

CERTIFIED SURVEY MAP NO. _____

LOT 4, BLOCK 2 OF NORTH BURTON, AND PARCEL 1 OF C.S.M. NO. 6886 LOCATED IN THE NE. 1/4 OF THE NW. 1/4, AND THE NW. 1/4 OF THE NE. 1/4 OF SECTION 5, T.6N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

ATLAS SURVEY

2826 SAINT ANDREWS COURT
WAUKESHA, WI 53188
(262) 901-5256
WWW.ATLASSURVEYWI.COM

SURVEYOR:
BRYCE KACZOR, PLS S-2803
SURVEY FOR:
PAUL NOWAK
(414) 704-8140
PROPERTY:
302 BLAIR COURT &
E. SUTTON PLACE,
WAUKESHA, WI 53188

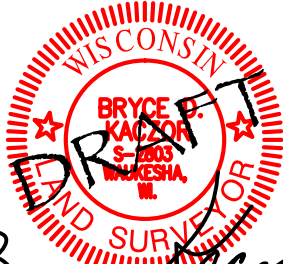
SCALE: 1" = 50'



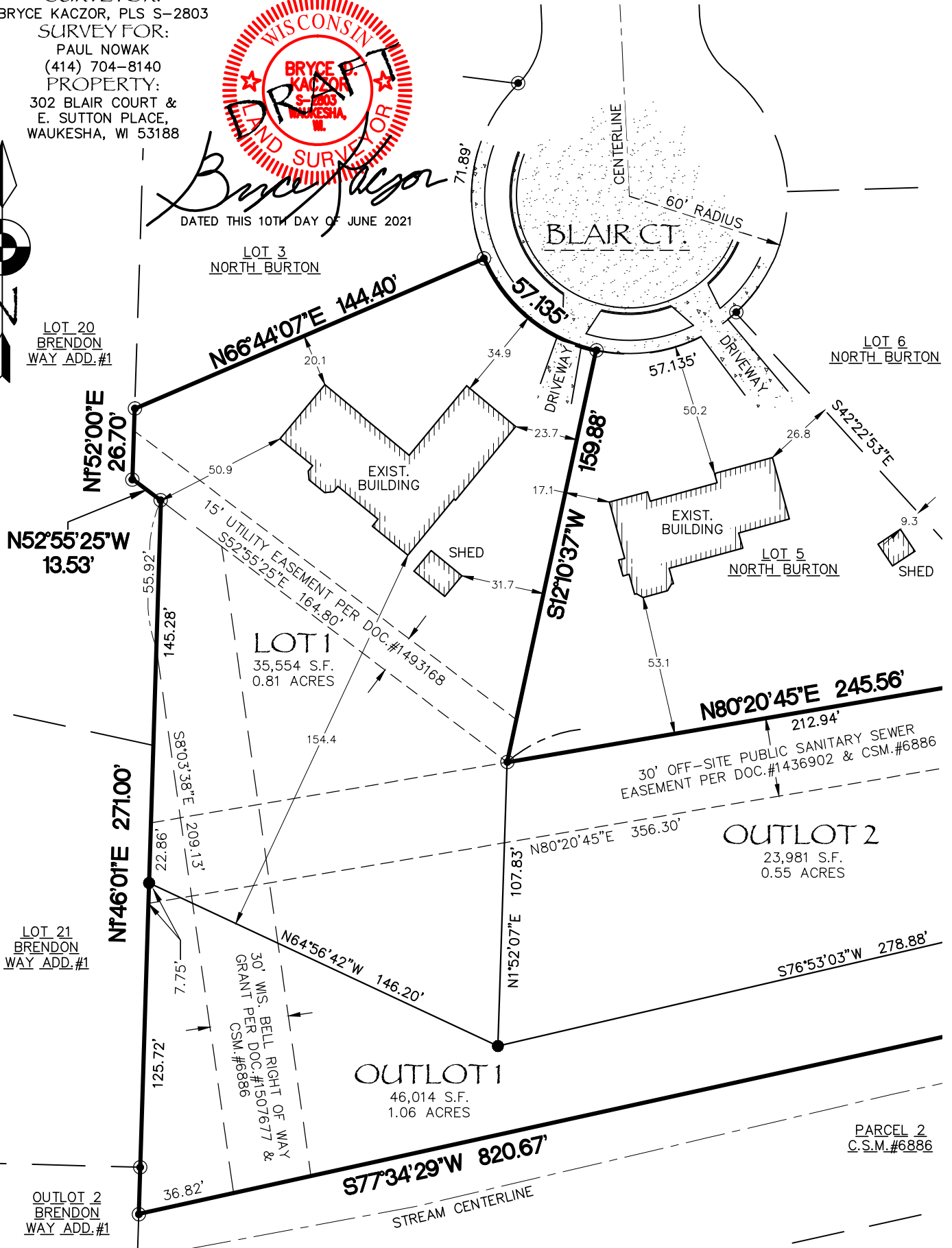
LEGEND

- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - 3/4" DIA. REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE NW 1/4 OF SECTION 5-6-19 AS N89°57'46"E.



Bryce Kaczor
DATED THIS 10TH DAY OF JUNE 2021

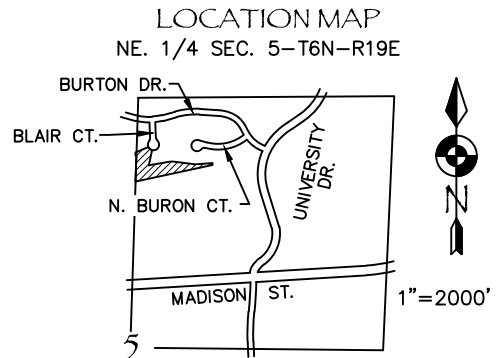


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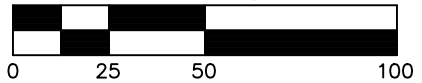
