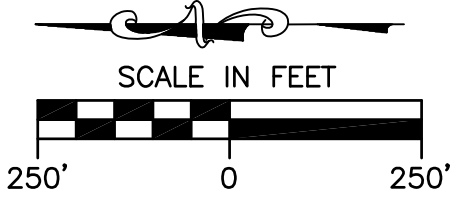


**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6543, RECORDED ON AUGUST 7, 1998 AND AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT No. 7724864 BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

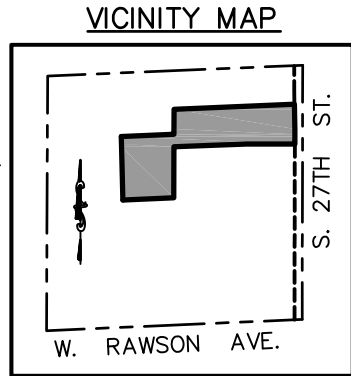
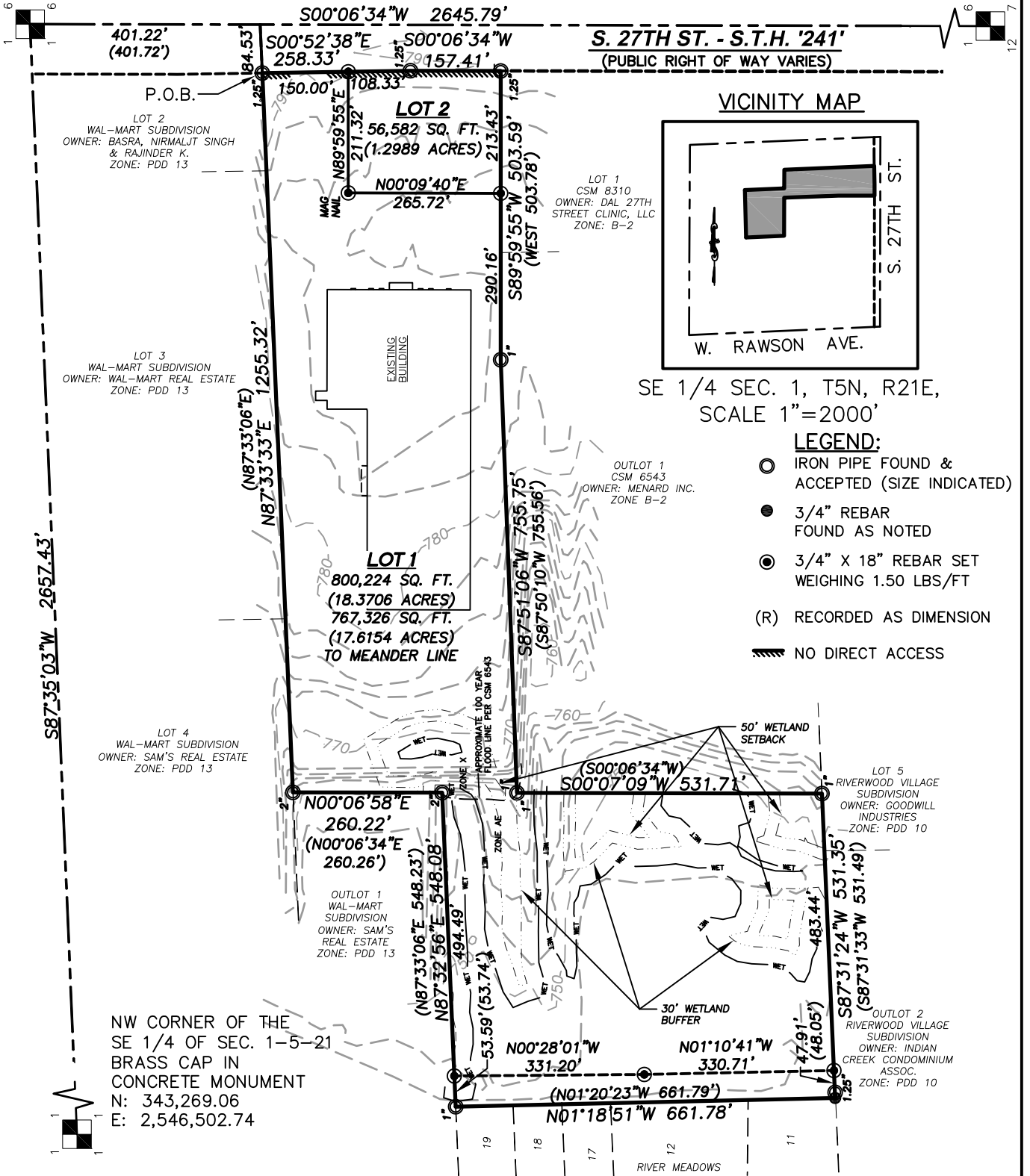


