

I, Baiba M. Rozite, Professional Land Surveyor, certify that I have surveyed the above described property, to the best of my knowledge and ability, and that the map shown hereon is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures thereon, boundary fences, apparent easements, roadways and encroachments, if any. I further certify that this plat complies with Wis. Admin. Code A-E7.

Baiba M. Rozite, PLS #2351 8/16/2021



Legal description per First American Title Insurance Company Commitment No. NCS-1061690-MAD with an effective date of April 12, 2021:

LOT 2 OF CERTIFIED SURVEY MAP NO. 10227 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN ON JUNE 26, 2006, IN VOLUME 96 OF CERTIFIED SURVEY MAPS, PAGES 246-250 AS DOCUMENT NO. 3398250, BEING A OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

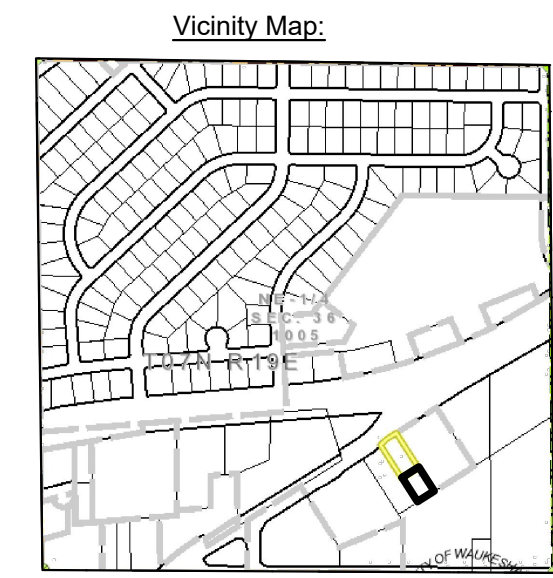
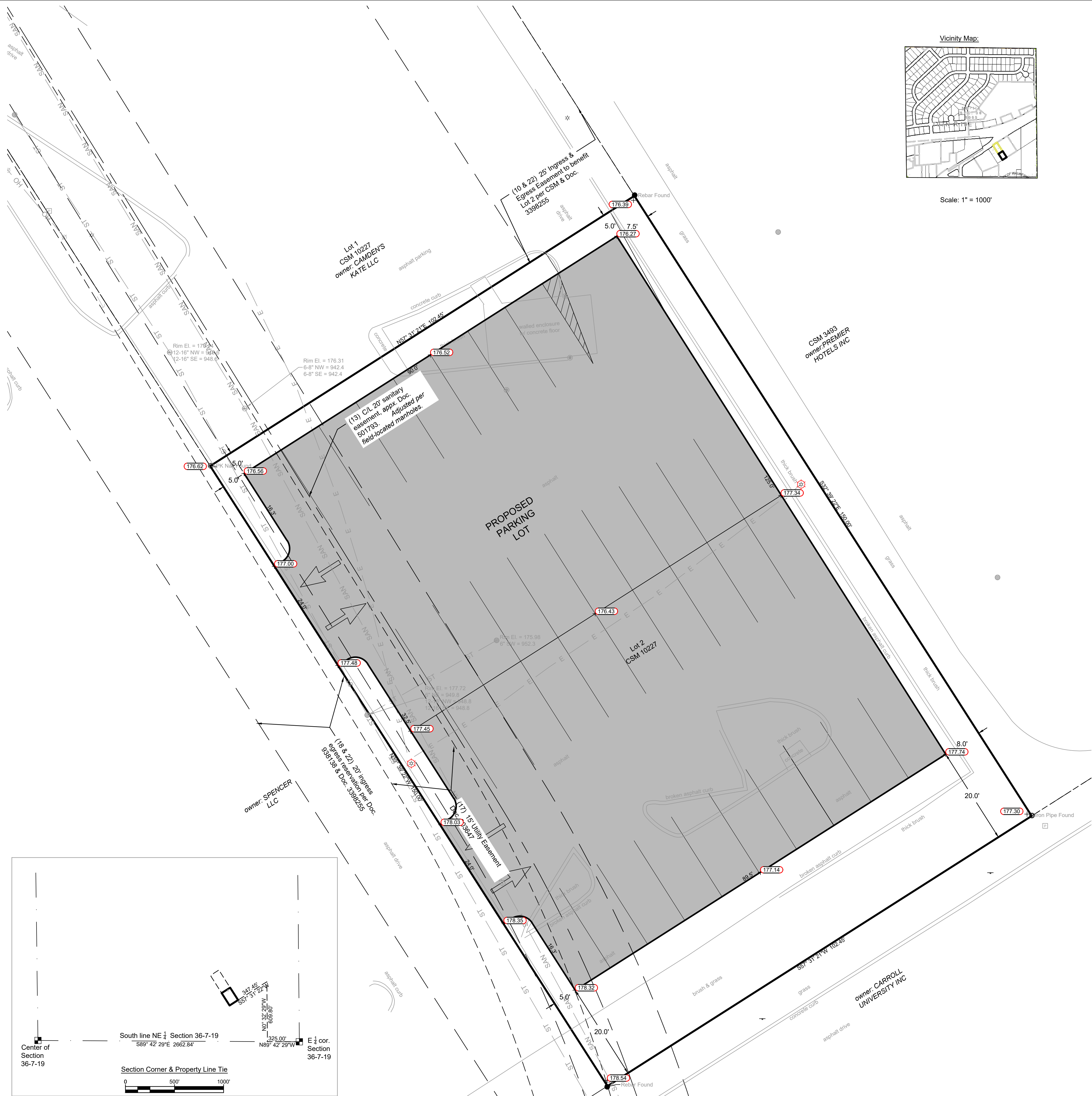
For informational purposes only:
Tax Parcel No. WAKC1005239
Address: NONE

