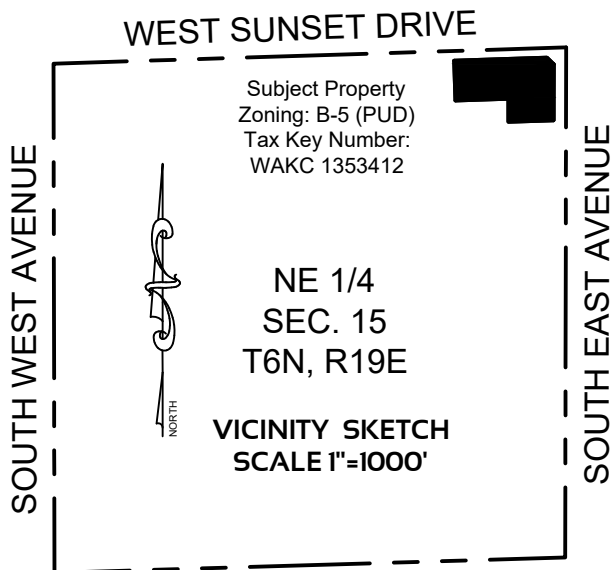


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of Lot 1 of Certified Survey Map No. 4069,  
in the Northeast 1/4 of the Northeast 1/4 of Section 15,  
Township 6 North, Range 19 East, City of Waukesha,  
Waukesha County, Wisconsin.



Prepared for:  
Sunset East LLC  
19035 W Capitol Drive, Suite 108  
Brookfield, WI 53045

#### NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the east line of the Northeast 1/4 of Section 15, Township 6 North, Range 19 East which has a bearing of 500°06'15"E.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0326H with an effective date of OCTOBER 19, 2023. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Ingress Egress Easement set forth in Easement Agreement recorded in the Register of Deeds office for Waukesha County on September 6, 2013 as Document No. 4041209 is for the benefit of Tax Key No. WAKC 1353412001 to provide access to Sunset Drive.

Prepared By:

**PINNACLE ENGINEERING GROUP**

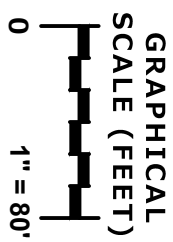
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DRAFTED BY: ST  
PEG JOB#6075.00  
SHEET 1 OF 5

# CERTIFIED SURVEY MAP NO.

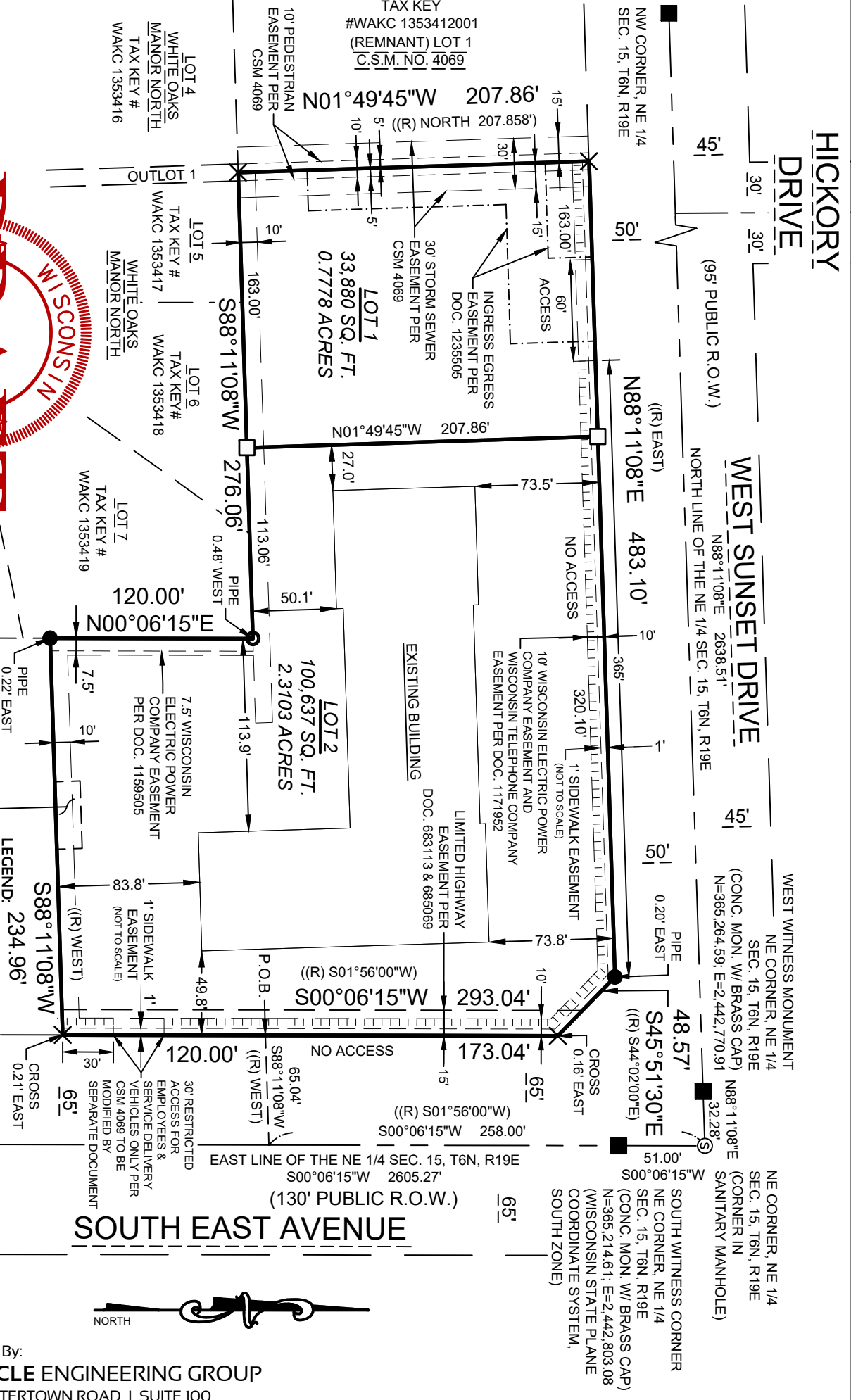
Being a part of Lot 1 of Certified Survey Map No. 4069, in the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.



