

CERTIFIED SURVEY MAP NO. _____ Sheet 1 of 4

Being a part of the SW 1/4 of the NE 1/4 of Section 3, T6N, R18E
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN
 Combining Lot 18, Kimball's Plat of Subdivision of a part of Mill Reserve and
 Lot 1 of CSM No. 11435 into one lot

OWNER:
 DUFEK PROPERTIES LLC
 C/O JON DUFEK
 W247 S3414 PRAIRIE AVENUE
 WAUKESHA, WI. 53186
 (262) 853-0934

REFERENCE BEARING:
 THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 6
 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING
 AND HAS A BEARING OF S. 87° 40' 40" W. BASED ON WISCONSIN
 STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27)

**LOT-20 KIMBALL'S PLAT
 AND PART OF MILL RESERVE
 & UNPLATTED LANDS**

OWNER: CITY OF WAUKESHA
 201 DELAFIELD ST.
 WAUKESHA WI 53188
 (TAX KEY WAKC 1305989)

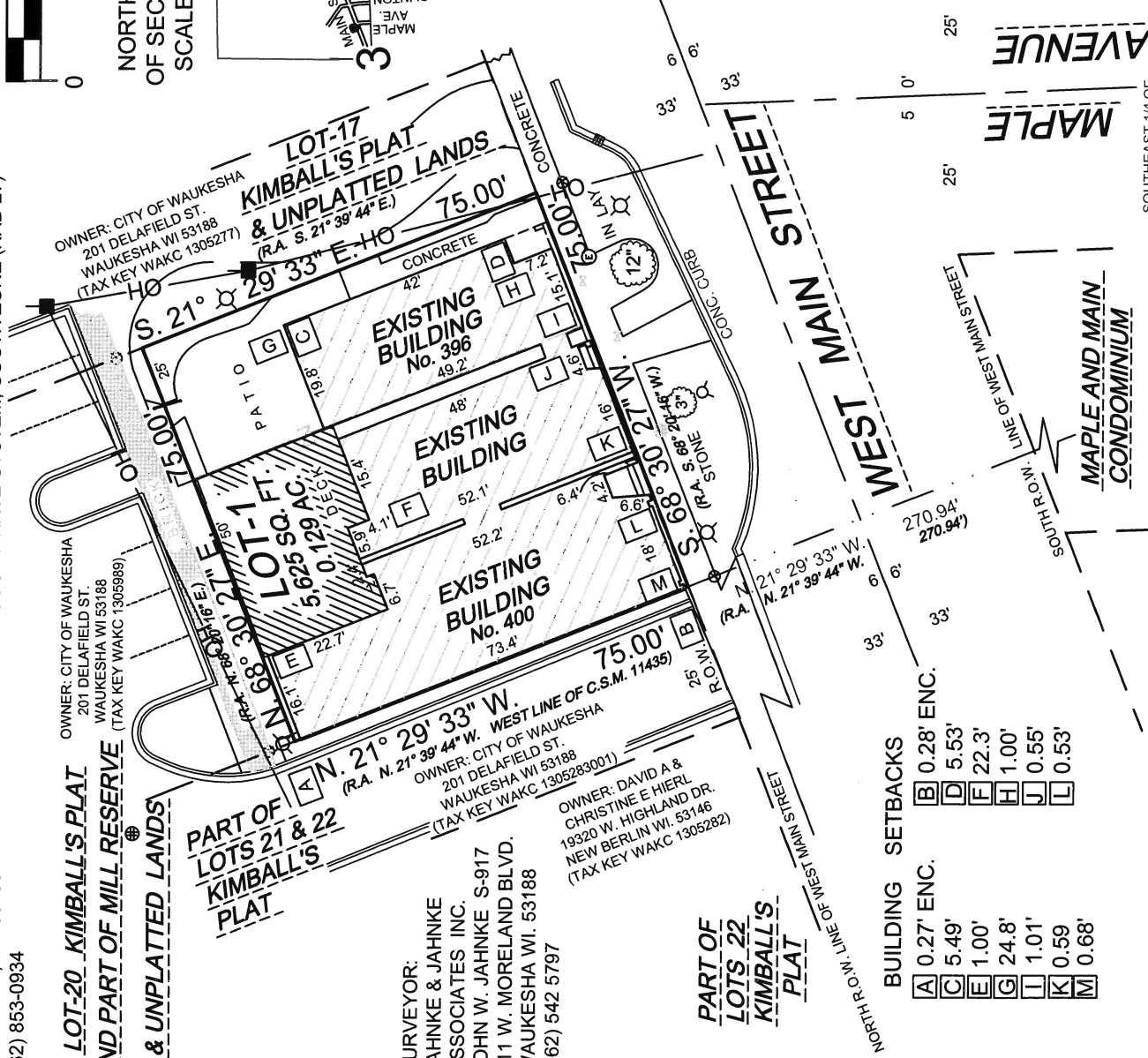
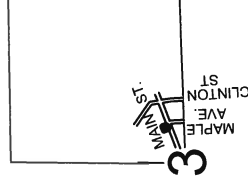
OWNER: CITY OF WAUKESHA
 201 DELAFIELD ST.
 WAUKESHA WI 53188
 (TAX KEY WAKC 1305277)

**PART OF
 LOTS 21 & 22
 KIMBALL'S
 PLAT**

SURVEYOR:
 JAHNKE & JAHNKE
 ASSOCIATES INC.
 JOHN W. JAHNKE S-917
 711 W. MORELAND BLVD.
 WAUKESHA WI. 53188
 (262) 542 5797

OWNER: CITY OF WAUKESHA
 201 DELAFIELD ST.
 WAUKESHA WI 53188
 (TAX KEY WAKC 1305283001)

