## CERTIFIED SURVEY MAP NO.

$\qquad$
A PART OF THE NORTHEAST, NORTHWEST, SOUTHEAST AND SOUTHWEST $1 / 4$ OF THE NORTHEAST $1 / 4$ OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

- INDICATES $1^{\prime \prime}$ IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST $18^{\prime \prime}$ IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
$\times$ INDICATES FOUND PK NAIL.
+ INDICATES FOUND CHISELED CROSS.
$\triangle$ INDICATES SET PK NAIL.
(A) DETAIL SHOWN ON PAGE 4.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NE $1 / 4$ OF SECTON 3, T 6 N, R 19 E, WHICH BEARS NORTH $00^{\circ} 33^{\prime} 13^{\prime \prime}$ EAST. WSCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

EASEMENTS AND EXISTNG FLOOD PLAIN SHOWN ON PAGES 2 \& 3 OF 7.


## CERTIFIED SURVEY MAP NO.

$\qquad$
A PART OF THE NORTHEAST, NORTHWEST, SOUTHEAST AND SOUTHWEST $1 / 4$ OF THE NORTHEAST $1 / 4$ OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.


( IN FEET)

## CERTIFIED SURVEY MAP NO.

$\qquad$
A PART OF THE NORTHEAST, NORTHWEST, SOUTHEAST AND SOUTHWEST $1 / 4$ OF THE NORTHEAST $1 / 4$ OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.


## CERTIFIED SURVEY MAP NO.

A PART OF THE NORTHEAST, NORTHWEST, SOUTHEAST AND SOUTHWEST $1 / 4$ OF THE NORTHEAST $1 / 4$ OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALI BEARINGS ARE REFERENCED TO THE WEST LNE OF THE NE $1 / 4$ OF SECTION 3, T 6 N, R 19 E, WHICH BEARS NORTH $00^{\circ} 33^{\prime} 13^{\prime \prime}$ EAST. WSCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



GRAPHIC SCALE

( IN FEET)

raSmith
16745 W. Bluemound Road Brookfield, W1 53005-5938 (262) 781-1000 rasmith.com

# CERTIFIED SURVEY MAP NO. 

A PART OF THE NORTHEAST, NORTHWEST, SOUTHEAST AND SOUTHWEST $1 / 4$ OF THE NORTHEAST $1 / 4$ OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

## STATE OF WISCONSIN

## WAUKESHA COUNTY \}

I, ERIC R. STURM, a Professional Land Surveyor, certify:

THAT I have surveyed, divided and mapped a part of the Northeast, Northwest, Southeast and Southwest $1 / 4$ of Section 3, Township 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Northwest corner of the Northeast $1 / 4$ of Section 3; thence South $00^{\circ} 32^{\prime} 59^{\prime \prime}$ West along the West line of the Northeast $1 / 4$ of said Section 3 for a distance of 1870.36 feet to a point; thence South $89^{\circ} 27^{\prime} 01^{\prime \prime}$ East 569.32 feet to a point of intersection of the South right of way line of East St. Paul Avenue and the North right of way line of Madison Street; thence North $49^{\circ} 02^{\prime} 58^{\prime \prime}$ East along said South line 434.58 feet to the point of beginning of lands to be described; thence North $49^{\circ} 02^{\prime} 58^{\prime \prime}$ East along said South line 287.91 feet to a point on the Westerly line of Brehm Street; thence South $51^{\circ} 28^{\prime} 30^{\prime \prime}$ East along aforesaid Westerly line 324.18 feet to a point on the South line of Bank Street; thence North $61^{\circ} 37^{\prime} 43^{\prime \prime}$ East 368.05 feet to a point on the Westerly line of Barstow Street; thence Southeasterly 137.70 feet along the Westerly line of Barstow Street and the arc of a curve whose center lies to the Southwest, whose radius is 365.00 feet, whose chord bears South $32^{\circ} 49^{\prime} 08^{\prime \prime}$ East 136.89 feet to a point; thence South $21^{\circ} 31^{\prime} 17^{\prime \prime}$ East along aforesaid Westerly line 20.70 feet to a point; thence South $60^{\circ} 30^{\prime} 20^{\prime \prime}$ West 209.82 feet to a point; thence North $66^{\circ} 24^{\prime} 14^{\prime \prime}$ West 71.67 feet to a point; thence South $68^{\circ} 05^{\prime} 56^{\prime \prime}$ West 105.80 feet to a point; thence South $21^{\circ} 53^{\prime} 43^{\prime \prime}$ East 18.74 feet to a point; thence South $80^{\circ} 15^{\prime} 23^{\prime \prime}$ West 79.50 feet to a point; thence South $84^{\circ} 44^{\prime} 50^{\prime \prime}$ West 171.79 feet to a point; thence North $11^{\circ} 46^{\prime} 17^{\prime \prime}$ West 18.20 feet to a point; thence South $59^{\circ} 03^{\prime} 47^{\prime \prime}$ West 105.90 feet to a point; thence South $32^{\circ} 50^{\prime} 05^{\prime \prime}$ East 17.99 feet to a point; thence South $57^{\circ} 09^{\prime} 54^{\prime \prime}$ West 68.71 feet to a point; thence North $33^{\circ} 31^{\prime} 15^{\prime \prime}$ West 30.38 feet to a point; thence North $52^{\circ} 54^{\prime} 44^{\prime \prime}$ East 32.10 feet to a point; thence North $40^{\circ} 57^{\prime} 02^{\prime \prime}$ West 235.13 feet to the point of beginning.

