

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

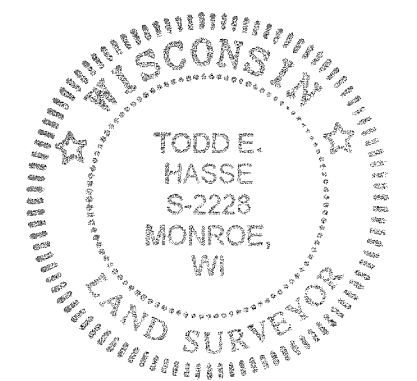
**REGISTER OF DEEDS CERTIFICATE:**

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. Mendt*  
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.



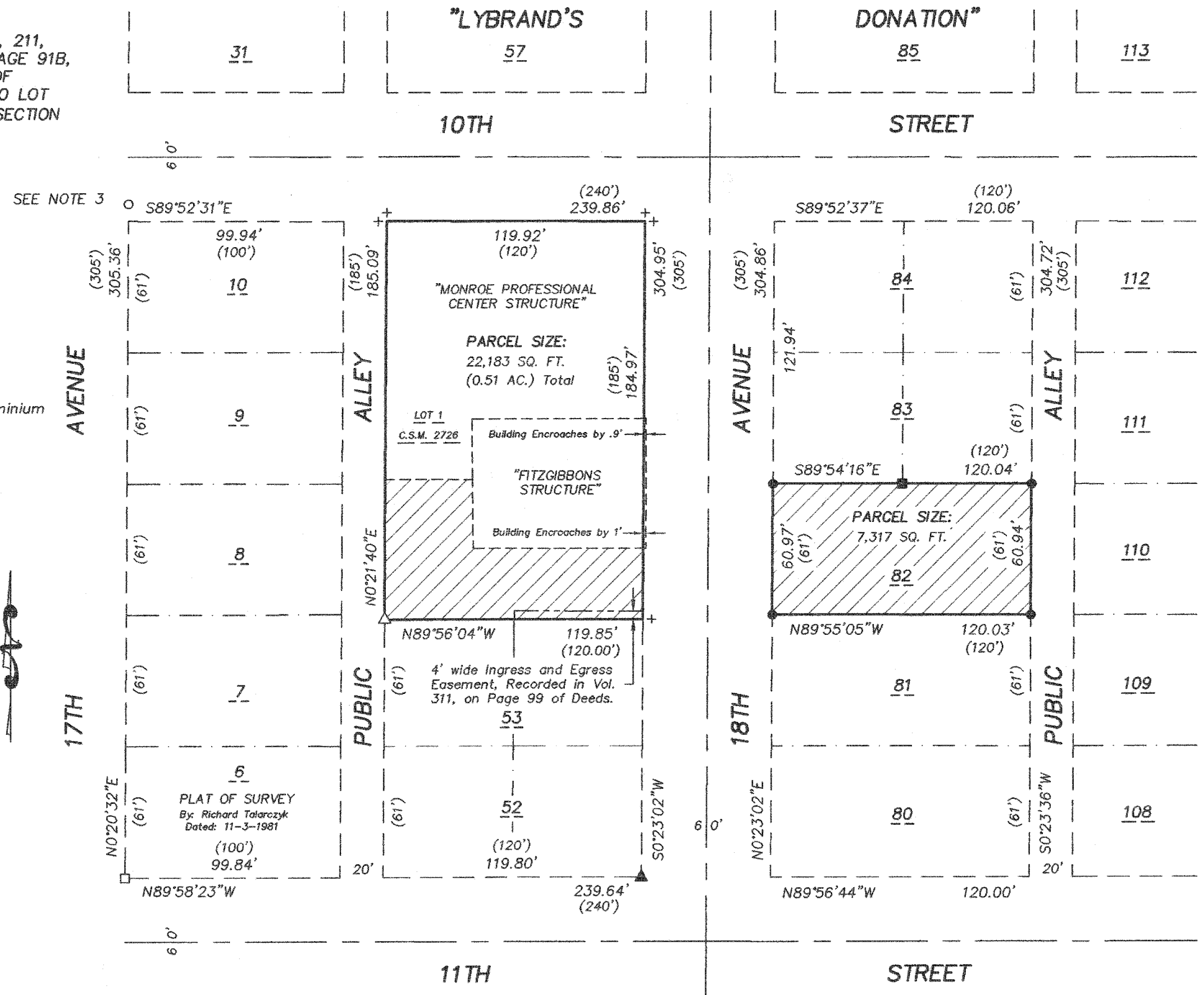
**LEGEND:**

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

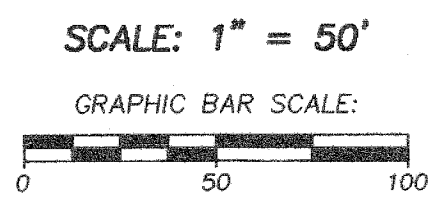
**PREPARED FOR:**

|  |   |   |  |
|--|---|---|--|
| Rex A. & Sharon M. Ewald<br>1015 18th Avenue, Unit 311<br>Monroe, WI 53566 | Rhonda L. Hartwig<br>1720 10th Street<br>Monroe, WI 53566 | The Fitzgibbons Building, LLP<br>c/o Rex A. Ewald<br>1015 18th Avenue, Unit 311<br>Monroe, WI 53566 | Pancho & Lefty's Tex Mex Grill LLC<br>1018 17th Avenue<br>Monroe, WI 53566 |
|--|---|---|--|