Per First American Title Insurance Company Commitment No. NCS-1061690-MAD with an effective date of April 12, 2021, the following items appear in Schedule B II as exceptions:

- Public or private rights in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for street, highway, and or alley purposes. **GENERAL IN NATURE, NOT SHOWN.**
- Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 10227 recorded June 26, 2006 in Volume 96, Pages 246-250 as Document No. 3398250 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **SHOWN ON MAP.**
- Utility Easement to Wisconsin Gas & Electric Company, dated October 18, 1938, recorded/filed November 04, 1938 as Document No. 223565. Conveyance of Rights in Land recorded March 03, 1999 in Reel 2853, Image 478 as Document No. 2425323. **DOES NOT LIE ON OR DIRECTLY ADJACENT TO PARCEL.**
- Sewer Easement to City of Waukesha, a municipal corporation of the State of Wisconsin, dated May 20, 1959, recorded/filed June 15, 1959 in Volume 811, Page 618 as Document No. 501790. **DOES NOT LIE ON OR DIRECTLY ADJACENT TO PARCEL.**
- Sewer Easement to City of Waukesha, a municipal corporation of the State of Wisconsin, dated May 27, 1959, recorded/filed June 15, 1959 in Volume 812, Page 5 as Document No. 501793. **SHOWN ON MAP.**
- Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in January 13, 1967 in Volume 1071, Page 621 as Document No. 676986 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **DOES NOT LIE ON OR DIRECTLY ADJACENT TO PARCEL.**
- Access Restrictions as set forth in Award of Damages recorded November 24, 1967 in Volume 1104, Page 293 as Document No. 700338. **DOES NOT LIE ON OR DIRECTLY ADJACENT TO PARCEL.**
- Covenants, Conditions and Restrictions as set forth in Quit Claim Deed recorded in May 01, 1968 in Volume 1120, Page 632 as Document No. 711540 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **DOES NOT LIE ON OR DIRECTLY ADJACENT TO PARCEL.**
- Utility Easement to Wisconsin Telephone Company, a Wisconsin corporation, dated November 24, 1971, recorded/filed December 02, 1971 in Volume 1251, Page 546 as Document No. 803647. **SHOWN ON MAP.**
- Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement for ingress and egress as set forth in Warranty Deed recorded on January 26, 1976 in Reel 159, Image 183, as Document No. 938138. **DOES NOT LIE ON PARCEL, SHOWN FOR REFERENCE.**
- Memorandum of Joint Venture Agreement for Recording Agreement upon the terms, conditions and provisions contained therein: Dated: May 09, 1983 Parties: M & L Investments, a co-partnership composed of Marc J. Goldfarb and Lawrence G. Goldfarb, and Leslie G. Nackman Recorded: June 06, 1983 in Reel 546, Image 1006 Instrument No.: 1216111 **BLANKET IN NATURE, NOT SHOWN.**
- Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in April 30, 1999 in Reel 2892, Image 1606 as Document No. 2458984 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **DOES NOT LIE ON OR DIRECTLY ADJACENT TO PARCEL.**
- Notice of Subdivision Agreement upon the terms, conditions and provisions contained therein: Dated: November 09, 2004 Parties: Great Lakes Real Estate Company II, L.L.C., a Wisconsin limited liability company, Cric Great Lakes Acquisition LLC, a Delaware limited liability company and Great Lakes Quick Lube Limited Partnership, a Wisconsin limited partnership Recorded: December 14, 2005 Instrument No.: 3346197 **BLANKET IN NATURE, NOT SHOWN.**
- Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement Agreement recorded on June 26, 2006, as Document No. 3398255. **SHOWN ON MAP.**

