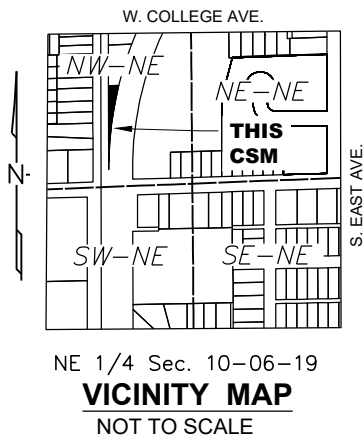


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

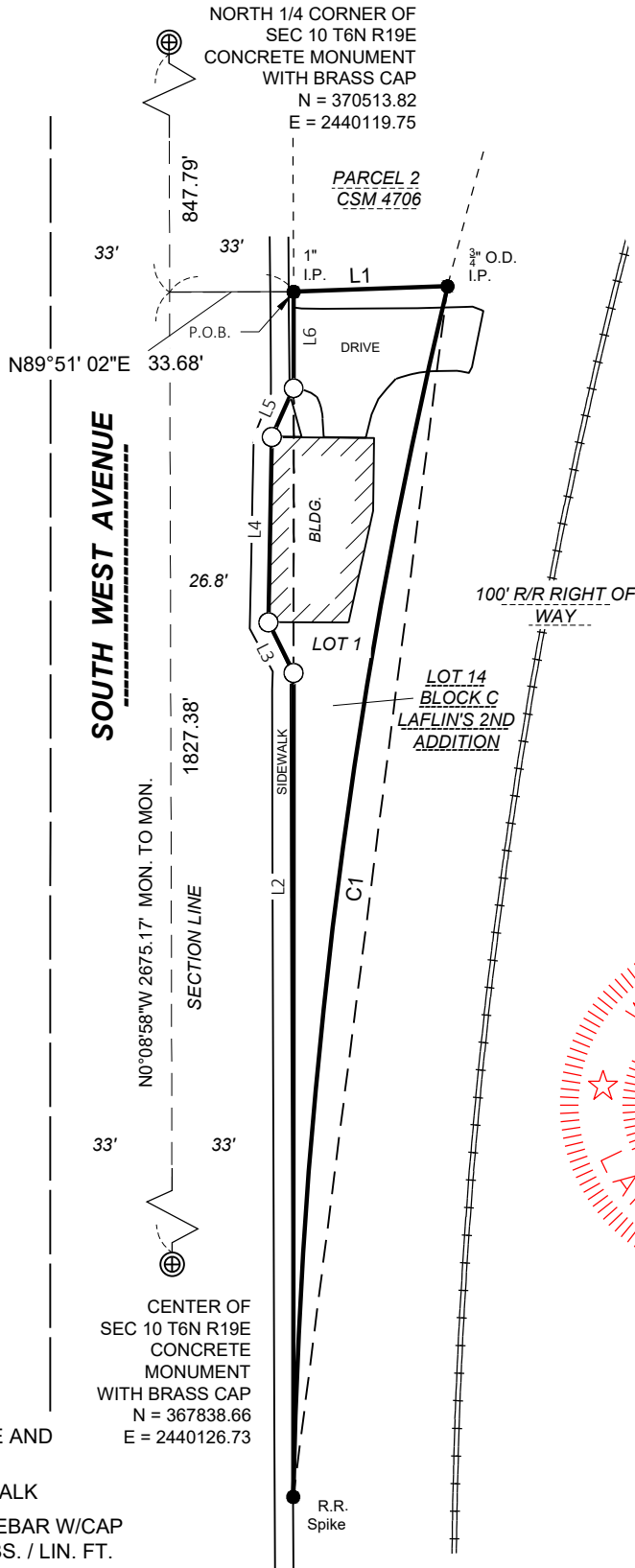
PART OF LOT FOURTEEN (14) IN BLOCK "C" OF LAFLIN'S 2ND ADDITION TO THE VILLAGE (NOW CITY) OF WAUKESHA, EXCEPTING AND RESERVING THE NORTHERLY 100 FEET OF SAID LOT, AND A PART OF THE PARTIALLY VACATED SOUTH WEST AVENUE, ALL BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



Line Table		
Line #	Length	Direction
L1	41.80'	N87° 56' 31"E
L2	223.75'	N00° 01' 06"E
L3	15.34'	N26° 22' 54"W
L4	50.35'	N01° 02' 20"E
L5	14.51'	N24° 07' 11"E
L6	26.16'	N00° 01' 06"E

