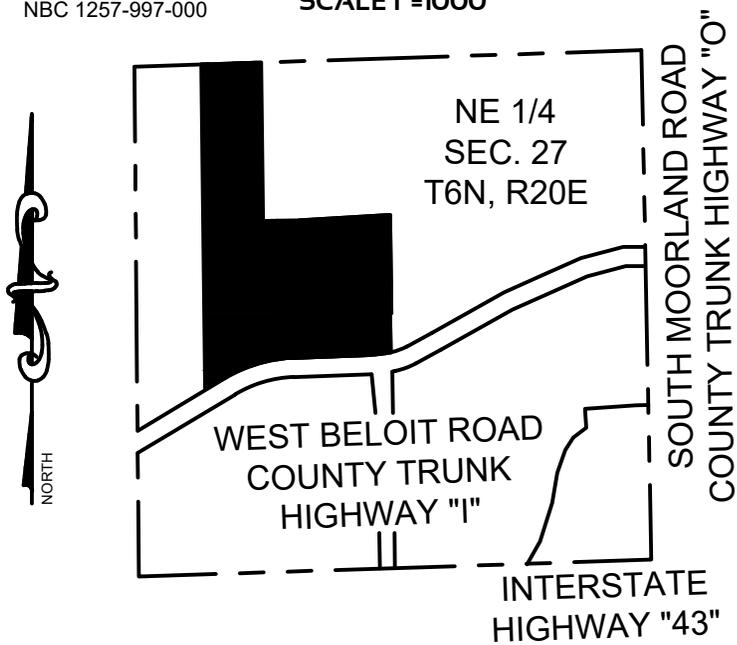


CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 9227 and additional lands
in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of
Section 27, Township 6 North, Range 20 East,
City of New Berlin, Waukesha County, Wisconsin

Subject Property
Zoning: O2, R-4 & C-2
Tax Key Number:
NBC 1257-998-006
NBC 1257-997-000

VICINITY SKETCH SCALE 1"=1000'



MARCH 14, 2025

Prepared for:
DIL PARTNERS LLC
780 Elm Grove Road - Suite 120
Elm Grove, WI 53122

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the north line of the Northeast 1/4 of Section 27, Township 6 North, Range 20 East which has a bearing of N88°09'00"E.
- Flood Zone Classification: The property lies within Zone "X", Zone "AE" and "FLOODWAY" of the Flood Insurance Rate Map Community Panel No. 55133C0353H with an effective date of OCTOBER 19, 2023. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" are Special Flood Hazard Areas with Base Flood Elevations determined. "Floodway" is the channel of the stream. Depicted by scaled map location and graphic plotting only, subject to map scale uncertainty.
- Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 27, Town 6 North, Range 20 East, Elevation = 873.58.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Wetlands per Waukesha County Interactive Mapping System

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DRAFTED BY: ST
PEG JOB#2557.00
SHEET 1 OF 8

