

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

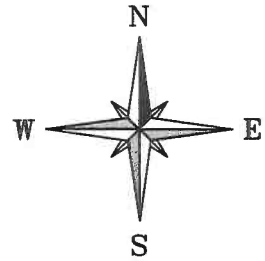
ALL THAT PART OF LOTS 83 THROUGH 97 INCLUDING LAWNDALE, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 2, TOWN 6 NORTH, RANGE 19 EAST CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



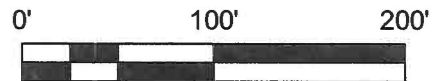
LOCATION MAP  
SE 1/4 OF SEC 2, T6N, R19E

**LEGEND**

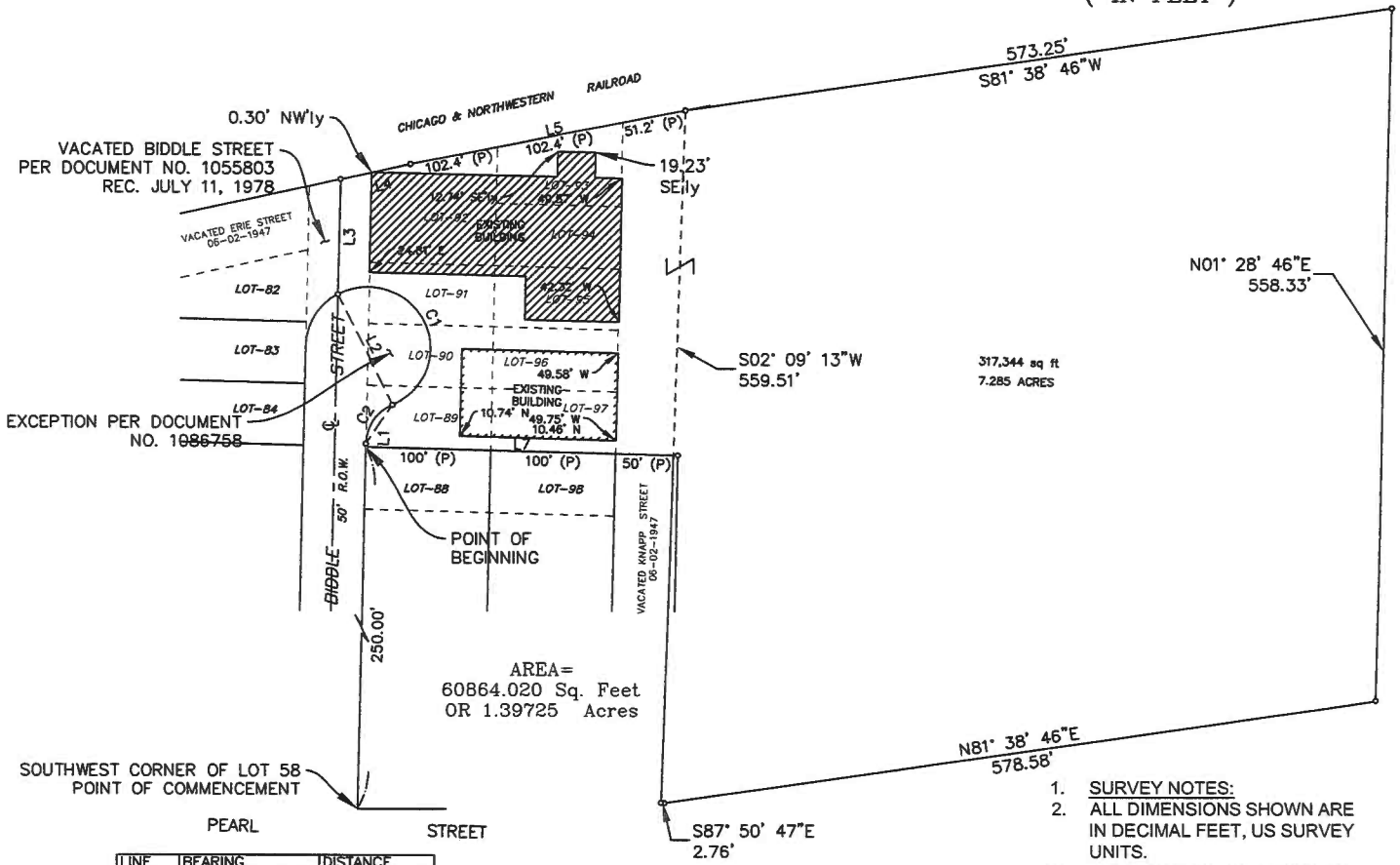
- - 1" IRON PIPE FOUND
- - 1" IRON PIPE PLACED
- ⊕ - SECTION CORNER MONUMENT
- (P) - RECORD PLAT DISTANCE
- (C) - CALCULATED DISTANCE



