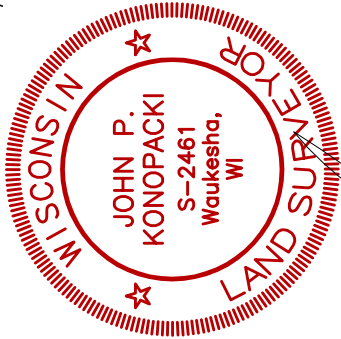


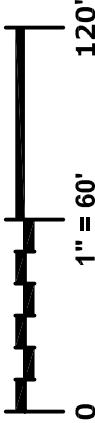
CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 2, Lot 3 and Lot 4 of Block B of Prairieville (a/r/a Gale Barstow and Lockwood's Addition), part of the Reserved Mill Race and lands in the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.



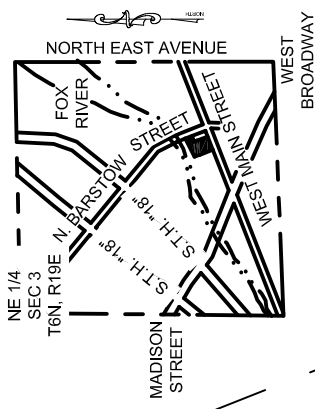
APRIL 4, 2017

GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Northeast 1/4 of Section 3, Township 6 North, Range 19 East has a bearing of S87°40'40\"/>

VICINITY SKETCH SCALE 1"=2000'



Subject Property Zoning:
B2 - Central Business District
Tax Key Numbers:
WAKC 1305-174
WAKC 1305-996

SIDEWALK ENCROACHMENT

FOX RIVER
RIVERFRONT STREET
(FORMERLY MILL RACE)
OWNER: CITY OF WAUKESHA

NORTH BARSTOW STREET
(70' R.O.W.)

LOT 1
35,500 SQ. FT.
0.8150 ACRES

WEST MAIN STREET
(99' R.O.W.)

3' CHISELED OFFSET CROSS

5' CHISELED OFFSET CROSS

3' CHISELED OFFSET CROSS

5' CHISELED OFFSET CROSS

3' CHISELED OFFSET CROSS

DETAIL A
SEE SHEET 2

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

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EXISTING BUILDING

EXISTING BUILDING

SW CORNER, NE 1/4 SEC. 3, T6N, R19E (FOUND CONC. MON. W/ BRASS CAP)

SOUTH LINE OF THE NE 1/4 SEC. 3, T6N, R19E S87°40'40"W 2646.10'

SE CORNER, NE 1/4 SEC. 3, T6N, R19E (FOUND CONC. MON. W/ BRASS CAP) N=373,261.86, E=2,474,323.34 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

LEGEND:

- X - Denotes Found Chiseled Offset Cross
- - Denotes Found Iron Rod
- - Denotes Found Mag Nail
- ⊙ - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT. Brookfield, WI 53008
- △ - Denotes Found Chiseled Cross
- ▨ - Denotes Sidewalk Encroachment

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by **John P. Konopacki, PLS-License No. S-2461**

PEG JOB#743.00
SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 2, Lot 3 and Lot 4 of Block B of Prairieville (a/r/a Gale Barstow and Lockwood's Addition), part of the Reserved Mill Race and lands in the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

LEGEND:

- X - Denotes Found Chiseled Offset Cross
- - Denotes Found Iron Rod
- ⊕ - Denotes Found Mag Nail
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- △ - Denotes Found Chiseled Cross

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped that part of Lot 2, Lot 3 and Lot 4 of Block B of Prairieville (a/r/a Gale Barstow and Lockwood's Addition), recorded in the Waukesha County Register of Deeds office on February 23, 1844 in Volume 2, Page 6, and part of the Reserved Mill Race and lands in the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 3:

Thence South 87°40'40" West along the south line of said Northeast 1/4, 890.83 feet;
Thence North 02°19'20" West, 666.65 feet to the north right of way line of West Main Street and the Point of Beginning;

Thence North 21°20'52" West, 150.00 feet;
Thence North 68°39'08" East, 1.09 feet;
Thence North 21°20'52" West, 52.71 feet to the south line of Mill Race;

Thence North 63°11'14" East along said south line, 211.76 feet to the west right of way line of North Barstow Street;

Thence South 21°39'03" East along said west right of way line, 72.87 feet to the north line of Block B, Prairieville;

Thence South 68°39'08" West along said north line, 61.91 feet;

Thence South 21°20'52" East, 34.78 feet;
Thence South 68°39'08" West, 2.63 feet;

Thence South 21°20'52" East, 115.22 feet to the aforesaid north right of way line of West Main Street;


Thence South 68°39'08" West along said north right of way line, 147.73 feet to the Point of Beginning.

