

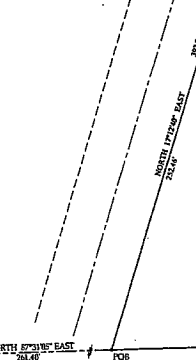
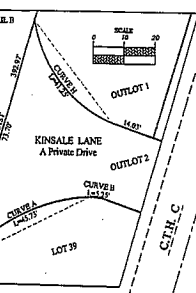
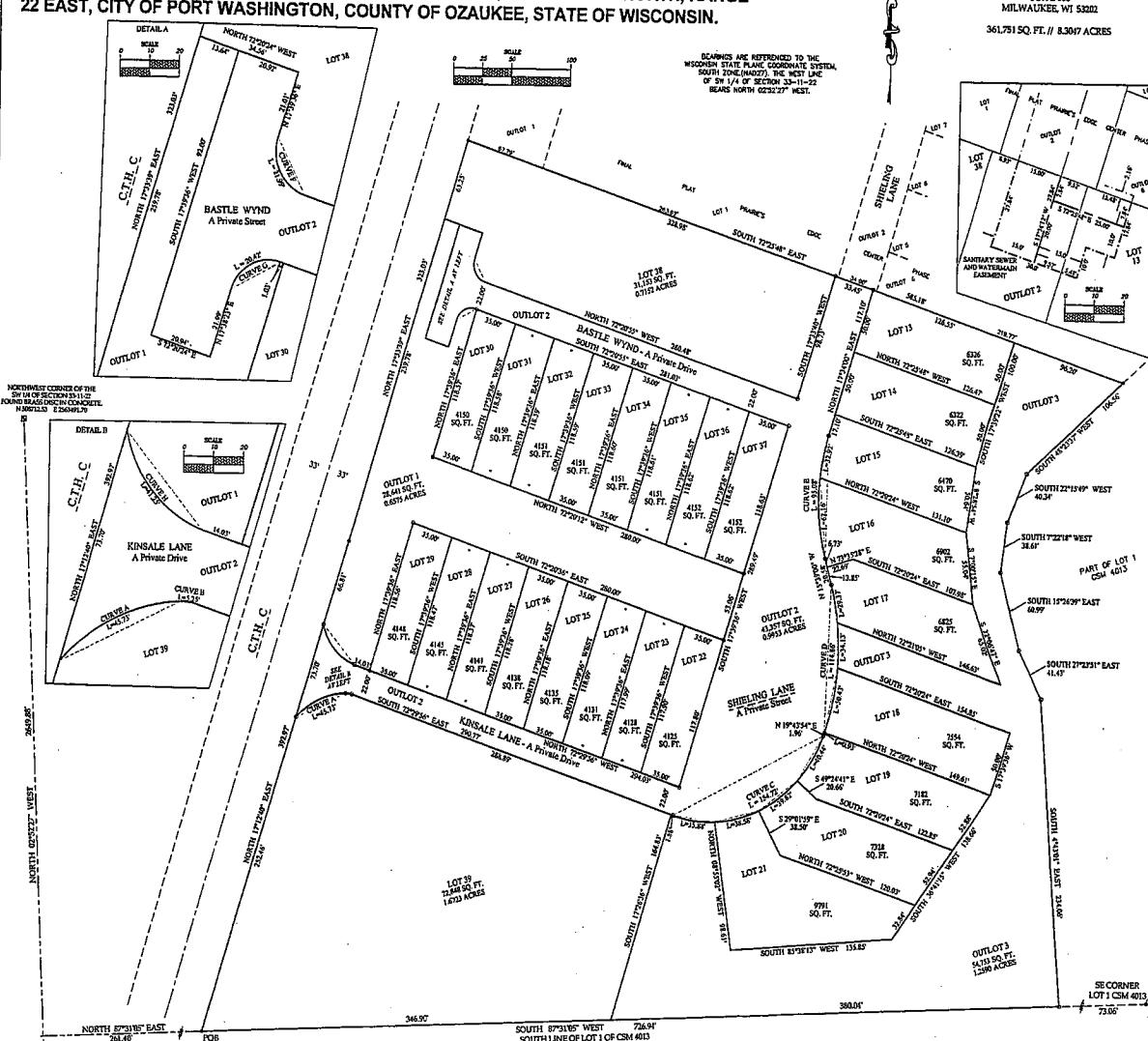
1144576

