

# CERTIFIED SURVEY MAP NO.

Being a combination of Lot 1 and Lot 2 of CERTIFIED SURVEY MAP NO. 11989, Being a part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

**Prepared for:**

TriAdelphia, LLC.  
 Peter Copoulos, Member  
 Flora Copoulos, Member  
 14220 West North Oak Boulevard  
 New Berlin, WI 53151

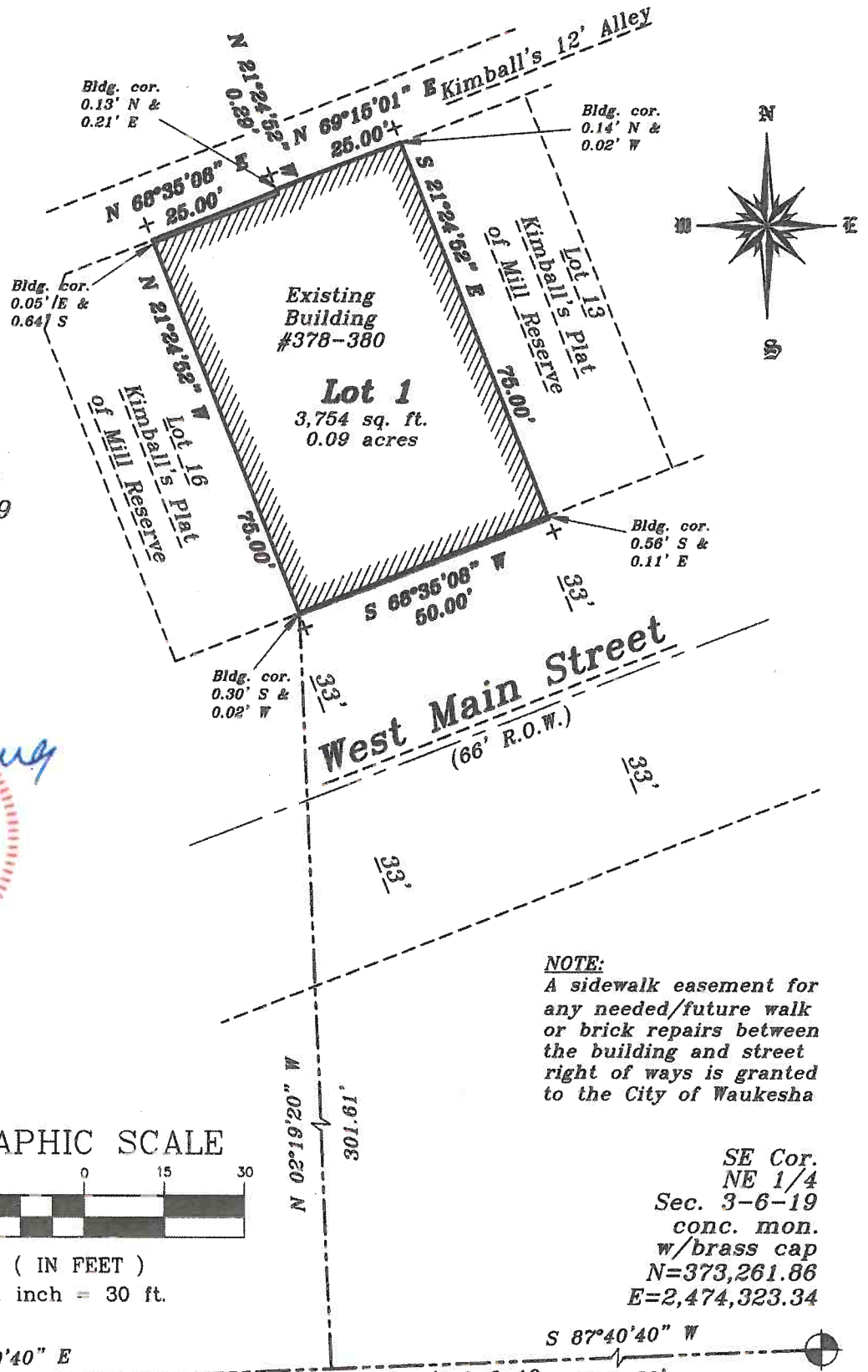
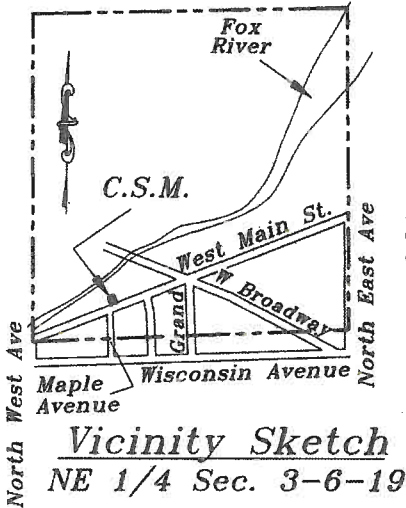
**NOTES:**

