

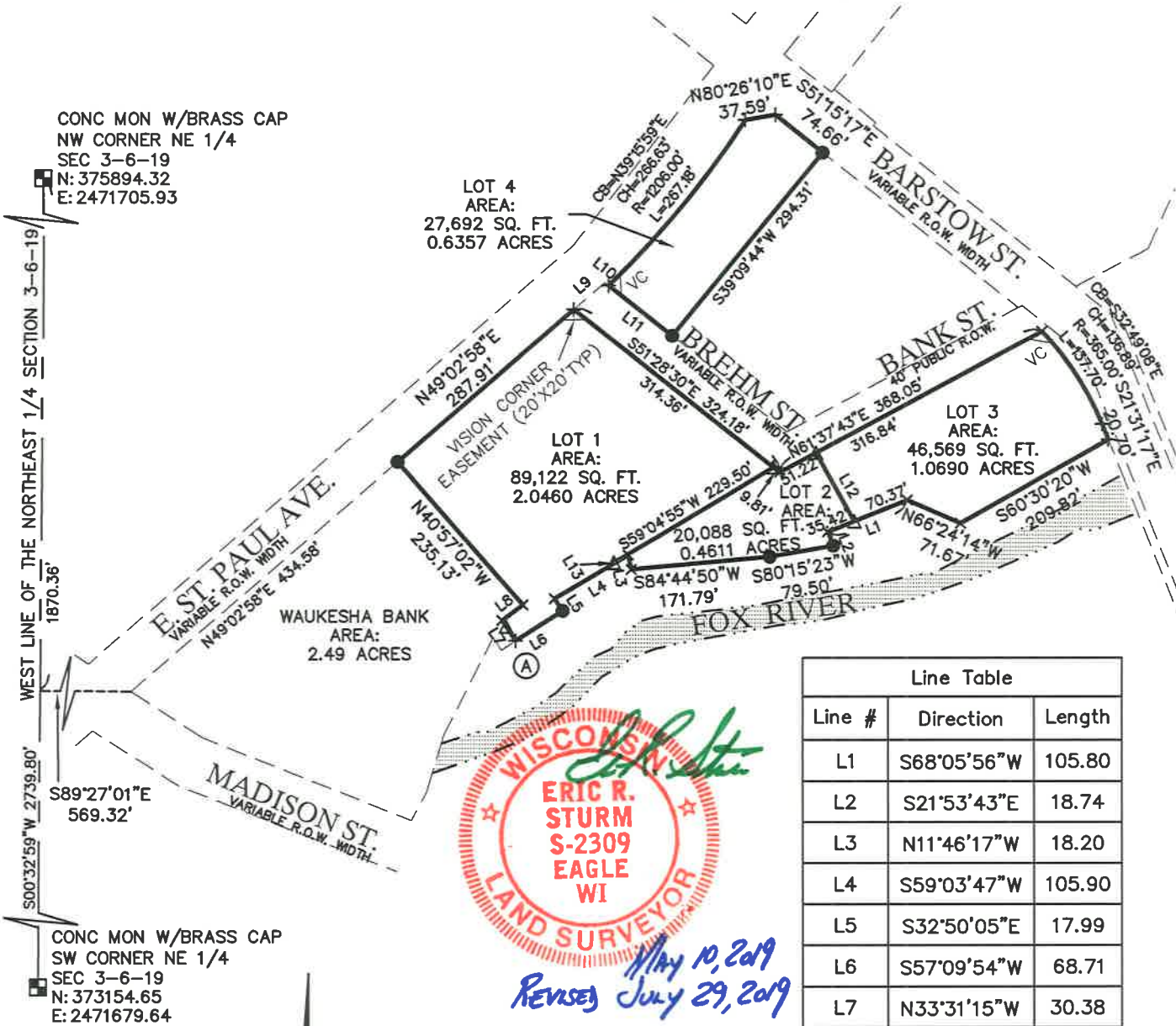
CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 7, 8, 9, 10 AND PART OF LOTS 6, 11 IN BLOCK P, PART OF LOTS 1, 2, 3, 4, 5 IN BLOCK Q IN NORTH WEST ADDITION TO PRAIRIEVILLE, ALL OF LOTS 3, 4 AND PART OF LOTS 1, 2, 5, 6, 7, 8, 9, 10, 11 IN BLOCK B IN BERGELER'S ADDITION, AND LANDS ALL BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHEAST 1/4, 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.