**PREPARED BY:**  
**JSD Professional Services, Inc.**  
*Engineers • Surveyors • Planners*  
 MILWAUKEE REGIONAL OFFICE  
 N22 W22931 NANCY'S COURT SUITE 3  
 WAUKESHA, WISCONSIN 53186  
 262.513.0666 PHONE | 262.513.1232 FAX

**PREPARED FOR:**  
 WS FRANKLIN, LLC  
 935 W. CHESTNUT, SUITE 600  
 CHICAGO, IL 60642

NE CORNER OF THE SE 1/4 OF SEC. 1-5-21 MONUMENT REMOVED DUE TO CONSTRUCTION ON SOUTH 27TH STREET  
 N: 343,381.08  
 E: 2,549,157.81

SE CORNER OF THE SE 1/4 OF SEC. 1-5-21 BRASS CAP IN CONCRETE MONUMENT  
 N: 340,735.29  
 E: 2,549,152.76



SE 1/4 SEC. 1, T5N, R21E,  
 SCALE 1"=2000'

- LEGEND:**
- IRON PIPE FOUND & ACCEPTED (SIZE INDICATED)
  - 3/4" REBAR FOUND AS NOTED
  - ⊙ 3/4" X 18" REBAR SET WEIGHING 1.50 LBS/FT
  - (R) RECORDED AS DIMENSION
  - ▨ NO DIRECT ACCESS

File: R:\2015\1506984 Hobby Lobby CSM (Franklin WI)\dwg\1506984 CSM.dwg Layout: csm 1 of User: mpiering Plotted: Mar 13, 2016 - 3:07pm

THE SUBJECT PROPERTIES ARE ZONED AS A PART OF PLANNED DEVELOPMENT DISTRICT NUMBER 13 AND A FW FLOODWAY DISTRICT. IN ADDITION, IS SERVED BY SANITARY SEWER AND WATER.

DATED THIS 14th DAY OF MARCH, 2016  
 THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. PIERING, S-2521

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6543, RECORDED ON AUGUST 7, 1998 AND AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT No. 7724864 BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



**PREPARED BY:**



MILWAUKEE REGIONAL OFFICE  
N22 W22931 NANCYS COURT SUITE 3  
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SE CORNER OF THE SE 1/4 OF SEC. 1-5-21 BRASS CAP IN CONCRETE MONUMENT  
N: 340,735.29  
E: 2,549,152.76

**EASEMENTS**

**S. 27TH ST. - S.T.H. '241'**  
(PUBLIC RIGHT OF WAY VARIES)

**LEGEND:**

- IRON PIPE FOUND & ACCEPTED (SIZE INDICATED)
- 3/4" REBAR FOUND AS NOTED
- ⊙ 3/4" X 18" REBAR SET WEIGHING 1.50 LBS/FT
- (R) RECORDED AS DIMENSION
- ▨ NO DIRECT ACCESS

- ① 5' COMMUNICATIONS EASEMENT PER DOC NO. 10348931
- ② 15' ELECTRIC EASEMENT PER DOC NO. 10348931
- ③ 12' ELECTRIC EASEMENT PER DOC NO. 8677711 & CSM 6543
- ④ 12' ELECTRIC EASEMENT PER DOC NO. 10348931
- ⑤ 12' UTILITY EASEMENT PER DOC NO. 6980642 & CSM 6543
- ⑥ 20' STORM SEWER EASEMENT PER CSM 6543 & DOC NO. 7734132
- ⑦ SANITARY SEWER EASEMENT PER CSM 6543 & DOC NO. 7734132
- ⑧ EXCEPTION PER DOCUMENT NO. 10355403
- ⑨ ACCESS EASEMENT PER DOC NO. 7622943 CSM 6543
- ⑩ NOTICE OF REMEDIAL ACTION PER DOC NO. 6778269
- ⑪ 100' DRAINAGE EASEMENT PER CSM 6543
- ⑫ PROPOSED WATERMAIN EASEMENT
- ⑬ PROPOSED NO BUILD EASEMENT

**BUILDING SETBACKS:**

FRONT/STREET YARD: 25 FEET  
SIDE YARD: 10 FEET  
REAR YARD: 20 FEET  
\*INTERIOR LOT LINE SETBACKS ARE ZERO PER PDDI NO. 13