+ Denotes 3' O.S. Chiseled Cross Found.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD27), with the South line of the NE 1/4 of Section 3, T6N, R19E having an assumed bearing of N 87°40'40" E.

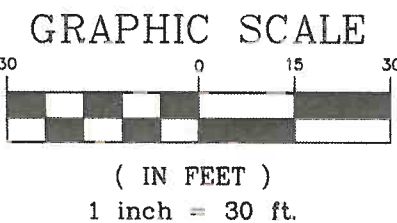
**Prepared by:**

Dennis C. Sauer P.L.S.-2421  
 Metropolitan Survey Service, Inc.  
 8482 S. 76th St.  
 Franklin, WI 53132  
 (414) 529-5380



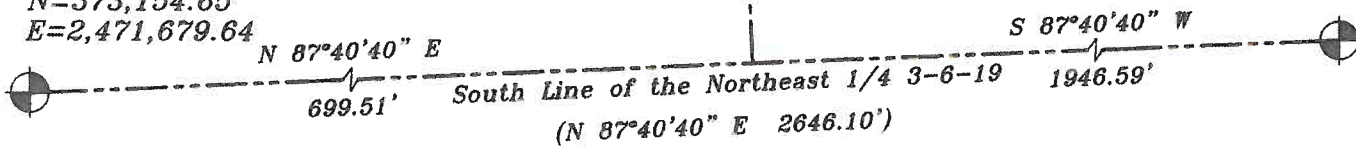
August 24, 2023

**NOTE:**  
 A sidewalk easement for any needed/future walk or brick repairs between the building and street right of ways is granted to the City of Waukesha



SW Cor.  
 NE 1/4  
 Sec. 3-6-19  
 conc. mon.  
 w/brass cap  
 N=373,154.65  
 E=2,471,679.64

SE Cor.  
 NE 1/4  
 Sec. 3-6-19  
 conc. mon.  
 w/brass cap  
 N=373,261.86  
 E=2,474,323.34



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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:  
That I have surveyed, combined and mapped a combination of Lot 1 and Lot 2 of CERTIFIED SURVEY MAP NO. 11989, Being a part of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

Said lands containing 3,754 square feet, 0.09 acres more or less.


That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the requirements of the City of Waukesha in surveying, dividing and mapping of the same.

August 24, 2023  
Date



  
\_\_\_\_\_  
Dennis C Sauer  
Professional Land Surveyor S-2421

PREPARED FOR:  
TriAdelphia, LLC.  
14220 West North Oak Boulevard  
Brookfield, WI 53045

PREPARED BY:  
Metropolitan Survey Service, Inc.  
8482 South 76<sup>th</sup> Street  
Franklin, WI 53132



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CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

TriAdelphia, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as members, do certify that the said corporation caused the land described on this map to be surveyed, combined, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes and the City of Waukesha.

IN WITNESS WHEREOF, the said TRIADELPH, a Wisconsin Limited Liability Company, has caused these presents to be signed by Peter Copoulos and Flora Copoulos, Members at \_\_\_\_\_, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

TRIADELPHIA, LLC:

\_\_\_\_\_  
Peter Copoulos, Member

\_\_\_\_\_  
Flora Copoulos, Member

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, Peter Copoulos and Flora Copoulos, Members of TRIADELPHIA, LLC, A Wisconsin Limited Liability Company, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_



PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Shawn Reilly, Chairman  
City of Waukesha

\_\_\_\_\_  
Doug Koehler, Secretary  
City of Waukesha

COMMON COUNCIL APPROVAL

APPROVED by the City of Waukesha Common Council on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Shawn Reilly, Mayor  
City of Waukesha

\_\_\_\_\_  
Gina Kozlik, Clerk  
City of Waukesha

THIS INSTRUMENT WAS DRAFTED BY:  
Dennis C. Sauer, P.L.S. S-2421