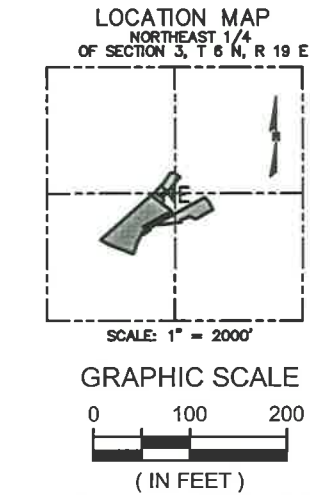
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- × INDICATES FOUND PK NAIL.
- + INDICATES FOUND CHISELED CROSS.
- △ INDICATES SET PK NAIL.
- Ⓐ DETAIL SHOWN ON PAGE 4.

NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SECTION 3, T 6 N, R 19 E, WHICH BEARS NORTH 00°33'13" EAST. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

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



Line Table		
Line #	Direction	Length
L1	S68°05'56"W	105.80
L2	S21°53'43"E	18.74
L3	N11°46'17"W	18.20
L4	S59°03'47"W	105.90
L5	S32°50'05"E	17.99
L6	S57°09'54"W	68.71
L7	N33°31'15"W	30.38
L8	N52°54'44"E	32.10
L9	N49°02'58"E	50.86
L10	S51°28'07"E	6.04
L11	N51°28'32"W	99.95
L12	S29°02'12"E	96.77
L13	S30°55'05"E	0.83



