

CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 3 of Certified Survey Map No. 8481, being part of the Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East in the City of Wauwatosa, Milwaukee County, Wisconsin.

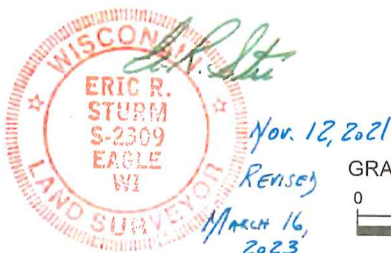
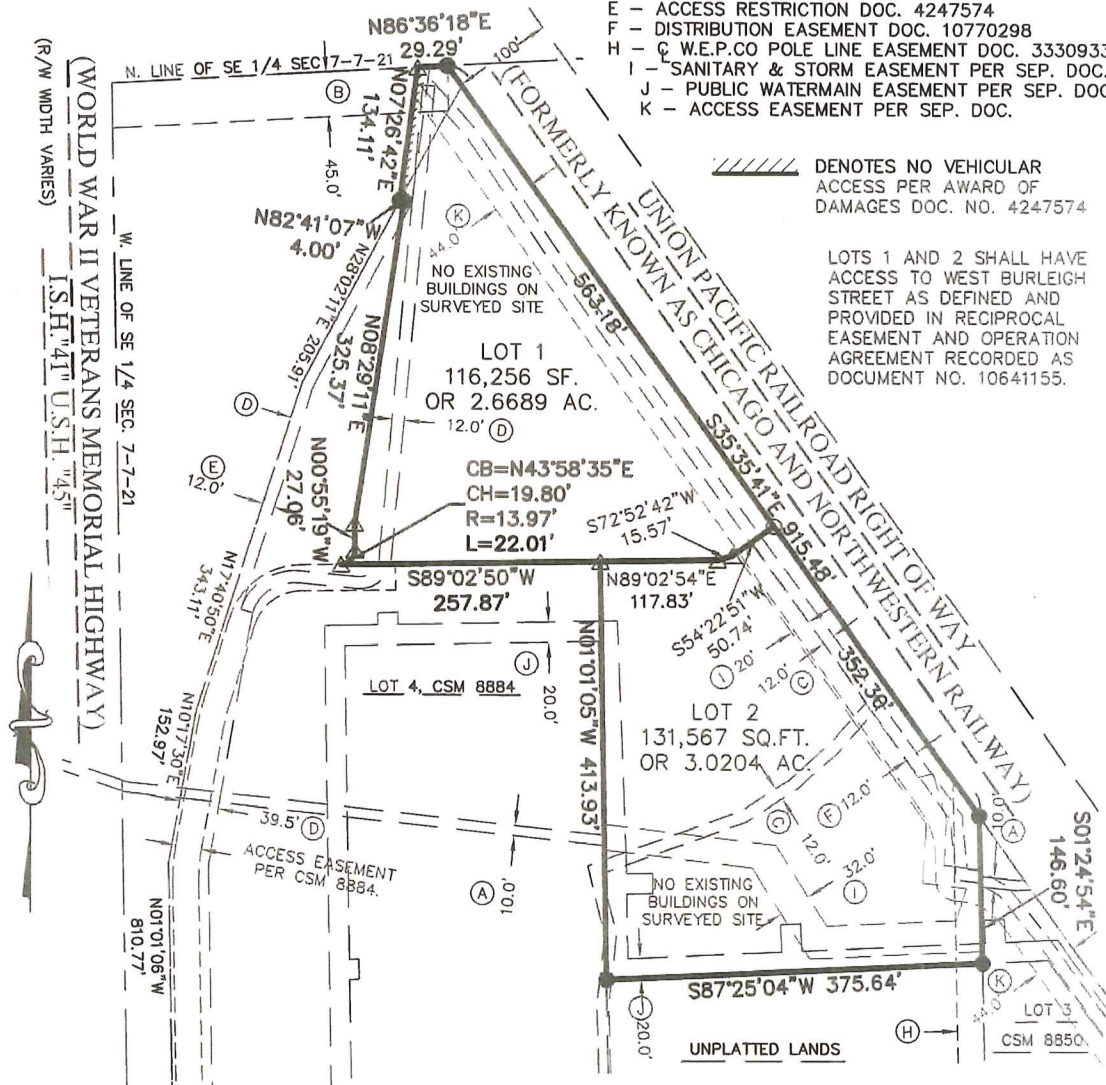
EASEMENT DETAILS