LOT 4, BLOCK 2 OF NORTH BURTON, AND PARCEL 1 OF C.S.M. NO. 6886 LOCATED IN THE NE. 1/4 OF THE NW. 1/4, AND THE NW. 1/4 OF THE NE. 1/4 OF SECTION 5, T.6N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

NOTES:

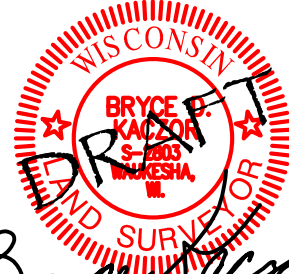
- EASEMENT LOCATIONS BASED ON NORTH BURTON AND C.S.M.#6886.
- THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
- DUE TO SNOW COVER THE ACCURACY OF DRIVEWAYS, WALKS AND POTENTIAL STRUCTURES BURIED BY SNOW CAN NOT BE RELIED UPON.
- FIELD WORK COMPLETED FEBRUARY 16, 2021.
- OUTLOT 1 IS ACCESSED BY BEING PHYSICALLY ADJACENT TO PARCEL 2 OF CSM 6886 AND OUTLOT 2 OF BRENDAN WAY, WHICH ARE ALL PART OF EAST SUTTON A VILLAGE OF BROOKSHIRE CONDOMINIUM. OUTLOT 1 CANNOT BE CONVEYED SEPARATELY FROM SAID CONDOMINIUM, CSM 5314, OUTLOT 2 OF BRENDAN WAY, OR PARCEL 2 OF CSM 5314.
- OUTLOT 2 MUST BE BOTH PHYSICALLY ADJACENT TO ANOTHER LOT AND OWNED BY THE SAME OWNER OF SAID ADJACENT LOT. OUTLOT 2 CANNOT BE CONVEYED SEPARATELY FROM AN ADJACENT LOT UNLESS IT IS TO ANOTHER ADJACENT LOT WITH THE SAME OWNER.



