

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 12, TOWNSHIP 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

CURVE A
 L = 95.75'
 R = 1196.00'
 CHD B = N 83°29'08" W
 CHD L = 98.72'
 Δ = 4°35'13"

SETBACKS
 ZONING: B-1
PRINCIPAL STRUCTURE
 (P-SS)
 AS SHOWN:
 STREET: 25 FEET
 SIDE: 10 FEET
 REAR: 25 FEET

SETBACKS
 ZONING: B-1
ACCESSORY STRUCTURE
 (A-SS)
 AS SHOWN:
 STREET: 25 FEET
 SIDE: 5 FEET
 REAR: 5 FEET

0 30 60
 ONE (1) INCH EQUALS SIXTY (60) FEET

- SHOW MONUMENTED CORNERS
 - ADD LEGEND OF FOUND MONUMENTS
 - APPEARS TO SCALE CORRECTLY, BUT PROVIDED PDF IS NOT ON CORRECT PAPER SIZE. IN FUTURE PLEASE PROVIDE PDF TO CORRECT SHEET SIZE AND SCALE. PREFER PRINTED TO PDF AS OPPOSED TO SCAN AS TEXT BEGINS TO BLUR ON SCAN

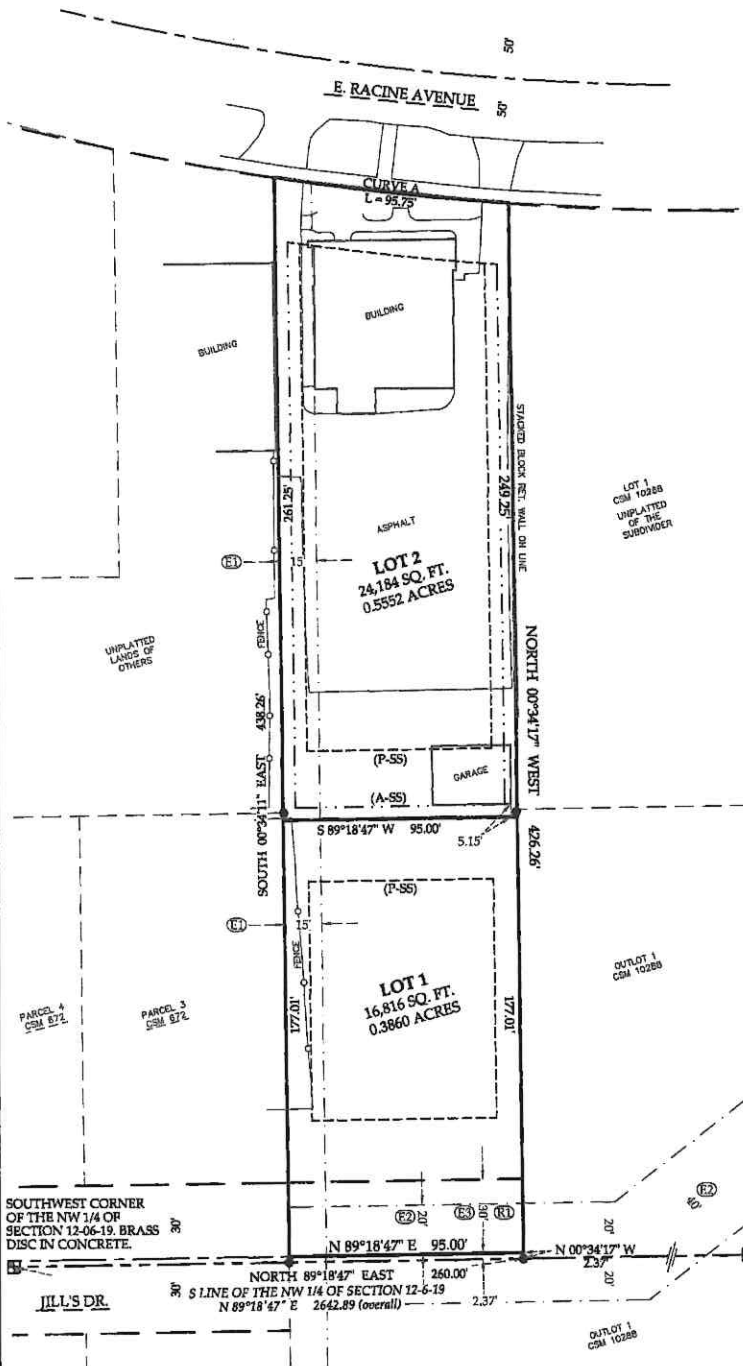
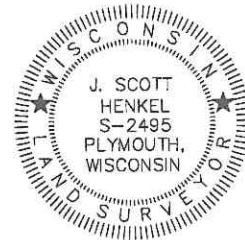
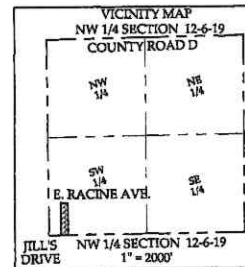
PRELIMINARY

OWNER:
 1535 E RACINE AVE, LLC
 1535 E RACINE AVENUE
 WAUKESHA, WI 53186



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83). THE SOUTH LINE OF NW 1/4 OF SECTION 12-06-19 BEARS NORTH 89°18'47" EAST.