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



SHEET 1 OF 4



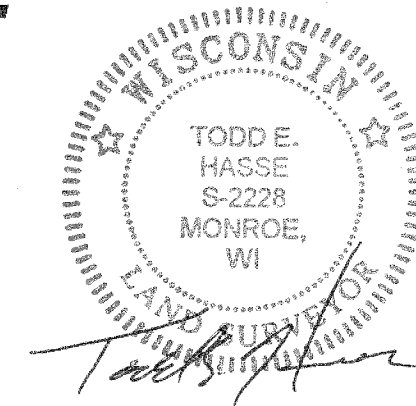
**HASSE SURVEYING**

W5820 ILIFF ROAD  
MONROE, WI 53566  
(608) 325-5321 PHONE  
(608) 329-5321 FAX



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

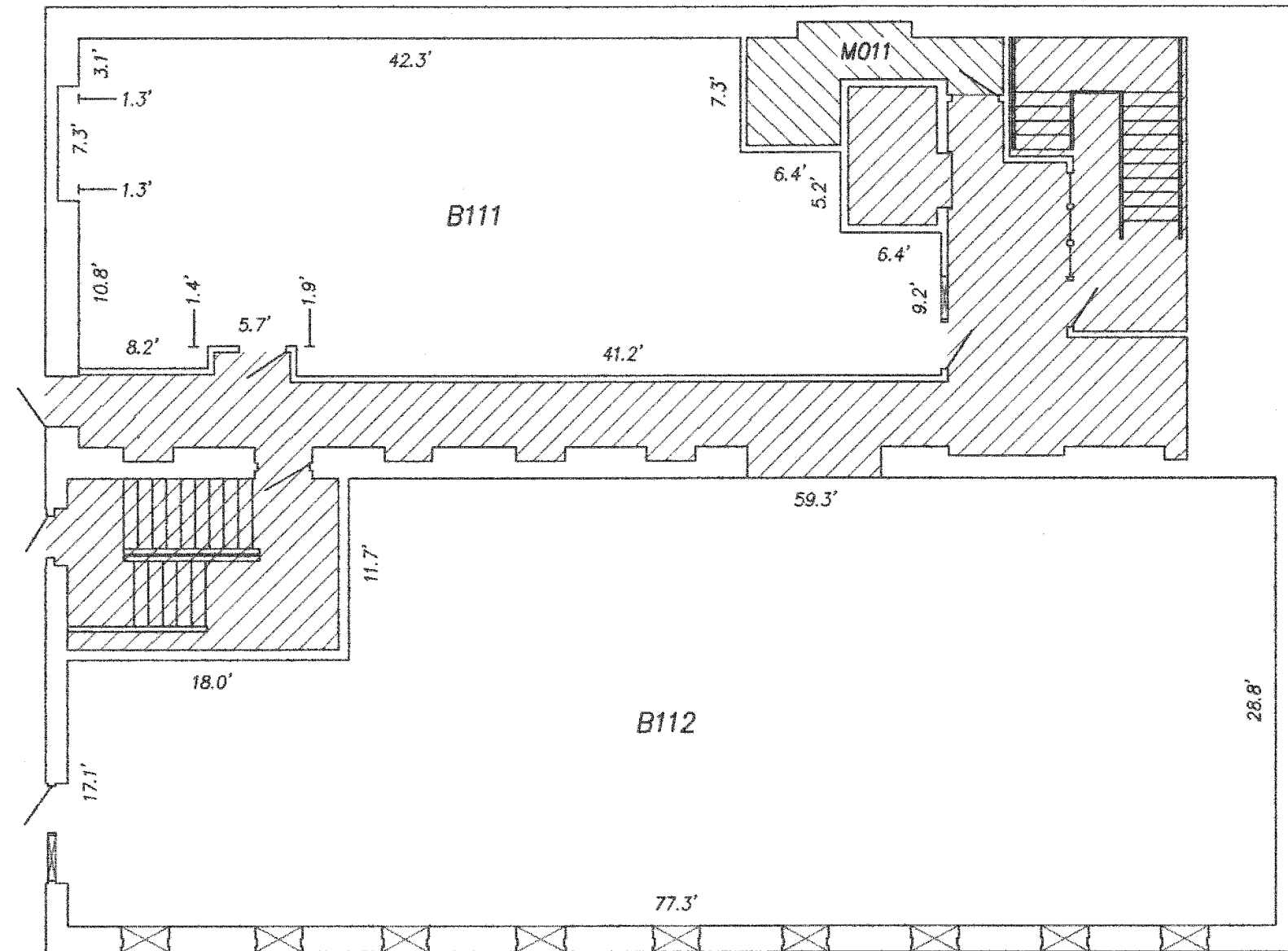
CITY OF MONROE  
GREEN COUNTY, WISCONSIN



