

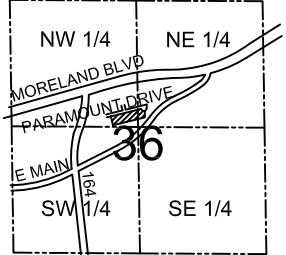
CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

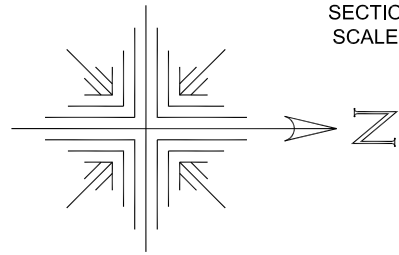
Being all of Lot 7B and 7C of C.S.M. No. 4904 and being a part of the SE 1/4 of the NW 1/4 and part of the SW 1/4 of the NE 1/4 of Section 36, Town 7 North, Range 19 East CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

REFERENCE BEARING: THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36 WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF NORTH 00°28'15" EAST (ASSUMED).
 NOTE: THERE SHALL BE A 10' WIDE TEMPORARY SLOPE EASEMENT ACROSS THE LAND ADJACENT TO PARAMOUNT DRIVE AND THE CUL-DE-SAC. SAID EASEMENT SHALL BE IN EFFECT UNTIL THE CONCRETE SIDEWALK IS INSTALLED PER CSM 4904.

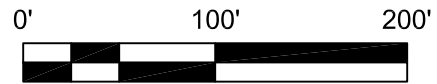
SURVEYOR/ENGINEER:
 JOHN R. STIGLER, PLS
 JAHNKE & JAHNKE ASSOC., LLC
 524 BLUEMOUND ROAD
 WAUKESHA, WI 53188
 PHONE: (262) 542-5797
 OWNER:
 WILDE AUTOS, INC.
 1710 A HWY 164, WAUKESHA, WI 53186



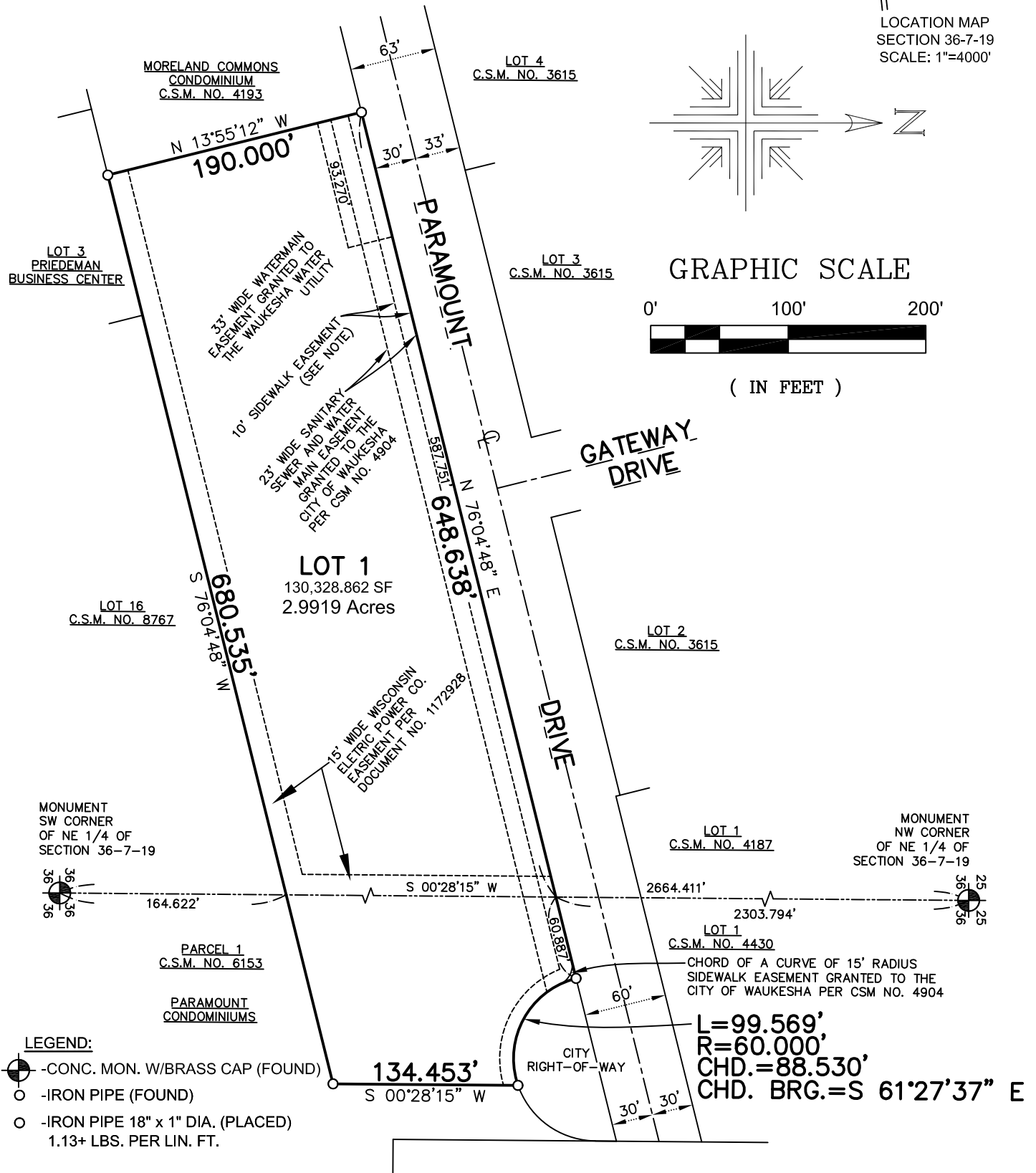
LOCATION MAP
 SECTION 36-7-19
 SCALE: 1"=4000'



