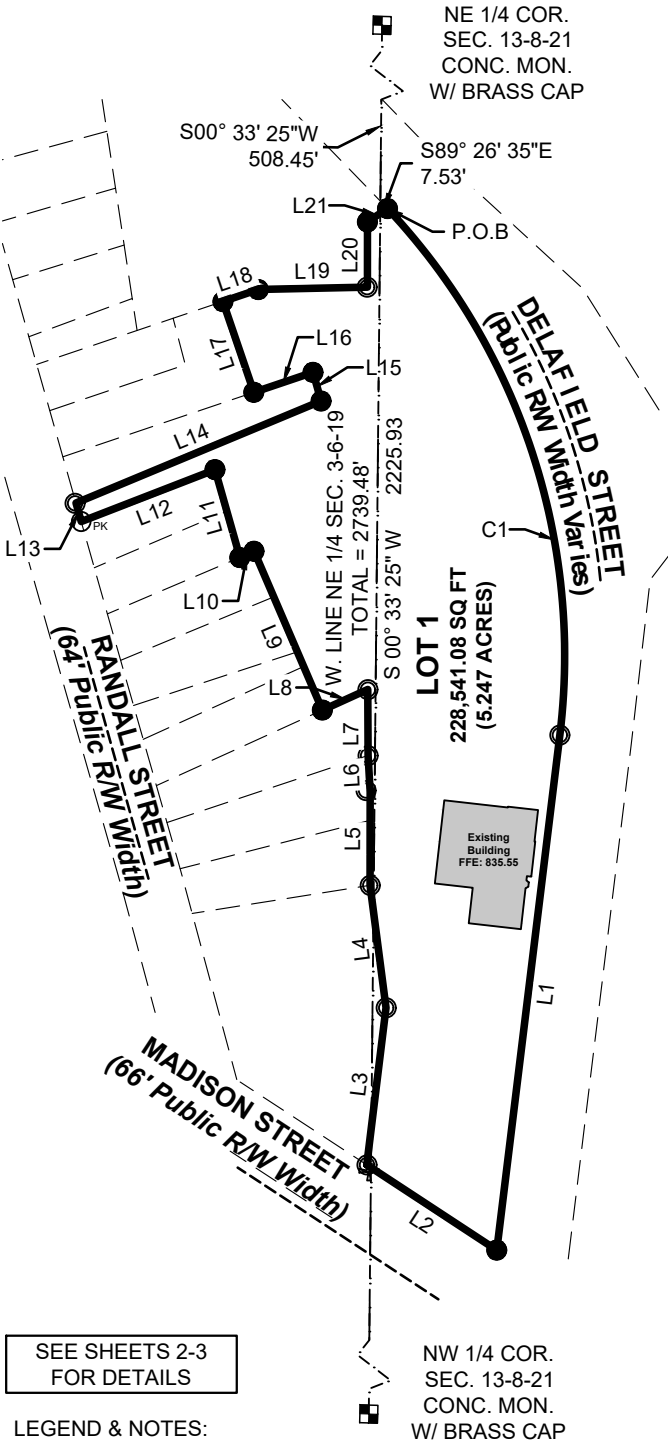


CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 11250, all that part of Spring Brook Lot, in the Northwest Addition to the City of Waukesha, in the Northwest 1/4 of the Northeast 1/4 and Unplatted Lands in the Northeast 1/4 of the Northwest 1/4 all in Section 3, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin.

ADDRESSES: 130, 200 and 318 Delafield Street, Randall Street
TAX KEY NUMBER: WAKC1305459, WAKC1305460, WAKC1305461, WAKC1306990



LEGEND & NOTES:

- INDICATES FOUND IRON PIPE
- INDICATES SET REBAR
- ✕ INDICATES SET CHISELED CROSS.

COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE WEST LINE OF THE NE 1/4 OF SEC. 3-6-19, ASSUMED TO BEAR S00°33'25"W, AS PUBLISHED BY SEWRPC, NAD 1983(2011 adj).



www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

OWNER
City of Waukesha
201 Delafield Street
Waukesha, WI 53188

PROJECT NUMBER 22426

DRAFTED BY Kenneth M. Araya

DATE 04/11/2024

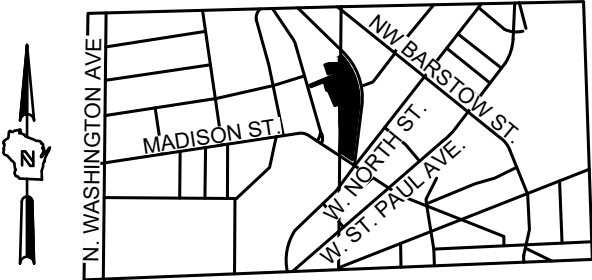
Sheet 1 of 5

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	596.00	680.28	S18° 07' 08"E	577.12

