

539883

# AMENDMENT ONE AND ADDENDUM ONE TO THE MONROE PROFESSIONAL CENTER CONDOMINIUM PLAT

UNITS B101, B102, B103, B104, B105, B106, B107, 101, 102, 103, 104, 105, 106, B111, B112, 111, 112, 113, 211, 212, & 311 OF THE MONROE PROFESSIONAL CENTER CONDOMINIUM PLAT, RECORDED IN HANGING FILE 1, PAGE 91B, AS DOCUMENT NO. 395838, BEING LOT 1 OF CERTIFIED SURVEY MAP NO. 2726, RECORDED IN VOLUME 9 OF CERTIFIED SURVEY MAPS OF GREEN COUNTY, ON PAGES 243 & 244, AS DOCUMENT NO. 396129, AND ALSO LOT 82 OF LYBRAND'S DONATION TO THE CITY OF MONROE, BEING PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35, TOWN 2 NORTH, RANGE 7 EAST, CITY OF MONROE, GREEN COUNTY, WISCONSIN.

I, Todd E. Hasse, hereby certify that this Condominium Plat is in compliance with Chapter 703.11 of the Wisconsin Statutes, and that I have surveyed, monumented and mapped the lands described hereon and that this Plat is a correct representation of the Condominium so described and the identification and location of each Unit and the Common Elements can be determined from the Plat.

December 20th, 2011

*Todd E. Hasse*  
Todd E. Hasse S-2228

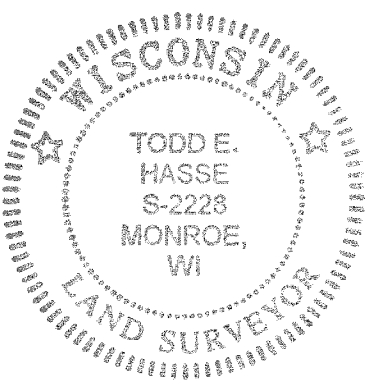
**REGISTER OF DEEDS CERTIFICATE:**

Received for record this 22<sup>nd</sup> day of December, 2011, at 9:15 o'clock A.M. and recorded with the Condominium Plats of Green County, in Hanging File 2, on Page 10, as Document No. 539883, Plat # 375

*Cynthia A. Meudt*  
Register of Deeds

**NOTES:**

1. Distances shown in parenthesis, indicates recorded as data.
2. Bearings are referenced to the N. line of Lot 10 of Lybrand's Donation, which was assumed to bear S89°52'31"E.
3. This monument was set to replace a 5/8" brass rod that was removed during road construction. This monument is located N0°20'32"E, 8.00' from the NW corner of Lot 10 of Lybrand's Donation.



