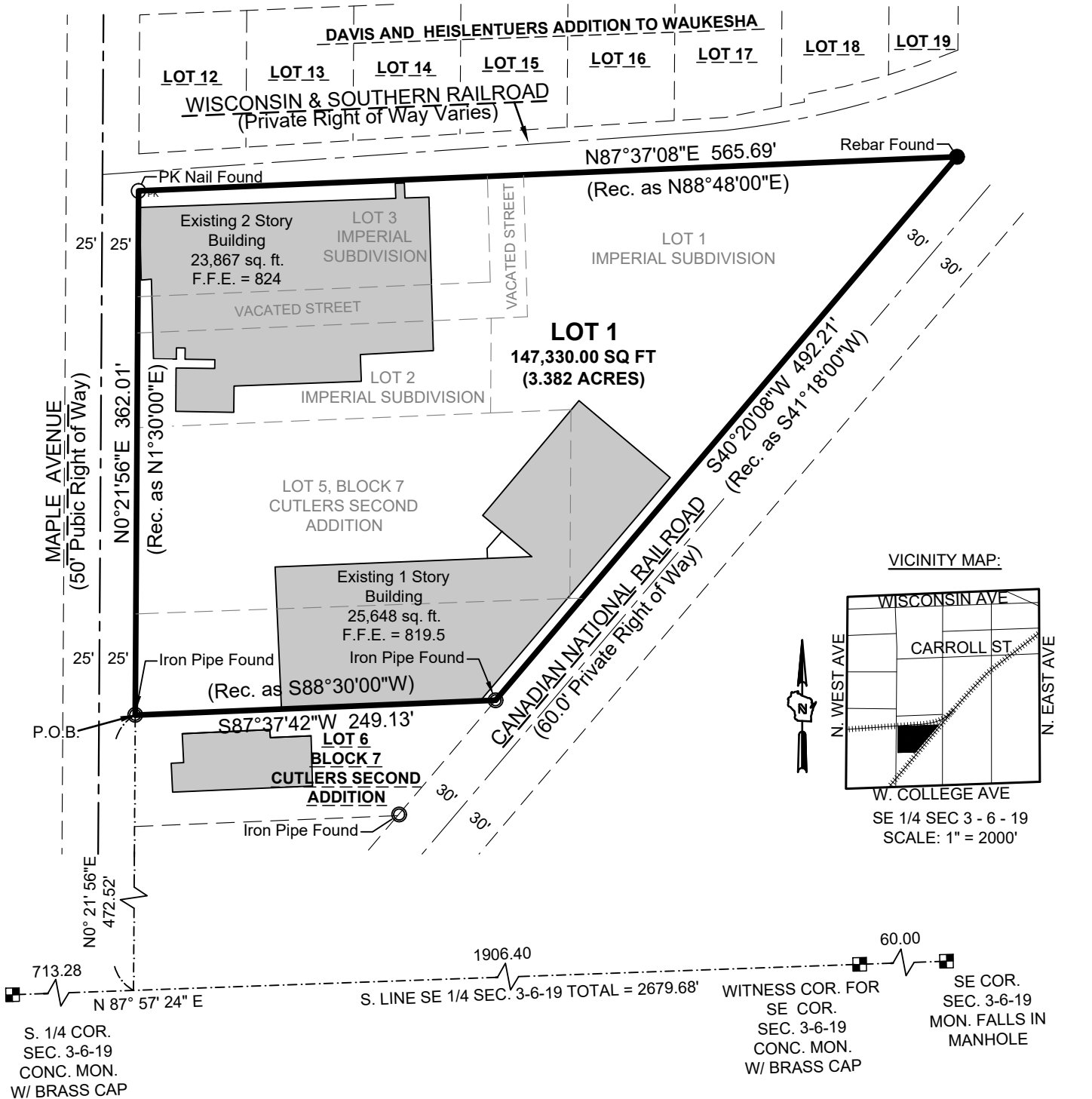


CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lots 1, 2 and 3 in Imperial Subdivision, and part of Lot 5 & 6, Block 7 in Cutlers Second Addition, all in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

ADDRESSES: 223 Maple Avenue & 211 Maple Avenue
 TAX KEY NUMBER: WAKC1308474 & WAKC1308429



LEGEND & NOTES:

- INDICATES FOUND 1.3" O.D. IRON PIPE
- INDICATES FOUND 3/4" O.D. REBAR
- ⊙_{PK} INDICATES FOUND PARKER KALON NAIL

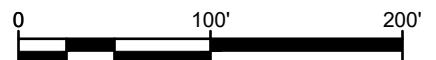
COORDINATES & BEARINGS REFERENCED THE WISCONSIN STATE PLANE COORDINATE SYSTEM WITH THE SOUTH LINE OF THE SE 1/4 OF SEC. 3-6-19, ASSUMED TO BEAR N87°57'24"E, AS PUBLISHED BY SEWRPC, NAD 1983.

