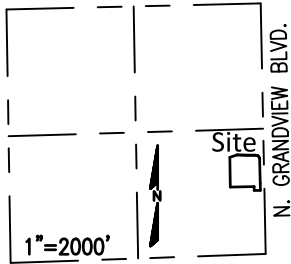


CERTIFIED SURVEY MAP NO. _____

Lot 1 of Certified Survey Map No. 11710 (recorded in the office of the Register of Deeds for Waukesha County on May 21, 2018 in Book 117, Pages 256 to 263 inclusive, as Document No. 4340072), all that part of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section 28, in Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

VICINITY MAP

NW 1/4, SEC. 28
T7N, R19E.



LEGEND

- Indicates found 1" iron pipe.
- Indicates set 1" iron pipe, 18" in length, 1.68 lbs. per lineal foot.

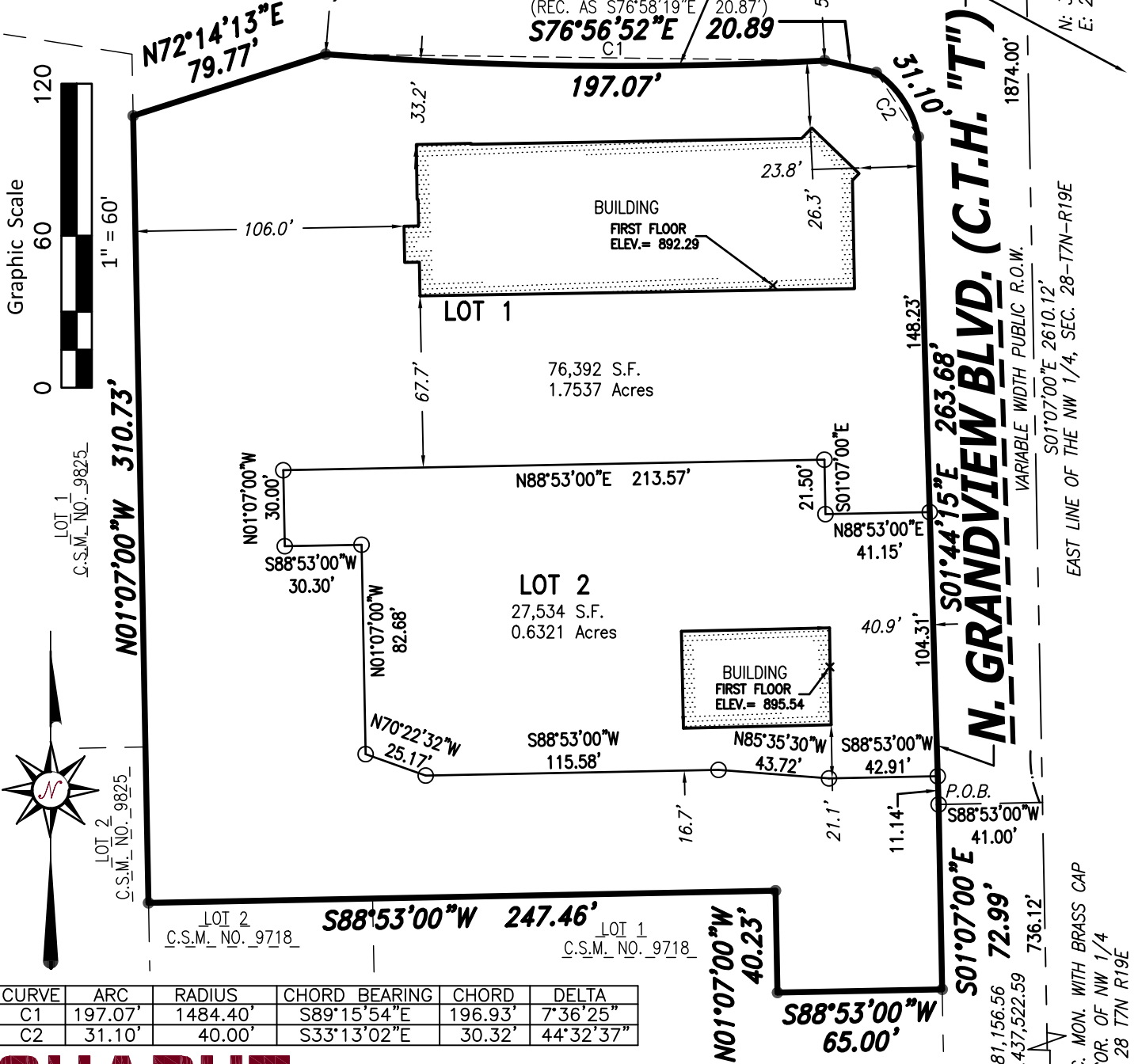


Bearings are Referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 83, in which the East line of the Northwest 1/4 of Section 28-7-19 bears S01°07'00"E

