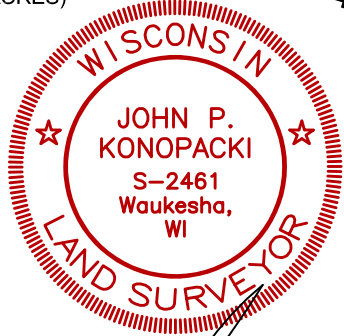
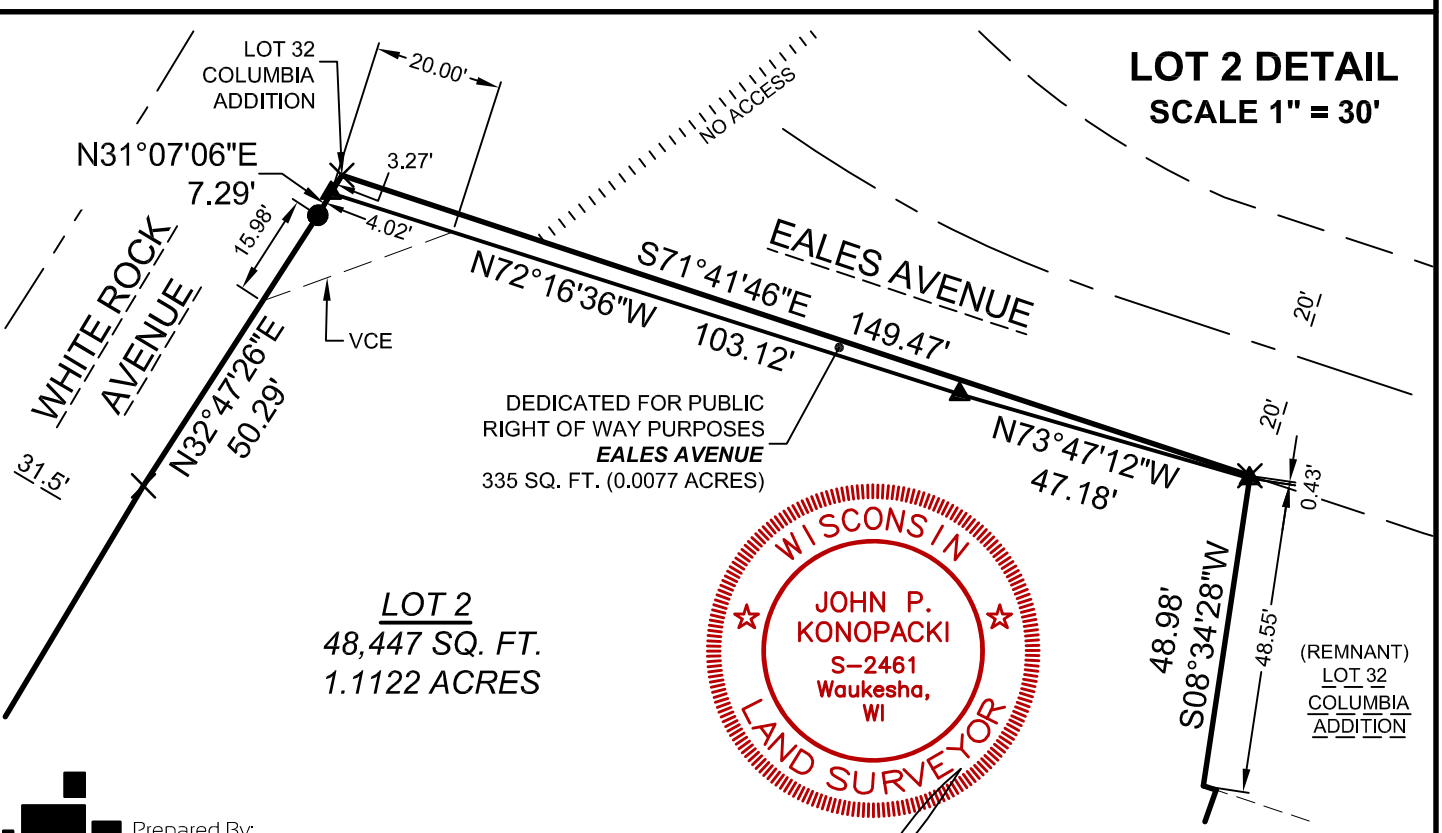