## LEGEND

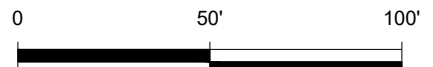
- ⊕ FOUND SECTION CORNER
- FOUND MONUMENT - TYPE AND SIZE NOTED
- ⊗ SET CHISELED X IN SIDEWALK
- SET 3/4" O.D. X 18" IRON REBAR W/CAP "AYRES ASSOC." @ 1.50 LBS. / LIN. FT.
- (100.00') RECORD BEARING OR DISTANCE
- PLATTED LOT LINE
- - - - R/W LINE
- BOUNDARY LINE



April 1, 2026

OWNER  
CITY OF WAUKESHA  
JENNIFER ANDREWS-COMMUNITY DEVELOPMENT DIRECTOR  
201 DELAFIELD ST  
WAUKESHA, WI 53188

Bearings are referenced to the West line of the Northeast 1/4 of Section 10, Township 6 North, Range 19 East which bears N 0°08'58" W on the Wisconsin State Plane Coordinate System, South Zone SPC83.



SCALE: 1"=50'

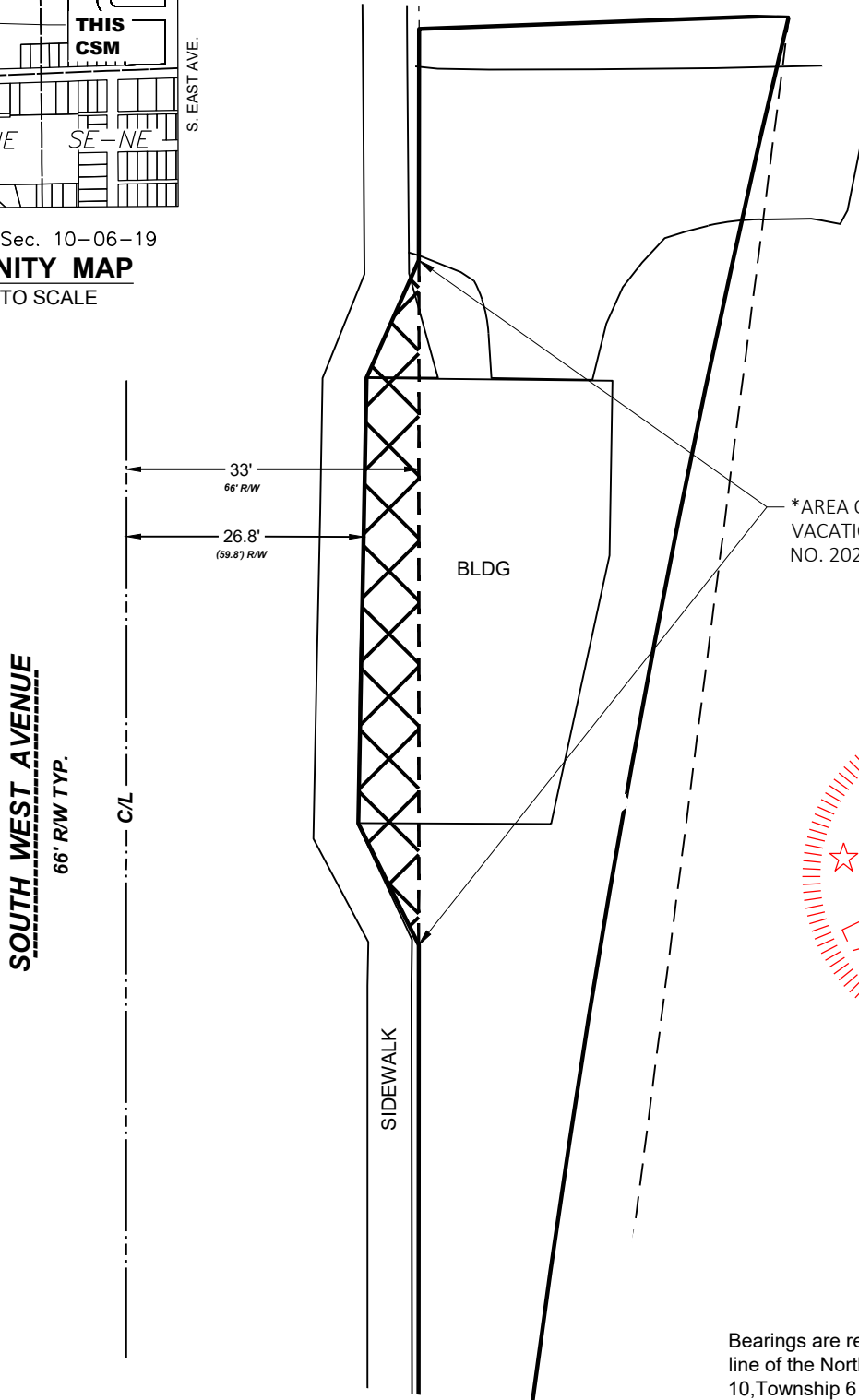
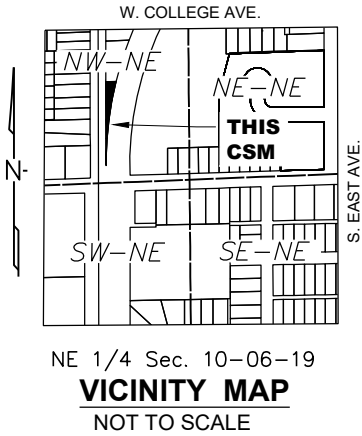
Curve Table						
Curve #	Length	Radius	Chord	Chord Bearing	DELTA	TANGENT BEARING
C1	332.03'	1536.50'	331.38'	S07°15' 36"W	12°22'53"	N13°27' 03"E, S01°04'10"E

