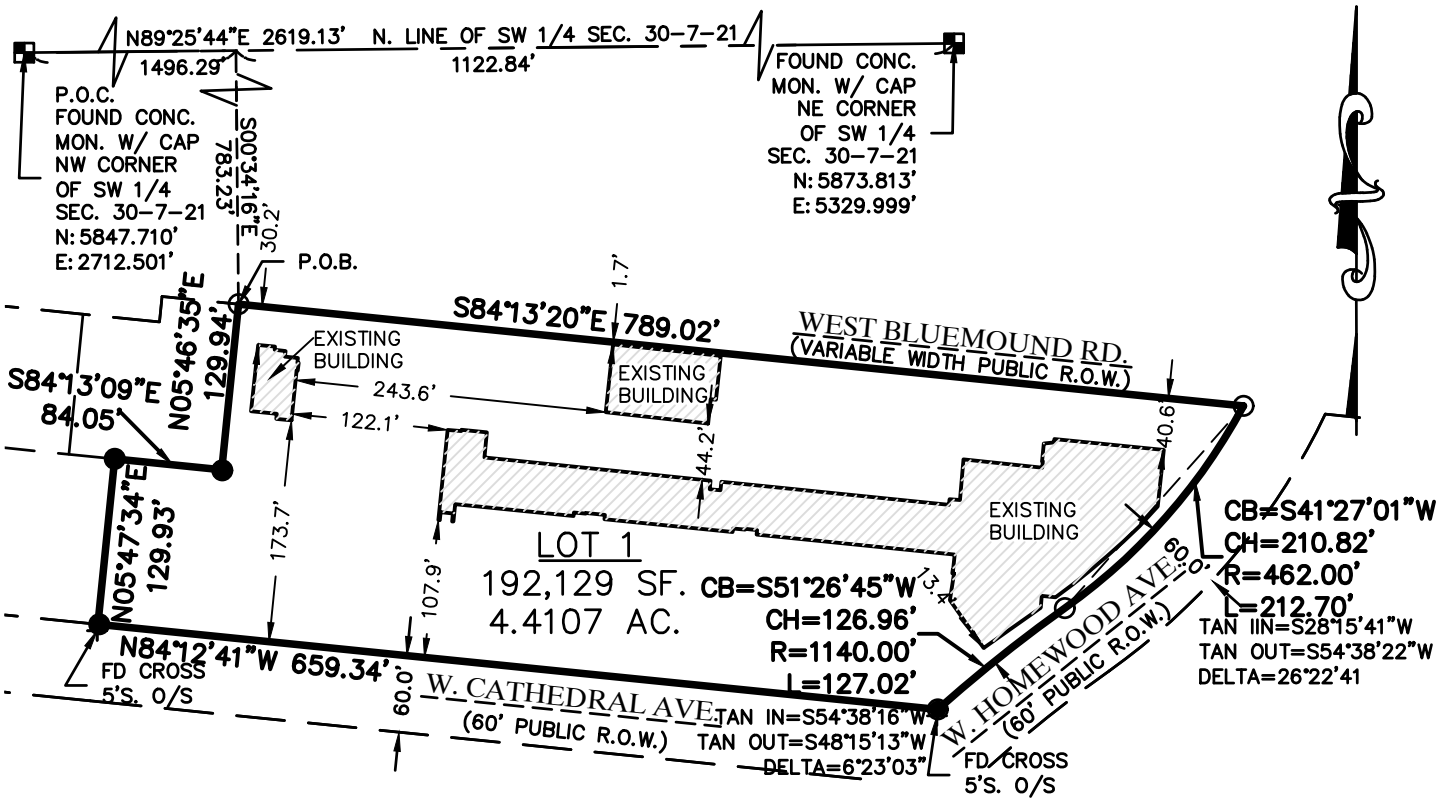


CERTIFIED SURVEY MAP NO. _____

The East 15 feet of Lot 7, Lots 8 through 38 inclusive, the vacated pedestrian walk lying between Lots 10 and 11 and, that part of the vacated alley lying adjacent to said Lots, all in Block 1 of Bluemound Vista No. 2, in the Southwest 1/4 of Section 30, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

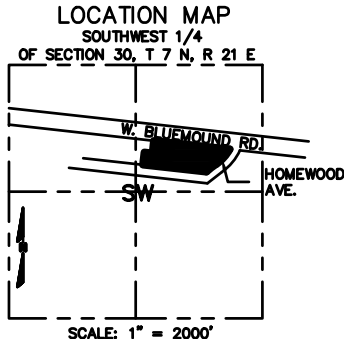
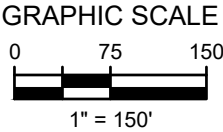
ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30, T 7 N, R 21 E, WHICH BEARS NORTH 89°25'44" EAST. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



NOTE:
SITE HAS ACCESS TO W. BLUEMOUND RD.
AND HOMEWOOD AVE.

