

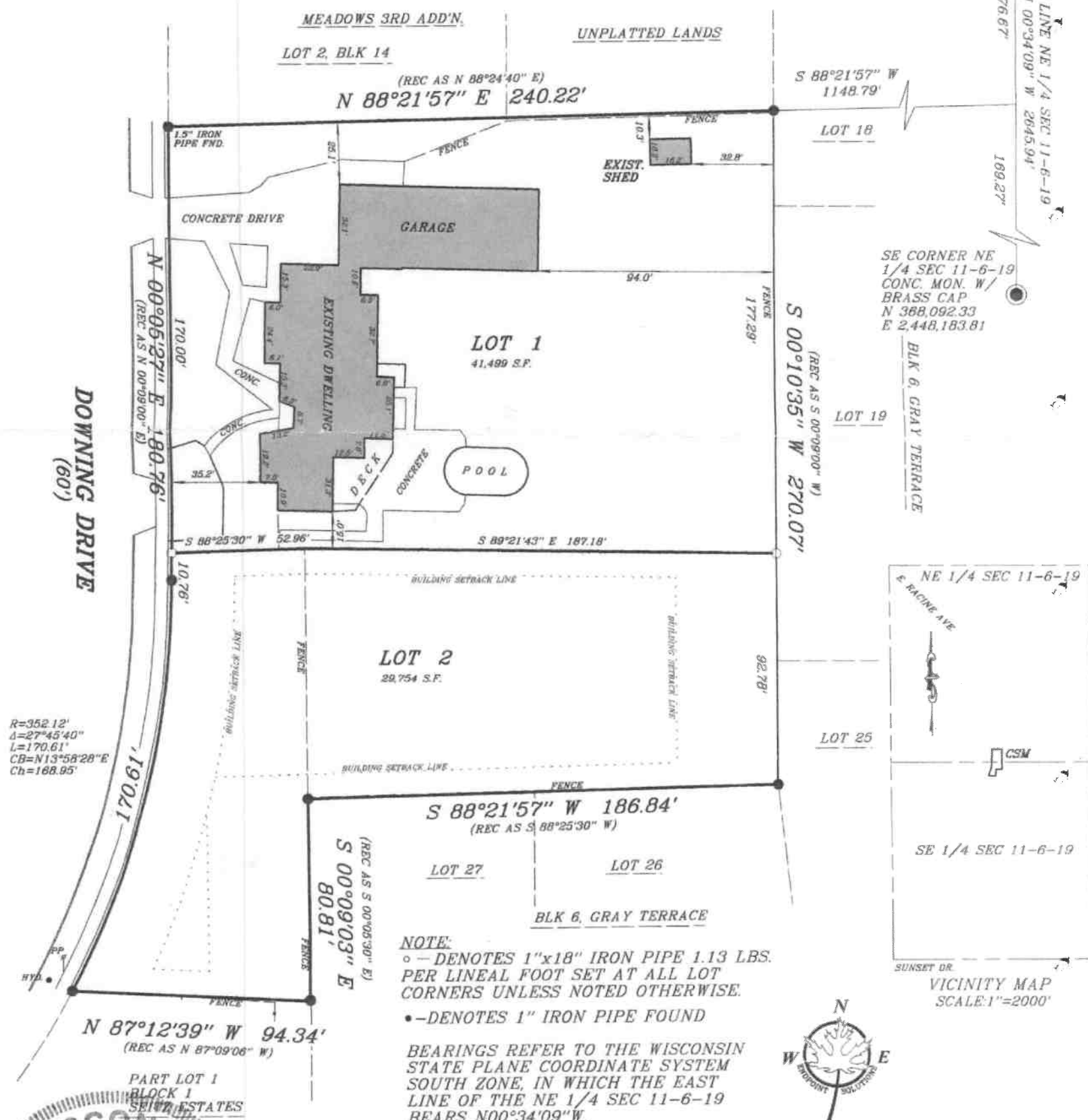
CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1, BLOCK 14, THE MEADOWS 3RD ADDITION, PART OF LOT 1, BLOCK 1, SEITZ ESTATES SUBDIVISION NO. 1, AND LANDS, BEING IN THE SE 1/4 AND SW 1/4 OF THE NE 1/4, AND IN THE NW 1/4 AND NE 1/4 OF THE SE 1/4, ALL IN SECTION 11, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

