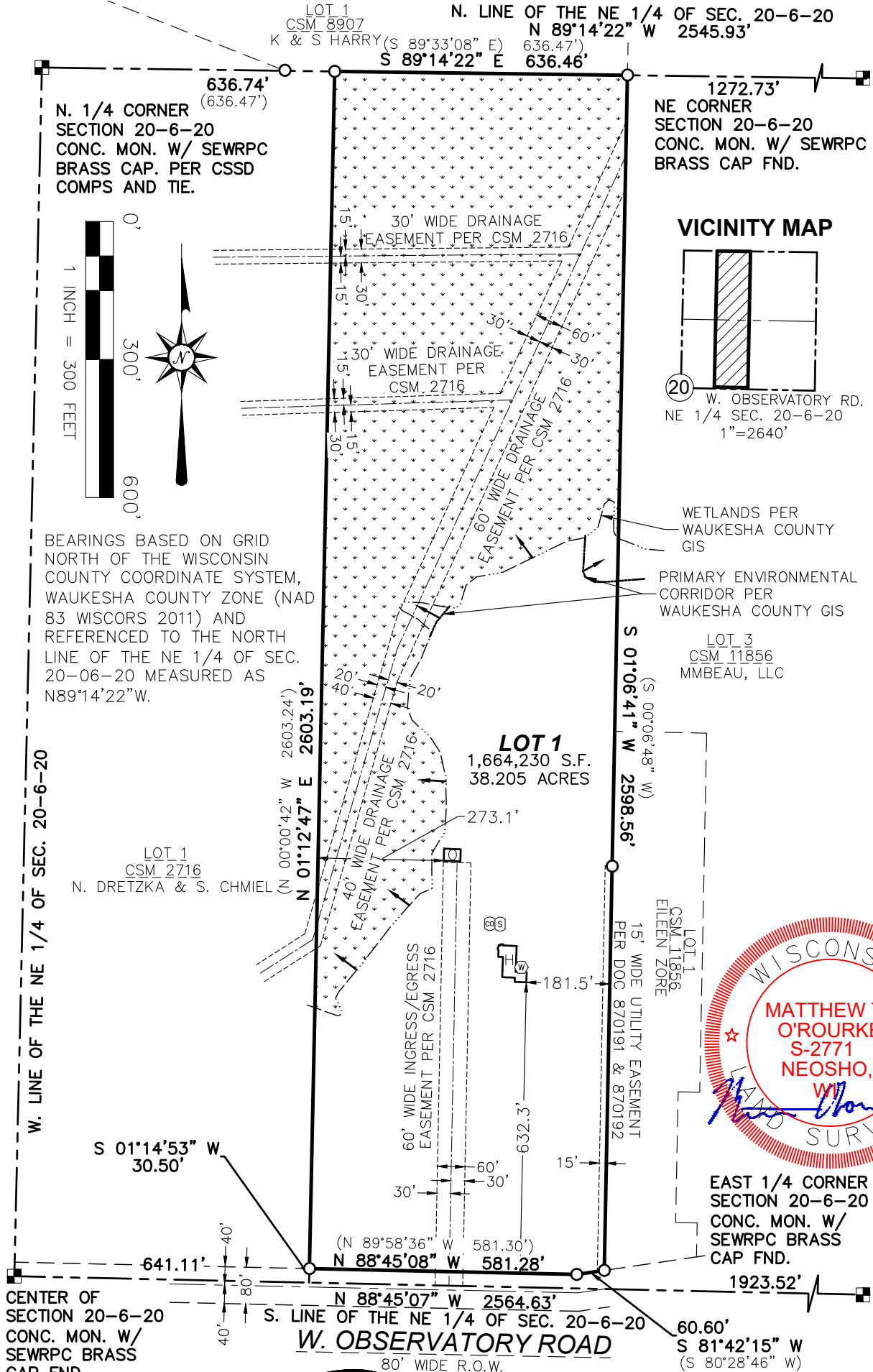


**PRELIMINARY**

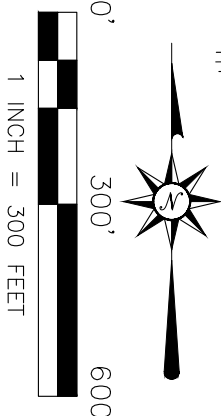
**WAUKESHA CO. CERTIFIED SURVEY MAP NO.**

LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

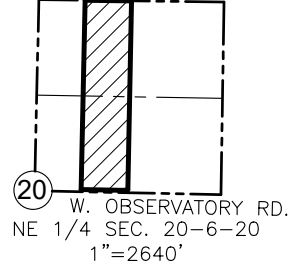


N. 1/4 CORNER SECTION 20-6-20 CONC. MON. W/ SEWRPC BRASS CAP. PER CSSD COMPS AND TIE.

NE CORNER SECTION 20-6-20 CONC. MON. W/ SEWRPC BRASS CAP FND.



