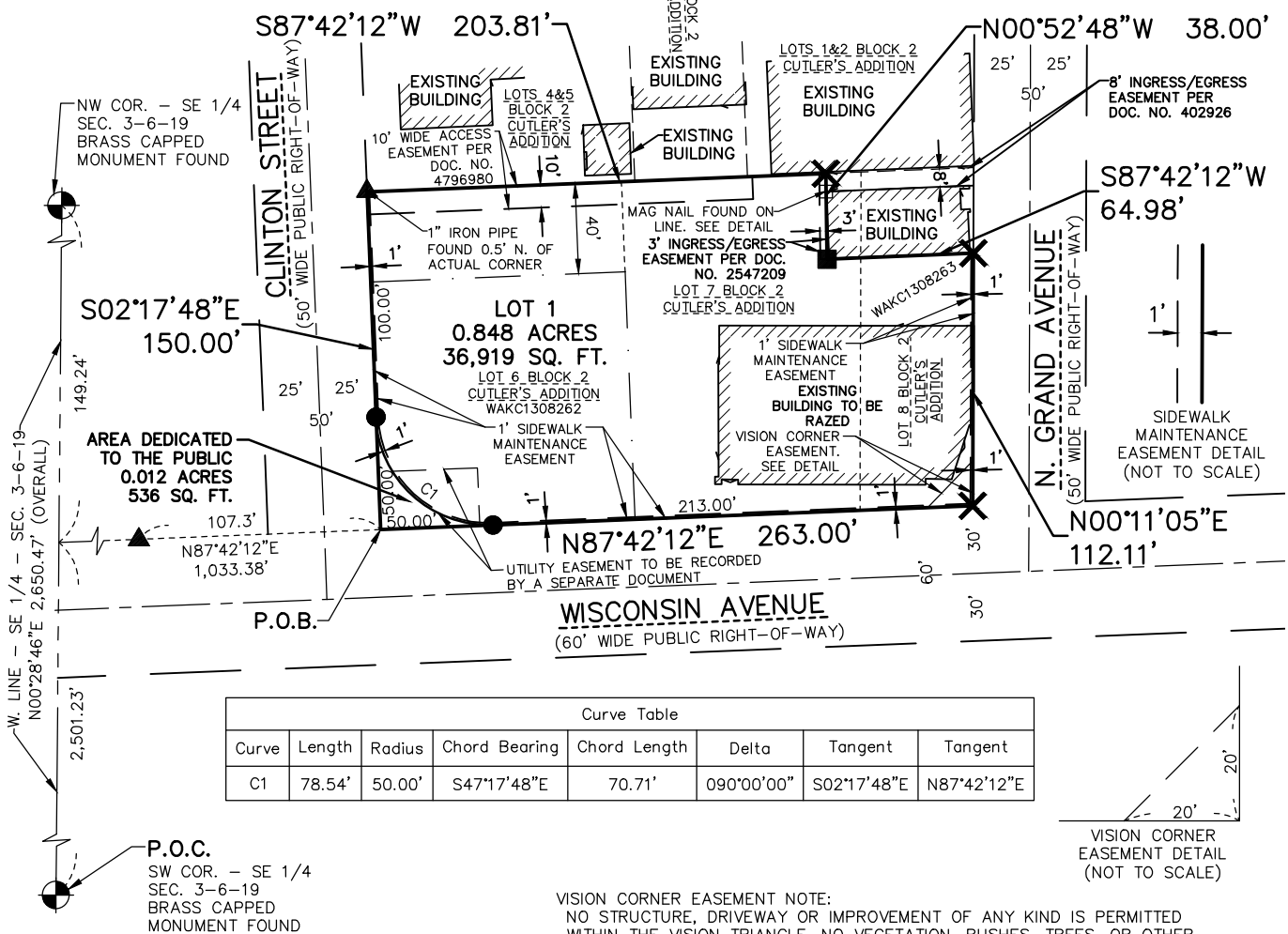
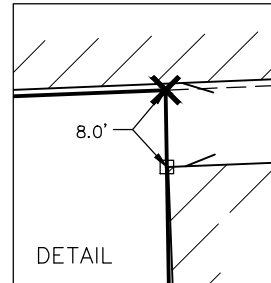


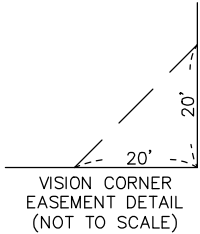
CERTIFIED SURVEY MAP NO.

FOR
KEBB CS-WA, LLC
 LOT 6 & PART OF LOTS 7 & 8 IN BLOCK 2 OF
 CUTLER'S ADDITION TO PRAIRIEVILLE, BEING PART OF
 THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,
 SECTION 3, TOWNSHIP 6 NORTH, RANGE 19 EAST,
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**TOTAL AREA
 0.860 ACRES
 37,455 SQ. FT.**



Curve Table							
Curve	Length	Radius	Chord Bearing	Chord Length	Delta	Tangent	Tangent
C1	78.54'	50.00'	S47°17'48"E	70.71'	090°00'00"	S02°17'48"E	N87°42'12"E



VISION CORNER EASEMENT NOTE:
 NO STRUCTURE, DRIVEWAY OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION TRIANGLE. NO VEGETATION, BUSHES, TREES, OR OTHER VISUAL OBSTRUCTIONS MAY EXCEED 24 INCHES IN HEIGHT WITHIN VISION CORNER EASEMENTS PLATTED HEREON. SAID VISION CORNER EASEMENT IS GRANTED TO THE CITY OF WAUKESHA. NO DIRECT VEHICULAR ACCESS IS ALLOWED OVER ANY VISION CORNER EASEMENTS.