OWNER: DAVID A &
 CHRISTINE E HIERL
 19320 W. HIGHLAND DR.
 NEW BERLIN WI. 53146
 (TAX KEY WAKC 1305282)



BUILDING SETBACKS

A	0.27' ENC.
B	0.28' ENC.
C	5.49'
D	5.53'
E	1.00'
F	22.3'
G	24.8'
H	1.00'
I	1.01'
J	0.55'
K	0.59'
L	0.53'
M	0.68'

OWNER: PG & G
 ENTERPRISES LLC
 10101 W. INNOVATION
 DRIVE UNIT 700
 MILWAUKEE, WI 53226
 (TAX KEY WAKC 1308284)

**PART OF LOTS 1-2-3
 BLOCK 4
 CUTLER'S ADDITION**

SOUTHWEST CORNER
 OF THE NORTHEAST 1/4
 OF SECTION 3-6-19
 CONC. MONU. WITH
 BRASS CAP
 373,754.90
 2,471,679.64

(R.A. 1987.56) 2,474,323.34

S. 87° 40' 40" W. 1988.43'

S. 87° 40' 40" W. 2646.10' (SURVEY & SEWRPC)

LEGEND:

- ⊙ "X" SET IN CONCRETE (5' OFF)
- ⊗ EXISTING LIGHT
- ⊕ HYDRANT
- ⊙ CONCRETE MONUMENT FOUND
- ▬ POWER POLE
- (R.A.) RECORDED AS

INSTRUMENT DRAFTED BY JOHN R. STIGLER
 FILE NAME: S\PROJECTS\IS8788
 PS WAUKESHA 5416



John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 DATED THIS 21st DAY OF MAY, 2022

CERTIFIED SURVEY MAP NO.

Sheet 2 of 4

Being a part of the SW ¼ of the NE ¼ of Section 3, T6N, R18E
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN
Combining Lot 18, Kimballs Plat of Subdivision of a part of Mill Reserve and
Lot 1 of CSM No. 11435 into one lot

SURVEYOR'S CERTIFICATE:

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:

Combining into one lot, Lot 18, Kimballs Plat of Subdivision of a part of Mill Reserve and Lot 1 of Certified Survey Map No. 11435, as recorded in Certified Survey Maps Book No. 113 on Pages 281 to 284, inclusive as Document No. 4201126, being a redivision of Lots 19 and 20 of Kimballs Plat of Subdivision of a part of Mill Reserve, all being part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 3, Town 6 North, Range 18 East, City of Waukesha, Waukesha County, Wisconsin.

METES & BOUNDS DESCRIPTION: Commencing at the southeast corner of the Northeast Quarter (NE ¼) of Section 3, Town 6 North, Range 18 East; thence South 87°40'40" West along the south line of said Northeast Quarter (NE ¼) 1988.43 feet; thence North 21°25'33" West 270.94 feet to the southwest corner of Lot 1, CSM No. 11435, the place of beginning of the land hereinafter described; thence North 21°29'33" West along the westerly line of said Lot 1, 75.00 feet to the northwest corner of said Lot 1; thence North 68°30'27" East along the northerly line and northerly line extended of said Lot 1, 75.00 feet; thence South 21°29'33" East along the easterly line of Lot 18, 75.00 feet; thence South 68°30'27" West along the northerly right-of-way line of West Main Street 75.00 feet to the place of beginning. Containing 5,625 square feet (0.129 acre) of land.

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.

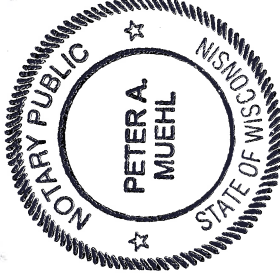
John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820



STATE OF WISCONSIN)ss
WAUKESHA COUNTY)
The above certificate subscribed and sworn to me this 24th day of May, 2022.

Peter A. Muehl
PETER A. MUEHL – NOTARY PUBLIC

My commission expires July 5, 2023.



OWNER: DUFEK PROPERTIES LLC

Instrument drafted by John R. Stigler

P.S. Waukesha 5416

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CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN
Combining Lot 18, Kimballs Plat of Subdivision of a part of Mill Reserve and
Lot 1 of CSM No. 11435 into one lot

OWNER'S CERTIFICATE:

As owner, I do hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Waukesha

DUFEK PROPERTIES LLC

JONATHAN MICHAEL DUFEK, SOLE OWNER

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2022, the above named
JONATHAN MICHAEL DUFEK, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC -

CONSENT OF CORPORATE MORTGAGEE:

WAUKESHA STATE BANK, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, consents to the surveying, dividing and mapping of the land described in the foregoing affidavit of John R. Stigler, surveyor, and consents to the above certificate of JONATHAN MICHAEL DUFEK, sole owner.

WAUKESHA STATE BANK

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2022, _____ of the above named _____, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the _____ and acknowledged that they executed the foregoing instrument as such officer as the deed of _____ by its authority.

My commission expires _____.

NOTARY PUBLIC -



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 24 day of MAY, 2022

OWNER: DUFEK PROPERTIES LLC

Instrument drafted by John R. Stigler

P.S. Waukesha 5416

CERTIFIED SURVEY MAP NO.

Sheet 4 of 4

Being a part of the SW ¼ of the NE ¼ of Section 3, T6N, R18E
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN
Combining Lot 18, Kimballs Plat of Subdivision of a part of Mill Reserve and
Lot 1 of CSM No. 11435 into one lot

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



John R. Stigler

JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 31st day of MAY, 2022

OWNER: DUFEK PROPERTIES LLC

Instrument drafted by John R. Stigler

P.S. Waukesha 5416