FINAL PLAT PRAIRIE'S EDGE SOUTH PHASE

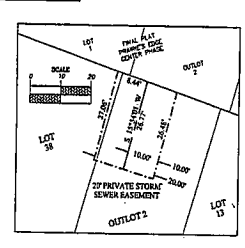
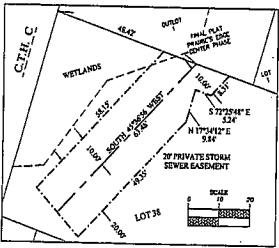
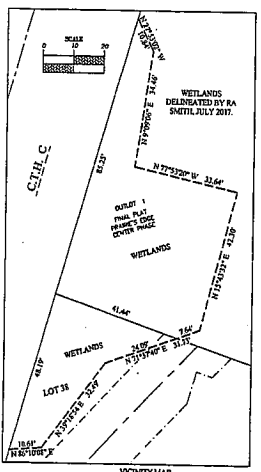
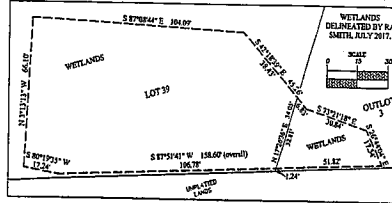
A DIVISION OF PART OF LOT 1 OF CERTIFIED SURVEY MAP 4013, BEING A PART OF GOVERNMENT LOTS 2 AND 3 OF FRACTIONAL SECTION 33, TOWNSHIP 11 NORTH, RANGE 22 EAST, CITY OF PORT WASHINGTON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

OWNER:
BLACK CAP HALCYON HOLDINGS, LLC
342 N. WATER STREET
SUITE 400
MILWAUKEE, WI 53202
361,751 SQ. FT. // 8.3097 ACRES

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



CURT.	LOT	LENGTH	BEARING	CHORD BEARING	CHORD LENGTH	AREA	REMARKS	FUNCTION/NOTE
A	29	45.73'	60.00°	N 65°33'30" E	44.63'	43'40'75"	N 43°22'21" E	N 87°12'32" E
B	29	53.28'	125.00°	S 89°59'30" W	53.27'	21'38'85"	N 87°40'33" E	S 74°00'42" E
C	OUTLOT 1	154.72'	181.00°	N 5°24'30" E	149.81'	87'40'75"	S 72°56'21" E	N 10°42'54" E
D	OUTLOT 2	35.84'	181.00°	S 82°40'30" W	35.84'	20'12'00"	S 72°56'21" E	N 89°15'21" E
E	OUTLOT 3	35.84'	181.00°	N 7°12'30" E	34.33'	21'43'11"	N 87°40'33" E	N 89°15'21" E
F	30	38.82'	102.00°	N 5°24'30" E	38.56'	22'52'21"	N 42°49'24" E	N 42°49'24" E
G	31	40.44'	102.00°	N 31°12'30" E	40.17'	32'52'21"	N 42°49'24" E	N 42°49'24" E
H	OUTLOT 1	114.24'	186.00°	N 8°02'30" E	113.24'	35'22'54"	N 19°42'54" E	N 19°42'54" E
I	32	6.07'	186.00°	N 8°02'30" E	6.07'	60'7'21"	N 19°42'54" E	N 19°42'54" E
J	33	82.43'	186.00°	N 14°42'30" E	82.33'	10'31'00"	N 19°42'54" E	N 19°42'54" E
K	OUTLOT 2	34.13'	186.00°	N 8°02'30" W	34.08'	10'38'46"	N 35°24'48" E	N 35°24'48" W
L	34	73.27'	186.00°	N 10°12'30" W	73.24'	10'50'54"	N 35°24'48" E	N 35°24'48" W
M	OUTLOT 3	56.64'	186.00°	N 00°57'30" E	55.73'	10'31'00"	N 35°24'48" E	N 35°24'48" W
N	35	62.14'	186.00°	N 04°42'30" W	61.79'	21'42'33"	N 35°24'48" E	N 35°24'48" W
O	36	32.94'	186.00°	N 10°12'30" E	32.84'	10'50'54"	N 35°24'48" E	N 35°24'48" W
P	37	21.89'	14.00°	N 27°24'48" E	19.20'	10'50'54"	N 35°24'48" E	N 35°24'48" W
Q	OUTLOT 1	20.43'	13.00°	N 42°30'48" E	18.30'	10'50'54"	N 35°24'48" E	N 35°24'48" W
R	OUTLOT 2	41.25'	40.00°	N 40°42'30" W	39.43'	20'42'21"	N 35°24'48" E	N 35°24'48" W



LEGEND

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

Renée M. Doney
Department of Administration

PSE

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

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



WEST LINE OF THE SW 1/4 OF SECTION 33-11-22, PORT WASHINGTON, COUNTY OF OZAUKEE, STATE OF WISCONSIN.