20975 Swenson Drive, Suite 200  
Waukesha, WI 53186  
(262) 523-4488  
AyresAssociates.com



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF LOT FOURTEEN (14) IN BLOCK "C" OF LAFLIN'S 2ND ADDITION TO THE VILLAGE (NOW CITY) OF WAUKESHA, EXCEPTING AND RESERVING THE NORTHERLY 100 FEET OF SAID LOT, AND A PART OF THE PARTIALLY VACATED SOUTH WEST AVENUE, ALL BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



\*AREA OF RIGHT OF WAY VACATION PER RESOLUTION NO. 2026-6



April 1, 2026

Bearings are referenced to the West line of the Northeast 1/4 of Section 10, Township 6 North, Range 19 East which bears N 0°08'58" W on the Wisconsin State Plane Coordinate System, South Zone SPC83.

LEGEND	
(100.00')	NEW R/W WIDTH
—————	BOUNDARY LINE
— · · · —	CENTERLINE OF ROADWAY

OWNER  
CITY OF WAUKESHA  
JENNIFER ANDREWS-COMMUNITY  
DEVELOPMENT DIRECTOR  
201 DELAFIELD ST  
WAUKESHA, WI 53188



SCALE: 1"=20'

20975 Swenson Drive, Suite 200  
Waukesha, WI 53186  
(262) 523-4488  
AyresAssociates.com



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF LOT FOURTEEN (14) IN BLOCK "C" OF LAFLIN'S 2ND ADDITION TO THE VILLAGE (NOW CITY) OF WAUKESHA, EXCEPTING AND RESERVING THE NORTHERLY 100 FEET OF SAID LOT, AND A PART OF THE PARTIALLY VACATED SOUTH WEST AVENUE, ALL BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**Surveyor's Certificate:**

I, Michael Andraschko, Professional Land Surveyor of the State of Wisconsin, do hereby certify that I have surveyed, retraced and mapped part of lot fourteen (14) in block "C" of Laflin's 2nd Addition to the Village (now City) of Waukesha, excepting and reserving the northerly 100 feet of said lot, and a part of the partially vacated South West Avenue, all being in part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 06 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 Corner of Section 10, T6N-R19E;  
Thence South 00°08'58" East, 847.79 feet along the West line of the Northwest Quarter of said Section 10;  
Thence North 89°51'02" East, 33.68 feet to the Easterly Right of Way line of South West Avenue, and the Point of Beginning;

Thence North 87°56'31" East, along the South line of Parcel 2 CSM 4706, 41.80 feet to the Westerly line of a railroad right of way;  
Thence Southwesterly along West right of way of a railroad being the arc of a curve to the left a distance of 332.03 feet, said curve having a chord bearing of South 07°15'36" West 331.38 feet and radius of 1536.50 feet to the Easterly Right of Way line of South West Avenue;  
Thence North 00°01'06" East, along said Right of Way line, a distance of 223.75 feet;  
Thence North 26°22'54" West, 15.34 feet along vacated portion of South West Avenue;  
Thence North 01°02'20" East, 50.35 feet along vacated portion of South West Avenue;  
Thence North 24°07'11" East, 14.51 feet along vacated portion of South West Avenue;  
Thence North 00°01'06" East, 26.16 feet along the West right of way, to the Point of Beginning.