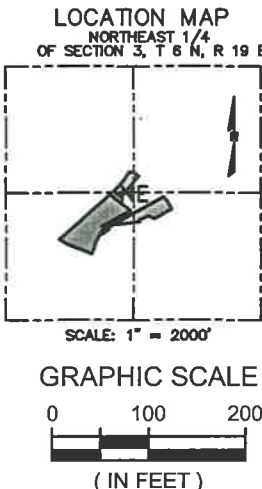
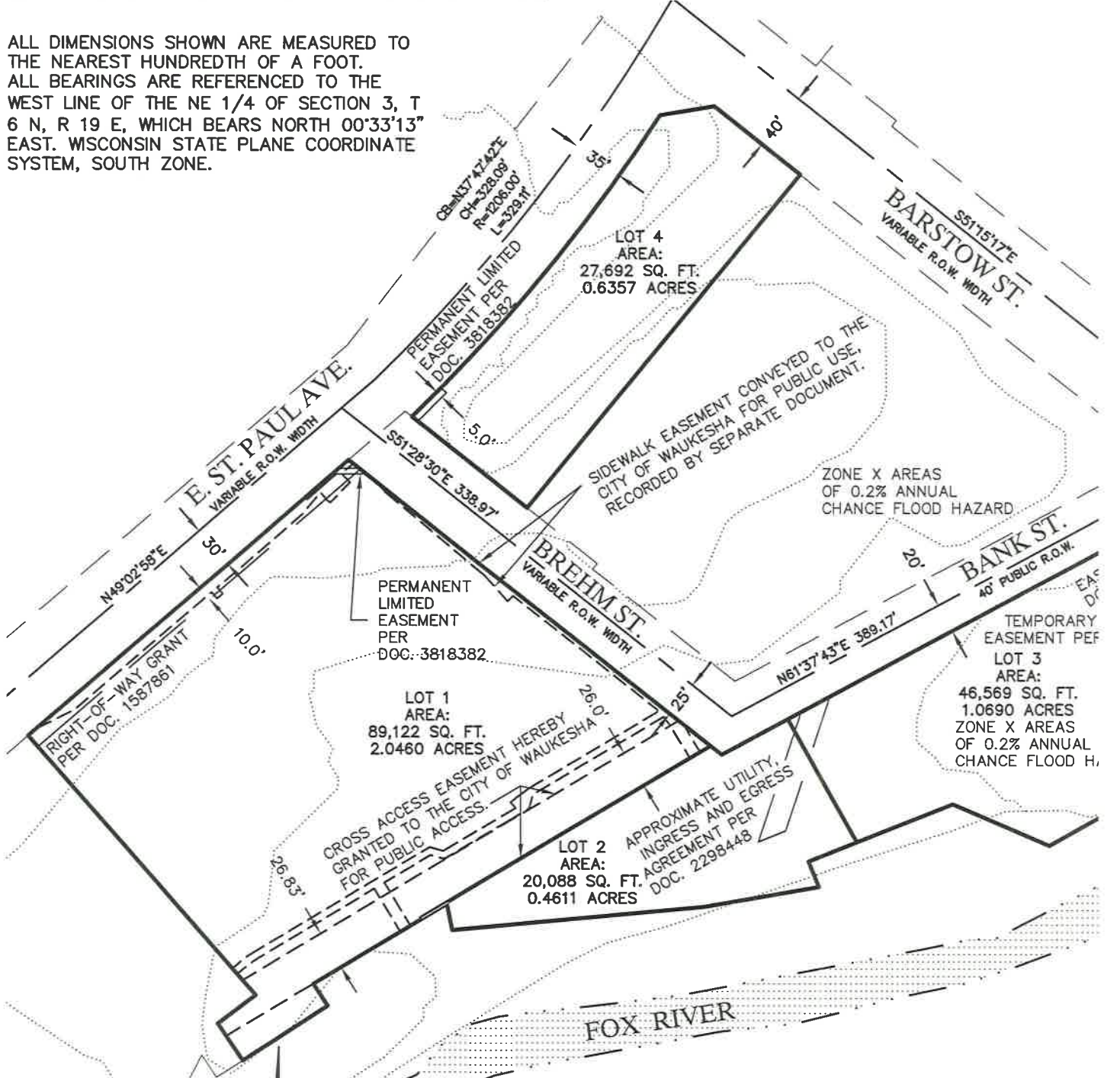
A SEPARATELY RECORDED STORM WATER MAINTENANCE AGREEMENT DESCRIBING THE RIGHTS, CONDITIONS, AND RESTRICTIONS OF THE STORM WATER FACILITIES IS RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS.