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	540.51	S6°58'47"W	L12	149.45	S68°48'50"W
L2	161.99	N56°43'23"W	L13	20.10	N15°51'03"W
L3	164.90	N6°58'47"E	L14	276.59	N67°24'38"E
L4	128.57	N7°26'06"W	L15	31.00	N15°50'17"W
L5	97.03	N0°04'43"E	L16	65.00	S71°20'41"W
L6	38.21	N3°15'10"W	L17	100.00	N18°50'29"W
L7	68.81	N0°17'02"W	L18	38.96	N71°18'40"E
L8	51.89	S65°32'28"W	L19	113.65	N88°46'46"E
L9	179.98	N23°16'03"W	L20	68.00	N0°02'20"E
L10	16.11	S66°54'43"W	L21	25.10	N56°25'47"E
L11	95.00	N15°50'17"W			



VICINITY MAP:



NW & NE 1/4
SEC 3 - 6 - 19
SCALE: 1" = 2000'

GRAPHIC SCALE

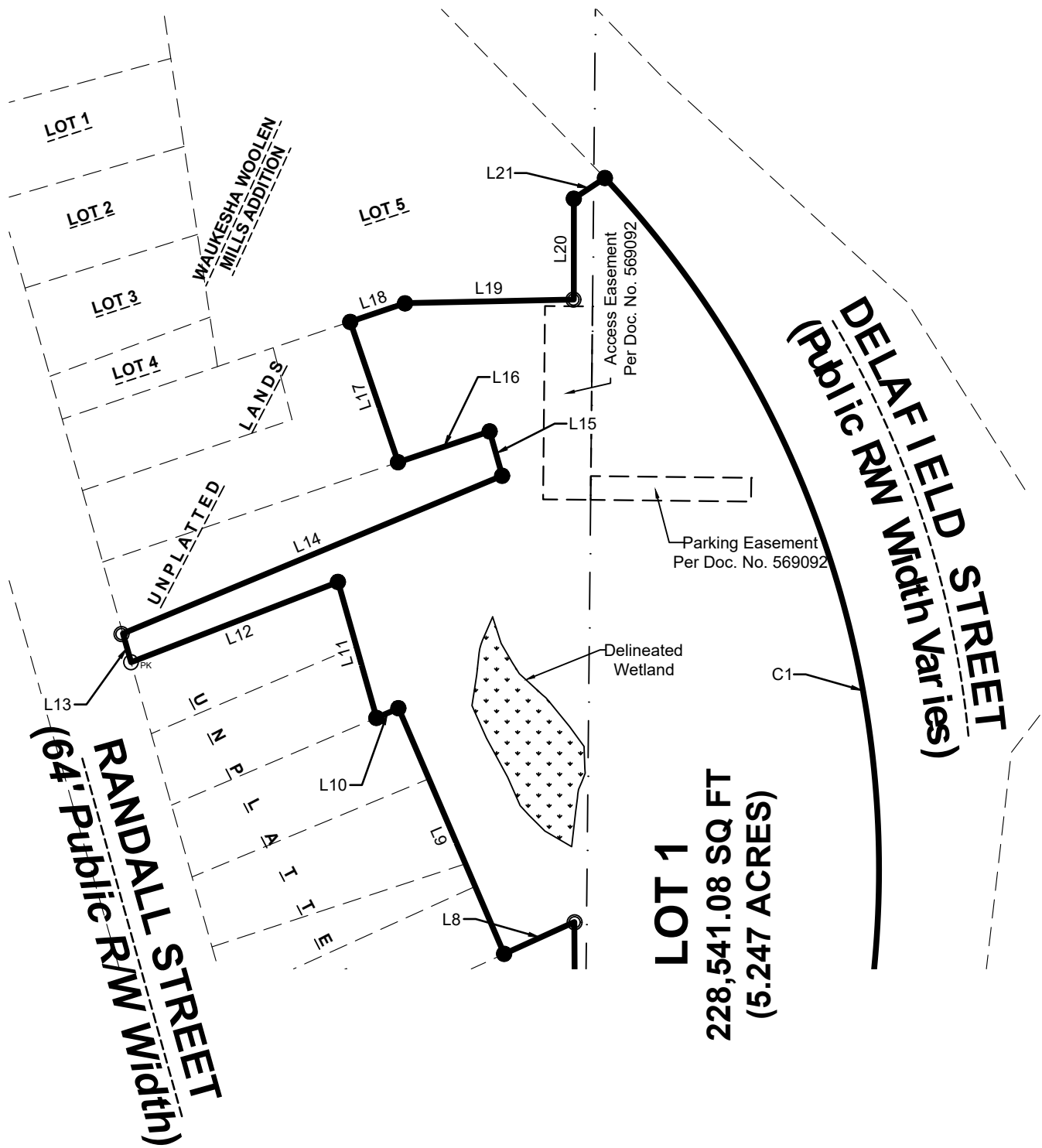


CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map 11250, all that part of Spring Brook Lot, in the Northwest Addition to the City of Waukesha, in the Northwest 1/4 of the Northeast 1/4 and Unplatted Lands in the Northeast 1/4 of the Northwest 1/4 all in Section 3, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin.

DETAIL MAP

(Easements and Properties)



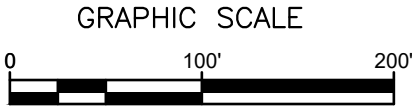
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DATE 04/11/2024