PREPARED FOR:
TRAVIS W. & ANNE M. FREA
617 DOWNING DRIVE
WAUKESHA, WI 53186

PREPARED BY:
CHRISTOPHER J. KUNKEL
S-1755
ENDPOINT SOLUTIONS CORP.
6871 S. LOVERS LANE
FRANKLIN, WI 53132

NE CORNER NE
1/4 SEC 11-6-19
CONC. MON. W/
BRASS CAP
N 370,737.93
E 2,448,157.53



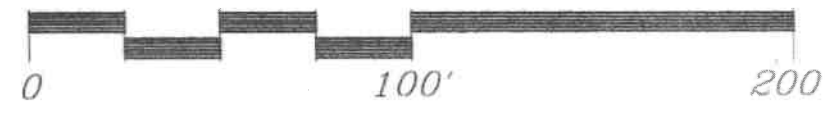
R=352.12'
Δ=27°45'40"
L=170.61'
CB=N13°58'28"E
Ch=168.95'

NOTE:
○ - DENOTES 1"x18" IRON PIPE 1.13 LBS. PER LINEAL FOOT SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
● - DENOTES 1" IRON PIPE FOUND

BEARINGS REFER TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, IN WHICH THE EAST LINE OF THE NE 1/4 SEC 11-6-19 BEARS N00°34'09" W.



SCALE: 1"=60'



Endpoint Solutions

6871 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1, BLOCK 14, THE MEADOWS 3RD ADDITION, PART OF LOT 1, BLOCK 1, SEITZ ESTATES SUBDIVISION NO. 1, AND LANDS, BEING IN THE SE 1/4 AND SW 1/4 OF THE NE 1/4, AND IN THE NW 1/4 AND NE 1/4 OF THE SE 1/4, ALL IN SECTION 11, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE


I, Christopher J. Kunkel, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped all of Lot 1, Block 14, the Meadows 3rd Addition, part of Lot 1, Block 1, Seitz Estates Subdivision No. 1, and lands, being in the SE 1/4 and SW 1/4 of the NE 1/4, and in the NW 1/4 and NE 1/4 of the SE 1/4, all in Section 11, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of said NE 1/4 Section 11; thence N00°34'09"W along the east line of said NE 1/4 Section 11, 169.27 feet; thence S88°21'57"W, 1148.79 feet to the place of beginning of the lands to be described; thence S00°10'35"W, 270.07 feet; thence S88°21'57"W, 186.84 feet; thence S00°09'03"E, 80.81 feet; thence N87°12'39"W, 94.34 feet to a point on the east line of Downing Drive, thence northeasterly 170.61 feet along said east line and the arc of a curve, whose center lies to the northwest, whose radius is 352.12, and whose chord bears N13°58'28"E, 168.95 feet; thence N00°05'27"E along said east line, 180.76 feet; thence N88°21'57"E, 240.22 feet to the place of beginning.

Said lands containing 71,253 square feet of land, more or less.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the ordinances of the City of Waukesha in surveying, dividing and mapping the same.



Christopher J. Kunkel S-1755

Date 11/9/23



CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1, BLOCK 14, THE MEADOWS 3RD ADDITION, PART OF LOT 1, BLOCK 1, SEITZ ESTATES SUBDIVISION NO. 1, AND LANDS, BEING IN THE SE 1/4 AND SW 1/4 OF THE NE 1/4, AND IN THE NW 1/4 AND NE 1/4 OF THE SE 1/4, ALL IN SECTION 11, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

OWNERS CERTIFICATE

As owners, we hereby certify that we have caused the land described above to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the ordinances of the City of Waukesha and that this map is required by s.236.10 or s. 236.12 to be submitted to the following for approval or objection:
City of Waukesha.

Witness the hand and seal of said owners this _____ day of _____, 20_____.

Travis W. Frea

Witness

Anne M. Frea

Witness

Personally came before me this _____ day of _____ 20_____, the above named owners, to me be known as the persons who executed the foregoing instrument and acknowledged the same.

Notary Public-State of Wisconsin

My commission expires: _____

PLANNING COMMISSION APPROVAL

Approved by the Plan Commission of the City of Waukesha on this _____ day of _____, 20_____.

Shawn Reilly, Chairman

Jennifer Andrews, City Planner

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 20_____.