HORIZONTAL DATUM = NAD 1983

VERTICAL DATUM = NGVD 1988



GRAPHIC SCALE



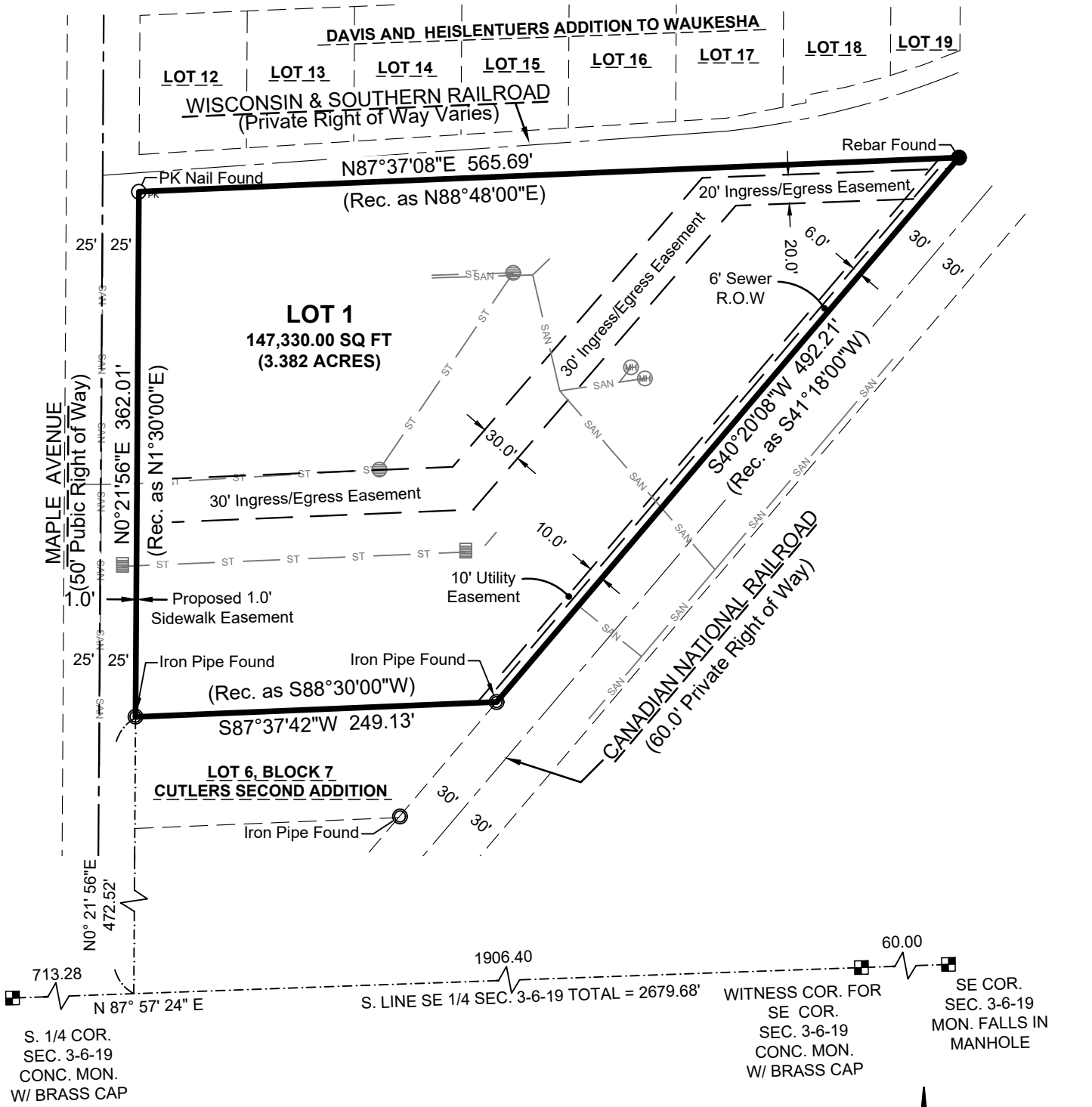
OWNERS
 Carroll University, INC.
 100 North East Avenue
 Waukesha, WI 53186
 &
 Aldona Fischer Marital Trust
 9370 South 46th Street
 Franklin, WI 53132



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

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lots 1, 2 and 3 in Imperial Subdivision, and part of Lot 5 & 6, Block 7 in Cutlers Second Addition, all in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.