Sheet 2 of 5

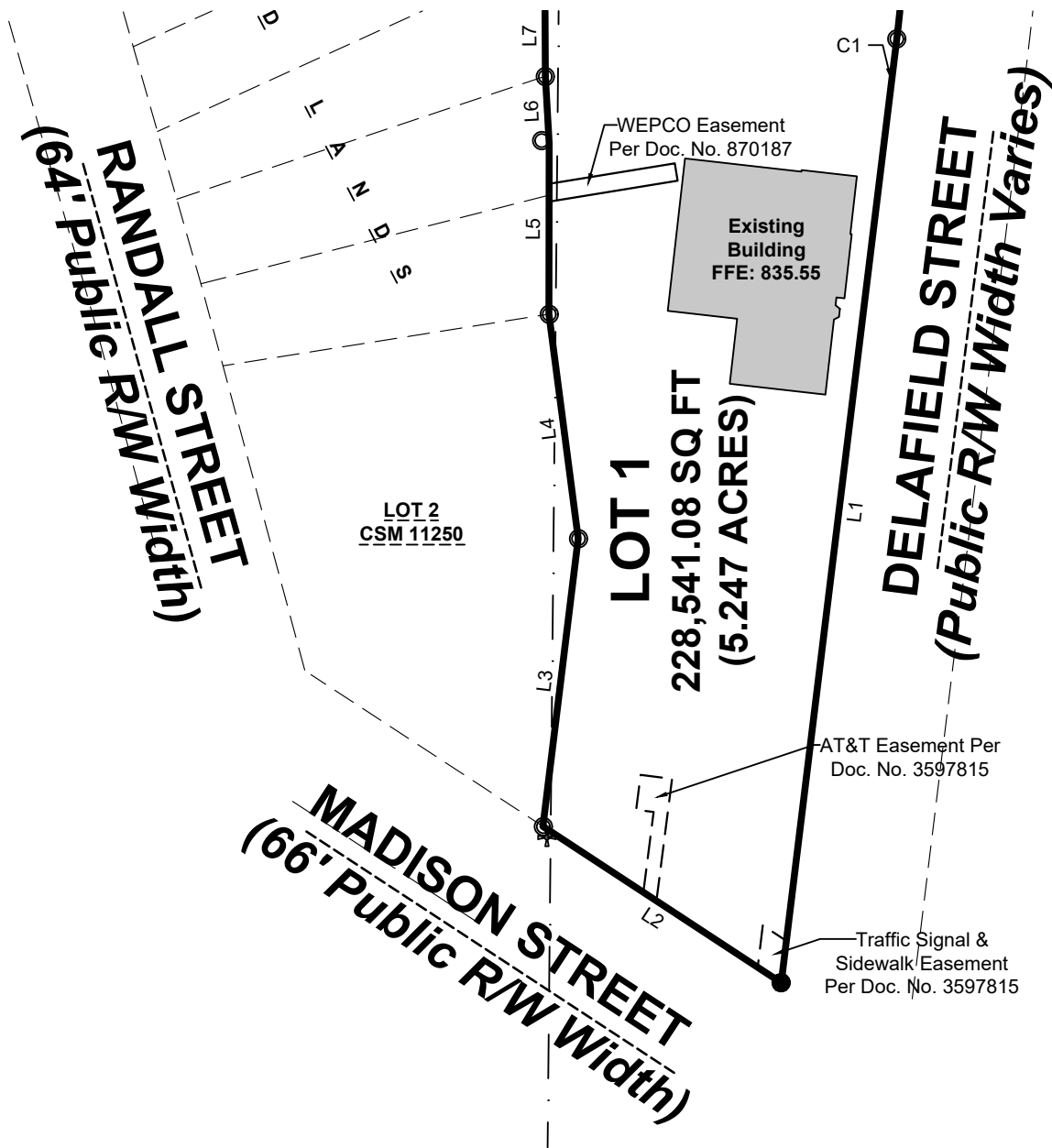


CERTIFIED SURVEY MAP NO. _____

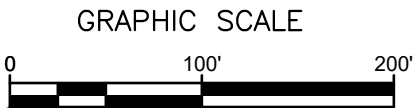
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DETAIL MAP

(Easements and Properties)



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CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Kevin A. Slottke, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped Lot 1 of Certified Survey Map 11250, all that part of Spring Brook Lot, in the Northwest Addition to the City of Waukesha, in the Northwest 1/4 of the Northeast 1/4 and Unplatted Lands in the Northeast 1/4 of the Northwest 1/4 all in Section 3, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 3; thence South 00°33'25" West along the west line of said Northeast 1/4 Section, 508.45 feet; thence South 89°26'35" East, 7.53 feet to the southerly right-of-way line of Delafield Street and the point of beginning; thence 596.00 feet along said right of way and the arc of a curve whose radius lies 680.28 feet to the southwest and whose chord bears South 18°07'08" East, 577.12 feet; thence South 06°58'47" West along said right-of-way line, 540.51 feet to the north right-of-way line of Madison Street; thence North 56°43'23" West along said north right-of-way line, 161.99 feet to the southeast corner of Lot 2 of Certified Survey Map 11250; thence North 06°58'47" East along the east line of said Lot 2, 164.90 feet; thence North 07°26'06" West along the east line of said Lot 2, 128.57 feet to the northeast corner of said Lot 2; thence North 00°04'43" East, 97.03 feet; thence North 03°15'10" West, 38.21 feet; thence North 00°17'02" West, 68.81 feet; thence South 65°32'28" West, 51.89 feet; thence North 23°16'03" West, 179.98 feet; thence South 66°54'43" West, 16.11 feet; thence North 15°50'17" West, 95.00 feet; thence South 68°48'50" West, 149.45 feet to the right-of-way line of Randall Street; thence North 15°51'03" West along said right-of-way line, 20.10 feet; thence North 67°24'38" East, 276.59 feet; thence North 15°50'17" West, 