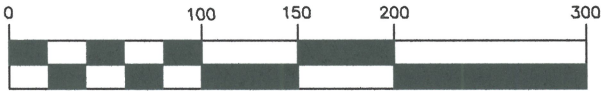


CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 4408 AND LANDS IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, ALL IN TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

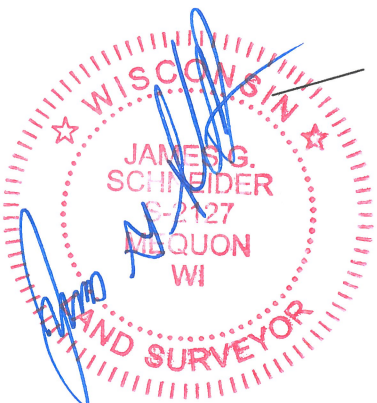
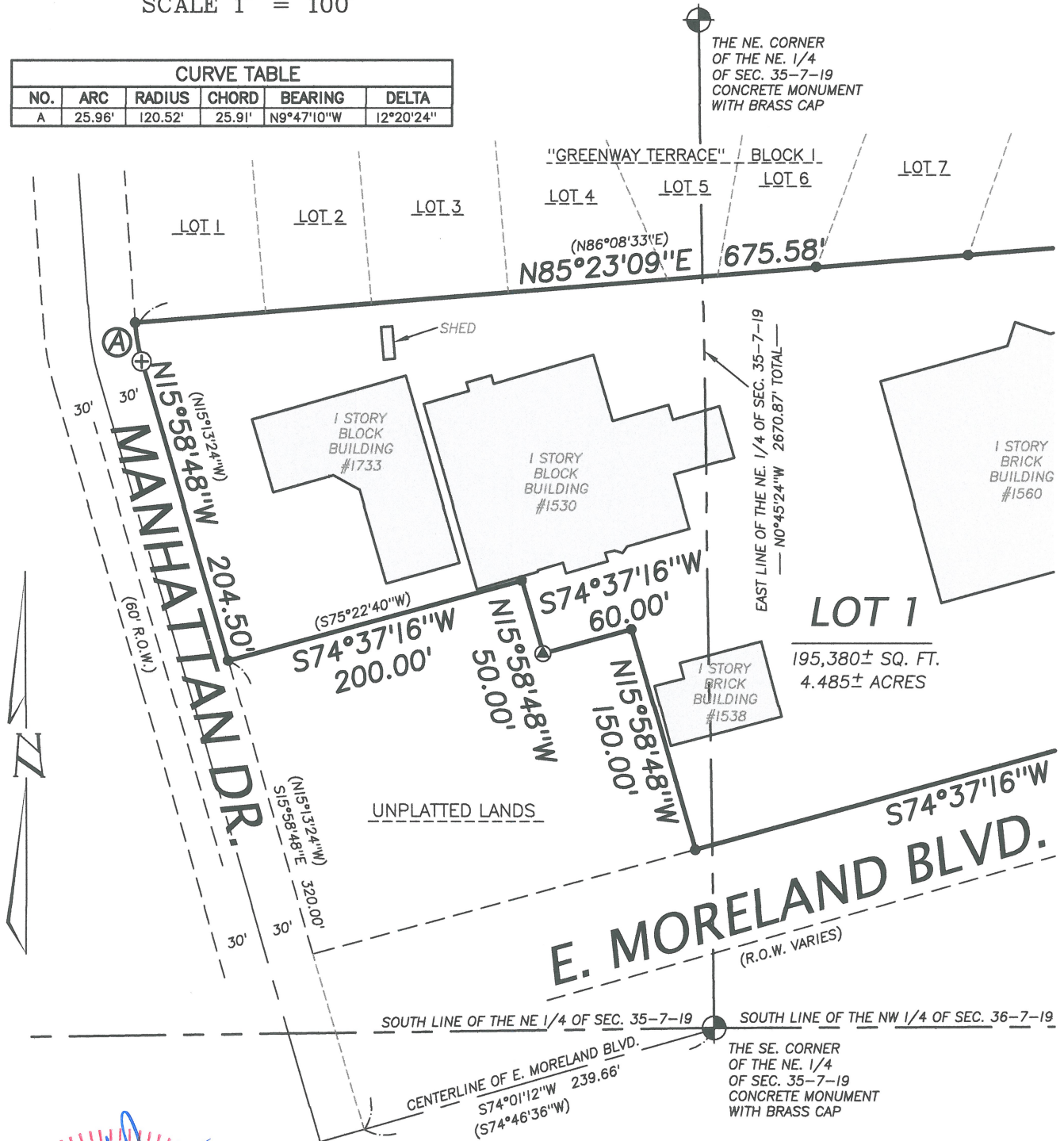