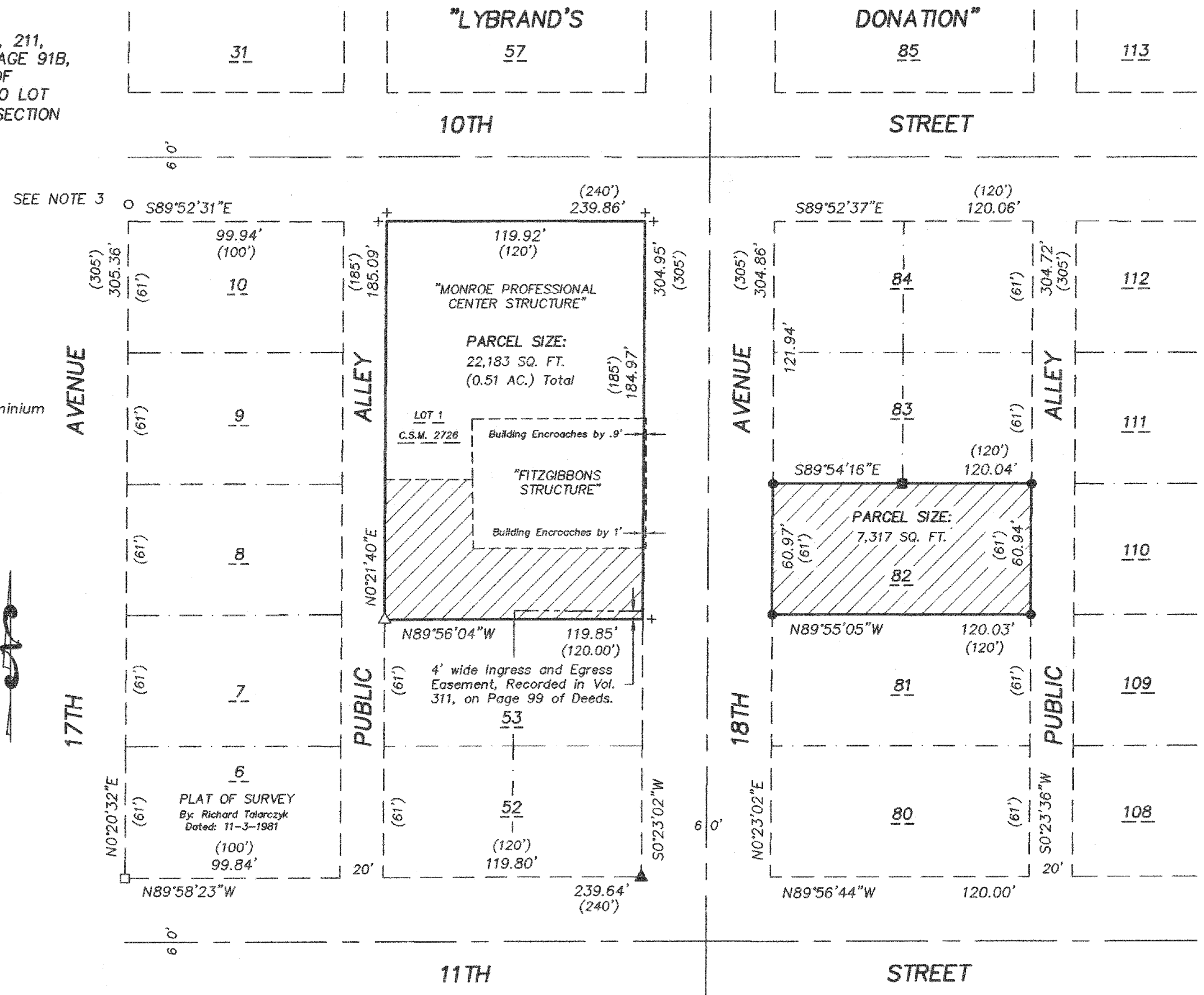
**LEGEND:**

- |   |  |
|---|--|
| ■ 3/4" iron pipe found.                           | □ Brass marker set in concrete sidewalk.   |
| ● 3/4" solid round iron rod found.                | ○ 3/4" X 24" solid round iron rod set, weighing 1.50 lbs per lineal ft.  |
| ▲ Drill hole with chisel cross found in concrete. | △ Drill hole with chisel cross set in concrete.  |
| Common Element.                                   | + Drill hole with chisel cross set in concrete sidewalk 4' from the property corner and online with the respective property lines. |

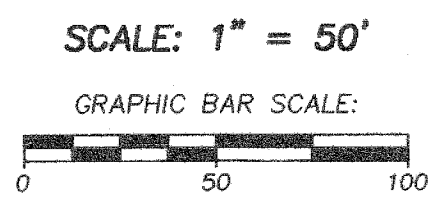
**PREPARED FOR:**

Rex A. & Sharon M. Ewald 1015 18th Avenue, Unit 311 Monroe, WI 53566	Rhonda L. Hartwig 1720 10th Street Monroe, WI 53566	The Fitzgibbons Building, LLP c/o Rex A. Ewald 1015 18th Avenue, Unit 311 Monroe, WI 53566	Pancho & Lefty's Tex Mex Grill LLC 1018 17th Avenue Monroe, WI 53566
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JOB NO. 09019  
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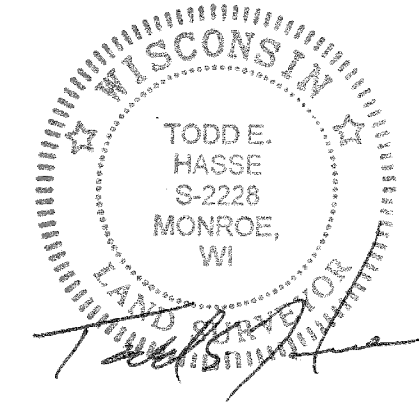
SHEET 1 OF 4



**HASSE SURVEYING**  
W5820 ILIFF ROAD  
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(608) 325-5321 PHONE  
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# AMENDMENT ONE AND ADDENDUM ONE TO THE MONROE PROFESSIONAL CENTER CONDOMINIUM PLAT