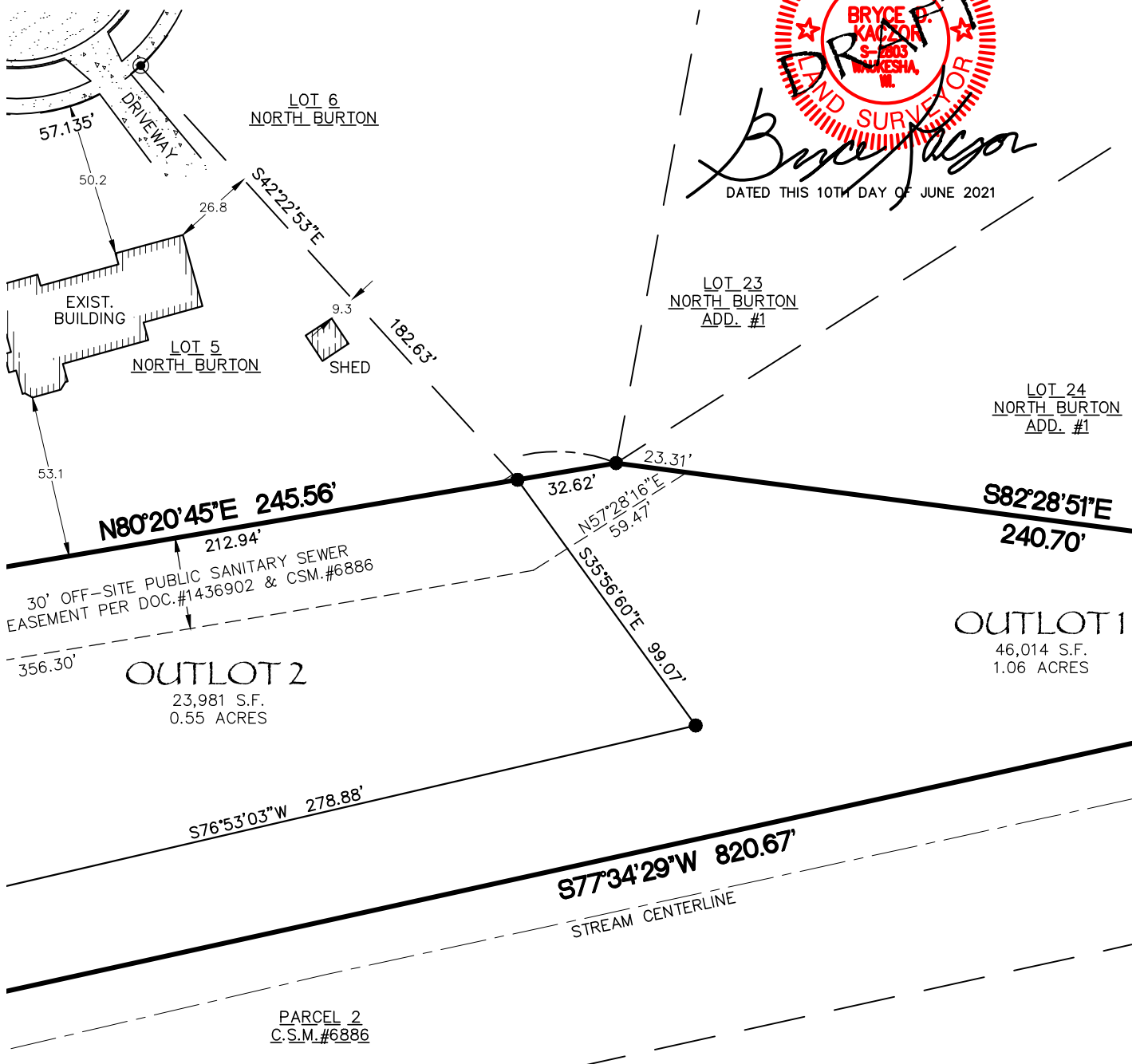
SCALE: 1" = 50'



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Bryce Kaczor
DATED THIS 10TH DAY OF JUNE 2021



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SURVEYOR'S CERTIFICATE:

I, Bryce D. Kaczor, Registered Land Surveyor hereby certify;
 That I have surveyed, divided and mapped all that being Lot 4, Block 2 of North Burton, and Parcel 1 of C.S.M. No. 6886 located in the NE. 1/4 of the NW. 1/4, and the NW. 1/4 of the NE. 1/4 of Section 5, T.6N., R.19E., City of Waukesha, Waukesha County, Wisconsin, more fully described as follows:
 Lot 4, Block 2 of North Burton, and Parcel 1 of C.S.M. No. 6886. Said lands containing 105,549 Square Feet (2.42 Acres).