EASEMENT DETAILS:

- A - SANITARY SEWER EASE. DOC. 3019445/3409545
- B - RESTRICTIONS PER DOC. 3309845
- C - UTILITY EASEMENT DOC. 10399443 / 10540720
- D - UTILITY EASEMENT DOC. 10399442
- E - ACCESS RESTRICTION DOC. 4247574
- F - DISTRIBUTION EASEMENT DOC. 10770298
- H - W.E.P.CO POLE LINE EASEMENT DOC. 3330933
- I - SANITARY & STORM EASEMENT PER SEP. DOC.
- J - PUBLIC WATERMAIN EASEMENT PER SEP. DOC.
- K - ACCESS EASEMENT PER SEP. DOC.

/// DENOTES NO VEHICULAR ACCESS PER AWARD OF DAMAGES DOC. NO. 4247574

LOTS 1 AND 2 SHALL HAVE ACCESS TO WEST BURLEIGH STREET AS DEFINED AND PROVIDED IN RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED AS DOCUMENT NO. 10641155.



GRAPHIC SCALE
0 75 150
1 Inch = 150 ft.

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

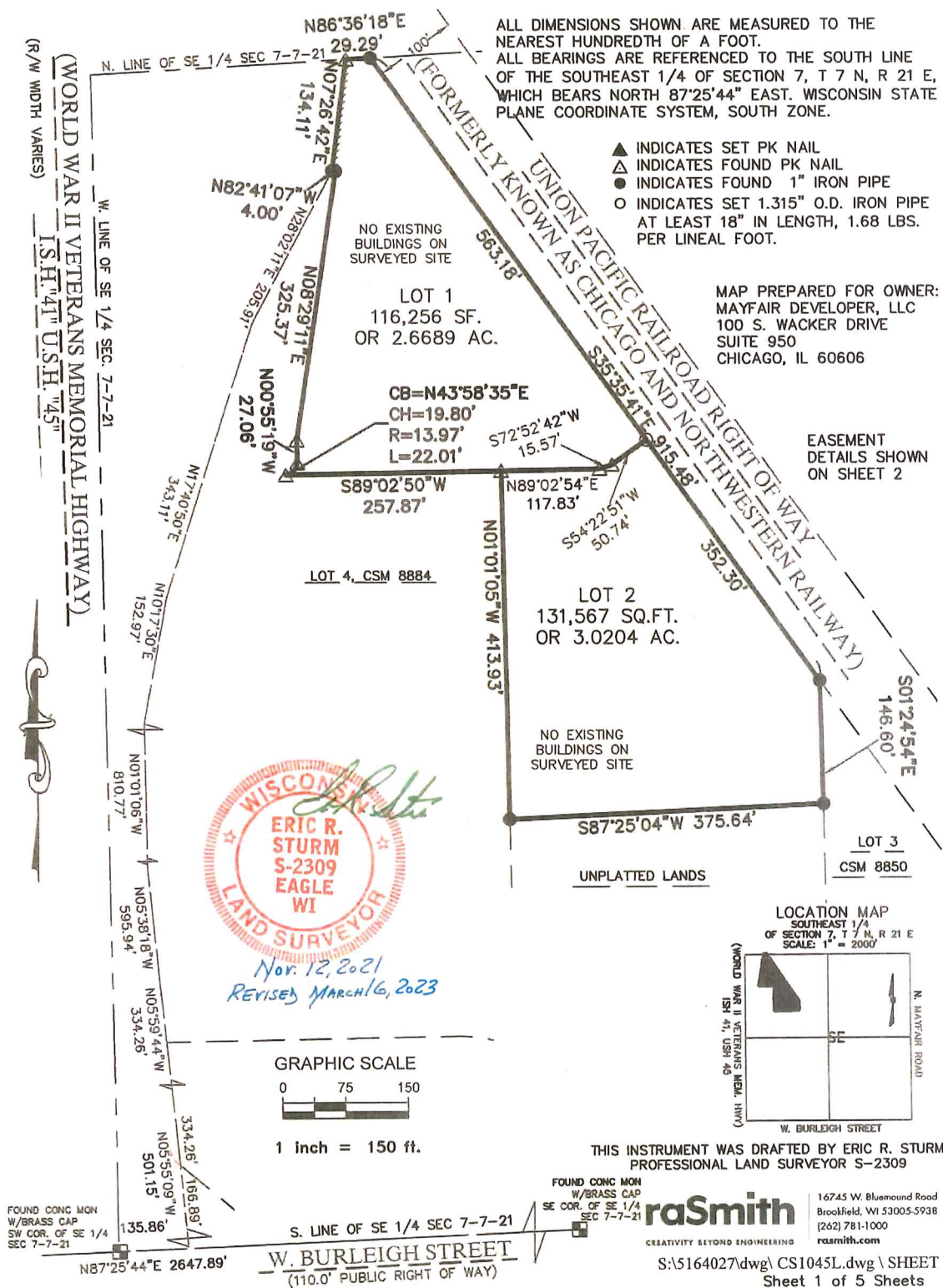
raSmith
CREATIVITY BEYOND ENGINEERING

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

S:\5164027\dwg\CS1055L.dwg \ SHEET 2
Sheet 2 of 5 Sheets

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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 redivision of Lot 3 of Certified Survey Map No. 8481, being part of the Northwest 1/4 of the Southeast 1/4 of Section 7, Township 7 North, Range 21 East, in the City of Wauwatosa, Milwaukee County, Wisconsin, bounded and described as follows:

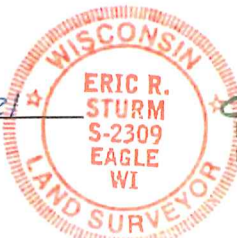
COMMENCING at the Southwest corner of said 1/4 Section; thence North 87°25'44" East along the South line of said 1/4 Section 135.86 feet to a point; thence North 05°55'09" West 166.89 feet to a point on the North line of West Burleigh Street; thence continuing North 05°55'09" West 334.26 feet to a point on the East line of