31.00 feet; thence South 71°20'41" West, 65.00 feet; thence North 18°50'29" West, 100.00 feet; thence North 71°18'40" East, 38.96 feet; thence North 88°46'46" East, 113.65 feet; thence North 00°02'20" East, 68.00 feet; thence North 56°25'47" East, 25.10 feet to the right-of-way line of Delafield Street and the point of beginning.

Said parcel contains 228,541.08 square feet or 5.24658 acres of land, more or less.

That I have made the survey, land division, and map by the direction THE CITY OF WAUKESHA, owners of said land.

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 Chapter 23 of the City of Waukesha Code Book in surveying, dividing and mapping.



Kevin A. Slottke S-2503
DATE: April 11, 2024



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1300 West Canal Street
Milwaukee, WI 53233
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Fax: 414-643-4210

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OWNER'S CERTIFICATE

THE CITY OF WAUKESHA, WISCONSIN, duly organized and existing under and by virtue of the laws of the State of Wisconsin as owner, certifies that said CITY OF WAUKESHA caused the land described on this map to be surveyed, divided and mapped as represented hereon.

Printed Name and Title

Signature

STATE OF WISCONSIN)
SS
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 20____, the above named, _____,
_____ of the above named CITY OF WAUKESHA, executed the foregoing instrument the same.

MY commission expires _____.

Signature - Notary Public

(NOTARY SEAL)

Printed Name - Notary Public

NOTARY PUBLIC, STATE OF WISCONSIN

PLAN COMMISSION APPROVAL:

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

Shawn Reilly, Chairman

(CITY SEAL)

_____, Secretary

COMMON COUNCIL APPROVAL:

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

Shawn Reilly, Chairman

Sara Spencer - Interim City Clerk/Treasurer



THE SIGMA GROUP
Single Source. Sound Solutions.

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DRAFTED BY Kenneth M. Arava

DATE 04/11/2024

Sheet 5 of 5