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

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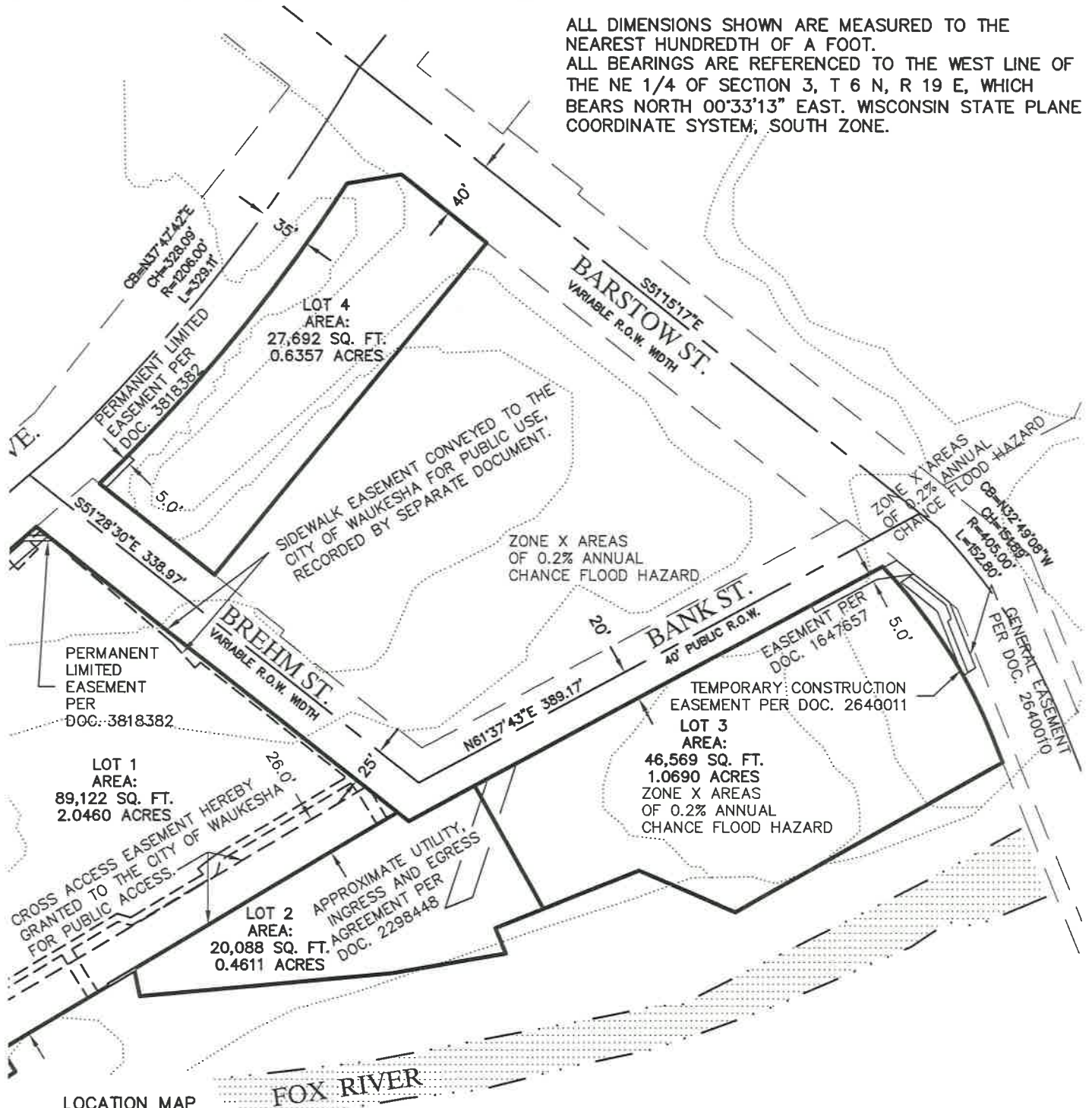
May 10, 2019
Revised July 29, 2019

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

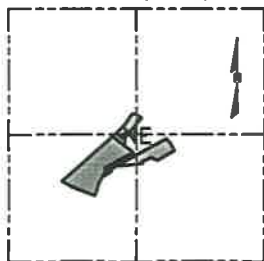
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LOCATION MAP
NORTHEAST 1/4
OF SECTION 3, T 6 N, R 19 E



SCALE: 1" = 2000'

GRAPHIC SCALE

0 100 200

(IN FEET)