U.S.H. "45" (also known as S.T.H. "100", Zoo Freeway); thence North 05°59'44" West along said East line 334.26 feet to a point; thence North 05°38'18" West along said East line 595.94 feet to a point; thence North 01°01'06" West along said East line 810.77 feet to a point; thence North 10°17'30" East along said East line 152.97 feet to a point; thence North 17°40'50" East along said East line 343.11 feet to a point; thence North 28°02'11" East along said East line 205.91 feet the Northwest corner of Lot 4 of Certified Survey Map 8884 and the point of beginning; thence North 07°26'42" East along said East line for a distance of 134.11 feet to a point on the North line of said Southeast 1/4; thence North 86°36'18" East along said North line for a distance of 29.29 feet to a point on the West line of the Union Pacific Railroad right of way; thence South 35°35'41" East along said West line 915.48 feet to a point; thence South 01°24'54" East 146.60 feet to a point; thence South 87°25'04" West 375.64 feet to a point on the East line of Lot 4 in CSM 8884; thence North 01°01'05" West along said East line 413.93 feet to the Northeast corner of said Lot 4; thence South 89°02'50" West along the North line of said Lot 4, a distance of 257.87 feet to a point; thence Northeasterly 22.01 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 13.97 feet, and whose chord bears North 43°58'35" East 19.80 feet to a point; thence North 00°55'19" West 27.06 feet to a point; thence North 08°29'11" East 325.37 feet to a point; thence North 82°41'07" West along the North line of said Lot 4, a distance of 4.00 feet to the point of beginning.

Said lands contain 247,823 square feet or 5.6893 acres.

THAT I have made the survey, land division, and map by the direction of BURLEIGH NORTH TRIANGLE, LLC, JES BURLEIGH NORTH TRIANGLE, LLC, RES BURLEIGH NORTH TRIANGLE, LLC, TCB BURLEIGH NORTH TRIANGLE, LLC, DFM BURLEIGH NORTH TRIANGLE, LLC, AND EEO BURLEIGH NORTH TRIANGLE, LLC, owners of said land.

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 fully complied with Chapter 236 of the Wisconsin State Statutes and the Regulations of the City of Wauwatosa in surveying, dividing, and mapping the same.

DATE NOVEMBER 12, 2021   (SEAL)
REVISED
MARCH 16, 2023
ERIC R. STURM,
PROFESSIONAL LAND SURVEYOR S-2309

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OWNER'S CERTIFICATE

BURLEIGH NORTH TRIANGLE, LLC, JES BURLEIGH NORTH TRIANGLE, LLC, RES BURLEIGH NORTH TRIANGLE, LLC, TCB BURLEIGH NORTH TRIANGLE, LLC, DFM BURLEIGH NORTH TRIANGLE, LLC, AND EEO BURLEIGH NORTH TRIANGLE, LLC, each an Illinois limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois, on behalf of all owners, certify that said companies caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

BURLEIGH NORTH TRIANGLE, LLC, JES BURLEIGH NORTH TRIANGLE, LLC, RES BURLEIGH NORTH TRIANGLE, LLC, TCB BURLEIGH NORTH TRIANGLE, LLC, DFM BURLEIGH NORTH TRIANGLE, LLC, AND EEO BURLEIGH NORTH TRIANGLE, 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

IN Witness Whereof, BURLEIGH NORTH TRIANGLE, LLC, JES BURLEIGH NORTH TRIANGLE, LLC, RES BURLEIGH NORTH TRIANGLE, LLC, TCB BURLEIGH NORTH TRIANGLE, LLC, DFM BURLEIGH NORTH TRIANGLE, LLC, AND EEO BURLEIGH NORTH TRIANGLE, LLC, has caused these presents to be signed by MAYFAIR DEVELOPER, LLC, its Manager, by Timothy C. Blum, its Manager, at Chicago, Illinois, this 20TH day of MARCH, 2023.

The owners of the subject property are: BURLEIGH NORTH TRIANGLE, LLC, JES BURLEIGH NORTH TRIANGLE, LLC, RES BURLEIGH NORTH TRIANGLE, LLC, TCB BURLEIGH NORTH TRIANGLE, LLC, DFM BURLEIGH NORTH TRIANGLE, LLC, AND EEO BURLEIGH NORTH TRIANGLE, LLC.

By: MAYFAIR DEVELOPER, LLC, its Manager

By: Timothy C. Blum
Timothy C. Blum, Manager

STATE OF ILLINOIS }
COOK COUNTY } :SS

PERSONALLY came before me this 20th day of MARCH, 2023, -
Timothy C. Blum, Manager of the above named company, to me known as the person who executed the foregoing instrument, and to me known to be such Manager of the company, and acknowledged that he executed the foregoing instrument as such officer, by its authority.

Alina D. Zaj (SEAL)
Notary Public, State of Illinois
My commission expires _____
OFFICIAL SEAL
ALINA D ZAJ
NOTARY PUBLIC, STATE OF ILLINOIS
COOK COUNTY
MY COMMISSION EXPIRES 08/29/2023



Nov. 12, 2021
REVISED MARCH 16, 2023

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COMMON COUNCIL APPROVAL

This map is hereby APPROVED by the Common Council of the City of Wauwatosa, in accordance with the Resolution adopted on _____, this _____ day of _____, 20____.

STEVEN A. BRAATZ, JR., CITY CLERK

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Wauwatosa on this _____ day of _____, 20____.

DENNIS McBRIDE, CHAIR

TAMARA SZUDY, SECRETARY



Nov. 12, 2021
REVISED MARCH 16, 2023