Subdivider:
CFT NV Developments, LLC
1683 Walnut Grove Avenue
Rosemead, CA 91770

SILVERNAIL ROAD

VARIABLE WIDTH PUBLIC R.O.W.
(REC. AS S76°58'19"E 20.87')
S76°56'52"E 20.89



CURVE	ARC	RADIUS	CHORD BEARING	CHORD	DELTA
C1	197.07'	1484.40'	S89°15'54"E	196.93'	7°36'25"
C2	31.10'	40.00'	S33°13'02"E	30.32'	44°32'37"

CHAPUT LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

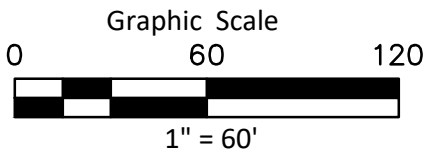
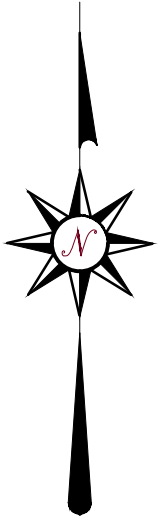
See Sheet 2 and 3 of 6
for utility easements

This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

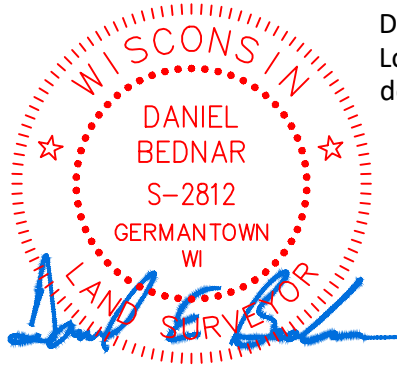
Revised: November 7, 2023
October 20, 2023
Sheet 1 of 6 Sheets
Drawing No. 5098 - jjt