**LOT 1**  
800,224 SQ. FT.  
(18.3706 ACRES)  
767,326 SQ. FT.  
(17.6154 ACRES)  
TO MEANDER LINE

**LOT 2**  
56,582 SQ. FT.  
(1.2989 ACRES)

EXISTING BUILDING

ZONE X  
APPROXIMATE 100 YEAR  
FLOOD LINE PER CSM 6543

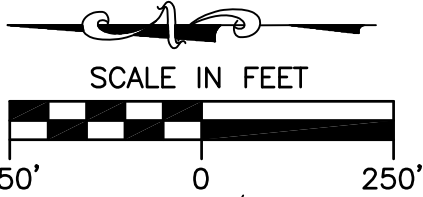
ZONE AE

EAST BRANCH ROOT RIVER

NW CORNER OF THE SE 1/4 OF SEC. 1-5-21 BRASS CAP IN CONCRETE MONUMENT  
N: 343,269.06  
E: 2,546,502.74

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

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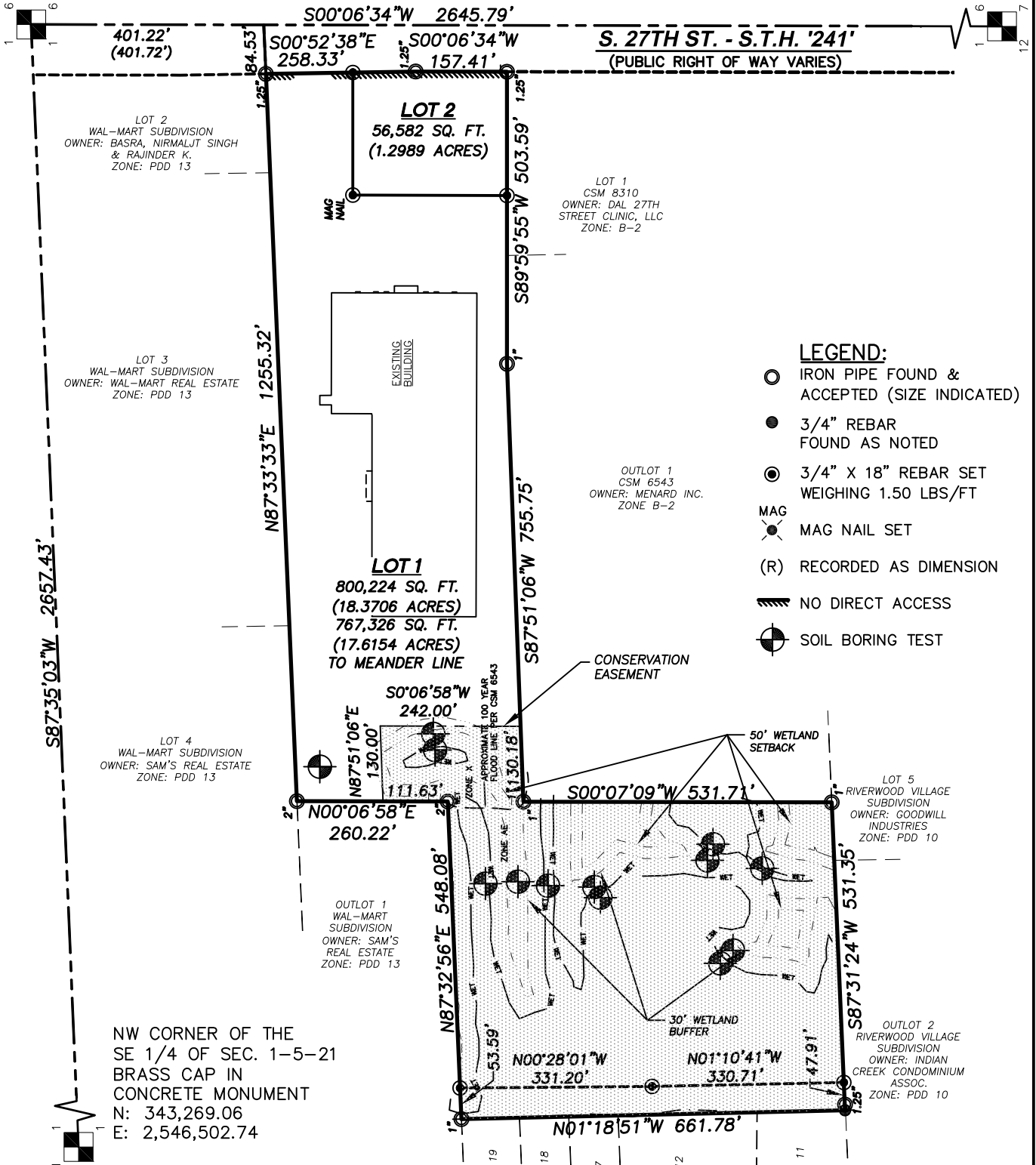
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**JSD** Professional Services, Inc.  
 Engineers • Surveyors • Planners  
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**PREPARED FOR:**  
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 N: 340,735.29  
 E: 2,549,152.76

**CONSERVATION EASEMENT**



**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

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**SURVEYOR'S CERTIFICATE**

State of Wisconsin            )  
  ) SS  
County of Milwaukee         )