FEBRUARY 17, 2025

TAX KEY #WAKC 1353999 UNPLATTED LANDS

- LEGEND:**
- Denotes Found 2" Iron Pipe
  - Denotes Found 3/4" Iron Pipe
  - Denotes Found Chiseled Cross
  - Denotes Sanitary Manhole
  - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
  - (R) Denotes "Recorded As"
  - Denotes No Access



Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 20725 WATERTOWN ROAD | SUITE 100  
 BROOKFIELD, WI 53186  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#6075.00  
**SHEET 2 OF 5**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of Lot 1 of Certified Survey Map No. 4069, in the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of Lot 1 of Certified Survey Map No. 4069, as recorded in the Register of Deeds office for Waukesha County as Document No. 1164555, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Section 15; thence South 00°06'15" West along the east line of said Northeast 1/4, 258.00 feet; thence South 88°11'08" West, 65.04 feet to the west right of way line of South East Avenue and the Point of Beginning;

Thence South 00°06'15" West along said west right of way line, 120.00 feet;  
Thence South 88°11'08" West, 234.96 feet to the east line of White Oaks Manor North, a recorded subdivision;  
Thence North 00°06'15" East along said east line, 120.00 feet;  
Thence South 88°11'08" West along the north line of said White Oaks Manor North, 276.06 feet;  
Thence North 01°49'45" West, 207.86 feet to the south right of way line of West Sunset Drive;  
Thence North 88°11'08" East along said south right of way line, 483.10 feet;  
Thence South 45°51'30" East, 48.57 feet to the aforesaid west right of way line of South East Avenue;  
Thence South 00°06'15" West along said west right of way line, 173.04 feet to the Point of Beginning.


Containing 134,517 square feet (3.0881 acres) of land Gross, more or less.

That I have made such survey, land division and map by the direction of SUNSET EAST LLC, owner of said land.

That such map 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 requirements of Chapter 236 of the Wisconsin State Statutes and the City of Waukesha Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: FEBRUARY 17, 2025

  
\_\_\_\_\_  
John P. Konopacki  
Professional Land Surveyor S-2461



Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#6075.00  
SHEET 3 OF 5

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of Lot 1 of Certified Survey Map No. 4069, in the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.

## OWNER'S CERTIFICATE

SUNSET EAST 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 certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

SUNSET EAST LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

- 1. City of Waukesha

IN WITNESS WHEREOF, the said SUNSET EAST LLC has caused these presents to be signed by \_\_\_\_\_, (name - print) \_\_\_\_\_, (title) \_\_\_\_\_, at \_\_\_\_\_, (city) \_\_\_\_\_, \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

In the presence of: SUNSET EAST LLC

\_\_\_\_\_  
Name (signature) - Title

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, (name) \_\_\_\_\_, (title) \_\_\_\_\_, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Date Name - Title

STATE OF WISCONSIN)  
\_\_\_\_\_ COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_



FEBRUARY 17, 2025

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
20725 WATERTOWN ROAD | SUITE 100  
BROOKFIELD, WI 53186  
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#6075.00  
SHEET 4 OF 5

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of Lot 1 of Certified Survey Map No. 4069, in the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.

## COMMON COUNCIL APPROVAL AND ACCEPTANCE OF DEDICATION

Approval by the Common Council of the City of Waukesha, per Plan Commission recommendation on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Approved by the Common Council of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Shawn N. Reilly, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Linda Gourdoux, Interim City Clerk



*[Signature]*  
FEBRUARY 17, 2025



Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#6075.00

SHEET 5 OF 5