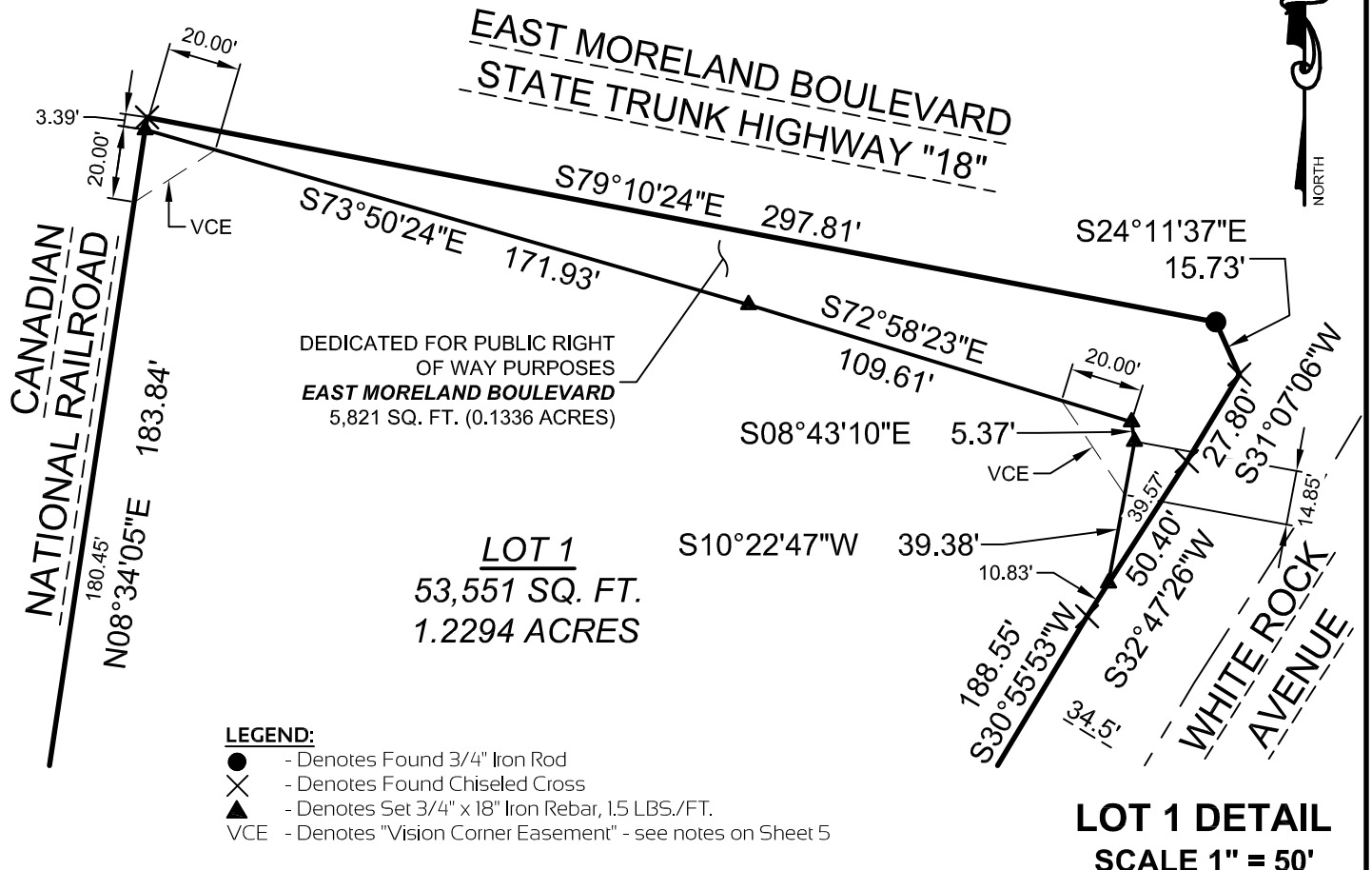


CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOTS 32 & 33, COLUMBIA ADDITION also A PART OF LOTS 1, 3, 4 & 5 IN BLOCK "A" OF LOUIS YANKE'S ADDITION also ALL OF LOTS 1 THRU 8 IN BLOCK "A" OF T.D. COOK'S ADDITION and ADDITIONAL LANDS ALL LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

DEDICATION DETAIL



NOVEMBER 1, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1545.00
SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOTS 32 & 33, COLUMBIA ADDITION also A PART OF LOTS 1, 3, 4 & 5 IN BLOCK "A" OF LOUIS YANKE'S ADDITION also ALL OF LOTS 1 THRU 8 IN BLOCK "A" OF T.D. COOK'S ADDITION and ADDITIONAL LANDS ALL LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped that part of Lot 32 and Lot 33 in the PLAT OF COLUMBIA ADDITION TO THE VILLAGE OF WAUKESHA, as recorded in the Register of Deeds office for Waukesha County as Document No. 476; that part of Lots 1, 2, 3, 4 & 5 in Block "A" in the PLAT OF LOUIS YANKE'S ADDITION TO THE VILLAGE OF WAUKESHA, as recorded in the Register of Deeds office for Waukesha County as Document No. 9577; All of Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block "A" of PLAT OF T.D. COOK'S SECOND ADDITION TO THE VILLAGE OF WAUKESHA, as recorded in the Register of Deeds office for Waukesha County as Document No. 8183; and additional lands all located in the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35;
Thence North 89°08'35" East along the north line of said Southwest 1/4, 1817.97 feet;
Thence South 08°34'05" West and then along the east line of the Canadian National Railroad, 1094.39 feet to the south right of way line of East Moreland Boulevard - State Trunk Highway "18" and the Point of Beginning;

Thence South 79°10'24" East along said south right of way line, 297.81 feet;
Thence South 24°11'37" East along said south right of way line, 15.73 feet to the west right of way line of White Rock Avenue;
Thence South 31°07'06" West along said west right of way line, 27.80 feet;
Thence South 32°47'26" West along said west right of way line, 50.40 feet;
Thence South 30°55'53" West along said west right of way line, 188.55 feet to the north right of way line of Elm Street and Point "A";
Thence North 58°12'23" West along said north right of way line, 220.92 feet to the aforesaid east line of the Canadian National Railroad;
Thence North 08°34'05" East along said east line, 183.84 feet to the Point of Beginning.

ALSO

Commencing at the aforesaid Point "A";
Thence South 08°11'21" East, 104.60 feet to Point "B" and the east right of way line of White Rock Avenue and the Point of Beginning 2;

Thence North 30°55'53" East along said east right of way line, 268.63 feet;
Thence North 32°47'26" East along said east right of way line, 50.29 feet;
Thence North 31°07'06" East along said east right of way line, 7.29 feet to the south right of way line of Eales Avenue;
Thence South 71°41'46" East along said south right of way line, 149.47 feet;
Thence South 08°34'28" West, 48.98 feet to the south line of Lot 32 of said PLAT OF COLUMBIA ADDITION TO THE VILLAGE OF WAUKESHA;
Thence South 71°41'46" East along said south line, 2.10 feet;
Thence South 19°12'22" West, 90.09 feet to the south line of Lot 33 of said PLAT OF COLUMBIA ADDITION TO THE VILLAGE OF WAUKESHA;
Thence North 78°53'42" West along said south line, 48.25 feet;
Thence South 30°55'53" West, 158.57 feet to the north right of way line of Niagara Street;
Thence North 78°53'42" West along said north right of way line, 150.00 feet to Point of Beginning 2.

Dedicating that portion of the subject property as graphically shown for public right of way purposes.

Containing 108,199 square feet (2.4839 acres) of land Gross and 101,998 square feet (2.3416 acres) of Land Net, more or less.


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

That such plat 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 Waukesha Land Division Ordinance in surveying and mapping the land with in the certified survey map.