GRAPHIC SCALE



(IN FEET)



- LEGEND:**
- - CONC. MON. W/BRASS CAP (FOUND)
 - - IRON PIPE (FOUND)
 - - IRON PIPE 18" x 1" DIA. (PLACED)
1.13+ LBS. PER LIN. FT.

NOTE: THIS SURVEY IS BASED ON FIELD WORK COMPLETED ON JUNE 4th OF 2012.

P.S. PEWAUKEE 3490A
 FILE NAME:S:\PROJECTS\S8072\DWG\S8072.DWG

JOHN R. STIGLER - Wis. Reg. No. S - 1820
 DATED THIS 4th DAY OF June, 2012
 REVISED THIS 25th DAY OF June, 2012
 REVISED THIS 13th DAY OF July, 2012
 REVISED THIS 15th DAY OF July, 2022
 INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 4

Being all of Lot 7B and 7C of C.S.M. No. 4904 and being a part of the SE 1/4 of the NW 1/4 and part of the SW 1/4 of the NE 1/4 of Section 36, Town 7 North, Range 19 East CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, JOHN R. STIGLER, PROFESSIONAL LAND SURVEYOR, BEING DULY SWORN ON OATH, HEREBY DEPOSE AND SAY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 7B AND 7C OF CERTIFIED SURVEY MAP NO. 4904 RECORDED ON MARCH 27, 1986 IN VOLUME 40 OF CERTIFIED SURVEY MAPS PAGES 9 - 11 INCLUSIVE AS DOCUMENT NO. 1337999 AND BEING PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) AND THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 36; THENCE SOUTH 0°28'15" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE ¼) 2303.794 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PARAMOUNT DRIVE AND THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED; THENCE NORTH 76°04'48" EAST 60.887 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF PARAMOUNT DRIVE; THENCE SOUTHEASTERLY 99.568 FEET ALONG THE ARC OF A CURVE OF RADIUS 60.00 FEET, CENTER LIES TO THE NORTHEAST, CHORD OF SAID ARC BEARS SOUTH 61°27'37" EAST 88.530 FEET; THENCE SOUTH 00°28'15" WEST 134.453 FEET; THENCE SOUTH 76°04'48" WEST 680.535 FEET; THENCE NORTH 13°55'12" WEST 190.000 FEET ALONG THE EAST LINE OF LOT 7A, CERTIFIED SURVEY MAP NO. 4193 TO THE SOUTH RIGHT-OF-WAY LINE OF PARAMOUNT DRIVE; THENCE NORTH 76°04'48" EAST 587.751 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE PLACE OF BEGINNING. SAID LANDS CONTAIN 130,328 SQUARE FEET OR 2.9919 ACRES OF LAND.

ALSO INCLUDING A WATER MAIN EASEMENT AS SHOWN ON SHEET 1 TO THE WAUKESHA WATER UTILITY GRANTED ON CSM NO. 4904.

ALSO INCLUDING A SANITARY SEWER EASEMENT AS SHOWN ON SHEET 1 TO THE CITY OF WAUKESHA GRANTED ON CSM NO. 4904.

ALSO GRANTING A WATER MAIN EASEMENT AS SHOWN ON SHEET 1 TO THE WAUKESHA WATER UTILITY.

I FURTHER CERTIFY THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF THE OWNERS OF SAID LAND; THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAP THEREOF MADE; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES PERTAINING TO CERTIFIED SURVEY MAPS (SECTION 236.34) AND THE REGULATIONS OF THE CITY OF WAUKESHA IN SURVEYING, DIVIDING AND MAPPING THE SAME.

JOHN R. STIGLER - WIS. REG. NO. S-1820

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

THE ABOVE CERTIFICATE SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 2022.

MY COMMISSION EXPIRES _____,

PETER A. MUEHL - NOTARY PUBLIC

OWNER: WILDE AUTOS, INC.