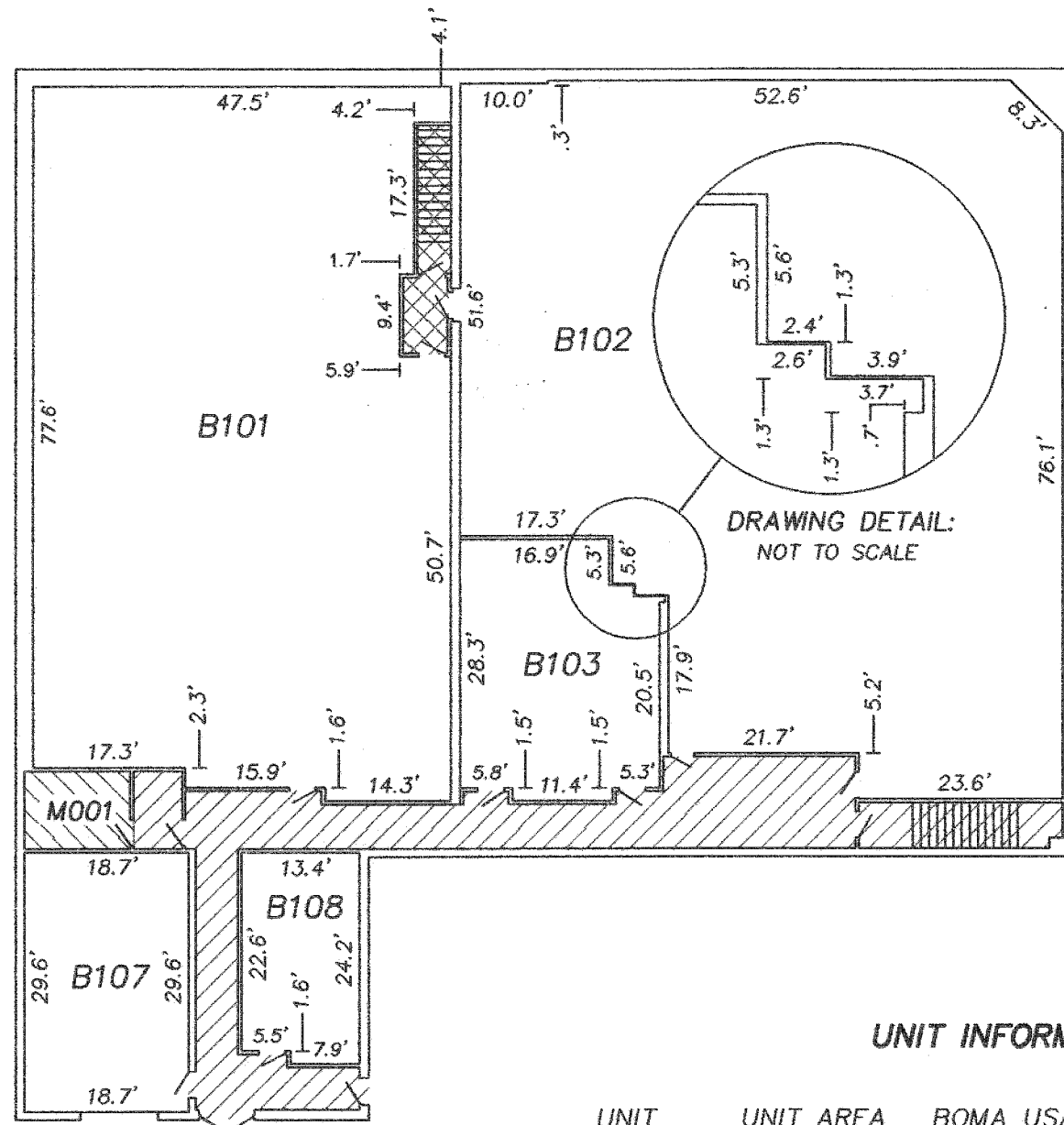
CITY OF MONROE  
GREEN COUNTY, WISCONSIN



December 20th, 2011

MONROE PROFESSIONAL CENTER STRUCTURE  
BASEMENT LAYOUT

SCALE: 1" = 20'

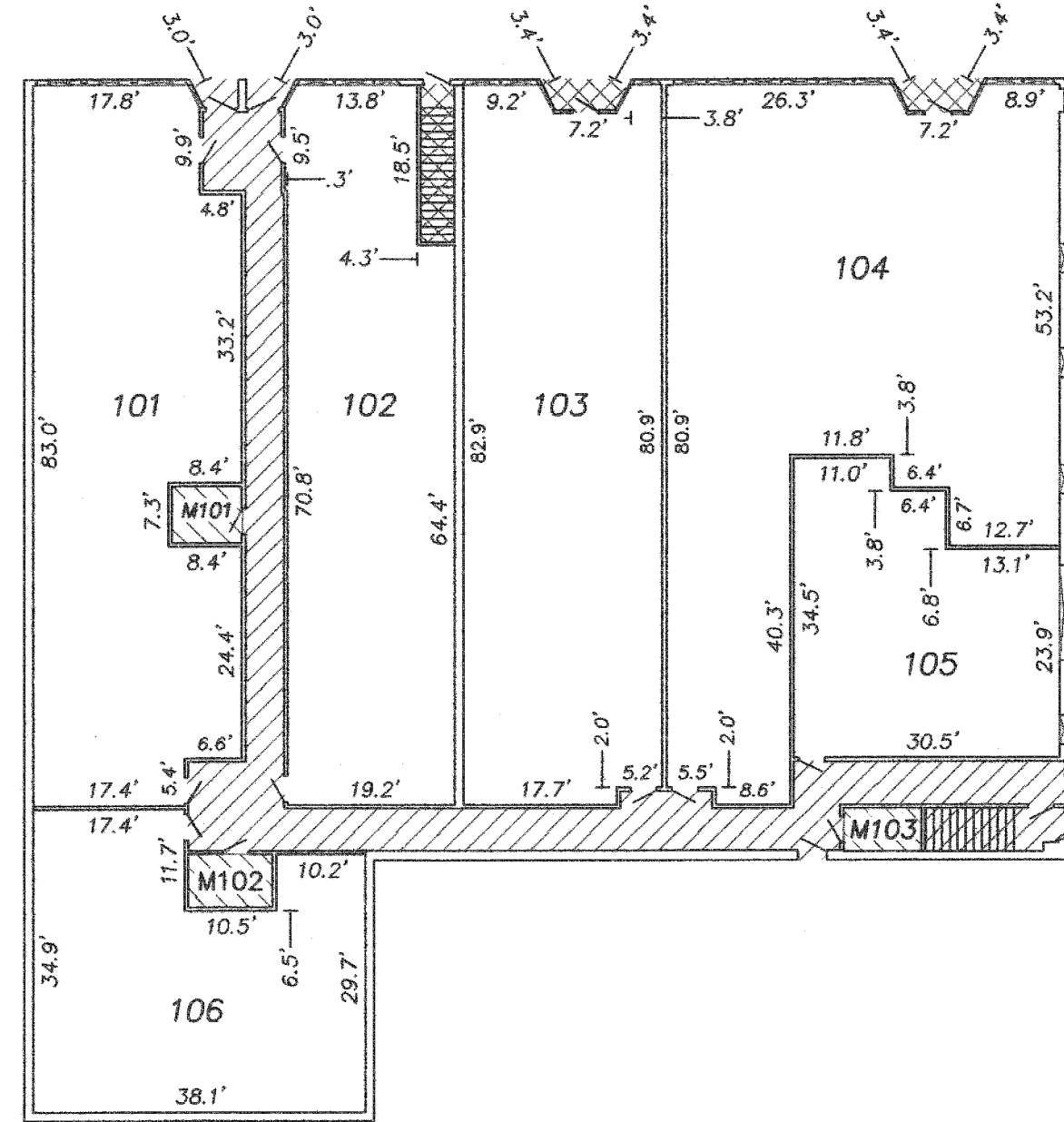


UNIT INFORMATION TABLE:

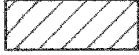
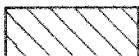


UNIT	UNIT AREA	BOMA USABLE AREA	BOMA RENTABLE AREA
B101	3,648 SQ. FT.	3,721 SQ. FT.	4,068 SQ. FT.
B102	4,810 SQ. FT.	4,881 SQ. FT.	5,336 SQ. FT.
B103	625 SQ. FT.	676 SQ. FT.	739 SQ. FT.
B107	552 SQ. FT.	569 SQ. FT.	622 SQ. FT.
B108	316 SQ. FT.	335 SQ. FT.	366 SQ. FT.
101	1,832 SQ. FT.	1,892 SQ. FT.	2,115 SQ. FT.
102	1,512 SQ. FT.	1,575 SQ. FT.	1,761 SQ. FT.
103	1,854 SQ. FT.	1,981 SQ. FT.	2,214 SQ. FT.
104	2,611 SQ. FT.	2,740 SQ. FT.	3,063 SQ. FT.
105	890 SQ. FT.	922 SQ. FT.	1,031 SQ. FT.
106	1,156 SQ. FT.	1,186 SQ. FT.	1,325 SQ. FT.
TOTAL	19,806 SQ. FT.	20,478 SQ. FT.	22,640 SQ. FT.

MONROE PROFESSIONAL CENTER STRUCTURE  
FIRST FLOOR LAYOUT

SCALE: 1" = 20'

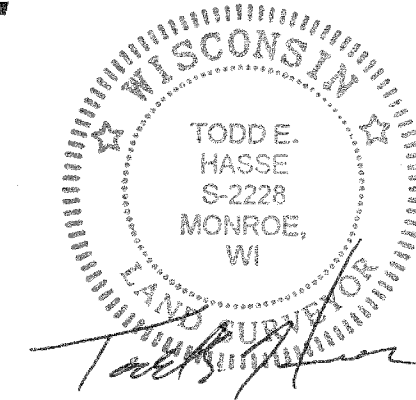


LEGEND:

-  Common Element.
-  Common Element (Mechanical Room).
-  Limited Common Element.
-  Existing Window.

# AMENDMENT ONE AND ADDENDUM ONE TO THE MONROE PROFESSIONAL CENTER CONDOMINIUM PLAT

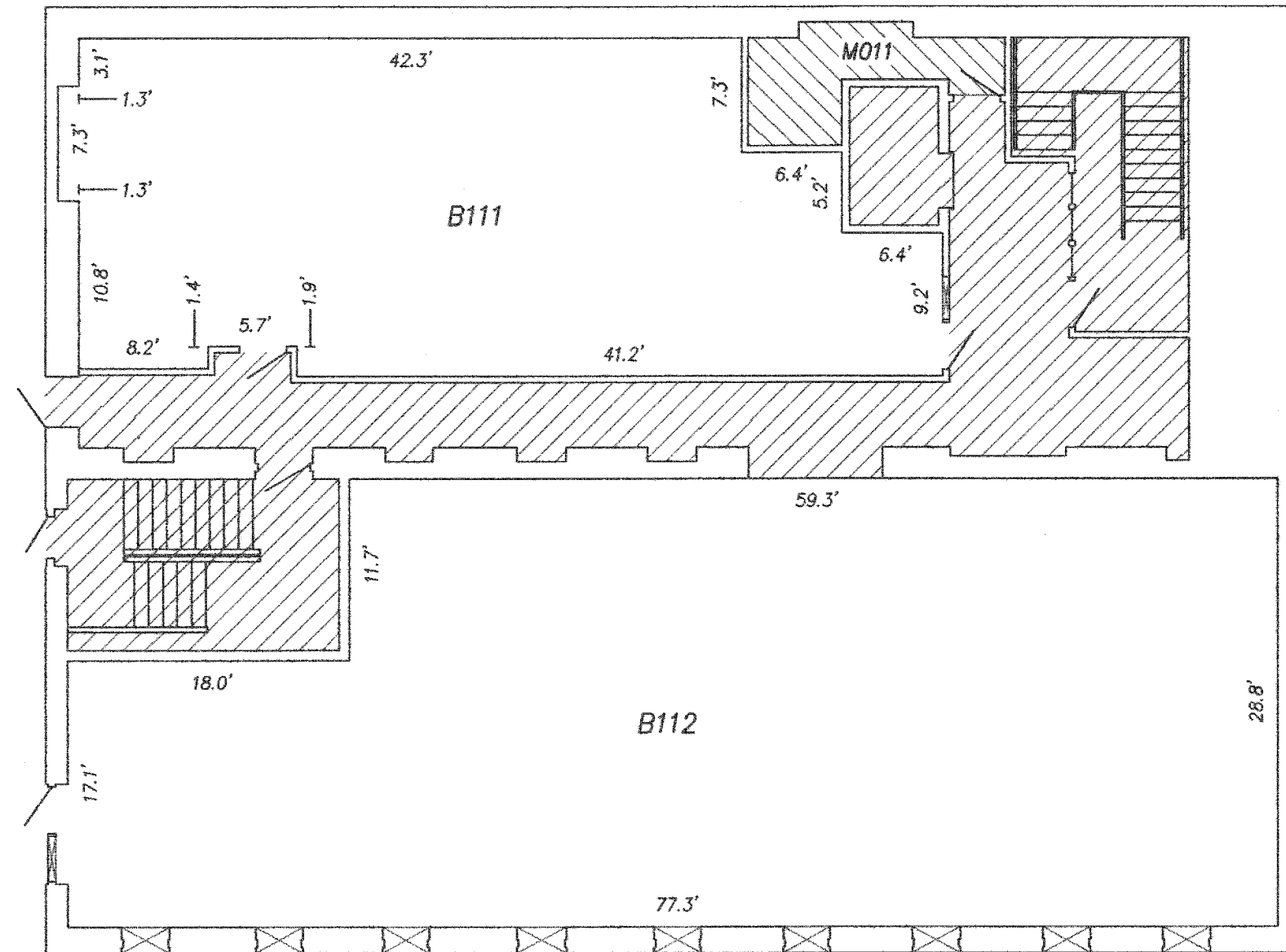
CITY OF MONROE  
GREEN COUNTY, WISCONSIN



December 20th, 2011

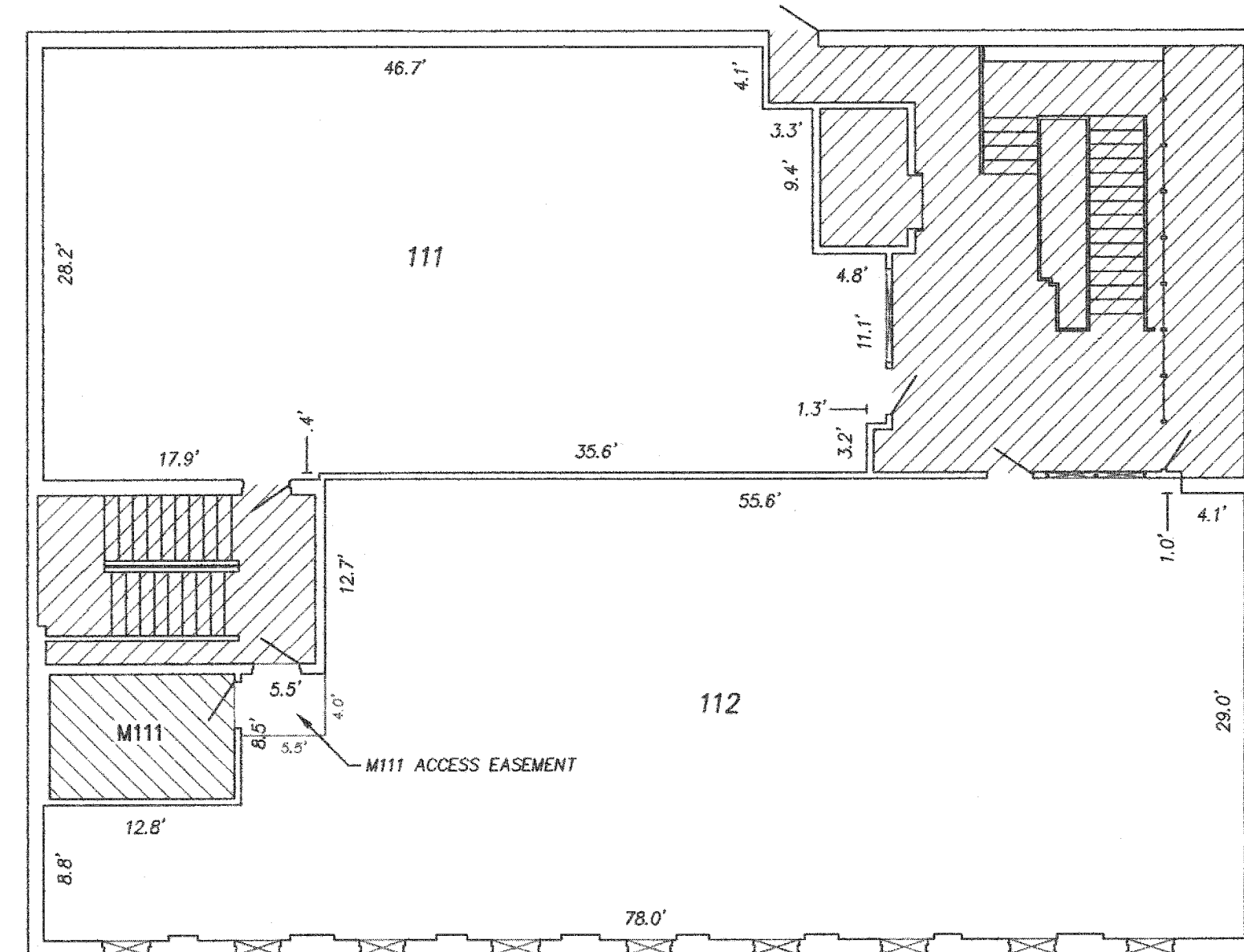
FITZGIBBONS STRUCTURE  
BASEMENT LAYOUT

SCALE: 1" = 10'



FITZGIBBONS STRUCTURE  
FIRST FLOOR LAYOUT

SCALE: 1" = 10'



**LEGEND:**

- Common Element.
- Common Element (Mechanical Room).
- Existing Window.

**UNIT INFORMATION TABLE:**

UNIT	UNIT AREA	BOMA USABLE AREA	BOMA RENTABLE AREA
B111	1,063 SQ. FT.	1,090 SQ. FT.	1,299 SQ. FT.
B112	2,016 SQ. FT.	2,071 SQ. FT.	2,468 SQ. FT.
111	1,446 SQ. FT.	1,458 SQ. FT.	1,720 SQ. FT.
112	1,987 SQ. FT.	2,058 SQ. FT.	2,428 SQ. FT.
TOTAL	6,512 SQ. FT.	6,677 SQ. FT.	7,915 SQ. FT.

SCALE: 1" = 10'

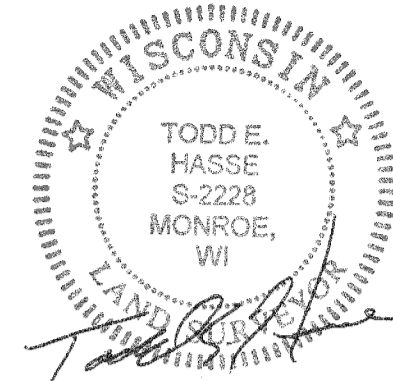


JOB NO. 09019  
DRAWING C: \DRAWINGS\PLATS\09019B.DWG

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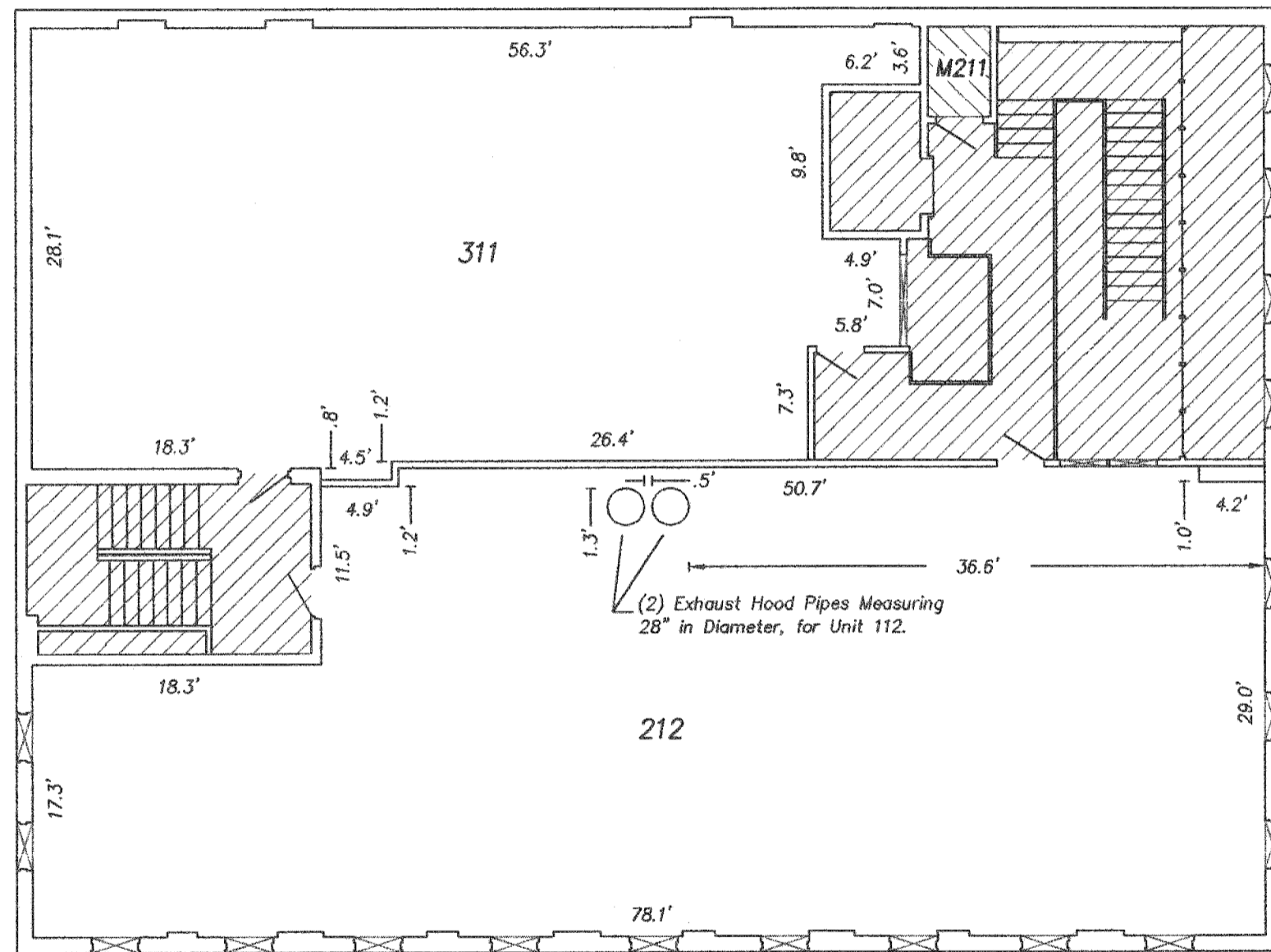
CITY OF MONROE  
GREEN COUNTY, WISCONSIN