December 20th, 2011

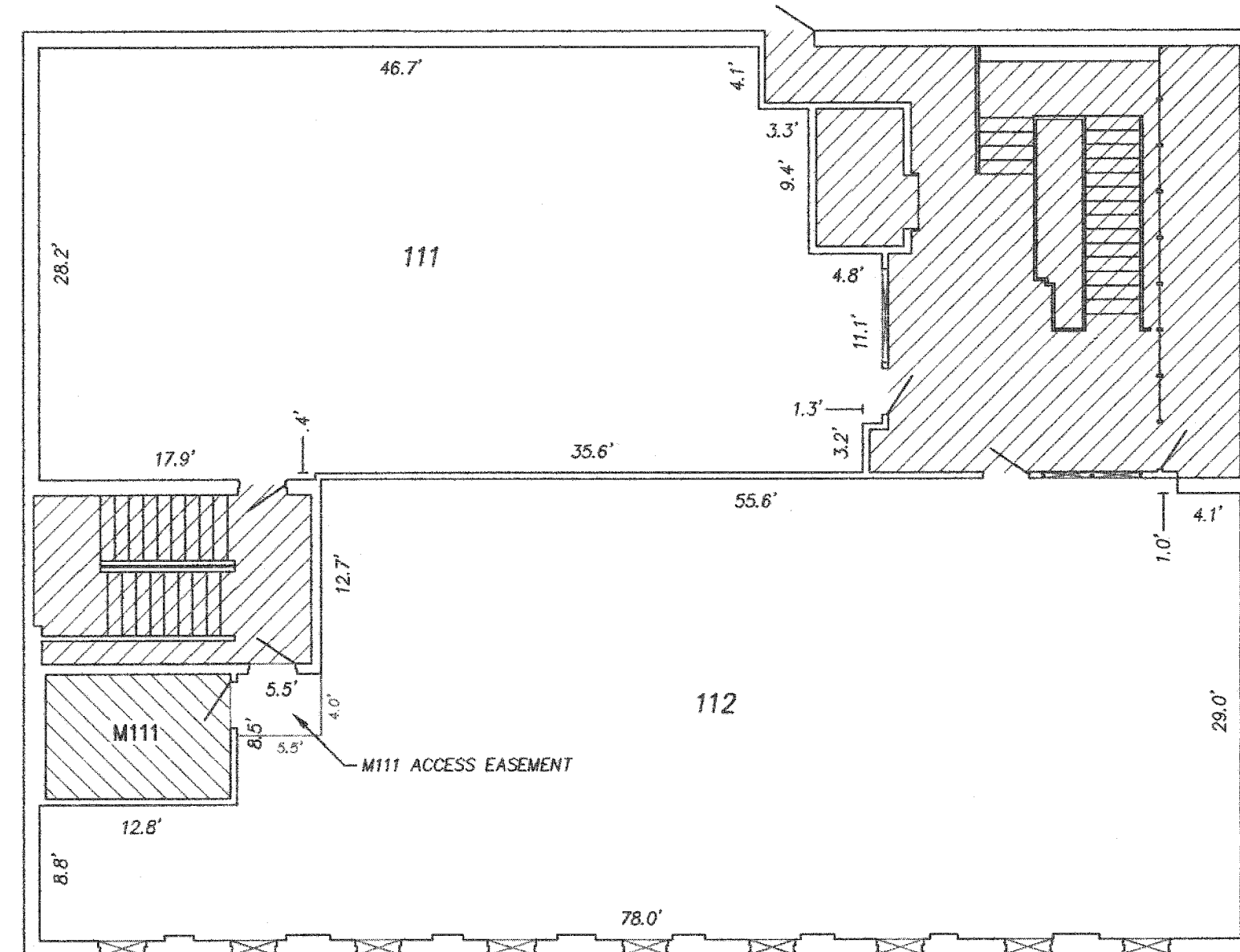
FITZGIBBONS STRUCTURE  
BASEMENT LAYOUT

SCALE: 1" = 10'



FITZGIBBONS STRUCTURE  
FIRST FLOOR LAYOUT

SCALE: 1" = 10'



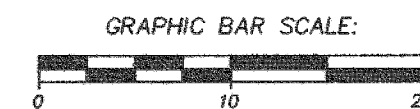
**LEGEND:**

- 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'