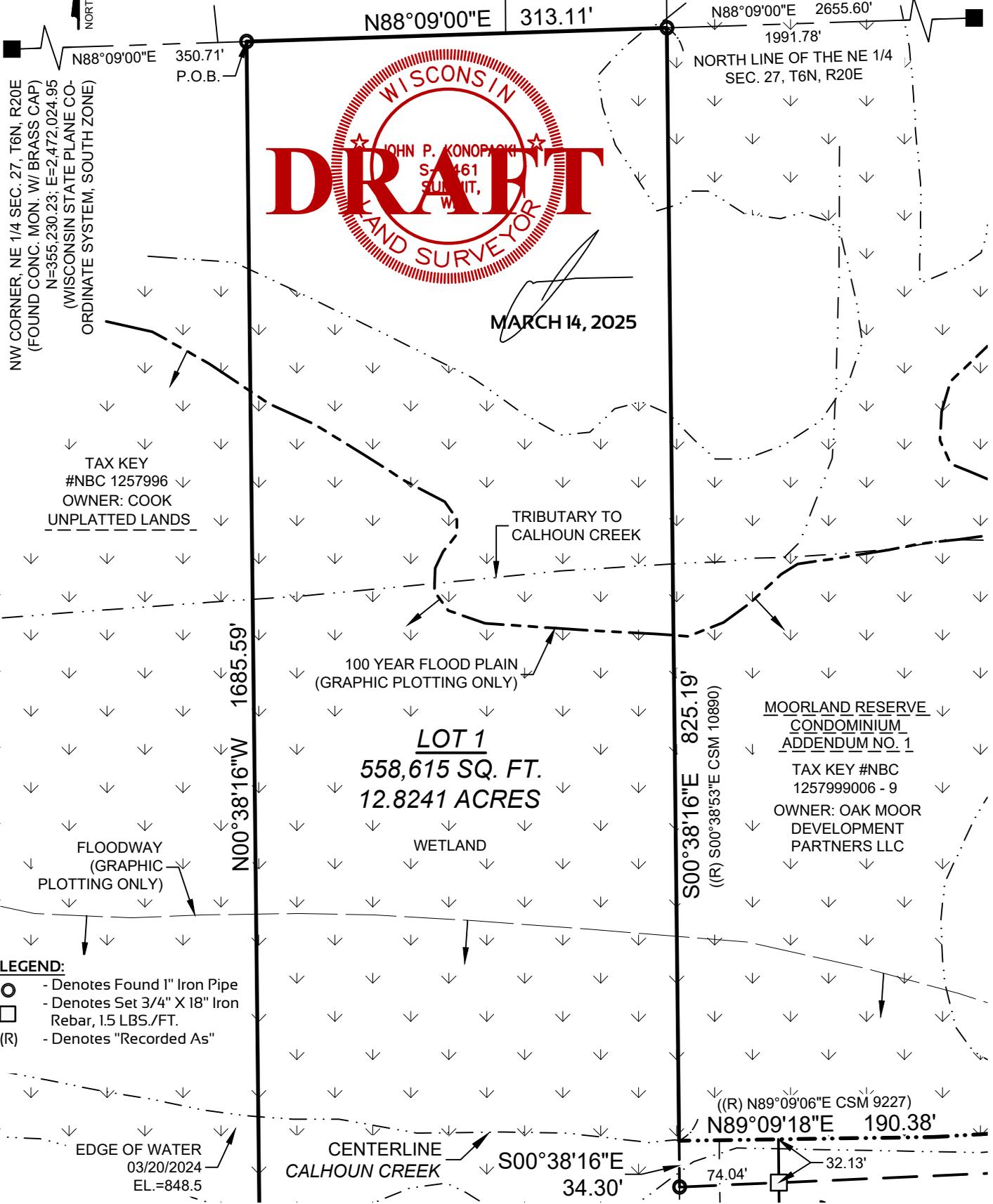
CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 9227 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 27, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

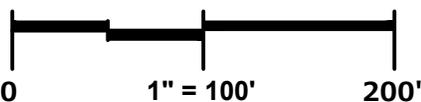
TAX KEY #NBC 1239248001
OWNER: PETRAUSKI FAMILY TRUST
LOT 72
HEARTH RIDGE
ADDITION NO. 1

TAX KEY # NBC 1240985
OWNER: CITY OF NEW BERLIN
UNPLATTED LANDS

NE CORNER, NE 1/4 SEC. 27, T6N, R20E
(FOUND CONC. MON. W/ BRASS CAP)



GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

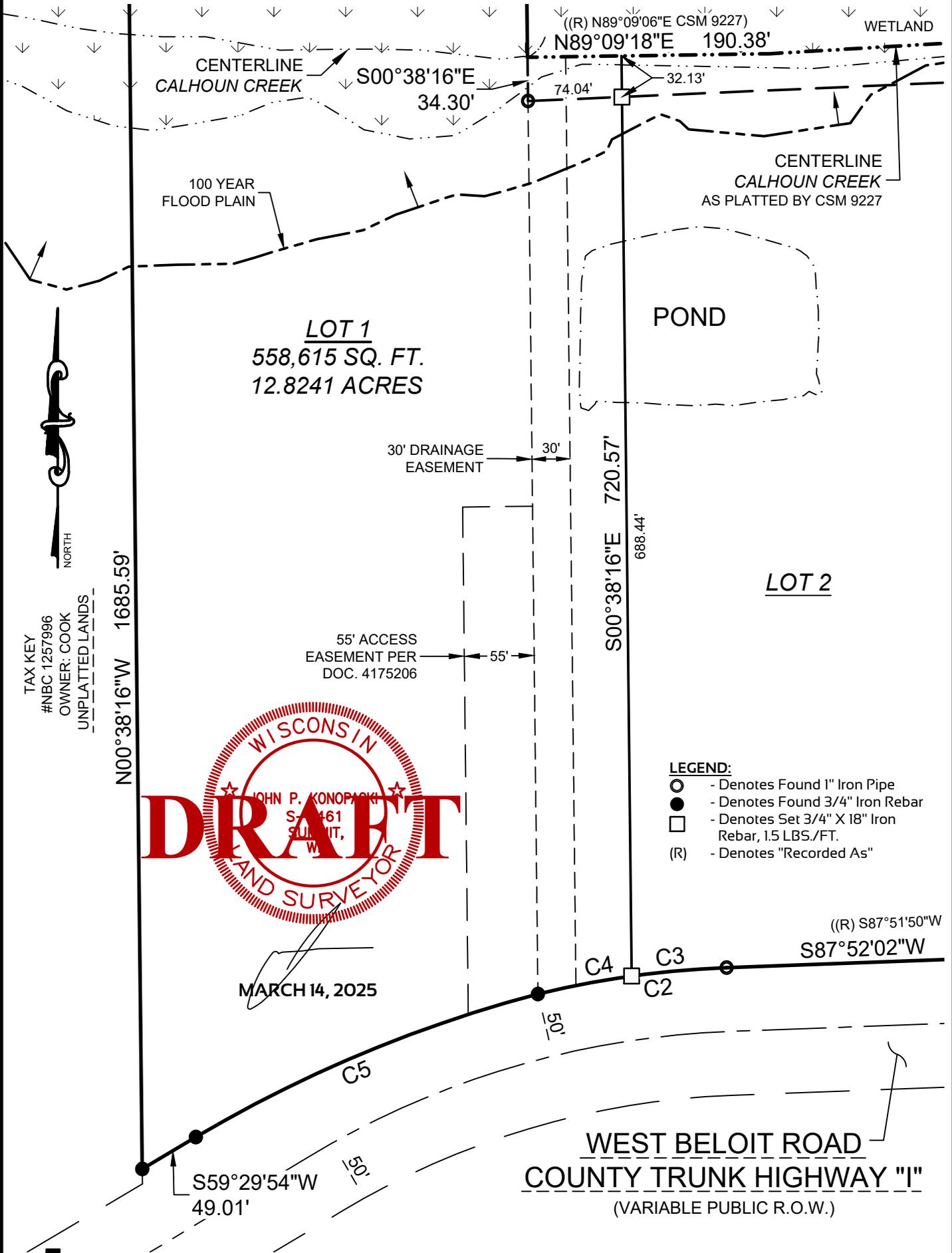
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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PEG JOB#2557.00
SHEET 2 OF 8

CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 9227 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 27, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin



TAX KEY
#NBC 1257996
OWNER: COOK
UNPLATTED LANDS

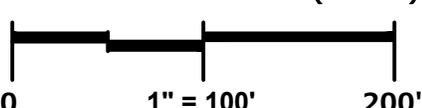


WISCONSIN
JOHN P. KONOPACKI
SURVEYOR
NO. 461
SUBMIT, WI
DRAFT

MARCH 14, 2025

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rebar
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - (R) - Denotes "Recorded As"

GRAPHICAL SCALE (FEET)