SCALE 1" = 100'



NORTH SHORE ENGINEERING, INC.
 Consulting Engineers & Land Surveyors
 11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
 (262) 241-9400 • FAX: (262) 241-5337
 www.northshoreengineering.net

CURVE TABLE					
NO.	ARC	RADIUS	CHORD	BEARING	DELTA
A	25.96'	120.52'	25.91'	N9°47'10"W	12°20'24"

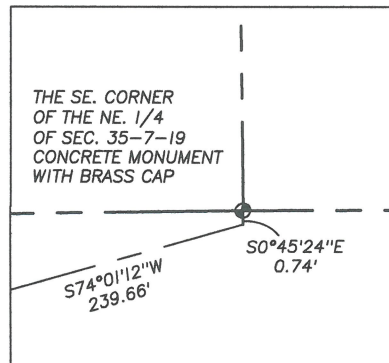


9-14-2023

OWNER:
 LITHIA REAL ESTATE, INC.
 1538 E. MORELAND BLVD.
 WAUKESHA, WI 53186

NOTES :

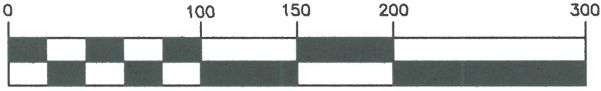
1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED B-5 (COMMUNITY BUSINESS)
3. ALL EXISTING BUILDINGS TO BE RAZED.