CERTIFIED SURVEY MAP NO. _____

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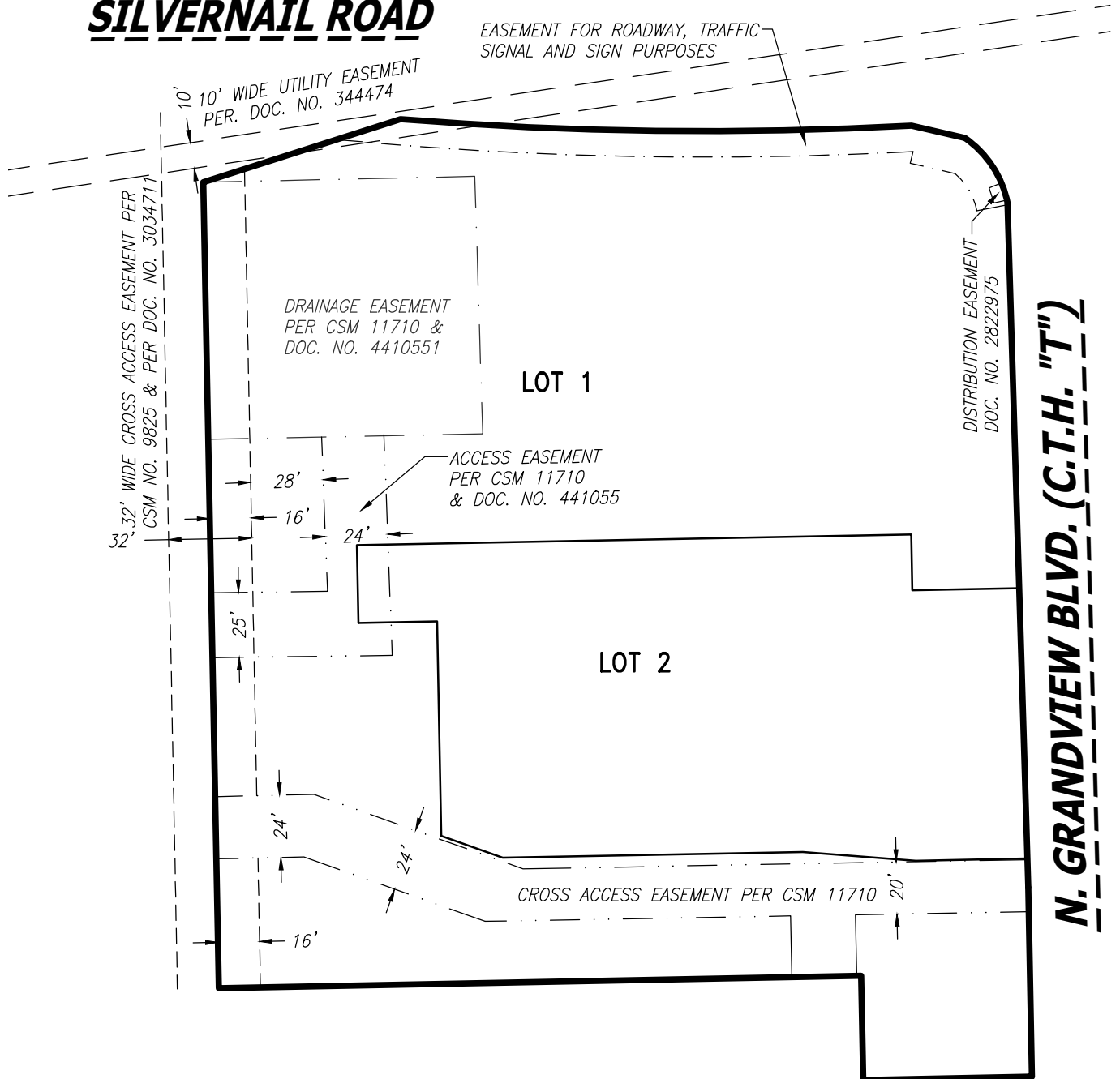
EXISTING EASEMENTS FOR REFERENCE ONLY



Note: Cross Access and Drainage easements between Lot 1 and Lot 2 by other document.

SILVERNAIL ROAD

EASEMENT FOR ROADWAY, TRAFFIC SIGNAL AND SIGN PURPOSES



CHAPUT
LAND SURVEYS

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Revised: November 7, 2023
October 20, 2023
Sheet 2 of 6 Sheets
Drawing No. 5098 - jjt