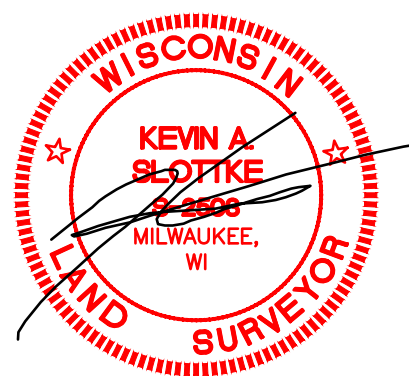
S. 1/4 COR.
SEC. 3-6-19
CONC. MON.
W/ BRASS CAP

WITNESS COR. FOR
SE COR.
SEC. 3-6-19
CONC. MON.
W/ BRASS CAP

SE COR.
SEC. 3-6-19
MON. FALLS IN
MANHOLE

LEGEND:

- INDICATES MANHOLE
- INDICATES CATCH BASIN
- INDICATES CATCH BASIN (ROUND)
- INDICATES SANITARY SEWER LINE
- INDICATES STORM SEWER LINE



GRAPHIC SCALE



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CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
MILWAUKEE COUNTY)

I, Kevin A. Slotke, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped Lands in Part of the Southeast 1/4 of Section 3, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, State of Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 3; thence North 87°57'24" East along the south line of said Southeast 1/4 Section, 713.28 feet to the east right of way line of Maple Avenue; thence North 00°21'56" East, 472.52 along said east line to the Point of Beginning; thence continuing North 00°21'56" East (Recorded as North 01°30'00" East), 362.01 feet along said east line to the south line of the Wisconsin and Southern Railroad right of way; thence North 87°37'08" East (Recorded as North 88°48'00" East) along said south line, 565.69 feet to the west line of the Canadian National Railroad right of way; thence South 40°20'08" West (Recorded as South 41°18'00" West) along said west line, 492.21 feet; thence South 87°37'42" West (Recorded as South 88°30'00" West), 249.13 feet to the east line of Maple Avenue and the point of beginning.

Said parcel contains 147,330 square feet or 3.38223 acres of land, more or less.

That I have made the survey, land division, and map by the direction CARROLL UNIVERSITY, INC and ALDONA FISHER MARTIAL TRUST, 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 Land Division Ordinance in surveying, dividing and mapping the same.



Kevin A. Slotke S-2503
DATE: July 30, 2024



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

PROJECT NUMBER 22371

DRAFTED BY Kenneth M. Araya

DATE 09/24/2024

Sheet 3 of 6

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lots 1, 2 and 3 in Imperial Subdivision, and part of Lots 5 & 6, Block 7 in Cutlers Second Addition, all in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

OWNER'S CERTIFICATE

CARROLL UNIVERSITY, INC, as owner, does hereby certify that we have 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.

IN WITNESS WHEREOF, the said CARROLL UNIVERSITY, INC, has caused these presents to be signed by

_____, its _____, this ____ day of _____, 20 ____.
NAME (PRINT) TITLE

BY: _____
SIGNATURE - TITLE

STATE OF WISCONSIN))SS
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 20 ____, _____, of the above named company and to me known to be the person who executed the foregoing instrument as such officer as the deed of said company, by its authority and to me known to be such officer of said company

(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

NOTARY SIGNATURE _____

PRINT NOTARY NAME _____



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lots 1, 2 and 3 in Imperial Subdivision, and part of Lots 5 & 6, Block 7 in Cutlers Second Addition, all in the Southwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

OWNER'S CERTIFICATE

ALDONA FISCHER MARITAL TRUST, as owners, hereby certify that I have caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Waukesha.

IN WITNESS WHEREOF, the said ALDONA FISCHER MARITAL TRUST, has caused these presents to be signed by

_____, its _____, this ____ day of _____, 20 ____.
NAME (PRINT) TITLE

BY: _____
SIGNATURE - TITLE

STATE OF WISCONSIN))SS
WAUKESHA COUNTY)

Personally came before me this ____ day of _____, 20 ____, _____, of the above named company and to me known to be the person who executed the foregoing instrument as such officer as the deed of said company, by its authority and to me known to be such officer of said company

(SEAL) NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

NOTARY SIGNATURE _____

PRINT NOTARY NAME _____



CERTIFIED SURVEY MAP NO. _____

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PLANNING COMMISSION CERTIFICATE OF APPROVAL

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

BY: _____
SHAWN REILLY, CHAIRMAN

BY: _____
DOUG KOEHLER, 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 _____, 20 ____

BY: _____
LINDA GOURDOUX, INTERIM CITY CLERK

BY: _____
SHAWN REILLY, MAYOR

CERTIFICATE OF CITY TREASURER

I, Sara Spencer, being the duly elected and acting City Treasurer of the City of Waukesha, certify that in accordance with the records in the office of the City Treasurer of the City of Waukesha there are no unpaid taxes or unpaid special assessments on the land included in this certified survey map.

Per Wis. Stat. 75.06 and 74.87, the City of Waukesha collects property taxes and enforces nonpayment of same on parcels in the City of Waukesha. Per Wis. Stat. 74.83, the City of Waukesha and Waukesha County entered into an Intergovernmental Cooperation Agreement approved by Council Resolution 901408, whereby the city is the sole collector and enforcer of property taxes for parcels in the city.

DATE: _____

SIGNATURE: _____

NAME: SARA SPENCER
(CITY TREASURER)



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