That I have made such survey, land division and Certified Survey Map by the direction of THE TRUST AGREEMENT OF RICHARD L. AND VICTORIA J. FRIEDECK, AND EAST SUTTON CONDOMINIUM ASSOCIATION, INC., owners of said lands.
 That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.
 That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the CITY OF WAUKESHA in surveying, dividing and mapping the same.

Dated this 10th day of June 2021.

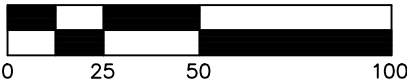
Bryce Kaczor
 Bryce D. Kaczor, PLS S-2803



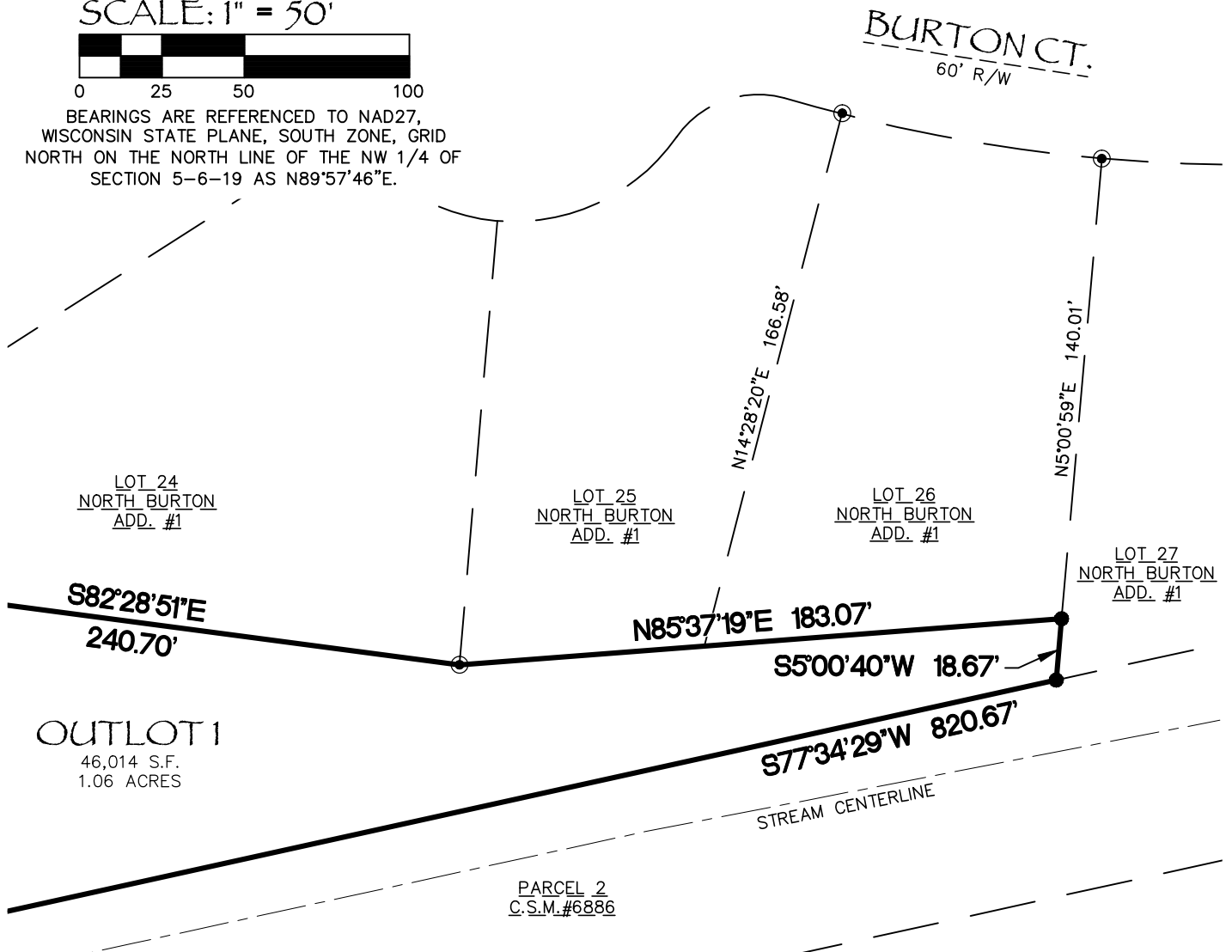
CURVE TABLE

| LOT | RADIUS | DELTA | ARC DIST | CHORD DIST | CHORD BEARING |
|-----|--------|-----------|----------|------------|---------------|
| EXT | 60.00' | 54°33'30" | 57.135' | 55.00' | S 50°32'38" E |

SCALE: 1" = 50'



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CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

THE TRUST AGREEMENT OF RICHARD L. AND VICTORIA J. FRIEDECK duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Trust Agreement caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

THE TRUST AGREEMENT OF RICHARD L. AND VICTORIA J. FRIEDECK does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) CITY OF WAUKESHA

IN WITNESS WHEREOF, said THE TRUST AGREEMENT OF RICHARD L. AND VICTORIA J. FRIEDECK, has caused these presents to be signed by RICHARD L. FRIEDECK, its Trustee, and countersigned by VICTORIA J. FRIEDECK, its Trustee, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

In Presence of:

RICHARD L. FRIEDECK, Trustee

VICTORIA J. FRIEDECK, Trustee