I, Michael J. Piering, Professional Land Surveyor, do hereby certify that I have surveyed, divided and mapped Lot 1 of Certified Survey Map No. 6543, recorded on August 7, 1998, Reel 43667, Images 1756 to 1758 inclusive, as Document No. 7578744, as corrected by Affidavit of Correction recorded as Document No. 7724864, part of the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 1, Township 5 North, Range 21 East, City of Franklin, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Southeast 1/4 of said Section 1; thence South 00°06'34" West along the east line of said Southeast 1/4, 401.22 feet; thence South 87°33'33" West, 84.53 feet to the west right of way line of South 27th Street - State Trunk Highway "241" and the northeast corner of Lot 1 of CSM 6543 and the point of beginning;

Thence South 00°52'38" East along the west right of way line of South 27th Street and the east line of said Lot 1 of CSM No. 6543, 258.33 feet; thence South 00°06'34" West along said east line of CSM No. 6543, 157.41 feet to the southeast corner of Lot 1 of said CSM No. 6543; the following 8 courses follow the boundary of said Lot 1; thence South 89°59'55" West, 503.59 feet; thence South 87°51'06" West, 755.75 feet; thence South 00°07'09" West, 531.71 feet; thence South 87°31'24" West, 531.35 feet; thence North 01°18'51" West, 661.78 feet; thence North 87°32'56" East, 548.08 feet; thence North 00°06'58" East, 260.22 feet; thence North 87°33'33" East, 1255.32 feet to the aforesaid west right of way line of South 27th Street - State Trunk Highway "241" and the point of beginning.

Containing in all 856,806 square feet (19.6695 acres) of land, more or less.

All subject to easements and restrictions of record and government restrictions, if any.

That I have made such survey, land division and map by the direction of Fidelity Capital Holdings, LLC purchaser of said land.

That such map is a correct representation of all exterior boundaries and 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 Division 15-7.0700 of the City of Franklin Unified Development Ordinance in surveying, dividing and mapping the same.

DATED THIS 14th DAY OF MARCH, 2016

\_\_\_\_\_  
Michael J. Piering, P.L.S.  
Professional Land Surveyor, S-2521

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

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**CORPORATE OWNER'S CERTIFICATE**

WS Franklin LLC, certifies that said corporation caused the land described on this map, to be surveyed, divided, and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and Division 15-7.0700 of the City of Franklin Unified Development Ordinance.

WS Franklin LLC/The Walcott Group Inc.,:

\_\_\_\_\_  
Victor F. Michel  
Treasurer

State of \_\_\_\_\_ )  
                                      )     SS  
\_\_\_\_\_ County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, \_\_\_\_\_, of the above named corporation, to me known to be such \_\_\_\_\_, and \_\_\_\_\_ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**CORPORATE OWNER'S CERTIFICATE**

Fidelity Capital Holdings, LLC, as owner, certifies that said corporation caused the land described on this map, to be surveyed, divided, and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and Division 15-7.0700 of the City of Franklin Unified Development Ordinance.

Fidelity Capital Holdings, LLC:

\_\_\_\_\_  
\_\_\_\_\_  
State of \_\_\_\_\_ )  
                                      )     SS  
\_\_\_\_\_ County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, the above named \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_, \_\_\_\_\_, of the above named corporation, to me known to be such \_\_\_\_\_, and \_\_\_\_\_ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6543, RECORDED ON AUGUST 7, 1998 AND AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT No. 7724864 AND BEING A PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN

**CONSENT OF MORTGAGEE**

Heartland Bank and Trust Company, an Illinois savings bank, duly organized and existing under and by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the above described land, and does hereby consent to the above certificate of WS Franklin Holdings, LLC and Fidelity Capital Holdins, LLC, owners.

In witness whereof, the said Heartland Bank and Trust Company has caused these presents to be signed by \_\_\_\_\_, it's \_\_\_\_\_, and countersigned by \_\_\_\_\_, it's \_\_\_\_\_, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Heartland Bank and Trust Company \_\_\_\_\_(Corporate Seal)

By: \_\_\_\_\_(sign) \_\_\_\_\_(sign)  
\_\_\_\_\_ (print) Date \_\_\_\_\_ (print) Date

State of Wisconsin )  
 ) SS  
Milwaukee County )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named \_\_\_\_\_ and \_\_\_\_\_ of the above named company, to me known as the person(s) who executed the foregoing instrument, and to me known to be the \_\_\_\_\_ and \_\_\_\_\_, respectively, of the above named company and acknowledged that she executed the foregoing instrument as such officer, by its authority.

\_\_\_\_\_(sign)  
\_\_\_\_\_(print)  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

**CITY OF FRANKLIN COMMON COUNCIL APPROVAL**

This Certified Survey Map is hereby approved by the Common Council of the City of Franklin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Stephen Olson, Mayor

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Sandra L. Wesolowski, City Clerk