INSTRUMENT DRAFTED BY JOHN R. STIGLER

FILE NAME:S:\PROJECTS\S8072\DWG\S8072.DWG

P.S. PEWAUKEE 3490A

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 4

Being all of Lot 7B and 7C of C.S.M. No. 4904 and being a part of the SE 1/4 of the NW 1/4 and part of the SW 1/4 of the NE 1/4 of Section 36, Town 7 North, Range 19 East CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

EASEMENT NOTES:

1. THERE SHALL BE A 10' WIDE TEMPORARY SLOPE EASEMENT ACROSS THE PARAMOUNT DRIVE STREET FRONTAGE. SAID EASEMENT NOT TO BE PERMANENTLY IMPROVED AND TO BE IN EFFECT UNTIL SIDEWALK IS INSTALLED.
2. NO BUILDINGS OR FENCES SHALL BE CONSTRUCTED IN WATER MAIN AND SANITARY SEWER EASEMENT WITHOUT THE APPROVAL OF THE WAUKESHA WATER UTILITY AND THE CITY OF WAUKESHA. NO TREES OR BUSHES WHICH WOULD GROW TO MORE THAN 4' HEIGHT SHALL BE PLANTED WITHIN SAID EASEMENT WITHOUT APPROVAL OF THE WAUKESHA WATER UTILITY AND THE CITY OF WAUKESHA ENGINEERING DEPARTMENT.
3. IN THE EVENT THE WAUKESHA WATER UTILITY OR CITY OF WAUKESHA FINDS IT NECESSARY TO DISTURB THE PREMISES IN THE EXERCISE OF ITS DUTIES AND RESPONSIBILITIES (FUTURE REPAIRS, IF NECESSARY), THE UTILITY OR CITY AGREES TO RESTORE THE PREMISES OF THE GRANTOR, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH DISTURBANCE, HOWEVER, NOT INCLUDING THE REPLACEMENT OF PAVEMENT, TREES, SHRUBBERY AND OTHER ITEMS EXISTING ON OR WITHIN THE DESCRIBED EASEMENT.
4. GRADE CHANGES WITHIN THE PERMANENT WATER MAIN AND SANITARY SEWER EASEMENTS WHICH EXCEED 12" (ONE FOOT) SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE WAUKESHA WATER UTILITY AND THE CITY OF WAUKESHA.
5. AN EASEMENT FOR SIDEWALK PURPOSES SHALL APPLY TO PARAMOUNT DRIVE AT THE POINT WHERE THE ROAD MEETS THE CUL-DE-SAC AS SHOWN ON SHEET 1. SAID EASEMENT SHALL BE OVER THAT AREA OF THE LOT WHICH LIES BETWEEN THE STREET RIGHT-OF-WAY LINE AND THE CHORD OF A CURVE OF 15-FOOT RADIUS.

OWNER'S CERTIFICATE:

WILDE AUTOS, 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 PARTNERSHIP CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, THE SAID WILDE AUTOS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICK J. DONAHUE, THIS _____ DAY OF _____, 2022.

WILDE AUTOS, INC.

PATRICK J. DONAHUE - VICE PRESIDENT

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

THE ABOVE CERTIFICATE SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 2022.

MY COMMISSION EXPIRES _____,

PETER A. MUEHL - NOTARY PUBLIC

JOHN W. STIGLER - WIS. REG. NO. S-1820
DATED THIS 4TH DAY OF JUNE, 2012
REVISED THIS 25TH DAY OF JUNE, 2012
REVISED THIS 15TH DAY OF JULY, 2022

OWNER: WILDE AUTOS, INC.

INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

Being all of Lot 7B and 7C of C.S.M. No. 4904 and being a part of the
SE 1/4 of the NW 1/4 and part of the SW 1/4 of the NE 1/4 of Section 36, Town 7 North, Range 19 East
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

CITY OF WAUKESHA PLAN COMMISSION APPROVAL:

APPROVED BY THE PLAN COMMISSION, CITY OF WAUKESHA, THIS ____ DAY
OF _____, 2022.

SHAWN REILLY - CHAIRMAN

DOUG KOEHLER - SECRETARY

CITY OF WAUKESHA COMMON COUNCIL APPROVAL:

APPROVED BY THE COMMON COUNCIL, CITY OF WAUKESHA, THIS ____ DAY
OF _____, 2022

SHAWN REILLY - MAYOR

GINA KOZLIK - CLERK-TREASURER

JOHN W. STIGLER - WIS. REG. NO. S-1820

DATED THIS 4th DAY OF JUNE, 2012
REVISED THIS 25th DAY OF JUNE, 2012
REVISED THIS 15th DAY OF JULY, 2022

OWNER: WILDE AUTOS, INC.

INSTRUMENT DRAFTED BY JOHN R. STIGLER

FILE NAME: S:\PROJECTS\S8072\DWG\S8072.DWG

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