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named RICHARD L. FRIEDECK, Member, and VICTORIA J. FRIEDECK, Trustees, of the above named corporation, to me known to be such Members of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

EAST SUTTON CONDOMINIUM ASSOCIATION, INC. a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

EAST SUTTON CONDOMINIUM ASSOCIATION, INC. does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) CITY OF WAUKESHA

IN WITNESS WHEREOF, said corporation, has caused these presents to be signed by _____, its Member, and countersigned by _____, its Member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

In Presence of:

_____, Member

_____, Member

STATE OF WISCONSIN)

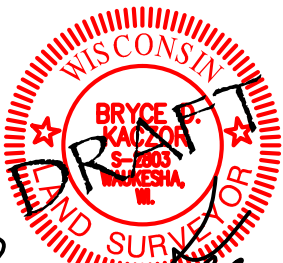
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____, Member, and _____, Member, of the above named EAST SUTTON CONDOMINIUM ASSOCIATION, INC., to me known to be such Members of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



Bryce Kaczor
DATED THIS 10TH DAY OF JUNE 2021

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COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of Waukesha, PAUL A. NOWAK AND JENNIFER J. NOWAK, THE TRUST AGREEMENT OF RICHARD L. AND VICTORIA J. FRIEDECK, AND EAST SUTTON CONDOMINIUM ASSOCIATION, INC., owners, are hereby approved by the Common Council.

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
Mayor Shawn N. Reilly, Chairperson

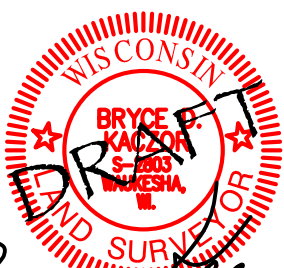
I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Waukesha.

Date: _____ Signed _____
City Clerk

PLANNING COMMISSION APPROVAL:

APPROVED by the Planning Commission of the City of Waukesha on this _____ day of _____, 20_____.

Mayor Shawn N. Reilly, Chairperson Secretary



Bryce Kaczor
DATED THIS 10TH DAY OF JUNE 2021