Parcel contains 5,261 square feet / 0.12 Acres, more or less.  
Parcel subject to any easements and restrictions of record.

That I have made such survey, retracement and map by the direction of Jennifer Andrews, City of Waukesha Community Development Director, the owner of said land.

That such map is a correct representation of the exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Waukesha, Waukesha County, Wisconsin in surveying and mapping the same.

Dated this 1st day of April, 2026.

\_\_\_\_\_  
Michael Andraschko, S-2895  
Professional Land Surveyor



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF LOT FOURTEEN (14) IN BLOCK "C" OF LAFLIN'S 2ND ADDITION TO THE VILLAGE (NOW CITY) OF WAUKESHA, EXCEPTING AND RESERVING THE NORTHERLY 100 FEET OF SAID LOT, AND A PART OF THE PARTIALLY VACATED SOUTH WEST AVENUE, ALL BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**CORPORATE OWNER'S CERTIFICATE:**

City of Waukesha, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, retraced and mapped as represented on this map and in consideration of the approval of the map by the Common Council and in accordance Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Waukesha in surveying, retracing and mapping the same.

This agreement shall be binding on the undersigned and assigns.

In Witness Whereof, City of Waukesha has caused these presents to be signed by

\_\_\_\_\_, its Mayor; and countersigned by \_\_\_\_\_, its Secretary, at \_\_\_\_\_, Wisconsin, this \_\_\_\_ day of \_\_\_\_\_, 2026.

In the presences of:

\_\_\_\_\_  
City of Waukesha  
(Corporate Name)

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Print Name), Mayor

\_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Print Name), Secretary

STATE OF WISCONSIN)  
WAUKESHA COUNTY ):SS

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2026, \_\_\_\_\_ Mayor, and \_\_\_\_\_, Secretary of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the President and Secretary of the corporation, and acknowledged that the executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)

\_\_\_\_\_  
\_\_\_\_\_, Notary Public

State of Wisconsin  
My Commission expires \_\_\_\_\_



April 1, 2026



20975 Swenson Drive,  
Suite 200  
Waukesha, WI 53186  
(262) 523-4488  
AyresAssociates.com

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

PART OF LOT FOURTEEN (14) IN BLOCK "C" OF LAFLIN'S 2ND ADDITION TO THE VILLAGE (NOW CITY) OF WAUKESHA, EXCEPTING AND RESERVING THE NORTHERLY 100 FEET OF SAID LOT, AND A PART OF THE PARTIALLY VACATED SOUTH WEST AVENUE, ALL BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**COMMON COUNCIL CERTIFICATE:**

Resolved that the Certified Survey Map, in the City of Waukesha, Waukesha County, corporate owner, is hereby approved by the Common Council.

In consideration of the approval of the map by the Common Council and in accordance Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Waukesha in surveying, retracing and mapping the same.

All conditions have been met as of the \_\_\_ day of \_\_\_\_\_, 2026,  
Date: \_\_\_\_\_ Signed \_\_\_\_\_,  
Shawn Reilly, Chairman

I hereby certify that the forgoing is true and correct copy of a resolution adopted by the Common Council of the City of Waukesha

Date: \_\_\_\_\_ Signed \_\_\_\_\_,  
Gina Kozlik, City Clerk/Treasurer

**CITY OF WAUKESHA PLAN COMMISSION APPROVAL CERTIFICATE:**

Approved by the Plan Commission, City of Waukesha

Dated this \_\_\_ day of \_\_\_\_\_, 2026

Signed \_\_\_\_\_,  
Shawn Reilly, Chairman

Signed \_\_\_\_\_,  
Maria Pandazi, Secretary



April 1, 2026



20975 Swenson Drive, Suite 200  
Waukesha, WI 53186  
(262) 523-4488  
AyresAssociates.com