Shawn Reilly, Mayor

Gina Kozlik, City Clerk, Treasurer

All conditions of the approval of the City of Waukesha were met as of this _____ Day of _____, 20_____.



Proposal

875-001-001

Endpoint Solutions

8871 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200

PROPOSED LAND DIVISION

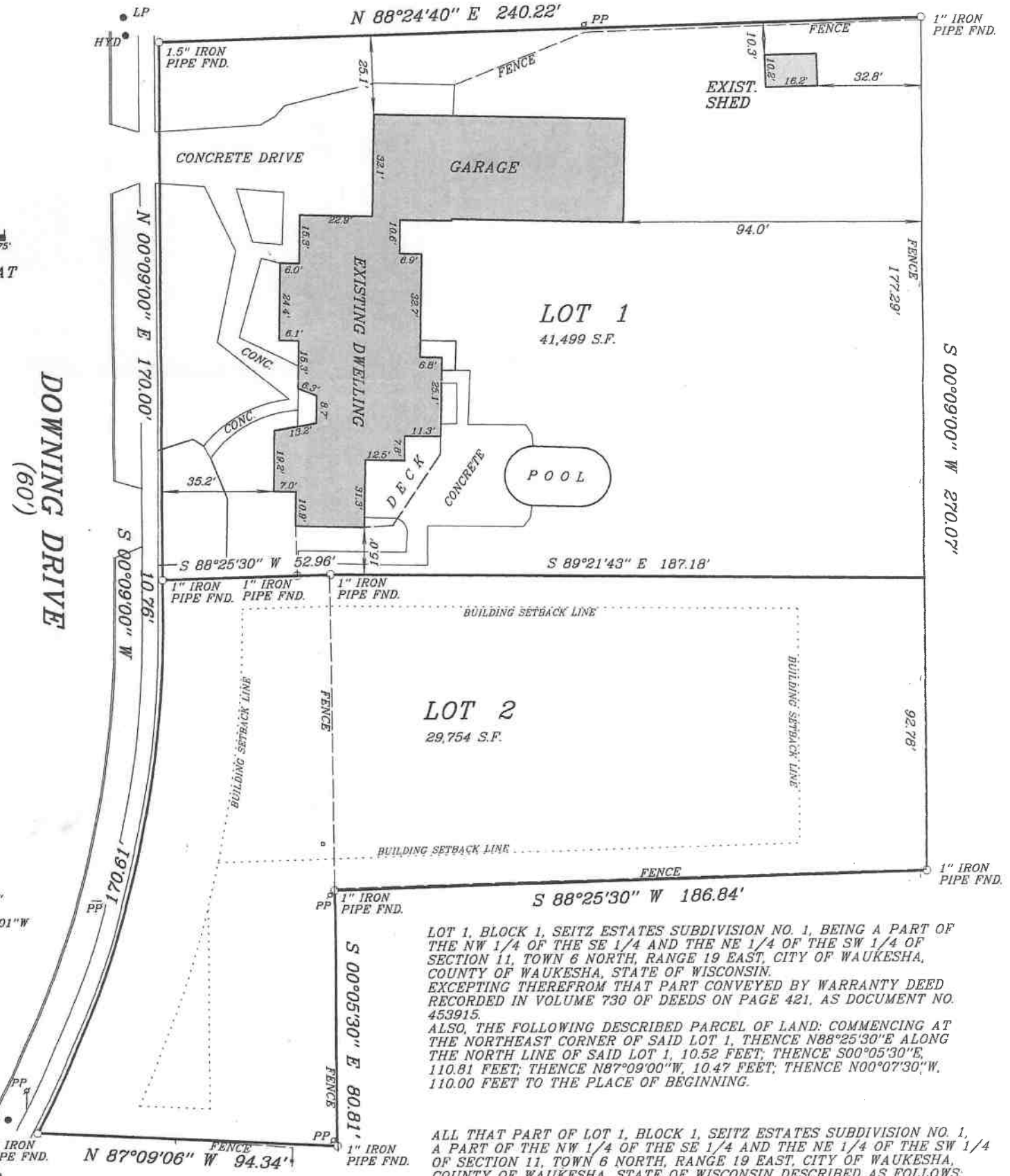
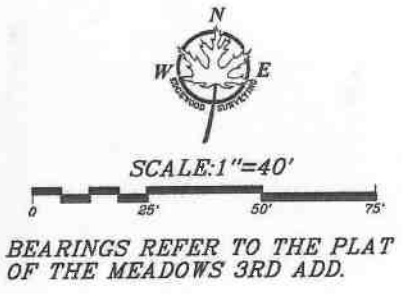
PREPARED FOR: TRAVIS FREJA