**VICINITY MAP**



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SEC. 20-06-20 MEASURED AS N89°14'22"W.

WETLANDS PER WAUKESHA COUNTY GIS  
PRIMARY ENVIRONMENTAL CORRIDOR PER WAUKESHA COUNTY GIS

**LOT 1**  
1,664,230 S.F.  
38.205 ACRES

LOT 3  
CSM 11856  
MMBEAU, LLC

LOT 1  
CSM 2716  
N. DRETZKA & S. CHMIEL



EAST 1/4 CORNER SECTION 20-6-20 CONC. MON. W/ SEWRPC BRASS CAP FND.

CENTER OF SECTION 20-6-20 CONC. MON. W/ SEWRPC BRASS CAP FND.



LAND SURVEYING • LAND PLANNING  
111 W. 2ND STREET  
DODDOWOOD, WI 53066  
WWW.LANDTECHWI.COM  
(262) 367-7599

DATED 06/06/2022  
DATED 05/02/2022  
JOB# 22093  
SHEET 1 OF 4

• SEE SHEET 2 FOR LEGEND.

PREPARED FOR:  
FRANK GROTKIEWICZ &  
KATELYNN SEEFELDT  
19300 W. OBSERVATORY ROAD  
NEW BERLIN, WI 53151  
THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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**SURVEYOR'S CERTIFICATE:**

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 2 OF CSM 2716 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS SEPTEMBER 30, 1976 IN VOL 20 P. 44-46 AS DOCUMENT NO. 969283, AND LOT 1 OF CSM 1882 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS JULY 13, 1973 IN VOL 13 P. 77-79 AS DOCUMENT NO. 856832 BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20, TOWN 6 NORTH, RANGE 20 EAST; THENCE N 89°14'22" W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, 1272.73 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CSM 2716 AND THE POINT OF BEGINNING; THENCE S 01°06'41" W, ALONG THE EAST LINE OF LOT 2 OF CSM 2716 AND EAST LINE OF LOT 1 OF CSM 1882, 2598.56 FEET TO THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD; THENCE S 81°42'15" W, ALONG THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD, 60.60 FEET; THENCE N 88°45'08" W, ALONG THE NORTH RIGHT-OF-WAY OF WEST OBSERVATORY ROAD, 581.28 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CSM 2716; THENCE N 01°12'47" E, ALONG THE WEST LINE OF LOT 2 OF CSM 2716, 2603.19 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20; THENCE S 89°14'22" E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, 636.46 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 1,664,230 SQUARE FEET OR 38.205 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF FRANK GROTKIEWICZ & KATELYNN SEEFELDT OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF NEW BERLIN IN SURVEYING AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MATTHEW T. O'ROURKE, S-2771



**LEGEND**

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- ⊙ WELL
- Ⓢ SEPTIC VENT
- Ⓞ SEPTIC CLEANOUT
- ∨ WETLANDS

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

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**OWNER'S CERTIFICATE:**

AS OWNERS WE FRANK GROTKIEWICZ & KATELYNN SEEFELDT CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.  
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
FRANK GROTKIEWICZ

\_\_\_\_\_  
KATELYNN SEEFELDT

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

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_,  
THE ABOVE NAMED, FRANK GROTKIEWICZ & KATELYNN SEEFELDT TO ME KNOWN TO BE THE SAME PERSON(S)  
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, \_\_\_\_\_, COUNTY, WI

PRINT NAME, \_\_\_\_\_

MY COMMISSION EXPIRES. \_\_\_\_\_

**CONSENT OF CORPORATE MORTGAGEE**

\_\_\_\_\_, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF \_\_\_\_\_, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FRANK GROTKIEWICZ & KATELYNN SEEFELDT OWNERS.

IN WITNESS WHEREOF, THE SAID SEAL OF \_\_\_\_\_, CORPORATE MORTGAGEE,  
THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_. IN THE PRESENCE OF:

\_\_\_\_\_  
NAME/TITLE

\_\_\_\_\_  
NAME/TITLE



**CORPORATE MORTGAGEE NOTARY CERTIFICATE**

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

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_,  
\_\_\_\_\_, AND \_\_\_\_\_, \_\_\_\_\_ OF THE ABOVE NAMED  
CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME  
KNOWN TO BE SUCH \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION, AND  
ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID  
CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) \_\_\_\_\_ NOTARY PUBLIC,

\_\_\_\_\_, \_\_\_\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_.

**WAUKESHA CO. CERTIFIED SURVEY MAP NO.**

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**CITY PLAN COMMISSION APPROVAL**

APPROVED BY THE PLAN COMMISSION OF THE CITY OF NEW BERLIN, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DAVID AMENT – CHAIRPERSON

\_\_\_\_\_  
NIKKI JONES – SECRETARY

**COMMON COUNCIL APPROVAL**

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DAVID AMENT – MAYOR

\_\_\_\_\_  
MEDINA RUBINA – CITY CLERK

