

CERTIFIED SURVEY

MAP NO. _____

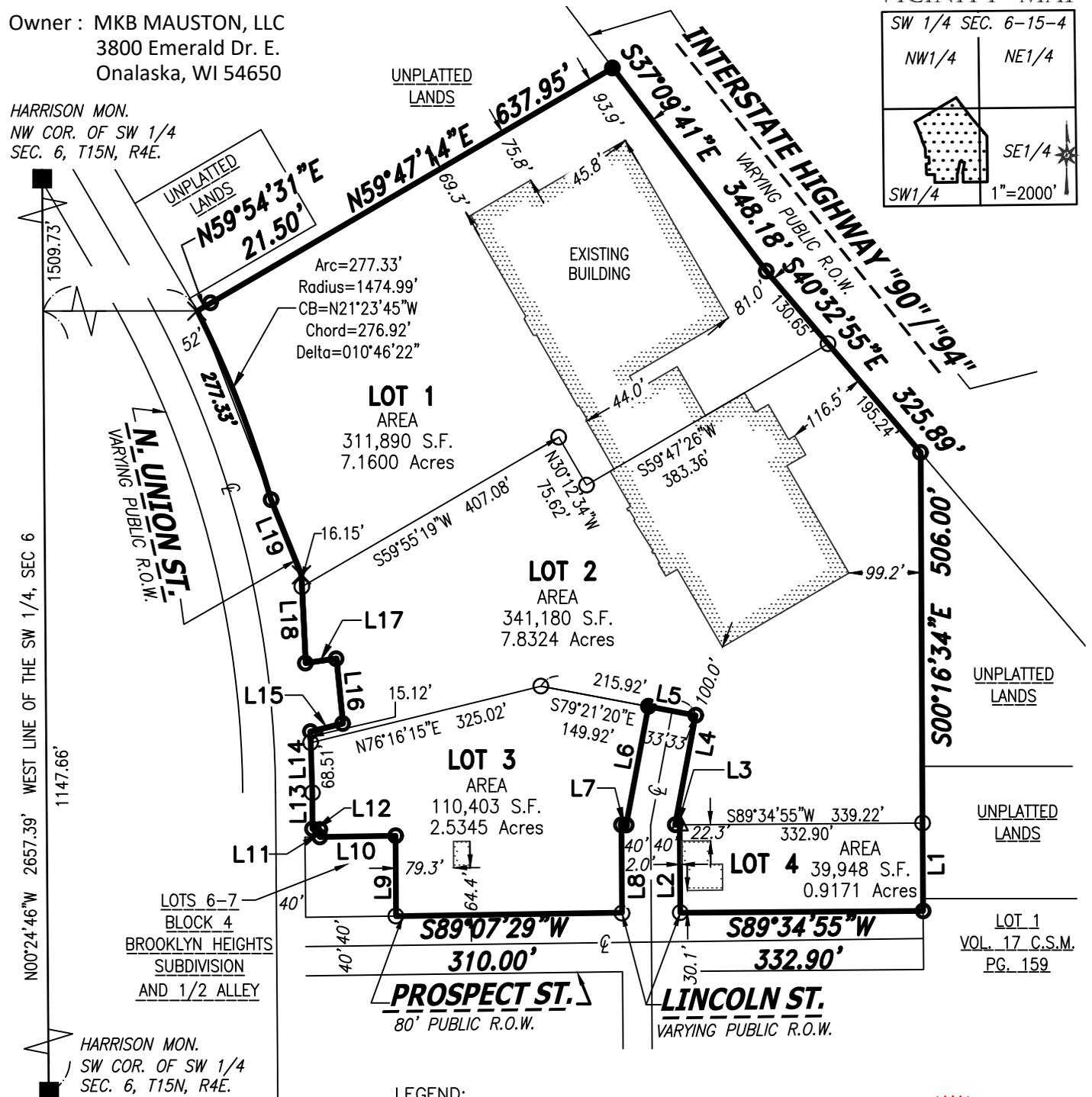
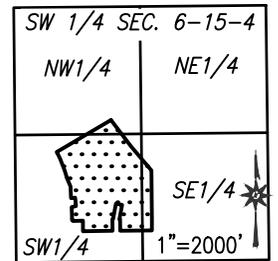
A redivision of Lot 1 of Certified Survey Map No. 2677, Lot 1 of Certified Survey Map No. 3258, Lot 2 of Certified Survey Map No. 3986, Lots 1, 2, 3, 4 and 5 in Block 4 and Lots 1, 2, 3, 4 and 5 and part of vacated alley in Block 2 in the Brooklyn Heights Subdivision, all in the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 6, Township 15 North, Range 4 East, in the City of Mauston, Juneau County, Wisconsin.