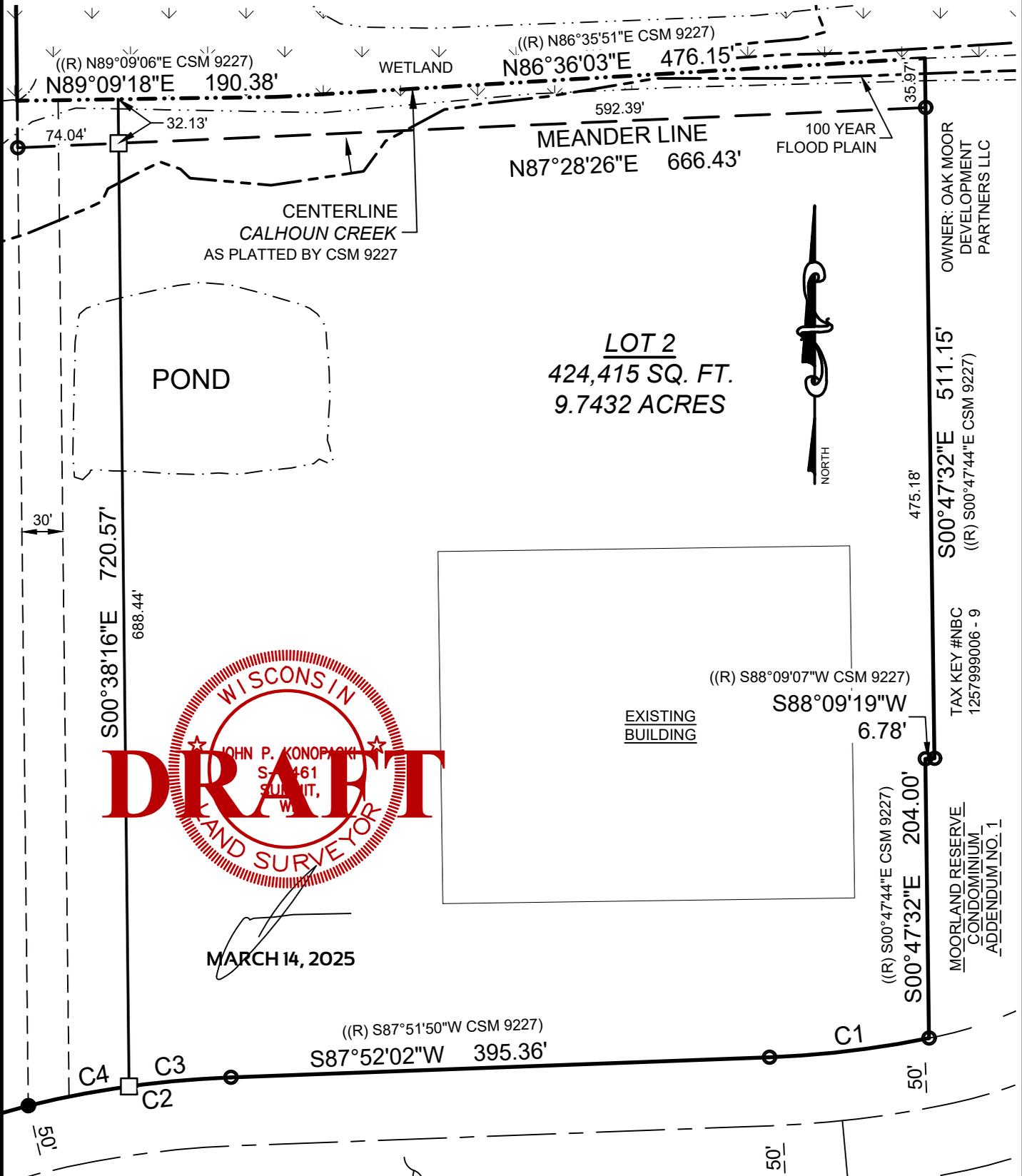
Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2557.00
SHEET 3 OF 8

CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 9227 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 27, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin



WISCONSIN
 JOHN P. KONOPACKI
 S-2461
 SURVEYOR
DRAFT

MARCH 14, 2025

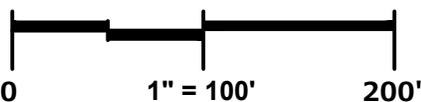
WEST BELOIT ROAD
COUNTY TRUNK HIGHWAY "I"

SOUTH TOWNE DRIVE

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

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PEG JOB#2557.00
SHEET 4 OF 8

CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 9227 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 27, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Parcel 1 of Certified Survey Map No. 9227 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 27, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 27; thence North 88°09'00" East along the north line of said Northeast 1/4, 350.71 feet to the Point of Beginning;

Thence continuing North 88°09'00" East along said north line, 313.11 feet to the west line of Certified Survey Map No. 10890;
Thence South 00°38'16" East along said west line, 825.19 to the north line of Parcel 1 of Certified Survey Map No. 9227 and the platted centerline of Calhoun Creek;
Thence North 89°09'18" East along said centerline, 190.38 feet;
Thence North 86°36'03" East along said centerline, 476.15 feet to the east line of said Parcel 1;
Thence South 00°47'32" East along said east line, 511.15 feet;
Thence South 88°09'19" West along said east line, 6.78 feet;
Thence South 00°47'32" East along said east line, 204.00 feet to the north right of way line of West Beloit Road - County Trunk Highway "I";
Thence southwesterly 117.95 feet along said north right of way line and the arc of said curve to the left, whose radius is 727.50 feet and whose chord bears South 83°13'21" West, 117.82 feet;
Thence South 87°52'02" West along said north right of way line, 395.36 feet to a point of curvature;
Thence southwesterly 150.21 feet along said north right of way line and the arc of said curve to the left, whose radius is 745.00 feet and whose chord bears South 82°05'28" West, 149.95 feet to a point of compound curve;
Thence southwesterly 292.62 feet along said north right of way line and the arc of said compound curve to the left, whose radius is 1060.00 feet and whose chord bears South 67°24'25" West, 291.69 feet;
Thence South 59°29'54" West along said north right of way line, 49.01 feet;
Thence North 00°38'16" West, 1685.59 feet to the Point of Beginning.