CERTIFIED SURVEY MAP NO. _____

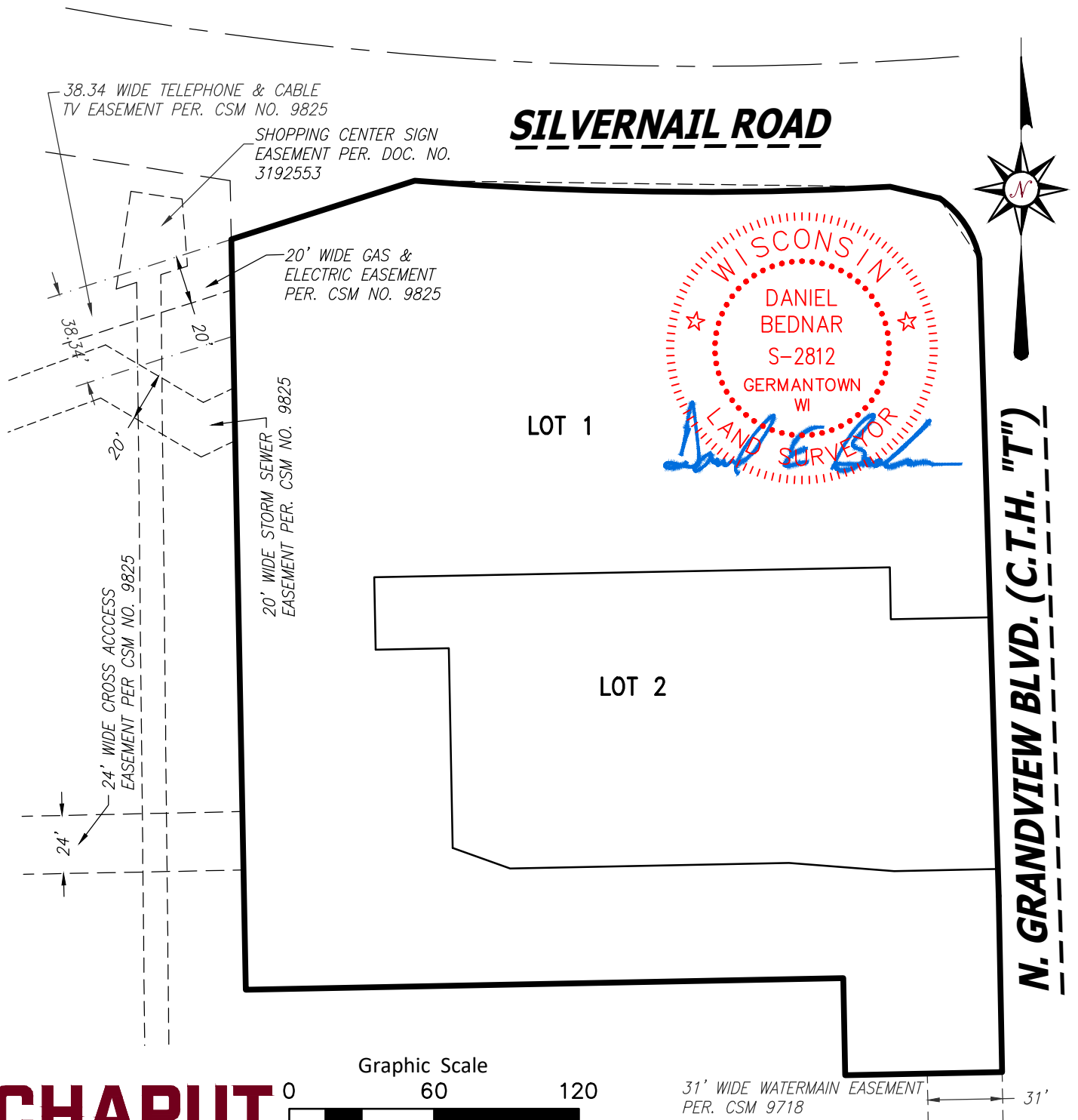
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EXISTING EASEMENTS FOR REFERENCE ONLY

Lot 1 and 2 of this CSM is subject to Non-exclusive easements set forth in a Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded on July 31, 2003, as Document No. 3034711, and amended by an Acknowledgement of Reciprocal Easement Agreement recorded on June 30, 2004, as Document No. 3180358, and amended by an Acknowledgement of Reciprocal Easement Agreement recorded on August 6, 2004, as Document No. 3192552, and amended by an Acknowledgement of Reciprocal Easement Agreement and Acknowledgement of Driveway Easement Agreement recorded on March 24, 2005, as Document No. 3260547 and amended by an Acknowledgement of Reciprocal Easement Agreement and Shopping Center Sign Easements recorded on December 12, 2008, as Document No. 3614627 and amended by an Amendment to Acknowledgement of Reciprocal Easement Agreement and Shopping Center Sign Easements recorded on April 28, 2010 as Document No. 3741084, which will include the following provisions:

Subject to any express conditions, limitations or reservations contained herein (i.e., the Reciprocal Easement Agreement), the owners hereby grant, establish, covenant and agree that the lots, and all owner(s) and permittees of the lots shall be benefited and burdened by the following nonexclusive, perpetual and reciprocal easements which are hereby imposed upon the lots and all present and future owner(s) and permittees of the lots. An easement for reasonable access, ingress and egress over all paved driveways, roadways and walkways as presently or hereinafter constructed and constituting a part of the common area of said lots, so as to provide for the passage of motor vehicles and pedestrians between all portions of the common area of such lot intended for such purposes, and to and form all abutting streets or rights of way furnishing access to such lots.

