

PLAT OF SURVEY

CONC. MON. WITH BRASS CAP NW COR. OF NW 1/4 SEC. 10, T6N, R19E

CONC. MON. WITH BRASS CAP NE COR. OF NW 1/4 SEC. 10, T6N, R19E

CLIENT
One Sorce, inc.
SITE ADDRESS
809 Philip Dr, 220 S Prairie Ave, City of Waukesha, Waukesha County, Wisconsin.

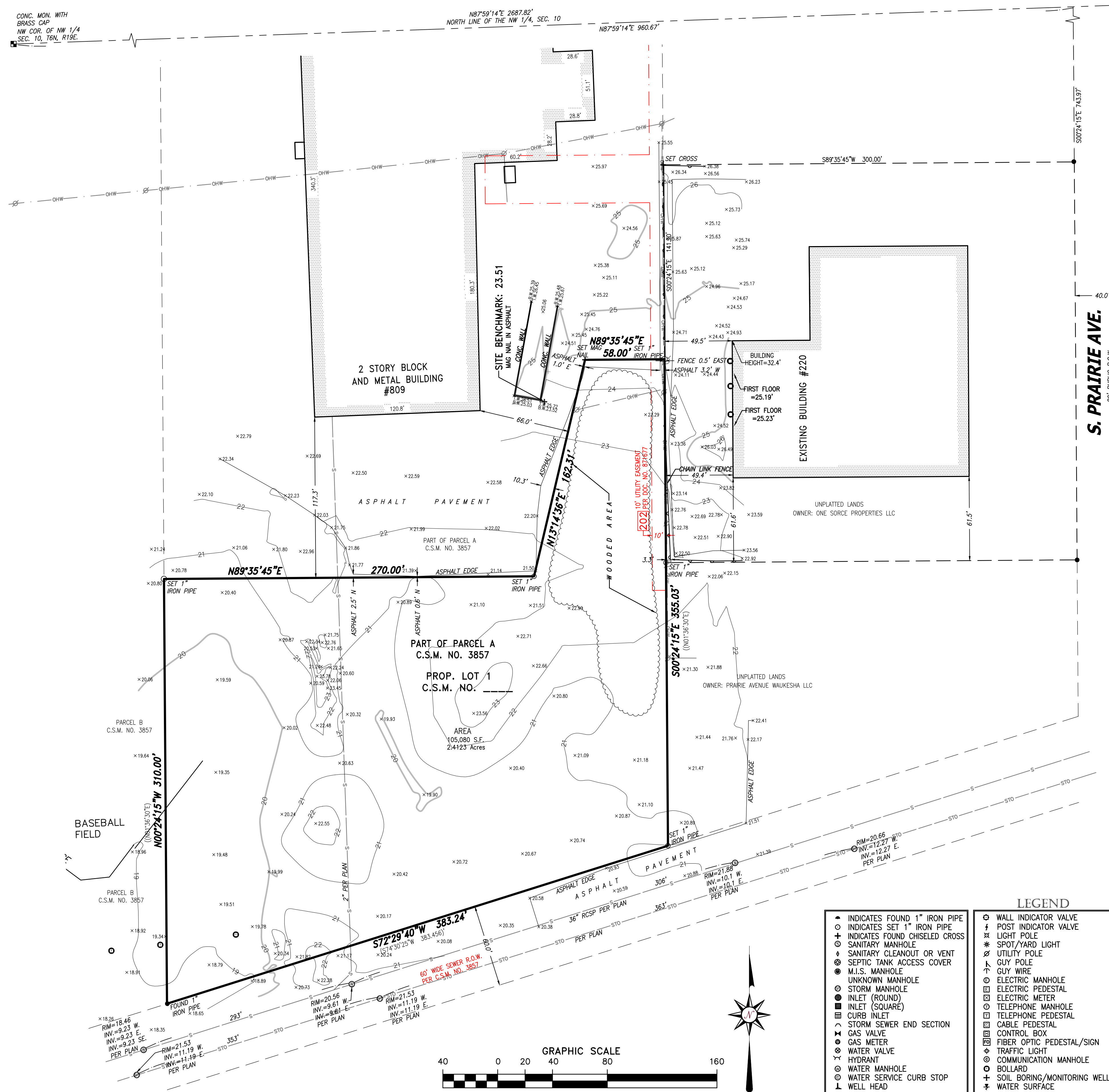
LEGAL DESCRIPTION
Part of Parcel A of Certified Survey Map No. 3857, and lands located in the Northwest 1/4 of the Northwest 1/4 of Section 10, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, which is bounded and described as follows:
COMMENCING at the Northwest corner of said Northwest 1/4 Section, thence North 87°59'14" East along the North line of said Northwest 1/4 Section, 960.67 feet to a point; thence South 00°24'15" East along the West line of South Prairie Avenue and its extension 743.97 feet to a point; thence South 89°35'45" West 300.00 feet to a point on the East line of said Parcel "A"; thence South 00°24'15" East along said East line 141.90 feet to the point of beginning of the lands hereinafter described; thence continue South 00°24'15" East along said East line 355.03 feet to a point on the North line of 60 foot Sewer R.O.W.; thence South 72°29'40" West along said North line 383.24 feet to point on the West line of said Parcel "A"; thence North 00°24'15" West along said West line 310.00 feet to a point; thence North 89°35'45" East 270.00 feet to a point; thence North 13°14'36" East 162.31 feet to a point; thence North 89°35'45" East 58.00 feet to the point of beginning.

