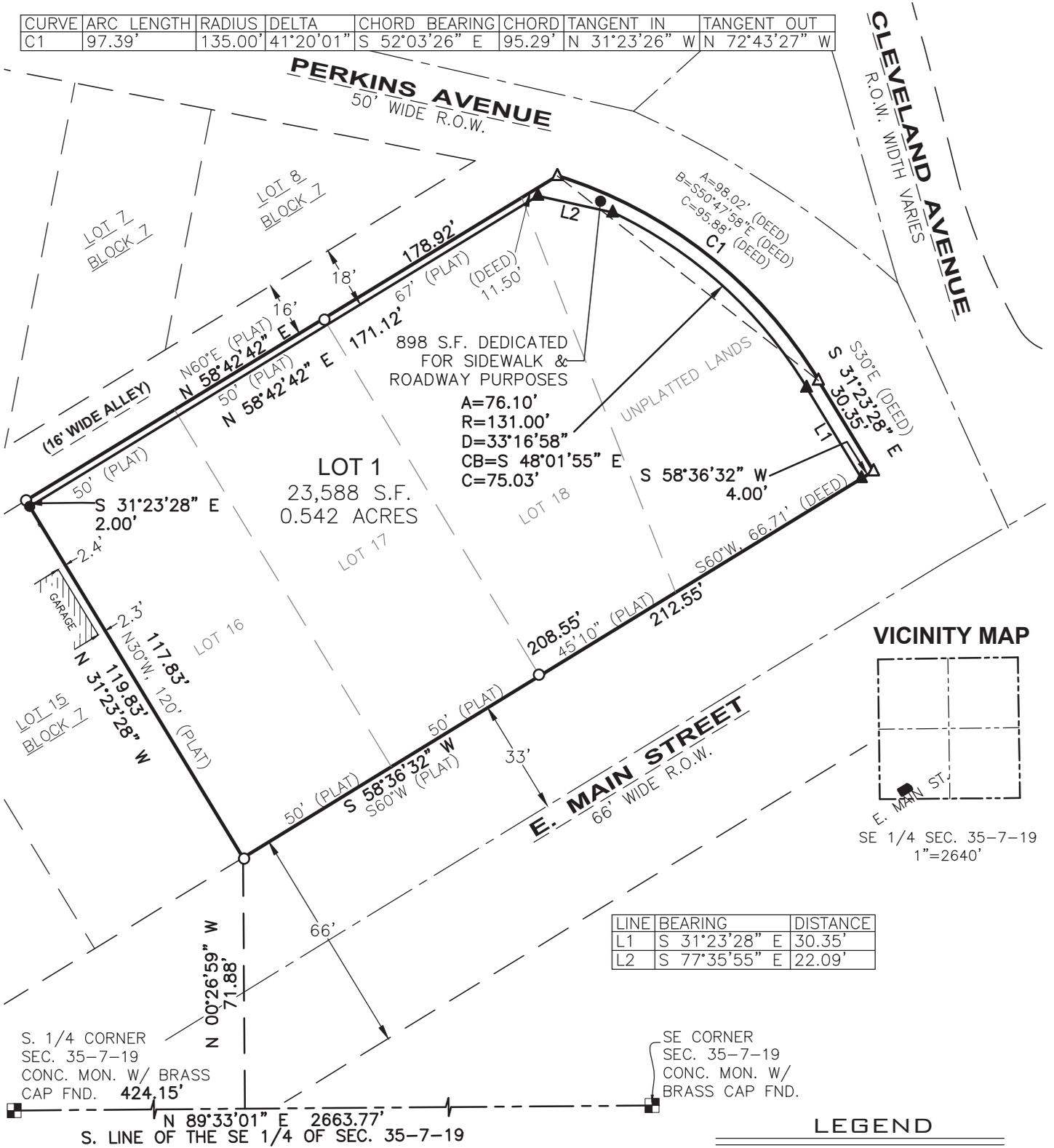


PRELIMINARY

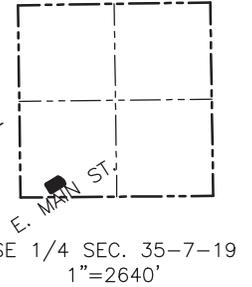
WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 16, 17, & 18, BLOCK 7 IN WAUKESHA LAND AND IMPROVEMENT COMPANY ADDITION TO THE CITY OF WAUKESHA, BEING A RECORDED PLAT AND UNPLATTED LANDS BEING ALL THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C1	97.39'	135.00'	41°20'01"	S 52°03'26" E	95.29'	N 31°23'26" W	N 72°43'27" W



VICINITY MAP



LEGEND

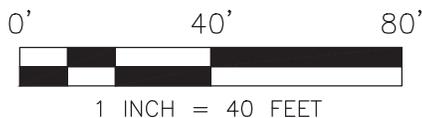
- SECTION CORNER MONUMENT
- SET 1.315" O.D. X 18" IRON PIPE WEIGHING 1.68 LBS/FT.
- FOUND 1" IRON PIPE OR NOTED
- △ FOUND PK MAG NAIL
- ▲ SET PK MAG NAIL
- 50' (PLAT) RECORD DIMENSION

LandTech SURVEYING
 LAND SURVEYING • LAND PLANNING
 P.O. BOX 15, HARTLAND, WI 53029
 WWW.LANDTECHWI.COM
 LANDTECHSURVEYING@GMAIL.COM
 (262) 367-7599

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE GRID (NAD 27) AND REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SEC. 35-7-19 PUBLISHED BY SEWRPC AS N89°33'01"E.