**GRAPHIC SCALE**



( IN FEET )



LINE	BEARING	DISTANCE
L1	N 01°25'22" E	2.54' (C)
L2	N 25°44'06" W	99.88' (C)
L3	N 01°25'22" E	92.68' (C)
L4	N 77°44'48" E	57.32' (C)
L5	N 78°50'48" E	224.70' (P)
L6	S 01°25'22" W	278.46' (C)
L7	N 88°34'38" W	250.00' (P)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	162.04'	99.88'	N 25°44'06" W
C2	35.00'	40.12'	37.96'	N 34°15'52" E

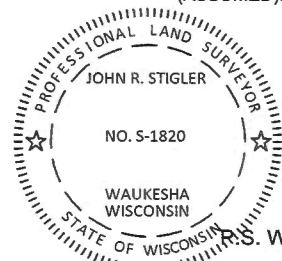
1. SURVEY NOTES:
2. ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS.
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
4. THE NORTH RIGHT-OF-WAY LINE OF PEARL STREET WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF NORTH 88° 34' 38" WEST (ASSUMED).

DATED AT WAUKESHA, WISCONSIN THIS 1st DAY OF AUGUST, 2022.

BY: *John R. Stigler 8/04/2022*  
JOHN R. STIGLER - WISCONSIN PROFESSIONAL LAND SURVEYOR, NO. S-1820

OWNER: MCM HOLDINGS LLC

INSTRUMENT DRAFTED BY JOHN R. STIGLER



R.S. WAUKESHA 5414B

FILE NAME: S:\projects\WAUKESHA 1093\dwg\22-9669CSM.dwg

SHEET: 1 OF 3



**JAHNKE & JAHNKE**  
ASSOCIATES, LLC.  
ENGINEERS • PLANNERS • SURVEYORS  
CONNECT ► EMPOWER ► DESIGN

WWW.JAHNKEANDJAHNKE.COM  
524 BLUEMOUND ROAD, WAUKESHA, WI 53188  
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

DRAWN BY: MR		CHECKED BY: JS
JOB NO.: 22-9669		BOOK: WAUKESHA 173, PG-173
REVISION		
DATE	DESCRIPTION	BY

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL THAT PART OF LOTS 83 THROUGH 97 INCLUDING LAWNSDALE, A SUBDIVISION OF A PART OF THE  
SOUTHEAST QUARTER (SE ¼) OF SECTION 2, TOWN 6 NORTH, RANGE 19 EAST  
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }  
COUNTY OF WAUKESHA } ss.

I, JOHN R. STIGLER, PROFESSIONAL LAND SURVEYOR, BEING DULY SWORN ON OATH, HEREBY DEPOSE AND SAY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF LOTS 83 THROUGH 97 BOTH INCLUSIVE IN LAWNSDALE, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 2, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, TOGETHER WITH THAT PORTION OF 50 FEET WIDE KNAPP STREET NOW VACATED LYING EAST OF AND ADJACENT TO LOTS 93, 94, 95, 96 AND 97 AND THAT PORTION OF 50 FEET WIDE BIDDLE STREET NOW VACATED LYING WEST OF AND ADJACENT TO SAID LOTS 91 AND 92 OF SAID LAWNSDALE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 58 IN SAID LAWNSDALE, THENCE NORTH 01°17'00" EAST ALONG WEST LINES OF LOT 58, 87 AND 88 IN SAID LAWNSDALE, 250.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 88 ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 01°30'00" EAST 2.54 FEET; THENCE NORTHERLY 40.12 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS IS 35.00 FEET WHOSE CHORD BEARS NORTH 34°07'30" EAST, 37.96 FEET; THENCE 162.04 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS IS 50.00 FEET WHOSE CHORD BEARS NORTH 25° 52' 26" WEST 99.36 FEET; THENCE NORTH 01° 30' 00" EAST 92.68 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY LINE; THENCE NORTH 77° 36' 26" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 57.32 FEET; THENCE NORTH 78° 42' 26" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 224.70 FEET; THENCE SOUTH 01°17' 00" WEST 278.46 FEET ALONG THE EAST LINE OF SAID LAWNSDALE; THENCE NORTH 88° 34' 38" WEST 250.00 FEET TO THE POINT OF BEGINNING.