The easements between the lots shall not be closed or materially impaired and the egress to and from the lots and adjacent street and roads, shall not be altered, modified, relocated, blocked and/or removed without the express written consent of all owner(s).



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Revised: November 7, 2023
October 20, 2023
Sheet 3 of 6 Sheets
Drawing No. 5098 - jjt

CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
 :SS
MILWAUKEE COUNTY}

I, DANIEL E. BEDNAR, a Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 1 of Certified Survey Map No. 11710 (recorded in the office of the Register of Deeds for Waukesha County on May 21, 2018 in Book 117, Pages 256 to 263 inclusive, as Document No. 4340072), all that part of the Southeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section 28, in Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

Commencing at the Northeast corner of the Northwest 1/4 of said Section 28; thence South 01°07'00" East along the East line of said Northwest 1/4 a distance of 1874.00 feet; thence South 88°53'00" West 41.00 feet to the West line of North Grandview Boulevard (C.T.H. "T") and the point of beginning of the lands to be described; thence South 01°07'00" East along said West line 72.99 feet to the Northeast corner of Certified Survey Map No. 9718; thence South 88°53'00" West along said North line 65.00 feet to a point; thence North 01°07'00" West along said North line 40.23 feet to a point; thence South 88°53'00" West along said North line 247.46 feet to a point on the East line of Certified Survey Map No. 9825; thence North 01°07'00" West along said East line 310.73 feet to a point on the South line of Silvernail Road; thence North 72°14'13" East along said South line 79.77 feet to a point; thence Southeasterly along said South line 197.07 feet along arc of a curve, whose center lies to the North, whose radius is 1484.40 feet, and whose chord bears South 89°15'54" East 196.93 feet to a point; thence South 76°56'52" East along said South line 20.89 feet to a point on the West line of North Grandview Boulevard (C.T.H. "T"); thence Southeasterly along said West line 31.10 feet along arc of a curve, whose center lies to the Southwest, whose radius is 40.00 feet, and whose chord bears South 33°13'02" East 30.32 feet to a point; thence South 01°44'15" East along said West line 263.68 feet to the point of beginning.

Said lands as described contains 103,926 square feet or 2.3858 Acres.

THAT I have made this survey, land division and map by the direction of CFT NV Developments, LLC, owner of said land.

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 fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Land Division Ordinance of the County of Waukesha in surveying, dividing and mapping the same.

DATE: October 20, 2023
Revised: November 7, 2023



DANIEL E. BEDNAR
PROFESSIONAL LAND SURVEYOR S-2812

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

CFT NV Developments, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of _____, as owner, certifies that said company caused the land described on this Certified Survey Map to be surveyed, divided and mapped in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and the Land Division Ordinance of the City of Waukesha.

CFT NV Developments, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Waukesha.

IN Witness Whereof CFT NV Developments, LLC as caused these presents to be signed by _____, its Manager this _____ day of _____, 202____.

Date: _____

CFT NV DEVELOPMENTS, LLC

_____, Manager

Title

STATE OF _____ }
 :SS
_____ COUNTY }

Personally came before me this ____ day of _____, 202____, CFT NV Developments, LLC, a _____ limited liability company, to me known as the persons who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____, Notary Public
State of _____
My commission expires. _____
My commission is permanent.



This instrument was drafted by Daniel E. Bednar
Professional Land Surveyor S-2812

Revised: November 7, 2023
October 20, 2023
Sheet 5 of 6 Sheets
Drawing No. 5098 - jjt

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PLANNING COMMISSION CERTIFICATE OF APPROVAL

Certified Survey Map accepted by the Planning Commission of the City of Waukesha, on this ____ day of _____, 202__.

Shawn N. Reilly, Mayor, Chairperson

Maria Pandazi, Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Certified Survey Map approved by the Common Council of the City of Waukesha, on this ____ day of _____, 202__.

Shawn N. Reilly, Mayor

Gina L. Kozlik, City Clerk



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Professional Land Surveyor S-2812

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October 20, 2023
Sheet 6 of 6 Sheets
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