LOCATION: 617 DOWNING DREVE, CITY OF WAUKESHA

LEGAL DESCRIPTION: BEING ALL OF LOT 1, BLOCK 14, THE MEADOWS 3RD ADDITION, AND LANDS BEING A PART OF THE SW 1/4 AND SE 1/4 OF THE NE 1/4 SECTION 11, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE N88°24'40"E ALONG THE NORTH LINE OF SAID LOT 1 AND IT'S EXTENSION, 240.22 FEET; THENCE S00°09'00"W, 270.07 FEET; THENCE S88°25'30"W, 186.84 FEET; THENCE N00°05'30"W, 98.94 FEET; THENCE S88°25'30"W, 52.96 FEET TO A POINT ON THE EAST LINE OF DOWNING DRIVE; THENCE N00°09'00"E ALONG SAID EAST LINE, 170.00 FEET TO THE PLACE OF BEGINNING.

AUGUST 30, 2023

875-001-001



R=352.12'
Δ=27°45'40"
L=170.61'
CB=S14°02'01"W
Ch=168.95'

LOT 1, BLOCK 1, SEITZ ESTATES SUBDIVISION NO. 1, BEING A PART OF THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 11, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN. EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 730 OF DEEDS ON PAGE 421, AS DOCUMENT NO. 453915. ALSO, THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE N88°25'30"E ALONG THE NORTH LINE OF SAID LOT 1, 10.52 FEET; THENCE S00°05'30"E, 110.81 FEET; THENCE N87°09'00"W, 10.47 FEET; THENCE N00°07'30"W, 110.00 FEET TO THE PLACE OF BEGINNING.

ALL THAT PART OF LOT 1, BLOCK 1, SEITZ ESTATES SUBDIVISION NO. 1, A PART OF THE NW 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 11, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ON AN ARC OF CURVE OF RADIUS 352.12 FEET, CHORD BEARING N21°52'52"E 73.95 FEET; THENCE S87°09'E 56.17 FEET TO THE EAST LINE OF SAID LOT 1; THENCE S0°07'30"E 70.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N87°09'W 83.90 FEET TO THE POINT OF COMMENCEMENT. ALSO, THE FOLLOWING DESCRIBED PARCEL OF LAND: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE N00°07'30"W ALONG THE EAST LINE OF SAID LOT 1, 70.00 FEET; THENCE S87°09'00"E, 10.47 FEET; THENCE S00°05'30"E, 70.00 FEET; THENCE N87°09'00"W, 10.41 FEET TO THE PLACE OF BEGINNING.

