

CERTIFIED SURVEY MAP NO. _____

A redivision 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.

All bearings are referenced to the Wisconsin State Plane Coordinate System (South zone) dated Jan., 2019 in which the West line of the NW 1/4, Section 10, Township 6 North, Range 19 East bears N00°15'17"W.

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

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

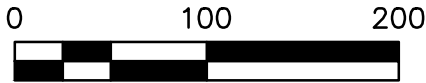
Owner: ONE SORCE PROPERTIES, LLC
7619 NORDALE AVE
FRANKSVILLE WI 53126

PHILIP DR.
70' PUBLIC R.O.W.

LEGEND

- Indicates found 1" iron pipe
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



PARCEL B
C.S.M. NO. 3857

(N01°36'30"E)
N00°24'15"W 310.00'

N89°35'45"E 270.00'

N89°35'45"E 58.00'

N13°14'36"E 162.31'

PART OF PARCEL A
C.S.M. NO. 3857

LOT 1
AREA
192,200 S.F.
4.4123 Acres

S72°29'40"W 383.24'
(S74°30'25"W 383.456')

SET CHISELED CROSS

UNPLATTED LANDS

N89°35'45"E 300.00' P.O.B.

N00°24'15"W 141.90'
(N01°36'30"E)

SET MAG NAIL

F.F.E. = 25.23'
EXISTING BUILDING #220

S00°24'15"E 290.40'
S. PRAIRIE AVE.
80' PUBLIC R.O.W.

S89°35'45"W 300.00'

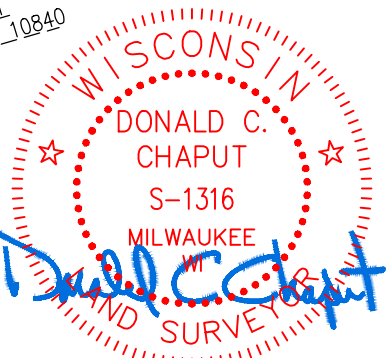
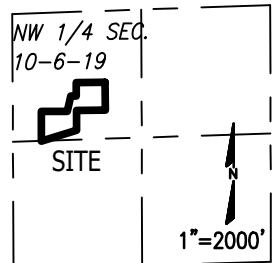
UNPLATTED LANDS

S00°24'15"E 206.53'
(N01°36'30"E)

60' WIDE SEWER R.O.W.
PER C.S.M. NO. 3857

LOT 1
C.S.M. NO. 10840

VICINITY MAP



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: September 22, 2020
Sheet 1 of 3 Sheets
Survey No. 3586-far

CERTIFIED SURVEY MAP NO. _____

A redivision 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.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
WAUKESHA COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision 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 Northeast corner of said Northwest 1/4 Section, thence South 87°59'14" West along the North line of said Northwest 1/4 Section, 1727.14 feet to a point; thence South 00°24'15" East along the West line of South Prairie Avenue and it's extension 743.97 feet to the point of beginning of the lands hereinafter described; thence continue South 00°24'15" East along said West line 290.40 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 206.53 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 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 a point on the East line of said Parcel "A"; thence North 00°24'15" West along said East line 141.90 feet to a point; thence North 89°35'45" East 300.00 feet to the point of Beginning.

Said lands as described contains 192,200 square feet or 4.4123 Acres.

THAT I have made the survey, land division and map by the direction of ONE SORCE PROPERTIES, LLC, owner.

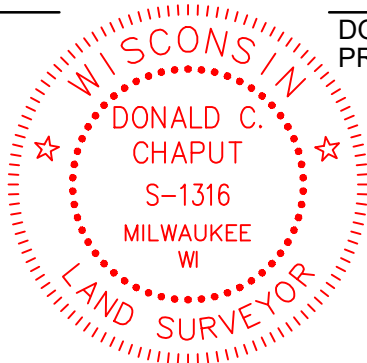
THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Waukesha in surveying, dividing and mapping the same.

September 22, 2020

DATE

DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: September 22, 2020
Sheet 2 of 3 Sheets
Survey No. 3586-far

CERTIFIED SURVEY MAP NO. _____

A redivision 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.

CORPORATE OWNER CERTIFICATE

ONE SORCE PROPERTIES, LLC, a Wisconsin corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Waukesha.

ONE SORCE PROPERTIES, LLC, as owner, does further certify that this map is required by S.236.20 or S.236.12 to be submitted to the following for approval or objection: City of Waukesha.

IN WITNESS WHEREOF, the ONE SORCE PROPERTIES, LLC has caused these presents to be signed by the hand of _____, on this _____, day of _____, 2020.

By: Dan Sorce

Its: Owner

STATE OF _____ }
 } :SS
COUNTY }

Personally came before me this _____ day of _____, 2020, Dan Sorce, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of ONE SORCE PROPERTIES, LLC, by its authority.

Notary Public,
State of Wisconsin
My commission expires _____
My commission is permanent

PLAN COMMISSION CERTIFICATE OF APPROVAL

Approved by the Plan Commission of the City of Waukesha on this _____, day of _____, 2020.

Shawn Reilly, Chairman

Maria Pandazi, Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved by the Common Council of the City of Waukesha in accordance with the Resolution adopted on this _____, day of _____, 2020.

Gina Kozlik, City Clerk/Treasurer

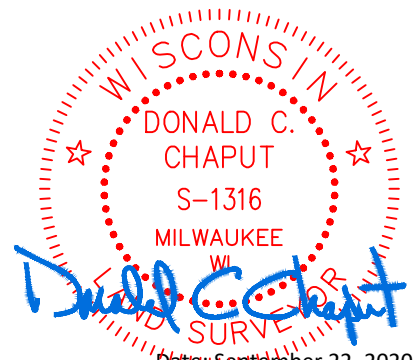
Shawn Reilly, Mayor

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316



Date: September 22, 2020
Sheet 3 of 3 Sheets
Survey No. 3586-far