All bearings are referenced to the Juneau County Coordinate System, (NAD83/2011) in which the West line of the SW 1/4, Sec. 6, bears N00°24'46"W

Owner : MKB MAUSTON, LLC
3800 Emerald Dr. E.
Onalaska, WI 54650

HARRISON MON.
NW COR. OF SW 1/4
SEC. 6, T15N, R4E.

VICINITY MAP



NOTE: Alley was vacated by the City of Mauston per Resolution No. 90-19 and Recorded in Doc. No. 303965. The City of Mauston, by execution of this Certified Survey Map, ratifies and confirms that it has no right, title, or interest in the portions of the vacated alley lying within the lots created by this Certified Survey Map.

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
- △ - Denotes Found 2" Iron Pipe
- × - Denotes Found Chiseled Cross
- - Denotes Set 1" X 18" Iron pipe, 1.5 LBS./FT.

Graphic Scale



1" = 200'



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234 W. Florida Street
Milwaukee, WI 53204

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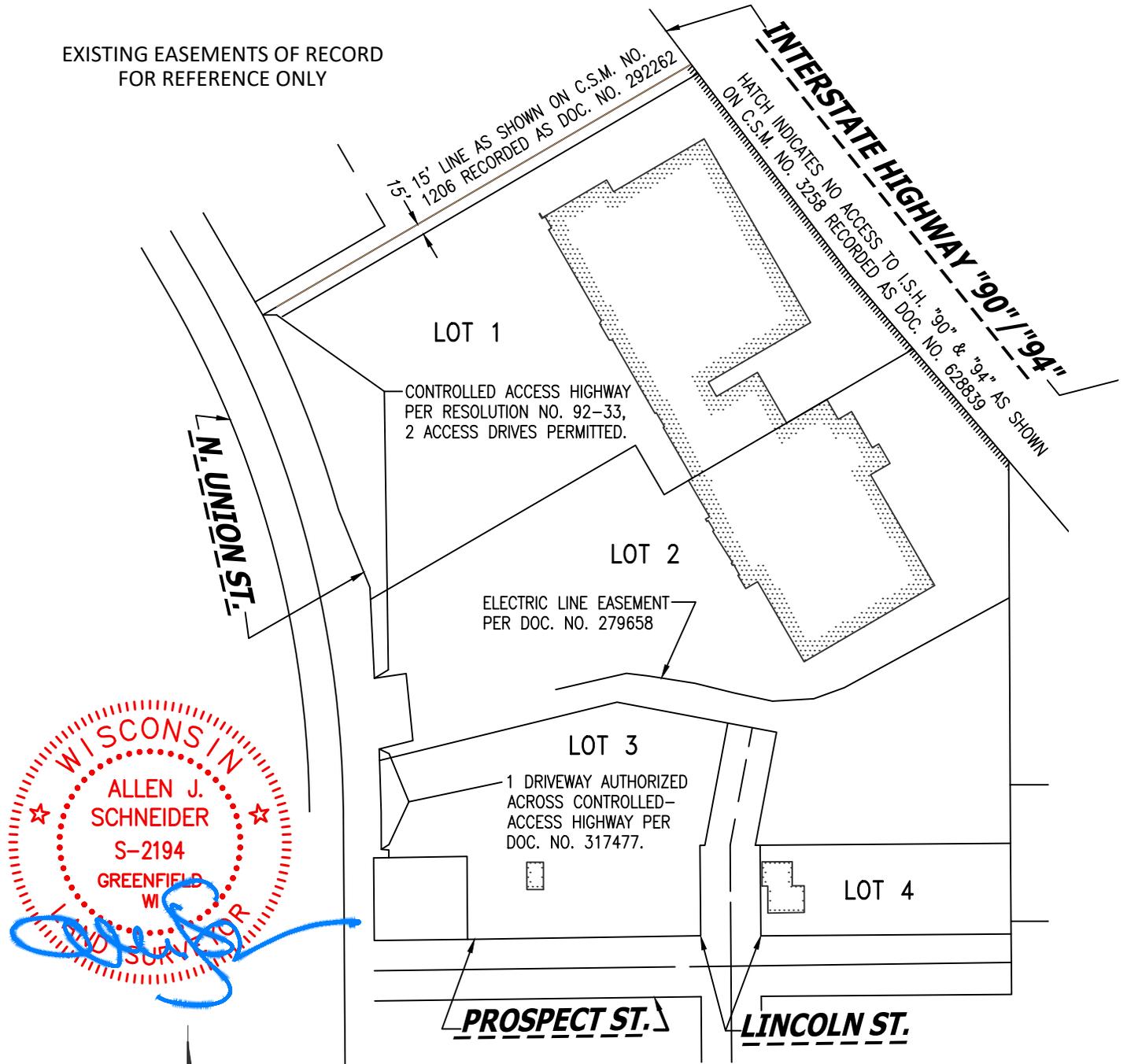
This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

Date: March 26, 2024
Survey No. 5182.20-lpm
Sheet 1 of 6 Sheets

CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 1 of Certified Survey Map No. 2677, Lot 1 of Certified Survey Map No. 3258, Lot 2 of Certified Survey Map No. 3986, Lots 1, 2, 3, 4 and 5 in Block 4 and Lots 1, 2, 3, 4 and 5 and part of vacated alley in Block 2 in the Brooklyn Heights Subdivision, all in the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 6, Township 15 North, Range 4 East, in the City of Mauston, Juneau County, Wisconsin.

EXISTING EASEMENTS OF RECORD
FOR REFERENCE ONLY



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°25'05"E	120.00'
L2	N00°25'05"W	120.00'
L3	S89°34'55"W	6.32'
L4	N10°39'28"E	152.09'
L5	N79°21'20"W	66.00'
L6	S10°39'28"W	164.61'
L7	S89°42'44"W	6.50'
L8	S00°25'05"E	119.71'
L9	N00°21'06"W	109.76'
L10	S89°06'48"W	103.98'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L11	N00°15'17"W	10.15'
L12	N85°15'55"W	9.98'
L13	N00°15'08"W	49.20'
L14	N01°49'00"W	83.63'
L15	N76°00'59"E	46.23'
L16	N05°51'26"W	89.08'
L17	S81°48'18"W	42.59'
L18	N02°47'35"W	120.51'
L19	N22°08'44"W	110.70'

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STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, Allen J. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 2677, Lot 1 of Certified Survey Map No. 3258, Lot 2 of Certified Survey Map No. 3986, Lots 1, 2, 3, 4 and 5 in Block 4 and Lots 1, 2, 3, 4 and 5 and part of vacated alley in Block 2 in the Brooklyn Heights Subdivision, all in the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 6, Township 15 North, Range 4 East, in the City of Mauston, Juneau County, Wisconsin:

COMMENCING at the Southwest corner of the Southwest 1/4 of said Section 6; thence North 00°24'46" West along the West line of said 1/4 Section 1150.80 feet to a point; thence East 435.86 feet to a point on the East line of North Union Street and the point of beginning of the lands hereinafter described; thence North 59°54'31" East 21.50 feet to a point; thence North 59°47'14" East 637.95 feet to a point on the West line of Interstate Highway "90"/"94"; thence South 37°09'41" East along said West line 348.18 feet to a point; thence South 40°32'55" East 325.89 feet to a point; thence South 00°16'34" East 506.00 feet to a point; thence South 00°25'05" East 120.00 feet to a point on the North line of Prospect Street; thence South 89°34'55" West along said North line 332.90 feet to a point at the intersection of the North line of Prospect Street and the East line of Lincoln Street; thence North 00°25'05" West along the East line of Lincoln Street 120.20 feet to a point; thence South 89°34'55" West along said East line 6.32 feet to a point; thence North 10°39'28" East along said East line 152.09 feet to a point on the North line of Lincoln Street; thence North 79°21'20" West along said North line 66.00 feet to a point on the West line of Lincoln Street; thence South 10°39'28" West along said West line 164.61 feet to a point; thence South 89°42'44" West along said West line 6.50 feet to a point; thence South 00°25'05" East along said West line 119.71 feet to a point at the intersection of the West line of Lincoln Street and the North line of Prospect Street; thence South 89°07'29" West along the North line of Prospect Street 310.00 feet to the Southeast corner of Lot 6, Block 4 in Brooklyn Heights Subdivision; thence North 00°21'06" West along the East line of said Lot and its East extension 109.76 feet to a point; thence South 89°06'48" West 103.98 feet to a point on the East line of North Union Street; thence North 00°15'17" West along said East line 10.15 feet to a point; thence North 85°15'55" West along said East line 9.98 feet to a point; thence North 00°15'08" West along said East line 49.20 feet to a point; thence North 01°49'00" West along said East line 83.63 feet to a point; thence North 76°00'59" East along said East line 46.23 feet to a point; thence North 05°51'26" West along said East line 89.08 feet to a point; thence South 81°48'18" West along said East line 42.59 feet to a point; thence North 02°47'35" West along said East line 120.51 feet to a point; thence North 22°08'44" West along said East line 110.70 feet to a point; thence Northwesterly 277.33 feet along said East line and arc of a curve, whose center lies to the Southwest, whose radius is 1474.99 feet, and whose chord bears North 21°23'45" West 276.92 feet to the point of beginning.

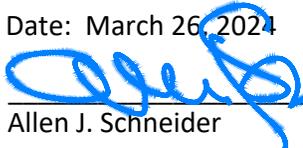
Said lands as described contains 803,421 square feet or 18.4440.

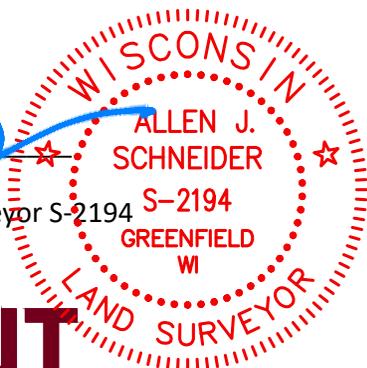
That I have made such survey, land division and map by the direction of MKB MAUSTON, LLC, owner of said land.

That such map 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 requirements of Chapter 236 of the Wisconsin State Statutes and the City of Mautson Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: March 26, 2024


Allen J. Schneider
Professional Land Surveyor S-2194



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Sheet 3 of 6 Sheets

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CORPORATE OWNER'S CERTIFICATE

STATE OF WISCONSIN}
:SS
_____ COUNTY}

MKB MAUSTON, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map or plat in accordance with the subdivision regulations of the City of Mauston and Chapter 236 of the Wisconsin Statutes.

MKB MAUSTON, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Mauston.

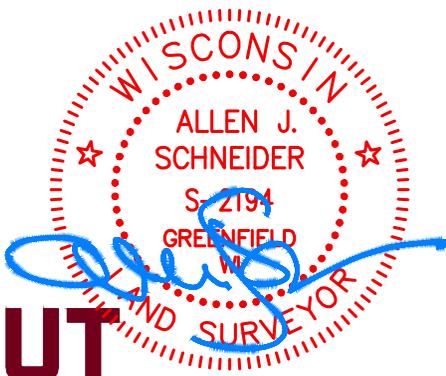
IN WITNESS WHEREOF, the MKB MAUSTON, LLC has caused these presents to be signed by the hand of _____, on this _____, day of _____, 20__.

MKB MAUSTON, LLC
By: _____
Its: _____

STATE OF WISCONSIN}
:SS
_____ COUNTY}

Personally came before me this ___ day of _____, 20__, _____, the _____ of the above named corporation, to me known as the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of entity, by its authority.

Notary Signature: _____
Notary Name: _____
Notary Public, State of _____. My commission expires: _____
(Notary Seal)



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COMMON COUNCIL APPROVAL

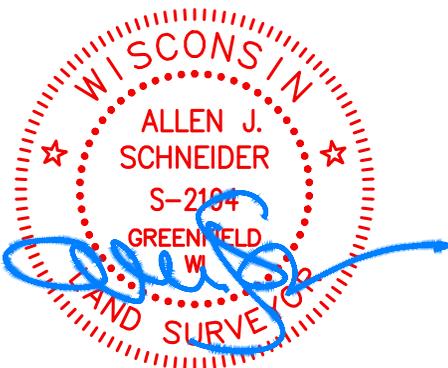
Approved by the Common Council of the City of Mauston, Wisconsin, on this _____ day of _____, 20__.

Date

DENNIS NIELSEN, MAYOR

Date

NICHOLE LYDDY, DEPUTY CLERK



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