- (E1) 15' WIDE SANITARY SEWER AND STORM SEWER EASEMENT RECORDED AS DOCUMENT NO. 751250.
- (E2) 40' NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES AND FOR INSTALLATION AND USE OF WATER AND SEWER UTILITY SERVICE RECORDED AS DOCUMENT NO. 3529810.



SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 12-06-19. BRASS DISC IN CONCRETE.

SOUTHEAST CORNER OF THE NW 1/4 OF SECTION 12-06-19. BRASS DISC IN CONCRETE.

(E3) NORTH 30.00' OF 32.37 FOOT WIDE CROSS EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 4854081.

(E1) 30.00' ROAD RESERVATION AS APPEARS IN WARRANTY DEED RECORDED AS DOCUMENT NO. 1562405.

SHEET 1 OF 2
 SURVEYED BY JOSEPH W. DAVID
 MAPPED BY J. SCOTT HENKEL, PLS

PSE

122 Wisconsin Street, West Bend, WI 53095
 262.346.7800 kparish@parishse.com

FN: ES-10-23(2) Date: 3/18/26

CERTIFIED SURVEY MAP

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 12, TOWNSHIP 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, 1535 E RACINE AVE, LLC:

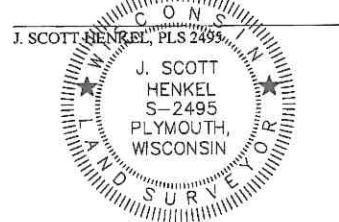
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 IN SECTION 12, TOWNSHIP 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 12;
THENCE NORTH 89°18'47" EAST, 260.00 FEET, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12;
THENCE NORTH 00°34'17" WEST, 2.37 FEET, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF CERTIFIED SURVEY MAP (CSM) 10288, RECORDED AS DOCUMENT 3424393, TO THE WEST CORNER OF OUTLOT 1 OF SAID CSM 10288 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE NORTH 00°34'17" WEST, 426.26 FEET, ALONG THE WEST LINE OF SAID CSM 10288 TO THE SOUTH LINE OF E. RACINE AVENUE;
THENCE ALONG THE SOUTH LINE OF E. RACINE AVENUE BEING THE ARC OF A CURVE BEARING TO THE RIGHT 95.75 FEET, WITH A RADIUS OF 1196.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 83°29'08" WEST, 95.72 FEET;
THENCE SOUTH 00°34'11" EAST, 438.26 FEET, ALONG THE EAST LINE OF PARCEL 3 OF CERTIFIED SURVEY MAP 672, RECORDED AS DOCUMENT NO. 695618, AND THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JILL'S DRIVE;
THENCE NORTH 89°18'47" EAST, 95.00 FEET, ALONG A LINE 2.37 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12 TO THE POINT OF BEGINNING.

CONTAINING 41,003 SQUARE FEET / 0.9413 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF WAUKESHA SUBDIVISION ORDINANCE.

AREAS ON PAGE 1
ADD TO 41,000



CORPORATE OWNER'S CERTIFICATE

AS OWNER, 1535 E RACINE AVE, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY THE VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED HEREON.

1535 E RACINE AVE, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY §236.10 OR §236.12 TO BE SUBMITTED TO THE FOLOWING FOR APPROVAL OR OBJECTION:

CITY OF WAUKESHA

DONNA J. KUCHLER, AGENT

STATE OF WISCONSIN

:SS

COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202_____, _____, THE

OF SAID CORPORATION AND THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____

CITY OF WAUKESHA PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF WAUKESHA PLAN COMMISSION ON

THIS _____ DAY OF _____, 202_____.

SHAWN N. REILLY, CHAIRMAN

DOUG KOEHLER, SECRETARY

CITY OF WAUKESHA COMMON COUNCIL APPROVAL

ALICIA HALVENSLEBEN

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF WAUKESHA COMMON COUNCIL IN ACCORDANCE WITH THE

RESOLUTION ADOPTED ON THIS _____ DAY OF _____, 202_____.

SHAWN N. REILLY, MAYOR

KATIE PANELLA, CITY CLERK

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: ES-10-23(2)

Date: 3/18/28