SIDEWALK EASEMENT NOTE:
 THE PROPERTY OWNER/GRANTOR GRANTS TO THE CITY OF WAUKESHA/GRANTEE A PERPETUAL SIDEWALK EASEMENT AND RIGHT OF WAY OVER, UPON, ACROSS AND THROUGH THE EASEMENT AREA TO REMOVE, REPLACE, INSTALL, CONSTRUCT A SIDEWALK, AND GRADE/RESTORE. THE EASEMENT SHALL BE FOR THE USE OF THE PUBLIC, TO CROSS UPON THE SIDEWALK TO BE CONSTRUCTED IN THE EASEMENT AREA. THE GRANTOR SHALL NOT CHANGE GRADES, EXCAVATE, OR PLACE ANY ITEMS OR DO ANY ACTS WHICH REASONABLY CAN BE EXPECTED TO INTERFERE WITH GRANTEE'S RIGHTS.

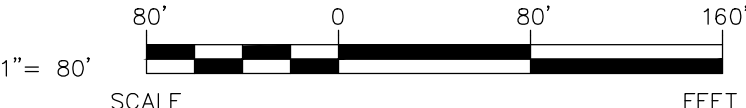
DRAFTED BY: RYAN WILGREEN, PLS

DATE: OCTOBER 3, 2023
 REVISED: NOVEMBER 1, 2023
 NOVEMBER 27, 2023
 JANUARY 10, 2025

LEGEND

- - MAG NAIL SET
- ✕ - CUT "X" SET
- ▲ - 1" IRON PIPE FOUND
- - MAG NAIL FOUND
- ⊙ - SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 3 HAS A BEARING OF NORTH 00°-28'-46" EAST



OWNER:
 KEBB CS-WA, LLC
 212 S. BARSTOW STREET
 EAU CLAIRE, WI 54701

SHEET 1 OF 4 SHEETS

EXCEL
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 Always a Better Plan
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 Fond Du Lac, WI 54935
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 www.EXCELENGINEER.com
JOB NO. 2269000

CERTIFIED SURVEY MAP NO. _____

LOT 6 & PART OF 7 & 8 IN BLOCK 2 OF
CUTLER'S ADDITION TO PRAIRIEVILLE, BEING PART OF
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 3, TOWNSHIP 6 NORTH, RANGE 19 EAST,
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of KEBB CS-WA, LLC bounded and described as follows:

Lot 6 and part of Lots 7 and 8 in Block 2 of Cutler's Addition to Prairieville, being part of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of said Section 3; thence North 00°-28'-46" East along the West line of said Southeast 1/4, a distance of 2,501.23 feet to the Westerly extension of the Northerly right-of-way line of Wisconsin Avenue; thence North 87°-42'-12" East along said Westerly extension and Northerly right-of-way line, a distance of 1,033.38 feet to the point of beginning; thence continuing North 87°-42'-12" East along said Northerly right-of-way line, a distance of 263.00 feet to the Westerly right-of-way line of North Grand Avenue; thence North 00°-11'-05" East along said Westerly right-of-way line, a distance of 112.11 feet to the North line of the South 112.00 feet of said Lot 8; thence South 87°-42'-12" West along said North line and its Westerly extension, a distance of 64.98 feet; thence North 00°-52'-48" West, a distance of 38.00 feet to the North line of said Lot 7; thence South 87°-42'-12" West along said North line and the North of said Lot 6, a distance of 203.81 feet to the Easterly right-of-way line of Clinton Street; thence South 02°-17'-48" East along said Easterly right-of-way line, a distance of 150.00 feet to the point of beginning and containing 0.860 acres (37,455 sq. ft.) of land more or less.

That such 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 Subdivision Ordinance of the City of Waukesha in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2269000

CERTIFIED SURVEY MAP NO. _____

LOT 6 & PART OF 7 & 8 IN BLOCK 2 OF
CUTLER'S ADDITION TO PRAIRIEVILLE, BEING PART OF
THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 3, TOWNSHIP 6 NORTH, RANGE 19 EAST,
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

KEBB CS-WA, 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 map to be surveyed, divided, mapped and dedicated as represented on this map.

KEBB CS-WA, LLC does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Waukesha

WITNESS the hand and seal of said owner this _____ day of _____, 20_____.

KEBB CS-WA, LLC

_____, _____
(Print) (Title)

STATE OF _____)

_____ COUNTY)SS

Personally, came before me this _____ day of _____, 20_____, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires: _____

CERTIFIED SURVEY MAP NO. _____

LOT 6 & PART OF 7 & 8 IN BLOCK 2 OF
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CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CITY OF WAUKESHA PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the City of Waukesha Planning Commission on this

_____ day of _____, 20_____.

Shawn Reilly, Mayor

, Secretary

CITY OF WAUKESHA COMMON COUNCIL APPROVAL

This Certified Survey Map is hereby approved by the City of Waukesha Common Council on this

_____ day of _____, 20_____.

Shawn Reilly, Mayor

Linda Gourdoux, Clerk