Containing 155,778 square feet or 3.57 acres.
Also Commencing at the Northwest corner of the Northeast $1 / 4$ of said Section 3; thence South $00^{\circ} 32^{\prime} 59^{\prime \prime}$ West along the West line of the Northeast $1 / 4$ of said Section 3 for a distance of 1870.36 feet to a point; thence South $89^{\circ} 27^{\prime} 01^{\prime \prime}$ East and perpendicular with the aforesaid West line 569.32 feet to a point at the intersection of East St. Paul Avenue and Madison Street; thence North $49^{\circ} 02^{\prime} 58^{\prime \prime}$ East along the Southeasterly line of East St. Paul Avenue 773.35 feet to a point on the Easterly line of Mary Street; thence South $51^{\circ} 28^{\prime} 07^{\prime \prime}$ East along said Easterly line 6.04 feet to the Point of Beginning of said lands to be described; thence Northeasterly 267.18 feet along the Southeasterly line of East St. Paul Avenue and the arc of a curve whose center lies to the Northwest, whose radius is 1206.00 feet, and whose chord bears North $39^{\circ} 15^{\prime} 59^{\prime \prime}$ East 266.63 feet to a point; thence North $80^{\circ} 26^{\prime} 10^{\prime \prime}$ East 37.59 feet to a point on the Southwesterly line of Barstow Street; thence South $51^{\circ} 15^{\prime} 17^{\prime \prime}$ East along the aforesaid line 74.66 feet to a point; thence South $39^{\circ} 09^{\prime} 44^{\prime \prime}$ West 294.31 feet to a point on the Easterly line of Mary Street; thence North $51^{\circ} 28^{\prime} 32^{\prime \prime}$ West along the aforesaid line 99.95 feet to the point of beginning.

Said lands contain 27,692 square feet, or 0.6357 acres.
THAT I have made the survey, land division and map by the direction of CAMPBELL CAPITAL GROUP, LLC, owner of said land.

THAT such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Muskego Subdivision Ordinance in surveying, dividing, and mapping the same.


## CERTIFIED SURVEY MAP NO.

A PART OF THE NORTHEAST, NORTHWEST, SOUTHEAST AND SOUTHWEST $1 / 4$ OF THE NORTHEAST $1 / 4$ OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE OF DEDICATION

CAMPBELL CAPITAL GROUP, 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 corporation caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

CAMPBELL CAPITAL GROUP, 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

IN witness where, said CAMPBELL CAPITAL GROUP, LLC, has caused these presents to be signed by $\qquad$ , its $\qquad$ on the $\qquad$ day of $\qquad$ 2019.

CAMPBELL CAPITAL GROUP, LLC

BY:

## STATE OF WISCONSIN \}

 :SSWAUKESHA COUNTY \}

PERSONALLY came before me this $\qquad$ day of $\qquad$ 2019, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the CAMPBELL CAPITAL GROUP, LLC, by its authority.

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


## CERTIFIED SURVEY MAP NO.

A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 11185, BEING A PART OF THE NORTHEAST $1 / 4$ OF THE NORTHEAST $1 / 4$ OF SECTION 3 , TOWNSHIP 5 NORTH, RANGE 20 EAST, IN THE CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

## CERTIFICATE OF CITY TREASURER

| State of Wisconsin | $\}$ |
| :--- | :--- |
| Waukesha County | $\}$ |

I, Gina Kozlik, being the duly elected, qualified, and acting City Treasurer of the City of Waukesha, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of the $\qquad$ day of $\qquad$ 2019 on any of the land included in this Certified Survey Map.

## DATE

GINA KOZLIK, CITY TREASURER

PLANNING COMMISSION APPROVAL
APPROVED by the Planning Commission of the City of Waukesha on this $\qquad$ day of 2019. By Resolution No $\qquad$ dated $\qquad$ .

PETER BARTELS, ALDERMAN

## COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Waukesha on this $\qquad$ day of 2019. By Resolution No. $\qquad$ dated $\qquad$

SHAWN REILLY, MAYOR


GINA KOZLIK, CLERKTREASURER