NOTES:

- ADDRESS FOR LOT 1 IS 1130 E. MAIN ST., WAUKESHA, WI 53186



DATED 03/21/2018
 JOB # 15020
 SHEET 1 OF 4

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 16, 17, & 18, BLOCK 7 IN WAUKESHA LAND AND IMPROVEMENT COMPANY ADDITION TO THE CITY OF WAUKESHA, BEING A RECORDED PLAT AND UNPLATTED LANDS BEING ALL THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED:

ALL OF LOTS 16, 17, & 18, BLOCK 7 IN WAUKESHA LAND AND IMPROVEMENT COMPANY ADDITION TO THE CITY OF WAUKESHA, BEING A RECORDED PLAT AND UNPLATTED LANDS BEING ALL THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 35, TOWN 7 NORTH, RANGE 19 EAST; THENCE N 89°33'01" E, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 424.15 FEET; THENCE N 00°26'59" W, 71.88 FEET TO THE SOUTHWEST CORNER OF LOT 16, BLOCK 7 AND THE POINT OF BEGINNING; THENCE N 31°23'28" W, ALONG THE WEST LINE OF SAID LOT 16, 119.83 FEET TO THE NORTHWEST CORNER OF SAID LOT 16 BEING THE SOUTH LINE OF A 16 FOOT WIDE ALLEY; THENCE N 58°42'42" E, ALONG THE NORTH LINE OF SAID ALLEY, 178.92 FEET TO THE WEST RIGHT OF WAY OF CLEVELAND AVENUE; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 97.39 FEET, A RADIUS OF 135.00 FEET, A DELTA ANGLE OF 41°20'01", AND A CHORD BEARING S 52°03'26" E FEET, 95.29 FEET; THENCE S 31°23'28" E, ALONG SAID RIGHT OF WAY, 30.35 FEET TO THE NORTHERLY RIGHT OF WAY OF EAST MAIN STREET; THENCE S 58°36'32" W, ALONG SAID NORTHERLY RIGHT OF WAY, 212.55 FEET TO THE POINT OF BEGINNING.

SAID LANDS AS DESCRIBED HAVING AN AREA OF 24,486 SQUARE FEET, 0.562 ACRES

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF L-E VII, LLC, OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF WAUKESHA IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS ____ DAY OF _____, 20__.

JOHN D. DOWNING, S-2939



PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 16, 17, & 18, BLOCK 7 IN WAUKESHA LAND AND IMPROVEMENT COMPANY ADDITION TO THE CITY OF WAUKESHA, BEING A RECORDED PLAT AND UNPLATTED LANDS BEING ALL THAT PART OF THE SOUTHWEST 1/4 OF OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

 L-E VII, LLC , 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 PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. L-E VII, LLC , DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WAUKESHA

IN WITNESS WHEREOF, THE SAID L-E VII, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY:
_____, ITS PRESIDENT, AND COUNTERSIGNED BY _____, ITS _____,
AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____, DAY OF _____, 20_____.

IN THE PRESENCE OF:
CORPORATE TITLE: _____
PRINT NAME: _____
SIGNED: _____

COUNTERSIGNED BY TITLE: _____
PRINT NAME: _____
SIGNED: _____

CORPORATE OWNER'S NOTARY CERTIFICATE

STATE OF _____)
_____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, _____ PRESIDENT, AND _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ WISCONSIN

NOTARY PUBLIC, _____,

MY COMMISSION EXPIRES _____.



PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 16, 17, & 18, BLOCK 7 IN WAUKESHA LAND AND IMPROVEMENT COMPANY ADDITION TO THE CITY OF WAUKESHA, BEING A RECORDED PLAT AND UNPLATTED LANDS BEING ALL THAT PART OF THE SOUTHWEST 1/4 OF OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CITY OF WAUKESHA PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF WAUKESHA ON THIS ____ DAY OF _____, 20____.

SHAWN REILLY, CHAIRMAN

MARIA PANDAZI, SECRETARY

CITY OF WAUKESHA COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUKESHA IN ACCORDANCE WITH THE RESOLUTION ADOPTED ON THIS ____ DAY OF _____, 20____.

GINA KOZLIK, CITY CLERK/TREASURER

SHAWN REILLY, MAYOR