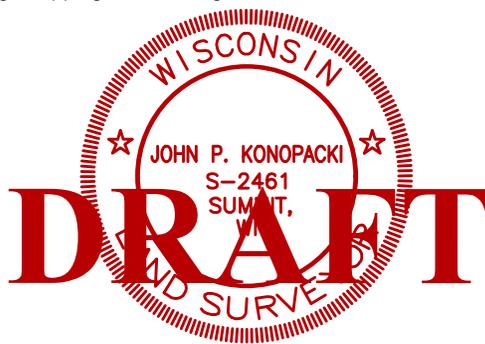
Containing 983,030 square feet (22.5673 acres) of land Gross, more or less.

That I have made such survey, land division and map by the direction of DIL PARTNERS LLC and NBB PARTNERS LLC, owners of said land.

That such 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 the requirements of Chapter 236 of the Wisconsin State Statutes and the City of New Berlin Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: MARCH 13, 2025





John P. Konopacki
Professional Land Surveyor S-2461

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	117.95'	727.50'	009°17'23"	S83°13'21"W	((R) S83°13'09.5"W) 117.82'	S87°52'02"W	S78°34'39"W
C2	150.21'	745.00'	011°33'08"	S82°05'28"W	((R) S82°05'16.5"W) 149.95'	S87°52'02"W	S76°18'54"W
C3	75.00'	745.00'	005°46'05"	S84°59'00"W	74.97'	S87°52'02"W	S82°05'57"W
C4	75.21'	745.00'	005°47'03"	S79°12'26"W	75.18'	S82°05'57"W	S76°18'54"W
C5	292.62'	1060.00'	015°49'01"	S67°24'25"W	291.69'	S75°18'55"W	S59°29'54"W

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2557.00
SHEET 5 OF 8

CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 9227 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 27, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

OWNER'S CERTIFICATE

DIL PARTNERS LLC and NBB PARTNERS LLC, Limited Liability Companies duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, do hereby certify that said limited liability companies caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

DIL PARTNERS LLC and NBB PARTNERS LLC, as owners, do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

- 1. City of New Berlin

IN WITNESS WHEREOF, the said **DIL PARTNERS LLC** has caused these presents to be signed by (name - print)

_____, (title) _____, at (city) _____,
_____ County, Wisconsin, on this _____ day of _____, 2025.

In the presence of: **DIL PARTNERS LLC**

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2025, (name) _____,
(title) _____, of the above **DIL PARTNERS LLC**, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

IN WITNESS WHEREOF, the said **NBB PARTNERS LLC** has caused these presents to be signed by (name - print)

_____, (title) _____, at (city) _____,
_____ County, Wisconsin, on this _____ day of _____, 2025.

In the presence of: **NBB PARTNERS LLC**

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2025, (name) _____,
(title) _____, of the above **NBB PARTNERS LLC**, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____




MARCH 14, 2025

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2557.00
SHEET 6 OF 8

CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 9227 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 27, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

CONSENT OF CORPORATE MORTGAGEE - DIL PARTNERS LLC

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2025.

Date

Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2025, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE - NBB PARTNERS LLC

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2025.

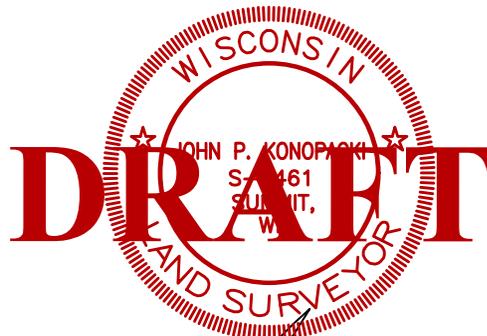
Date

Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2025, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



[Signature]
MARCH 14, 2025

CERTIFIED SURVEY MAP NO. _____

Parcel 1 of Certified Survey Map No. 9227 and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 27, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of New Berlin on this _____ day of _____, 2025.

Date

David Ament, Chairman

Date

Nikki Jones, Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of New Berlin, Wisconsin, on this _____ day of _____, 2025.

Date

David Ament, Mayor

Date

Rubina R. Medina, City Clerk



MARCH 14, 2025