DETAIL SCALE 1:10

CERTIFIED SURVEY MAP NO. _____

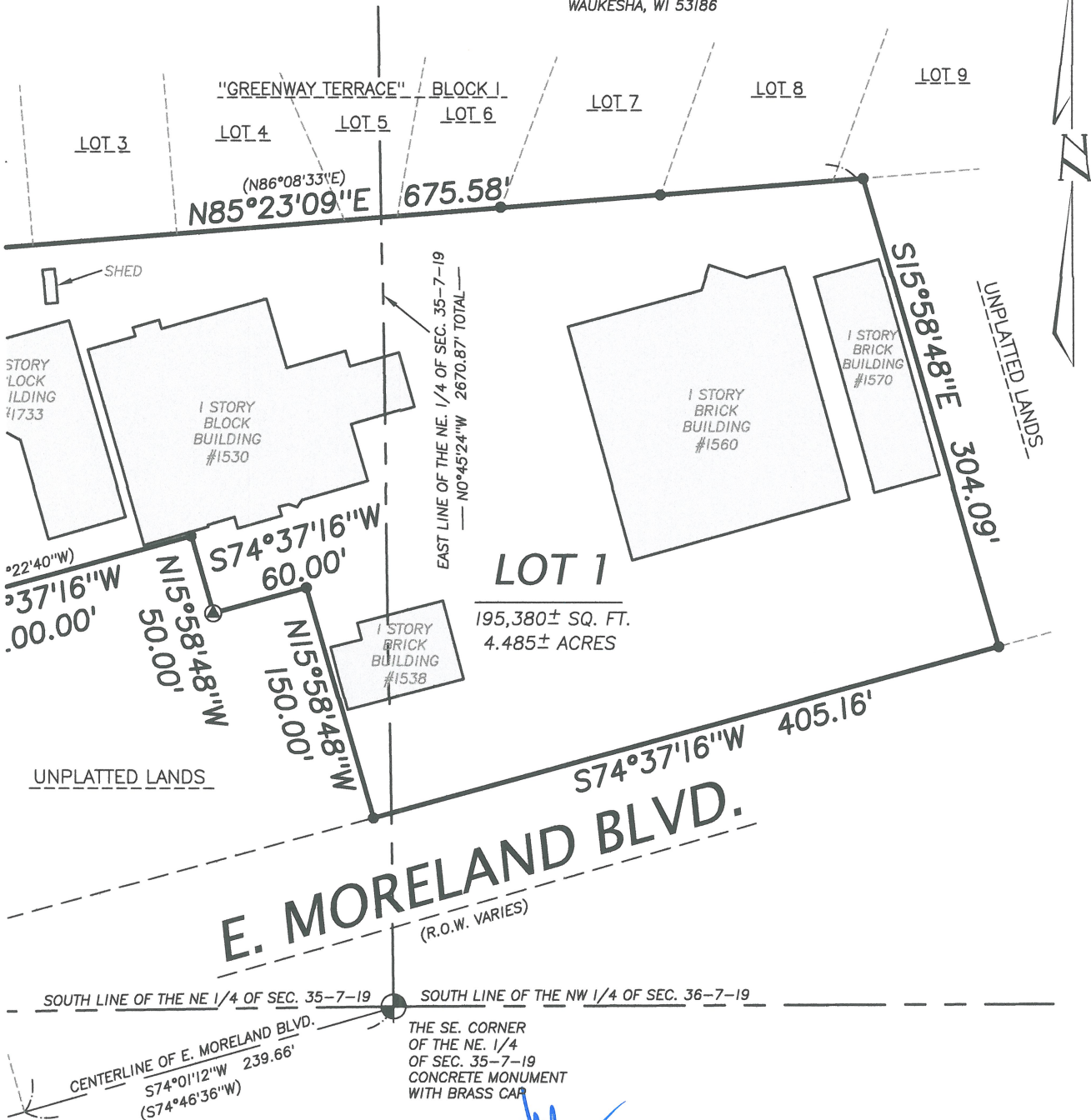
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SCALE 1" = 100'

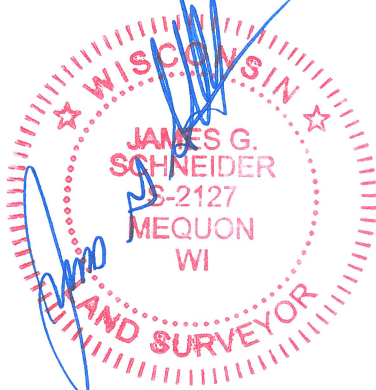
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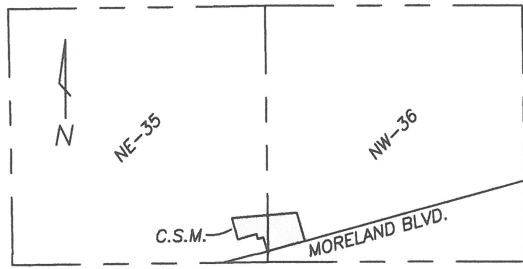
LEGEND

- -DENOTES STEEL PIPE (FOUND)
- ⊙ -DENOTES 1" PARKER KALON NAIL (FOUND)
- ⊕ -DENOTES CHISELED CROSS (SET)
- () -DENOTES ALSO RECORDED AS

ALL BEARINGS REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (EAST LINE OF THE NE. 1/4 OF SECTION 35-7-19 WHICH BEARS N0°45'24"W) NAD-1983/2011



9-14-2023



LOCATION MAP

NORTHEAST 1/4 SEC. 35-7-19 AND THE NORTHWEST 1/4 SEC. 36-7-19 (SCALE 1"=2000')

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 4408 AND LANDS IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, ALL IN TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, James G. Schneider, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped the following parcel of land:

Lot 1 of Certified Survey Map No. 4408 and Lands in the Southeast 1/4 of the Northeast 1/4 of Section 35, and the Southwest 1/4 of the Northwest 1/4 of Section 36, all in Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:


Commencing at the Southeast corner of the Northeast 1/4 of said Section 35; thence S0°45'24"E along the Southerly extension of the East line of said 1/4 Section, 0.74 feet to a point in the centerline of E. Moreland Blvd.; thence S74°01'12"W along said centerline, 239.66 feet to a point in the Southeast extension of the East right of way line of Manhattan Drive; thence N15°58'48"W along said East right of way line, 320.00 feet to the Southwesterly corner of Lot 1 of Certified Survey Map No. 4408, said point also being the point of beginning of lands to be described; thence continuing N15°58'48"W along said East right of way line and the West line of said Lot 1, 204.50 feet to a point of curvature; thence Northwesterly along said East right of way line and the West line of said Lot 1, being the arc of a curve to the right (having a radius of 120.52 feet, whose chord bears N9°47'10"W, 25.91 feet) 25.96 feet to a point in the South line of Greenway Terrace, a recorded subdivision; thence N85°23'09"E along the South line of Greenway Terrace, 675.58 feet; thence S15°58'48"E, 304.09 feet to a point in the North right of way line of E Moreland Blvd.; thence S74°37'16"W along said North right of way line, 405.16 feet; thence N15°58'48"W, 150.00 feet; thence S74°37'16"W, 60.00 feet; thence N15°58'48"W, 50.00 feet; thence S74°37'16"W, 200.00 feet to the point of beginning.

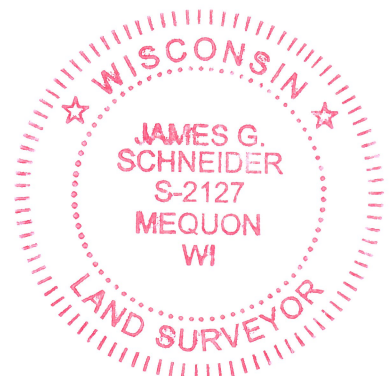
Said lands containing 4.485 acres of land, more or less.

That I have made such survey, land division, and plat at the direction of Lithia Real Estate, Inc., OWNER of said lands.

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

That I have complied with, Chapter 236.34 of the Wisconsin Statutes and Chapter 23 of the City of Waukesha in surveying and mapping the same.

 9-14-2023
James G. Schneider S-2127



This instrument was drafted by James G. Schneider

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP NO. 4408 AND LANDS IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, ALL IN TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

I, William J. Smith (President) of Lithia Real Estate, Inc., OWNER, do hereby certify: THAT, I have caused the lands described in the foregoing certificate of James G. Schneider, Surveyor, to be surveyed, divided and mapped.

WITNESS the hand and seal of said OWNERS on this _____ day of _____, 20____.

Witness

William J. Smith (President)

STATE OF WISCONSIN)
WAUKESHA COUNTY)^{ss}

PERSONALLY came before me on this _____ day of _____, 20____ the above named William J. Smith (President) to me known to be the person who executed the foregoing certificate and acknowledged the same.

Notary Public

My Commission expires. _____

CITY OF WAUKESHA PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Plan Commission of the City of Waukesha on this _____ day of _____, 2023.

Shawn N. Reilly, Chairman

Date

Gena Kozlik, Clerk/Treasurer

Date

CITY OF WAUKESHA COMMON COUNCIL APPROVAL

Be it resolved by the Common Council of the City of Waukesha, Wisconsin, that this Certified Survey Map of a parcel of land in the Northeast 1/4 of Section 35 and the Northwest 1/4 of Section 36, Town 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin and the same is hereby adopted and approved.

Approved: _____

Adopted: _____

Shawn N. Reilly, Mayor

Gena Kozlik, Clerk/Treasurer

This instrument was drafted by James G. Schneider

9-14-2023