GENERAL NOTES:

- Drawing is based on field survey completed by The Sigma Group on July 30, 2021.
- Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone, NAD 1983, with the South line of the NE 1/4 of Section 36, Town 7 N, Range 19 E bearing S89°42'29"E.
- Parcel falls within **Zone X, Areas determined to be outside the 0.2% annual chance floodplain**, per FEMA FIRM Panel 55133C0214G, effective date of 11/05/2014.
- Parcel area is 15,368 square feet or 0.353 acres.
- Vertical datum for the project survey is **City of Waukesha vertical datum**, using a benchmark of the **concrete monument with brass cap at the E 1/4 corner of Section 36-7-19, with an elevation of 173.81**. To obtain NGVD29, add 780.558.
- There are currently no buildings located on this site.



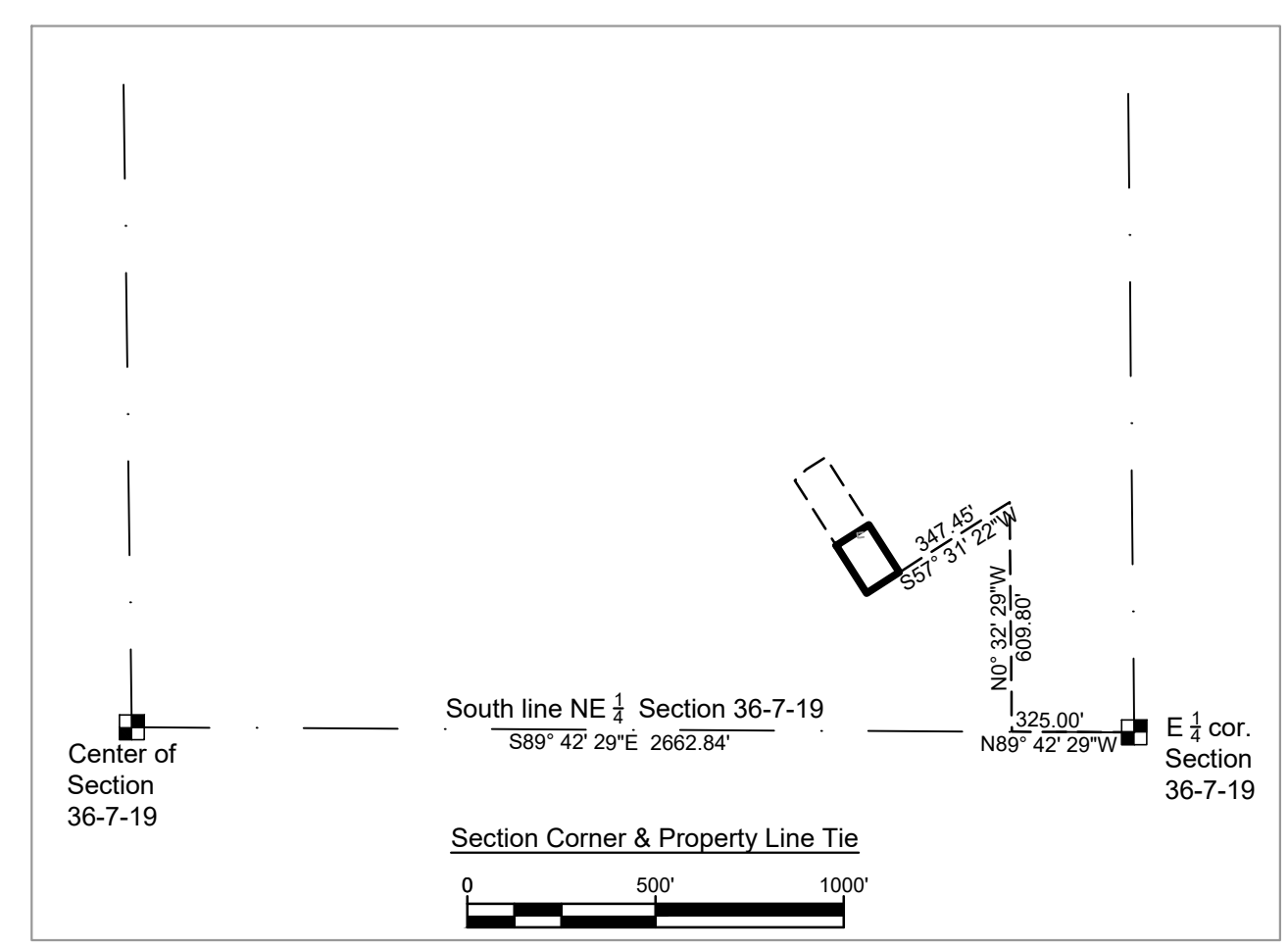
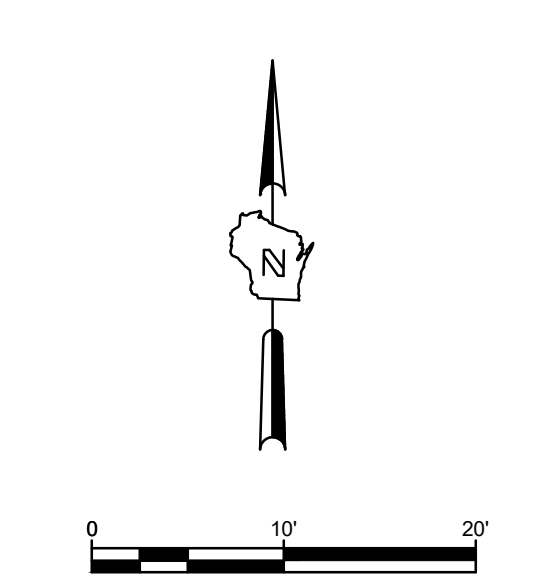
Scale: 1" = 1000'

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LEGEND

SECTION 1/4 SECTION LINE	PROPERTY LINE
EASEMENT	CHAINS LINK FENCE
GUARD RAIL	METAL FENCE
WOOD FENCE	TREE LINE
OVERHEAD UTILITY LINE	ELECTRIC TELEPHONE
FIBER OPTIC	CABLE TV
SANITARY SEWER	FORSE MAN
STORM SEWER	WATER MAIN
GAS	EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR	IRON PIPE FOUNDSET
REBAR FOUNDSET	CHISELED CROSS FOUNDSET
PK NAIL FOUNDSET	BUS
MONUMENT	BENCHMARK
SIGN	DECEADOUS TREE (Diameter)
CONIFEROUS TREE (Diameter)	BUS
POST	SOIL BORING
ELECTRIC METER	MONITORING WELL
UTILITY PEDESTAL	CLAVERT END
HANDLE	TRAFFIC SIGNAL
TRAFFIC SIGNAL	LIGHT POLE

FIELD'S AUTOMOTIVE
 E. MAIN ST.
 WAUKESHA, WISCONSIN
 PLAT OF SURVEY



NO. REVISION	DATE	BY
DRAWING NO.	20319	Plat of Survey.dwg
DRAWN BY:	BMR	
DATE:	8/16/2021	
PROJECT NO.:	#20319	
CHECKED BY:	---	
APPROVED BY:	---	
SHEET NO.:	1 OF 1	