WISCONSIN
CHRISTOPHER J. KUNKEL
S-1755
WAUKESHA, WI

THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

Original

EDGEWOOD SURVEYING

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329

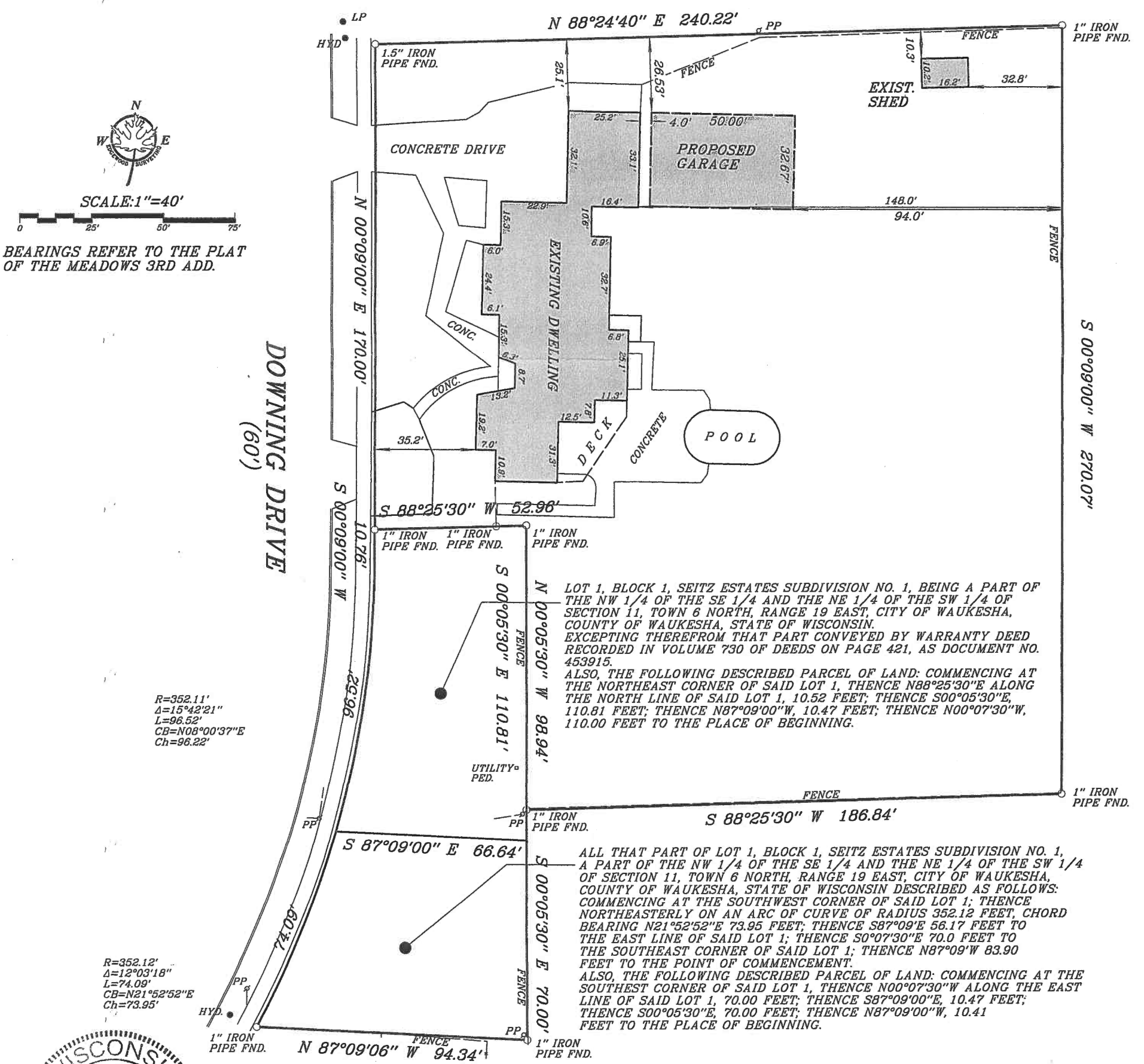
PLAT OF SURVEY

PREPARED FOR: TRAVIS FREA
LOCATION: 617 DOWNING DREVE, CITY OF WAUKESHA

LEGAL DESCRIPTION: BEING ALL OF LOT 1, BLOCK 14, THE MEADOWS 3RD ADDITION, AND LANDS BEING A PART OF THE SW 1/4 AND SE 1/4 OF THE NE 1/4 SECTION 11, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE N88°24'40"E ALONG THE NORTH LINE OF SAID LOT 1 AND IT'S EXTENSION, 240.22 FEET; THENCE S00°09'00"W, 270.07 FEET; THENCE S88°25'30"W, 186.84 FEET; THENCE N00°05'30"W, 98.94 FEET; THENCE S88°25'30"W, 52.96 FEET TO A POINT ON THE EAST LINE OF DOWNING DRIVE; THENCE N00°09'00"E ALONG SAID EAST LINE, 170.00 FEET TO THE PLACE OF BEGINNING.

MAY 20, 2021

WAU-1737



SCALE: 1"=40'

BEARINGS REFER TO THE PLAT OF THE MEADOWS 3RD ADD.

$R=352.11'$
 $\Delta=15^{\circ}42'21''$
 $L=96.52'$
 $CB=N08^{\circ}00'37''E$
 $Ch=96.22'$

$R=352.12'$
 $\Delta=12^{\circ}03'18''$
 $L=74.09'$
 $CB=N21^{\circ}52'52''E$
 $Ch=73.95'$



I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed  CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

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