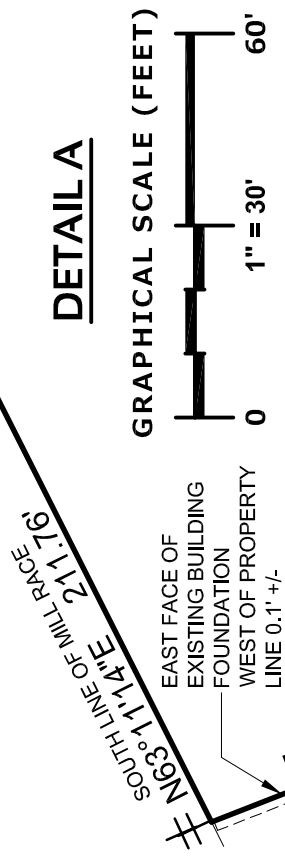
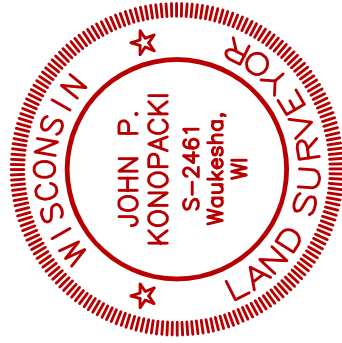
Containing 35,500 Square Feet (0.8150 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of Sterling Investment Developments, LLC, owner of said land.

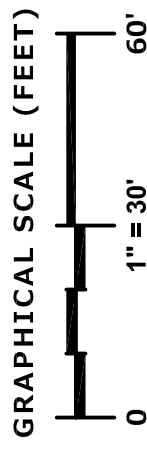
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Waukesha Land Division Ordinance in surveying, mapping and dividing the land within this certified survey map.


John P. Konopacki
Professional Land Surveyor S-2461
Date: APRIL 4, 2017



DETAIL A



NOTE:

- Lot corners fall on existing foundation wall encased by waterproofing membrane. No corners markers set in membrane.



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 2, Lot 3 and Lot 4 of Block B of Prairieville (a/r/a Gale Barstow and Lockwood's Addition), part of the Reserved Mill Race and lands in the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Waukesha on this _____ day of _____, 2017.

Date _____
Shawn N. Reilly, Chairman

Date _____
Secretary

COMMON COUNCIL APPROVAL AND ACCEPTANCE

Approval and acceptance of land as indicated above by the Common Council of the City of Waukesha, per Plan Commission recommendation on this _____ day of _____, 2017.

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 2017.

Date _____
Shawn N. Reilly, Mayor

Date _____
Gina Kozlik, City Clerk

OWNER'S CERTIFICATE

STERLING INVESTMENT DEVELOPMENTS, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed and mapped as represented on this certified survey map.

STERLING INVESTMENT DEVELOPMENTS, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. City of Waukesha

IN WITNESS WHEREOF, the said STERLING INVESTMENT DEVELOPMENTS, LLC has caused these presents to be signed by _____ (name), _____ day of _____, 2017, at _____ (title), at _____ County, Wisconsin, on this _____ day of _____, 2017.

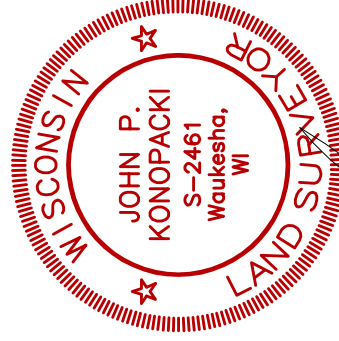
In the presence of: STERLING INVESTMENT DEVELOPMENTS, LLC

name- title _____

STATE OF WISCONSIN) _____ COUNTY) SS

Personally came before me this _____ day of _____, 2017, (name) _____, of the above named STERLING INVESTMENT DEVELOPMENTS, LLC, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title), of said STERLING INVESTMENT DEVELOPMENTS, LLC, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public _____
Name: _____
State of Wisconsin _____
My Commission Expires: _____



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD 1 SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

APRIL 4, 2017

This instrument drafted by John P. Konopacki, PLS-License No. S-2461