Eric R. Sturm
March 21, 2025
Revised 11/17/25

SEE SHEET 2 FOR EASEMENT DETAIL



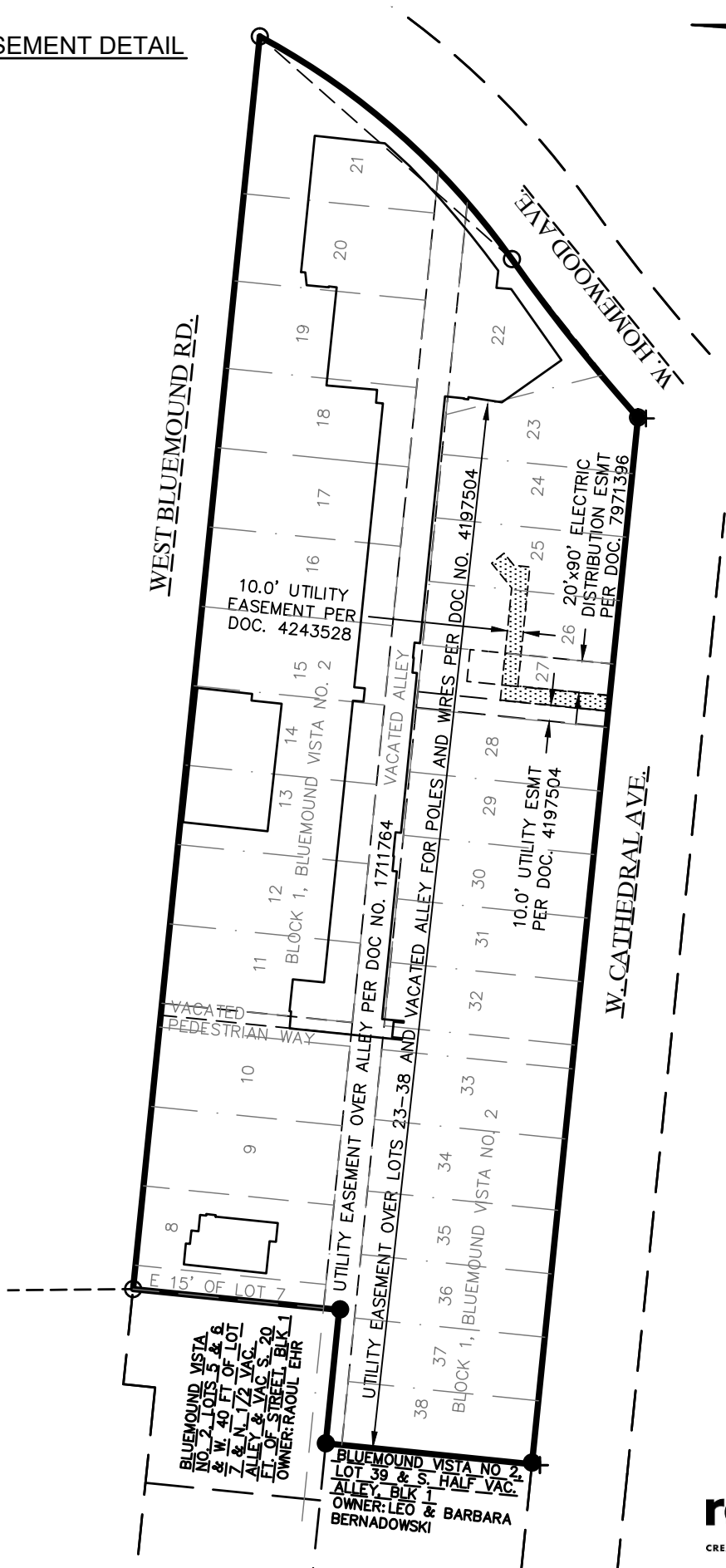
raSmith
CREATIVITY BEYOND ENGINEERING

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

CERTIFIED SURVEY MAP NO. _____

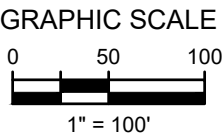
The East 15 feet of Lot 7, Lots 8 through 38 inclusive, the vacated pedestrian walk lying between Lots 10 and 11 and, that par of the vacated alley lying adjacent to said Lots, all in Block 1 of Bluemound Vista No. 2, in the Southwest 1/4 of Section 30, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.

EASEMENT DETAIL



Eric R. Sturm
March 21, 2025
Revised 11/17/25

WISCONSIN
ERIC R. STURM
S-2309
EAGLE WI
LAND SURVEYOR



CERTIFIED SURVEY MAP NO. _____

The East 15 feet of Lot 7, Lots 8 through 38 inclusive, the vacated pedestrian walk lying between Lots 10 and 11 and, that part of the vacated alley lying adjacent to said Lots, all in Block 1 of Bluemound Vista No. 2, in the Southwest 1/4 of Section 30, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of the East 15 feet of Lot 7, Lots 8 through 38 inclusive, the vacated pedestrian walk lying between Lots 10 and 11 and, that part of the vacated alley lying adjacent to said Lots, all in Block 1 of Bluemound Vista No. 2, in the Southwest 1/4 of Section 30, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section; thence North 89°25'44" East along the North line of said Southwest 1/4 Section 1496.29 feet to a point; thence South 00°34'16" East 783.23 feet to a point to the beginning; thence South 84°13'20" East along the South line of West Bluemound Road 789.02 feet to a point on the West line of Homewood Avenue; thence Southwesterly 212.70 feet along said West line and the arc of a curve, whose center lies to the West, whose radius is 462.00 feet, and whose chord bears South 41°27'01" West 210.82 feet to a point; thence Southwesterly 127.02 feet along said West line and the arc of a curve, whose center lies to the Southeast, whose radius is 1140.00 feet, and whose chord bears South 51°26'45" West 126.96 feet to a point on the North line of Cathedral Avenue; thence North 84°12'41" West along said North line 659.34 feet to the Southeast corner of Lot 39 of said Block 1; thence North 05°47'34" East along the East line of said Lot 39, a distance of 129.93 feet to a point; thence South 84°13'09" East along the centerline of the vacated alley 84.05 feet to a point; thence North 05°46'35" East along the East line of the West 40 feet of Lot 7 of said Block 1, a distance of 129.94 feet to the point of beginning.

Said lands containing 192,129 square feet or 4.4107 acres.

THAT I have made the survey, land division and map by the direction of Kosmos Iron, LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have complied with Chapter 236 of the Wisconsin Statutes and Chapter 17 of the City of Wauwatosa Municipal Code of Ordinances in surveying, dividing and mapping the same. Per Wis. Stat. 236.21 (1), this certificate has the same force and effect as an affidavit.

March 21, 2025 (Revised 11/17/25)
Field date:
March 11, 2025



ERIC R. STURM
PROFESSIONAL LAND SURVEYOR S-2309



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

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

Kosmos Iron, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of _____, as owner, certify that said corporation caused the land described on this map to the surveyed, divided, and mapped as represented on this map in accordance with the requirements of the City of Wauwatosa Municipal Code.

Kosmos Iron, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Wauwatosa

WITNESS the hand and seal of Kosmos Iron, LLC, has caused these presents to be signed by

_____, its _____;

this _____ day of _____, 2025.

Kosmos Iron, LLC

[illegible]

PERSONALLY came before me this _____ day of _____, 2025,
 _____ of the above named Kosmos Iron, LLC, to me known to be the person who
 executed the foregoing instrument, and to me known to be the _____ of said company, and
 acknowledged that he/she executed the foregoing instrument.

(SEAL)

Notary Public, State of

My Commission Expires

Eric R. Stein

March 21, 2025

Revised 11/17/25



CERTIFIED SURVEY MAP NO. _____

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CONSENT OF CORPORATE MORTGAGEE

CoVantage, a national banking association, duly organized and existing under

and by virtue of the laws of the State of _____, as mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described on this map and in the surveyor's certificate, and to the certificate of the owner of said land.

Date: _____

Entity Name: _____

Signature: _____

Print Name: _____

Title: _____

STATE OF _____ }
COUNTY _____ }SS

PERSONALLY came before me this _____ day of _____, 2025,

_____, the _____ of the above named organization, to me known to be the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

(print name)
Notary Public, State of Wisconsin

My commission expires _____

Eric R. Sturm

March 21, 2025
Revised 11/17/25



CERTIFIED SURVEY MAP NO. _____

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PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Wauwatosa on this _____ day of _____, 2025.

DENNIS MCBRIDE, MAYOR

COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Wauwatosa in accordance with the Resolution adopted on _____, this _____ day of _____, 2025.

STEVE BRAATZ, CITY CLERK

CERTIFICATE OF MILWAUKEE COUNTY TREASURER

I, DAVID CULLEN, being duly elected, qualified and acting County Treasurer of the County of Milwaukee, do hereby certify the records in the office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ on any land included in the Certified Survey Map.

_____, 2025.
DATE

DAVID CULLEN, COUNTY TREASURER


March 21, 2025

Revised 11/17/25



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

112859.CS10

raSmith
CREATIVITY BEYOND ENGINEERING
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