MAY 10, 2019
REVISED JULY 29, 2019

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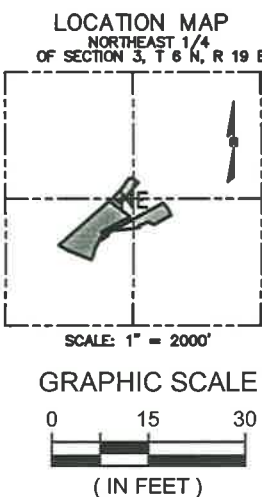
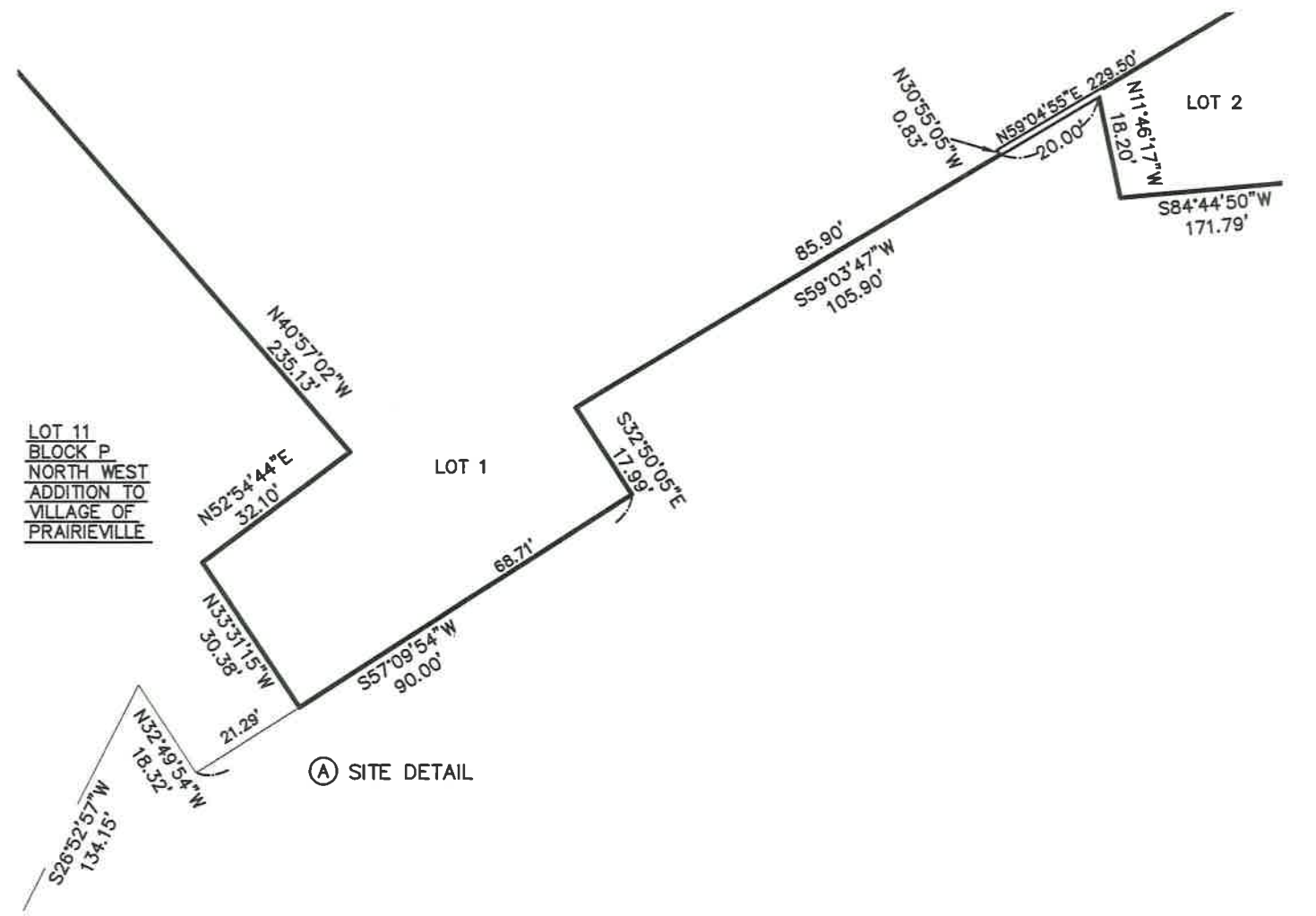
16745 W. Bluemound Road
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WISCONSIN
ERIC R. STURM
S-2309
EAGLE
WI
LAND SURVEYOR

May 10, 2019
REVISED
July 29, 2019

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
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CERTIFIED SURVEY MAP NO.