Date: NOVEMBER 1, 2019





John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1545.00
SHEET 3 OF 5

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOTS 32 & 33, COLUMBIA ADDITION also A PART OF LOTS 1, 3, 4 & 5 IN BLOCK "A" OF LOUIS YANKE'S ADDITION also ALL OF LOTS 1 THRU 8 IN BLOCK "A" OF T.D. COOK'S ADDITION and ADDITIONAL LANDS ALL LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

BEAR CAPITOL, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, dedicated and mapped as represented on this certified survey map.

BEAR CAPITOL, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of Waukesha

IN WITNESS WHEREOF, the said BEAR CAPITOL, LLC has caused these presents to be signed by (name - print) _____, (title) _____, at _____, _____ County, Wisconsin, on this _____ day of _____, 2019.

In the presence of: BEAR CAPITOL, LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2019, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dedication and mapping of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2019.

Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2019, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



NOVEMBER 1, 2019

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF LOTS 32 & 33, COLUMBIA ADDITION also A PART OF LOTS 1, 3, 4 & 5 IN BLOCK "A" OF LOUIS YANKE'S ADDITION also ALL OF LOTS 1 THRU 8 IN BLOCK "A" OF T.D. COOK'S ADDITION and ADDITIONAL LANDS ALL LOCATED IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL AND ACCEPTANCE

Approval and acceptance by the Common Council of the City of Waukesha, per Plan Commission recommendation on this _____ day of _____, 2019.

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 2019.

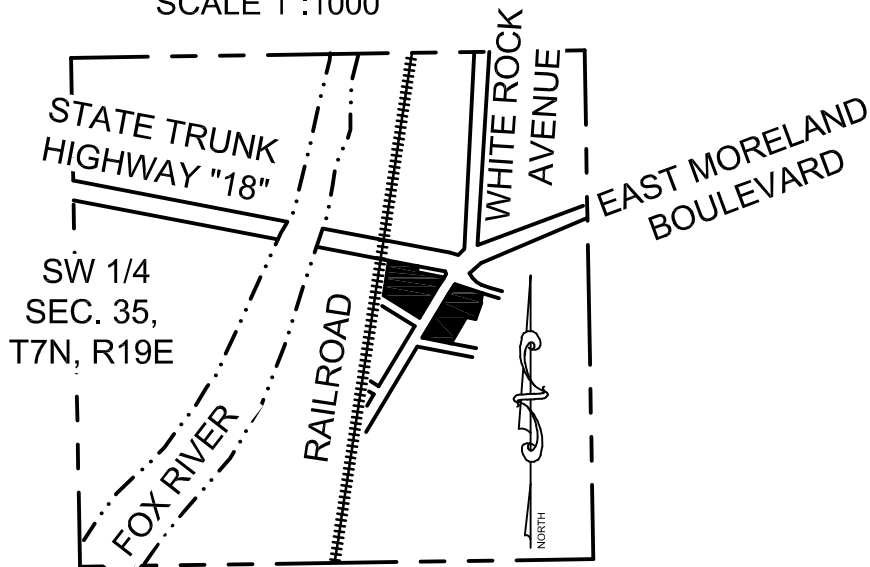
Date

Shawn N. Reilly, Mayor

Date

Gina Kozlik, City Clerk Treasurer

VICINITY MAP SCALE 1":1000'



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0213G AND 55133C0214G dated NOVEMBER 05, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Right of Way widths and locations are based on State of Wisconsin Department of Transportation R/W Project Number 2360-00-70 and City of Waukesha Public Works Department Project No: 2015 - E. Moreland.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Southwest 1/4 of Section 35, Township 7 North, Range 19 East has a bearing of N89°08'35"E.
- **VCE VISION CORNER EASEMENT NOTES:** No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height. Vision Corner Easements shown hereon are hereby granted, along with full access rights, to the City of Waukesha.
- A separately recorded storm water maintenance agreement describing the rights, conditions and restrictions of the storm water facilities is recorded at the Waukesha County Register of Deeds.



NOVEMBER 1, 2019

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1545.00
SHEET 5 OF 5