNCIL CERTIFICATE

Resolved that the plat known as Prairie's Edge Subdivision, in the City of Port Washington, Ozaukee County, Wisconsin, which has been filed for approval, be and hereby is approved as required by chapter 236 of the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the common council of the

City of Port Washington on the _____ day of _____, 20____.

DATE: _____

MARTIN T. BECKER, MAYOR

DATE: _____

ROBERT VANDEN NOVEN, SECRETARY

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin }
Ozaukee County } :SS

I, Joshua Morrison, being the duly elected, qualified and acting treasurer of the County of Ozaukee, do hereby certify that the

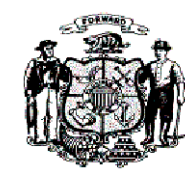
records in my office show no unredeemed tax sales or unpaid special assessments as of _____, 20____, affecting the lands included in the Plat of Prairie's Edge Subdivision.

DATE: _____

JOSHUA MORRISON, COUNTY TREASURER

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration