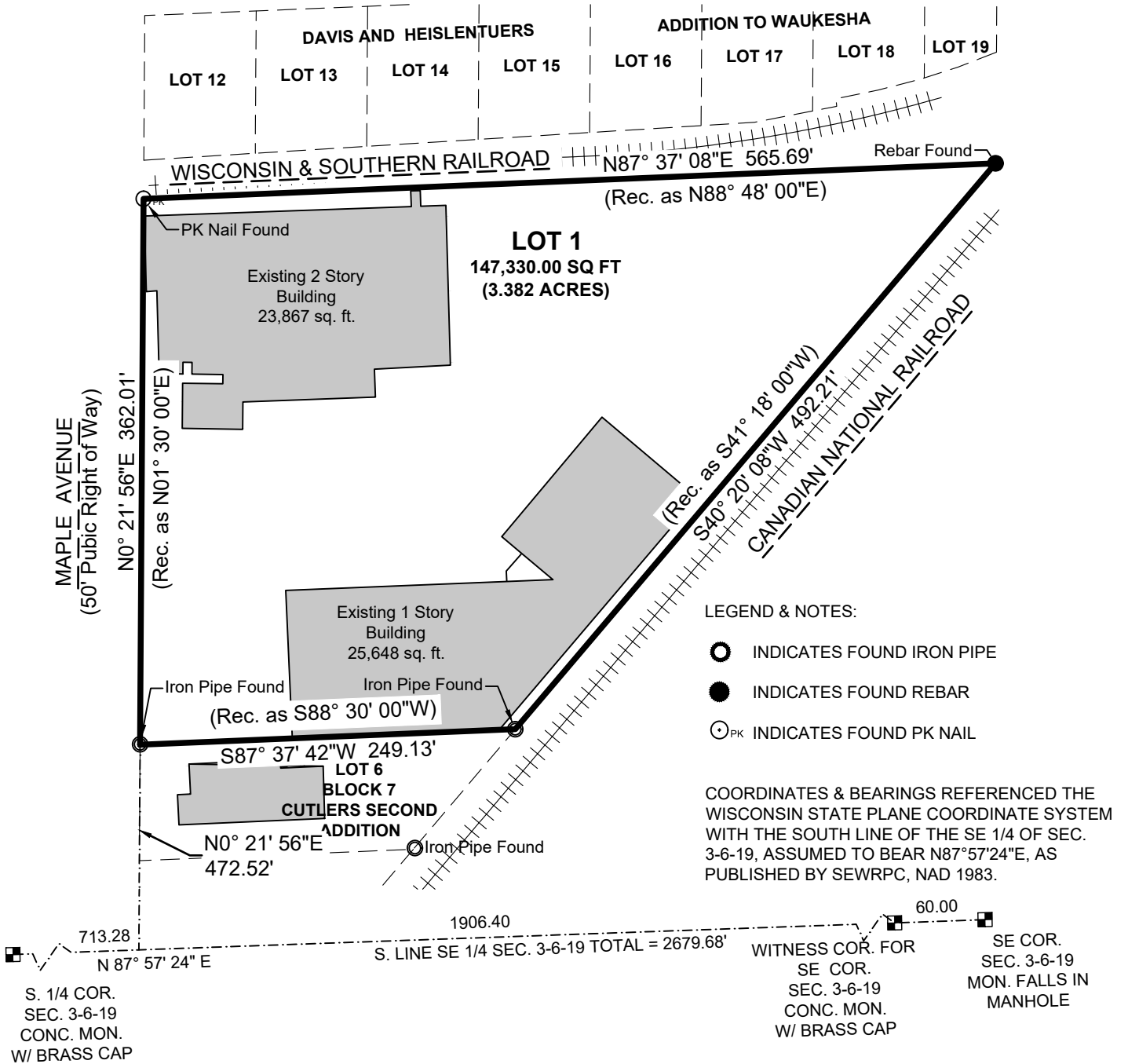


CERTIFIED SURVEY MAP NO. _____

Being a redivision of lots 1, 2 and 3 in Imperial Subdivision, and part of Lot 5 & 6, Block 7 in Cutlers Second Addition, all in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin

ADDRESSES: 223 Maple Avenue & 211 Maple Avenue

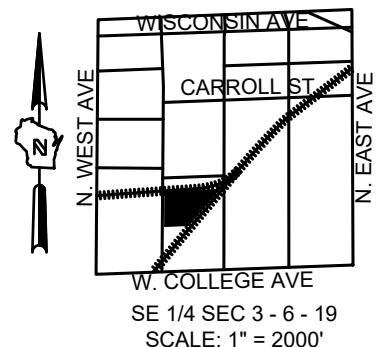
TAX KEY NUMBER: WAKC1308474 & WAKC1308429



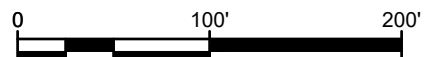
OWNERS
Carroll University, INC.
100 North East Avenue
Waukesha, WI 53186
&
Aldona Fischer Marital Trust
9370 South 46th Street
Franklin, WI 53132



VICINITY MAP:



GRAPHIC SCALE



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Kevin A. Slottke, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped Lands in Part of the Southeast 1/4 of Section 3, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 3; thence North 87°57'24" East along the south line of said Southeast 1/4 Section, 713.28 feet; thence North 00°21'56" East, 472.52 to the east right-of-way line of Maple Avenue and the point of beginning; thence continuing North 00°21'56" East (Recorded as North 01°30'00" East), 362.01 feet to the south line of the Wisconsin and Southern Railroad right of way; thence North 87°37'08" East (Recorded as North 88°48'00" East) along said south line, 565.69 feet to the west line of the Canadian National Railroad right of way; thence South 40°20'08" West (Recorded as South 41°18'00" West) along said west line, 492.21 feet; thence South 87°37'42" West (Recorded as South 88°30'00" West), 249.13 feet to the east line of Maple Avenue and the point of beginning.

Said parcel contains 147,330 square feet or 3.38223 acres of land, more or less.

That I have made the survey, land division, and map by the direction CARROLL UNIVERSITY, INC and ALDONA FISHER MARTIAL TRUST, owners of said land.

That the 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 Chapter 236 of the Wisconsin Statutes and Chapter 23 of the City of Waukesha Land Division Ordinance in surveying, dividing and mapping the same.



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PROJECT NUMBER 22371

DRAFTED BY Kenneth M. Araya

DATE 02/23/2024

Sheet 2 of 5

CERTIFIED SURVEY MAP NO. _____

Being a redivision of lots 1, 2 and 3 in Imperial Subdivision, and part of Lot 5 & 6, Block 7 in Cutlers Second Addition, all in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin

OWNER'S CERTIFICATE

CARROLL UNIVERSITY, INC, as owner, does hereby certify that we have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Waukesha.

IN WITNESS WHEREOF, the said CARROLL UNIVERSITY, INC, has caused these presents to be signed by

_____, its _____, this ____ day of _____, 20____.
NAME (PRINT) TITLE

BY: _____
SIGNATURE - TITLE

STATE OF WISCONSIN))SS
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 20____, _____, of the above named company and to me known to be the person who executed the foregoing instrument as such officer as the deed of said company, by its authority and to me known to be such officer of said company

(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

NOTARY SIGNATURE _____

PRINT NOTARY NAME _____



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CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE

ALDONA FISCHER MARITAL TRUST, as owners, hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Waukesha.

IN WITNESS WHEREOF, the said ALDONA FISCHER MARITAL TRUST, has caused these presents to be signed by

_____, its _____, this ____ day of _____, 20 ____.
NAME (PRINT) TITLE

BY: _____
SIGNATURE - TITLE

STATE OF WISCONSIN))SS
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 20 ____, _____, of the above named company and to me known to be the person who executed the foregoing instrument as such officer as the deed of said company, by its authority and to me known to be such officer of said company

(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

NOTARY SIGNATURE _____

PRINT NOTARY NAME _____



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CERTIFIED SURVEY MAP NO. _____

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PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Waukesha on this ____ day of _____, 20 ____

BY: _____
SHAWN REILLY, CHAIRMAN

BY: _____
DOUG KOEHLER, SECRETARY

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of Waukesha in accordance with the Resolution adopted on, this ____ day of _____, 20 ____

BY: _____
GINA KOZLIK, CITY CLERK/TREASURER

BY: _____
SHAWN REILLY, MAYOR



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PROJECT NUMBER 22371

DRAFTED BY Kenneth M. Araya

DATE 02/23/2024

Sheet 5 of 5