December 20th, 2011

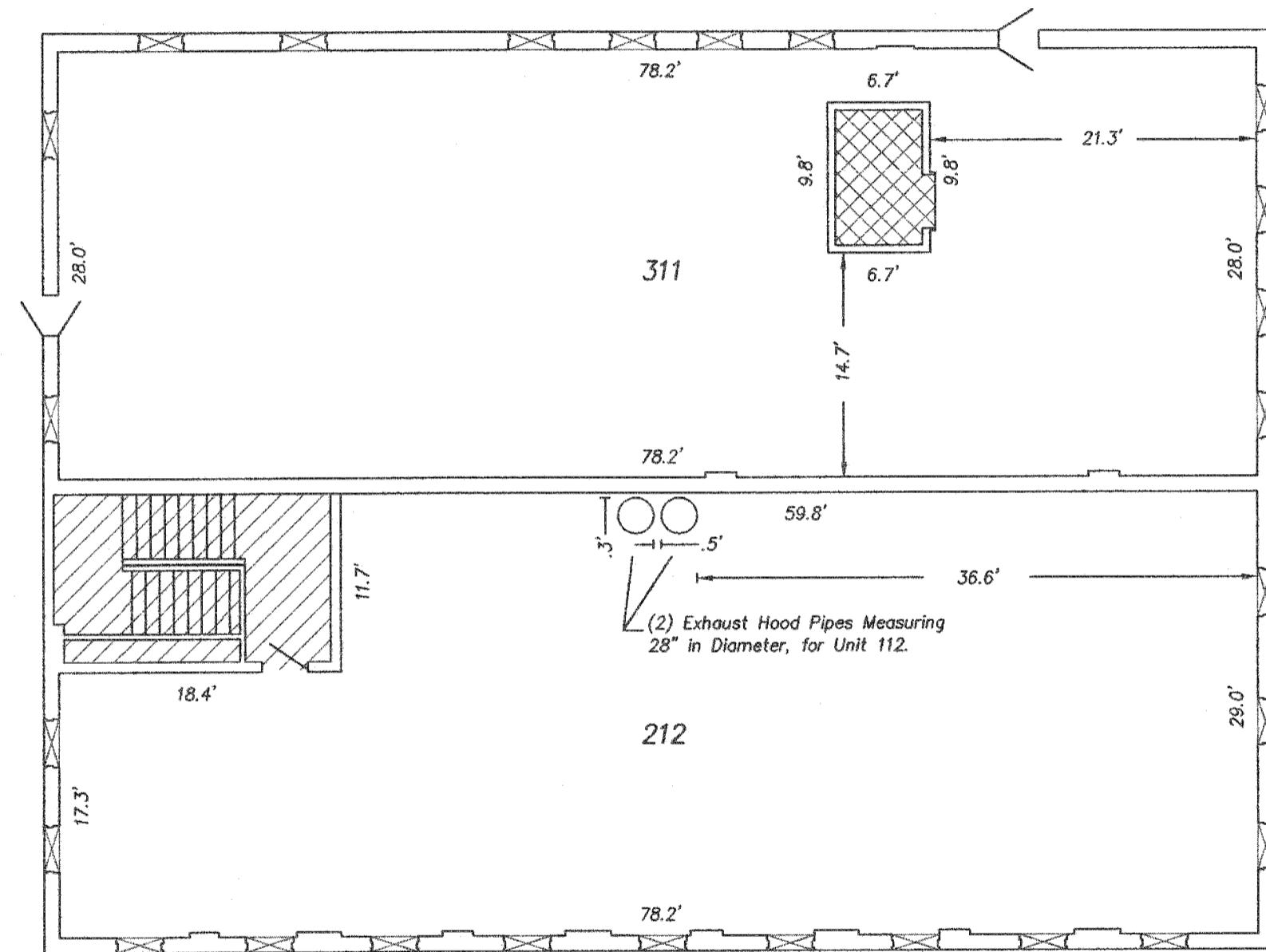
FITZGIBBONS STRUCTURE  
SECOND FLOOR LAYOUT

SCALE: 1" = 10'

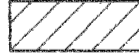





FITZGIBBONS STRUCTURE  
THIRD FLOOR LAYOUT

SCALE: 1" = 10'



**LEGEND:**

-  Common Element.
-  Common Element (Mechanical Room).
-  Limited Common Element.
-  Existing Window.

**UNIT INFORMATION TABLE:**

UNIT	UNIT AREA	BOMA USABLE AREA	BOMA RENTABLE AREA
212	4,137 SQ. FT.	4,216 SQ. FT.	4,319 SQ. FT.
311	3,568 SQ. FT.	3,719 SQ. FT.	3,810 SQ. FT.
TOTAL	7,705 SQ. FT.	7,935 SQ. FT.	8,129 SQ. FT.

SCALE: 1" = 10'



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