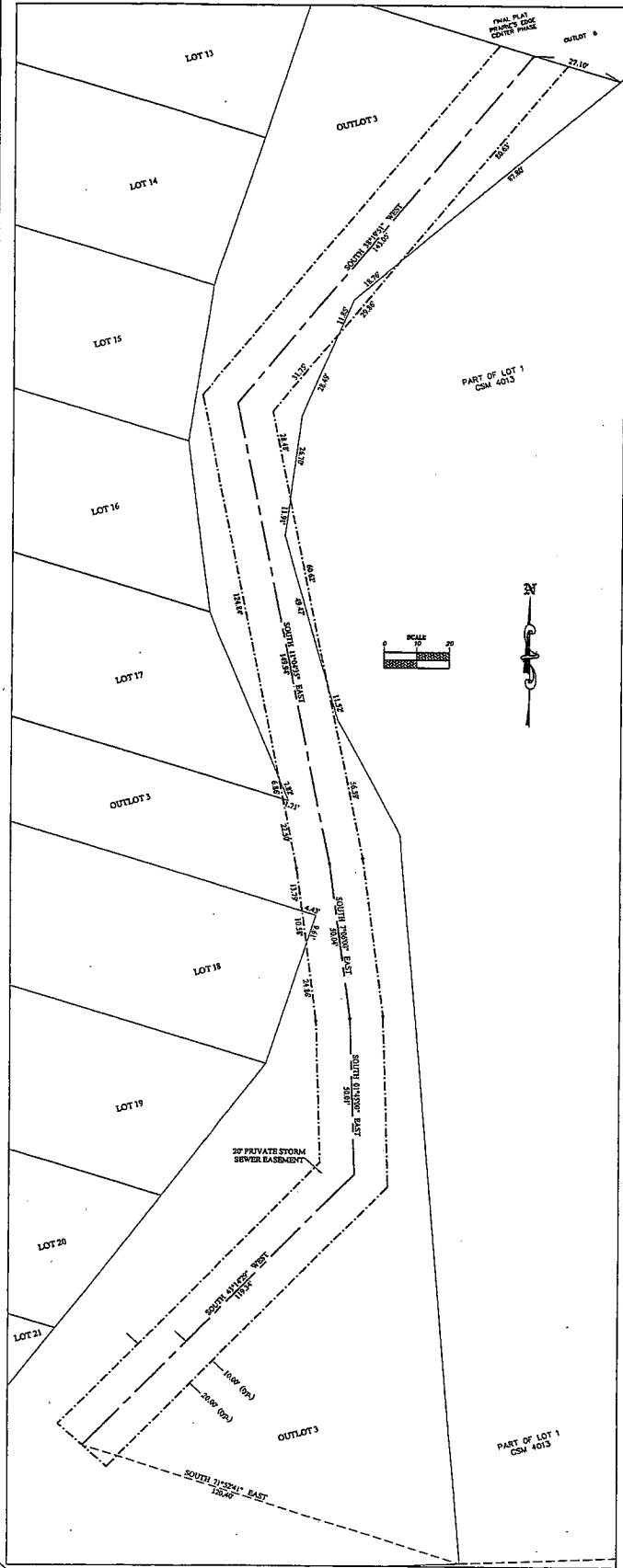
SURVEYED BY JOSEPH W. DAVID
DRAWN BY J. SCOTT HENKEL

REVISED 10/18/22

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.



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°22'27" WEST, 1367.88 FEET, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4;
 THENCE NORTH 87°31'05" EAST, 261.40 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 NORTH 17°03'39" EAST, 323.03 FEET, ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF FINAL PLAT PRAIRIE'S EDGE CENTER PHASE;
 THENCE SOUTH 72°23'48" EAST, 283.18 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°15'48" WEST, 40.24 FEET;
 THENCE SOUTH 07°21'18" WEST, 38.61 FEET;
 THENCE SOUTH 15°26'39" EAST, 60.99 FEET;
 THENCE SOUTH 27°23'51" EAST, 41.43 FEET;
 THENCE SOUTH 04°33'01" EAST, 224.06 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.

J. SCOTT HENKEL, PL. SURV. WISCONSIN

 J. SCOTT HENKEL, PL. SURV. WISCONSIN
 2485 PLYMOUTH, WI

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

RECORDED ON
12/22/2022 11:11 AM

Ronald A. Voigt

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. 226.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

THE CITY OF PORT WASHINGTON
WISCONSIN DEPARTMENT OF ADMINISTRATION

IN WITNESS THEREOF, BLACK CAP HALCYON, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY

Anthony D. Polston
December 8, 2022
IT'S MANAGER ON THIS 20 DAY OF December, 2022.

BLACK CAP HALCYON, LLC

Anthony D. Polston

STATE OF WISCONSIN
Ozaukee COUNTY

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.

Susan L. Chappell
SUSAN L. CHAPPELL, Notary Public, State of Wisconsin

MY COMMISSION EXPIRES: 9-15-2025



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, 2022.

Theodore Nebitzke IV
THEODORE NEBITZKE IV, MAYOR, CITY OF PORT WASHINGTON

CITY TREASURER'S CERTIFICATE

I, JENNIFER 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, 2022 ON ANY OF THE LANDS INCLUDED IN THE FINAL PLAT PRAIRIE'S EDGE SOUTH PHASE.

12/21/22
DATE
Jennifer Clark
JENNIFER CLARK, CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

I, SANDRA TRATOW, 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.

12-22-2022
DATE
Sandra Tratow
SANDRA TRATOW, 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

Renee M. Donkey
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