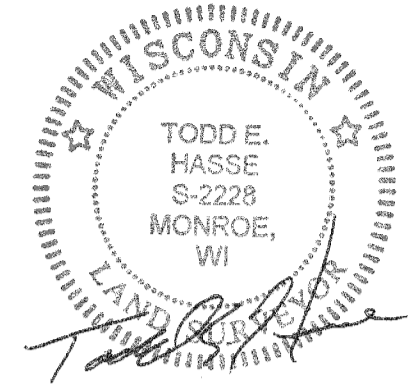


JOB NO. 09019  
DRAWING C: \DRAWINGS\PLATS\09019B.DWG

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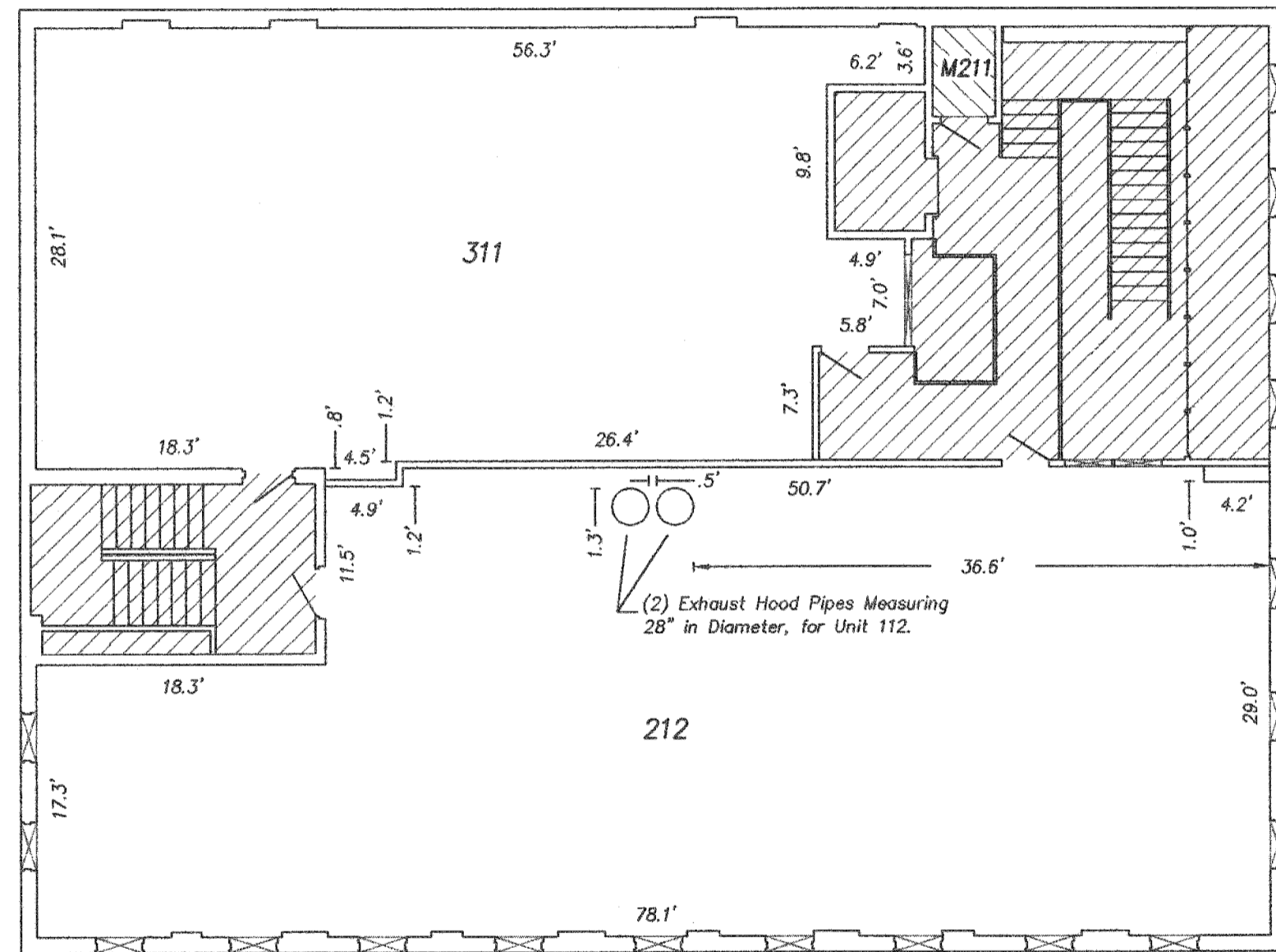
CITY OF MONROE  
GREEN COUNTY, WISCONSIN



December 20th, 2011

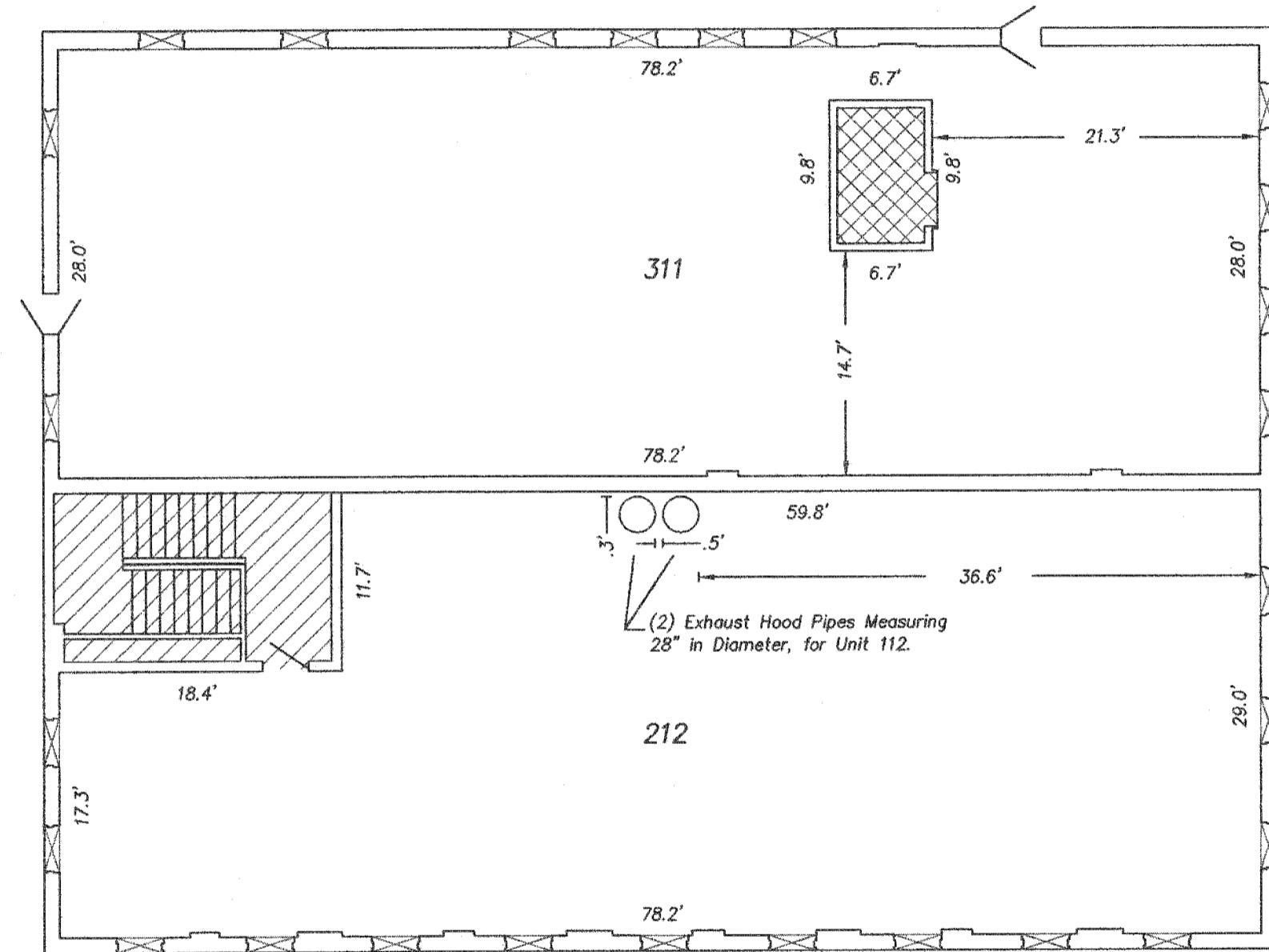
FITZGIBBONS STRUCTURE  
SECOND FLOOR LAYOUT

SCALE: 1" = 10'

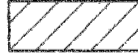





FITZGIBBONS STRUCTURE  
THIRD FLOOR LAYOUT

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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