BASIS OF BEARINGS
Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the West line of the NW 1/4 bears N00°15'17"W.

LAND AREA
The Land Area of the subject property is 105,080 square feet or 2.4123 acres.

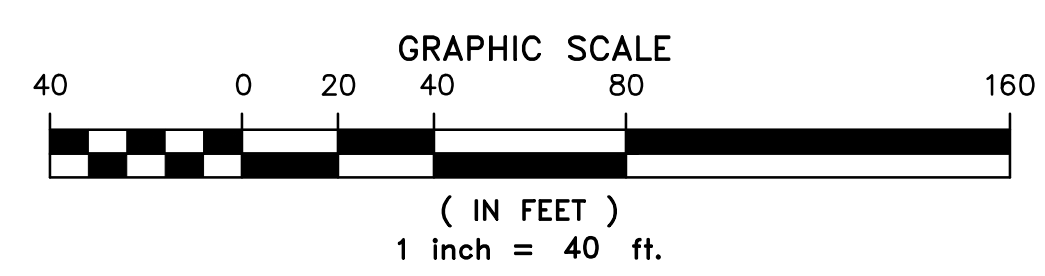
VERTICAL DATUM
Vertical datum is based on City of Waukesha Vertical Datum which is NGVD1929-780.55.

STARTING BENCHMARK: 27.13
CONC. MON. WITH BRASS CAP
REFERENCE MARK AND REFERENCE
BENCHMARK - NW COR. OF NW
1/4 SEC. 10, T6N, R19E.
NAVD1929=807.68
CITY DATUM=807.68-780.55



LEGEND

- | | | |
|----------------------------------|-------------------------------|---------------------------------------|
| ▲ INDICATES FOUND 1" IRON PIPE | ⊕ WALL INDICATOR VALVE | ▲ MARSH |
| ○ INDICATES SET 1" IRON PIPE | ⊕ POST INDICATOR VALVE | ▲ FLAGPOLE |
| ⊕ INDICATES FOUND CHISELED CROSS | ⊕ LIGHT POLE | ▲ PARKING METER |
| ⊕ SANITARY MANHOLE | ⊕ SPOT/YARD LIGHT | ▲ SIGN |
| ⊕ SANITARY CLEANOUT OR VENT | ⊕ GUY WIRE | ▲ MAILBOX |
| ⊕ SEPTIC TANK ACCESS COVER | ⊕ GUY WIRE | ▲ RAILROAD CROSSING SIGNAL |
| ⊕ M.I.S. MANHOLE | ⊕ ELECTRIC MANHOLE | ▲ HANDICAP SPACE |
| ⊕ UNKNOWN MANHOLE | ⊕ ELECTRIC PEDESTAL | ▲ CONIFEROUS TREE |
| ⊕ STORM MANHOLE | ⊕ ELECTRIC METER | ▲ DECIDUOUS TREE |
| ⊕ INLET (ROUND) | ⊕ TELEPHONE MANHOLE | ▲ SANITARY SEWER |
| ⊕ INLET (SQUARE) | ⊕ TELEPHONE PEDESTAL | ▲ STORM SEWER |
| ⊕ CURB INLET | ⊕ CABLE PEDESTAL | ▲ WATERLINE |
| ⊕ STORM SEWER END SECTION | ⊕ CONTROL BOX | ▲ MARKED GAS MAIN |
| ▲ GAS VALVE | ⊕ FIBER OPTIC PEDESTAL/SIGN | ▲ MARKED ELECTRIC OVERHEAD WIRES |
| ▲ GAS METER | ⊕ TRAFFIC LIGHT | ▲ MARKED TELEPHONE |
| ▲ WATER VALVE | ⊕ COMMUNICATION MANHOLE | ▲ MARKED CABLE TV LINE |
| ▲ HYDRANT | ⊕ BOLLARD | ▲ BURIED ELECTRIC SERVICE BOARD FENCE |
| ▲ WATER MANHOLE | ⊕ SOIL BORING/MONITORING WELL | ▲ CHAIN LINK FENCE |
| ▲ WATER SERVICE CURB STOP | ⊕ WATER SURFACE | ▲ WIRE FENCE |
| ▲ WELL HEAD | ⊕ WETLANDS FLAG | |
| ▲ STAND PIPE | | |



I certify that I have surveyed the above described property (Property), and the above map is correct to the best of my professional knowledge and belief and shows the size and location of the Property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, apparent easements and roadways, and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the Property, and also those who purchase, mortgage, or guarantee the title thereto, within one (1) year from date hereof.

Date: September 23, 2020

DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

Donald C. Chaput
Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT
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Date	Revision description

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Drawing No. 20200923POST3586-far

CHAPUT LAND SURVEYS