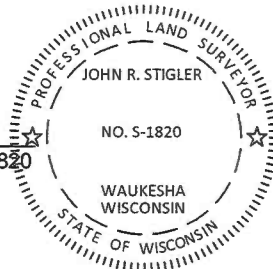
ALSO INCLUDING THE FOLLOWING BEING A PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 2, TOWN 6 NORTH, RANGE 19 EAST, COMMENCING 18.81 FEET WEST OF THE SOUTHEAST CORNER SECTION, NORTH 01°28'46" EAST 1700.12 FEET TO THE CENTER OF PEARL STREET TO THE PLACE OF BEGINNING; THENCE NORTH 01°28'46" EAST 558.33 FEET; THENCE SOUTH 81°38'46" WEST 573.25 FEET TO THE EAST LINE OF LAWNSDALE A RECORDED SUBDIVISION; THENCE SOUTH 02°09'13" WEST 559.51 FEET; THENCE SOUTH 87°50'47" EAST 2.76 FEET; THENCE NORTH 81°50'46" EAST 578.58 FEET TO THE PLACE OF BEGINNING.

CONTAINING A NET AREA OF 378,208 SQUARE FEET OR 8.682 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THE OWNERS OF SAID LAND; THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAP THEREOF MADE; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES PERTAINING TO CERTIFIED SURVEY MAPS (SECTION 236.34) AND THE REGULATIONS OF THE CITY OF WAUKESHA IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED AT WAUKESHA, WISCONSIN THIS 1st DAY OF AUGUST, 2022.

BY: John R. Stigler 8/04/22  
JOHN R. STIGLER - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1820



STATE OF WISCONSIN }  
WAUKESHA COUNTY } ss.

THE ABOVE CERTIFICATE SUBSCRIBED AND SWORN TO ME THIS 1st DAY OF AUGUST, 2022.

MY COMMISSION EXPIRES JULY 5, 2023.

Peter A. Muehl  
PETER A. MUEHL - NOTARY PUBLIC



OWNER: MCM HOLDINGS LLC

INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. WAUKESHA 5414B

FILE NAME: S:\projects\WAUKESHA 1093\dwg\22-9669CSM.dwg

SHEET: 2 of 3



**JAHNKE & JAHNKE**  
ASSOCIATES, LLC.  
ENGINEERS • PLANNERS • SURVEYORS  
CONNECT ► EMPOWER ► DESIGN  
WWW.JAHNKEANDJAHNKE.COM  
524 BLUEMOUND ROAD, WAUKESHA, WI 53188  
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

DRAWN BY: MR		CHECKED BY: JS
JOB NO.: 22-9669		BOOK: WAUKESHA 173, PG-173
REVISION		
DATE	DESCRIPTION	BY

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

ALL THAT PART OF LOTS 83 THROUGH 97 INCLUDING LAWNSDALE, A SUBDIVISION OF A PART OF THE  
SOUTHEAST QUARTER (SE ¼) OF SECTION 2, TOWN 6 NORTH, RANGE 19 EAST  
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

**OWNER'S CERTIFICATE:**

\_\_\_\_\_ DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF  
WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT THEY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED,  
DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, THE SAID \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS  
\_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
OWNER

STATE OF WISCONSIN )  
                                  SS  
COUNTY OF WAUKESHA)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, THE ABOVE NAMED \_\_\_\_\_,  
TO ME KNOWN TO BE THE \_\_\_\_\_ AND THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND  
ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

**CITY OF WAUKESHA PLAN COMMISSION APPROVAL:**

APPROVED BY THE PLAN COMMISSION, CITY OF WAUKESHA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
SHAWN REILLY - CHAIRMAN                      \_\_\_\_\_  
DOUG KOEHLER - SECRETARY

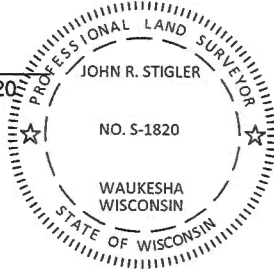
**CITY OF WAUKESHA COMMON COUNCIL APPROVAL:**

APPROVED BY THE COMMON COUNCIL, CITY OF WAUKESHA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
SHAWN REILLY - MAYOR                      \_\_\_\_\_  
GINA KOZLIK - CLERK-TREASURER

DATED AT WAUKESHA, WISCONSIN THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: *John R. Stigler* 8/04/22  
JOHN R. STIGLER - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-1820



INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. WAUKESHA 5414B

FILE NAME: S:\projects\WAUKESHA 1093\dwg\22-9669CSM.dwg

SHEET: 3 OF 3



**JAHNKE & JAHNKE**  
ASSOCIATES, LLC.  
ENGINEERS • PLANNERS • SURVEYORS  
CONNECT ► EMPOWER ► DESIGN  
WWW.JAHNKEANDJAHNKE.COM  
524 BLUEMOUND ROAD, WAUKESHA, WI 53188  
PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM

DRAWN BY: MR		CHECKED BY: JS
JOB NO.: 22-9669		BOOK: WAUKESHA 173, PG-173
REVISION		
DATE	DESCRIPTION	BY