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

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

THAT I have surveyed, divided and mapped ALL OF LOTS 7, 8, 9, 10 AND PART OF LOTS 6, 11 IN BLOCK P IN NORTH WEST ADDITION TO PRAIRIEVILLE, ALL OF LOTS 3, 4 AND PART OF LOTS 1, 2, 5, 6, 7, 8, 9, 10, 11 IN BLOCK B IN BERGELER'S ADDITION, AND LANDS ALL BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHEAST 1/4, 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., which is bounded and described as follows:

COMMENCING at the Northwest corner of the Northeast 1/4 of Section 3; thence South 00°32'59" 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°27'01" 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°02'58" East along said South line 434.58 feet to the point of beginning of lands to be described; thence North 49°02'58" East along said South line 287.91 feet to a point on the Westerly line of Brehm Street; thence South 51°28'30" East along aforesaid Westerly line 324.18 feet to a point on the South line of Bank Street; thence North 61°37'43" 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°49'08" East 136.89 feet to a point; thence South 21°31'17" East along aforesaid Westerly line 20.70 feet to a point; thence South 60°30'20" West 209.82 feet to a point; thence North 66°24'14" West 71.67 feet to a point; thence South 68°05'56" West 105.80 feet to a point; thence South 21°53'43" East 18.74 feet to a point; thence South 80°15'23" West 79.50 feet to a point; thence South 84°44'50" West 171.79 feet to a point; thence North 11°46'17" West 18.20 feet to a point; thence South 59°03'47" West 105.90 feet to a point; thence South 32°50'05" East 17.99 feet to a point; thence South 57°09'54" West 68.71 feet to a point; thence North 33°31'15" West 30.38 feet to a point; thence North 52°54'44" East 32.10 feet to a point; thence North 40°57'02" West 235.13 feet to the point of beginning.

Containing 155,778 square feet or 3.5762 acres.

Also PART OF LOTS 1, 2, 3, 4, 5 IN BLOCK Q IN NORTH WEST ADDITION TO PRAIRIEVILLE, BEING PART OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHEAST 1/4, 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.

Commencing at the Northwest corner of the Northeast 1/4 of said Section 3; thence South 00°32'59" 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°27'01" 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°02'58" 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°28'07" 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°15'59" East 266.63 feet to a point; thence North 80°26'10" East 37.59 feet to a point on the Southwesterly line of Barstow Street; thence South 51°15'17" East along the aforesaid line 74.66 feet to a point; thence South 39°09'44" West 294.31 feet to a point on the Easterly line of Mary Street; thence North 51°28'32" 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 23 of the City of Waukesha Subdivision Ordinance in surveying, dividing, and mapping the same.

DATE _____

MAY 10, 2019
REVISED
JULY 29, 2019



 (SEAL)
ERIC R. STURM
PROFESSIONAL LAND SURVEYOR S-2309
Sheet 5 of 7 Sheets

CERTIFIED SURVEY MAP NO. _____

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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 _____, its _____, on the _____ day of _____, 2019.

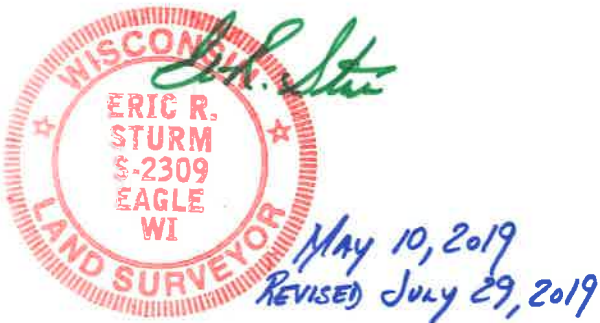
CAMPBELL CAPITAL GROUP, LLC

BY:

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

PERSONALLY came before me this _____ day of _____, 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.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires _____
My commission is permanent.



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CERTIFICATE OF CITY TREASURER

State of Wisconsin }
 :SS
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 _____ day of _____, 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 _____ day of _____, 2019. By Resolution No. _____ dated _____.

SHAWN REILLY, MAYOR/CHAIRMAN

PETER BARTELS, ALDERMAN

COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Waukesha on this _____ day of _____, 2019. By Resolution No. _____ dated _____.

SHAWN REILLY, MAYOR

GINA KOZLIK, CLERK/TREASURER



167682.CSM

THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM,
PROFESSIONAL LAND SURVEYOR S-2309