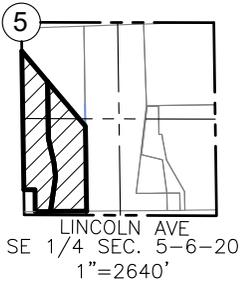


PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

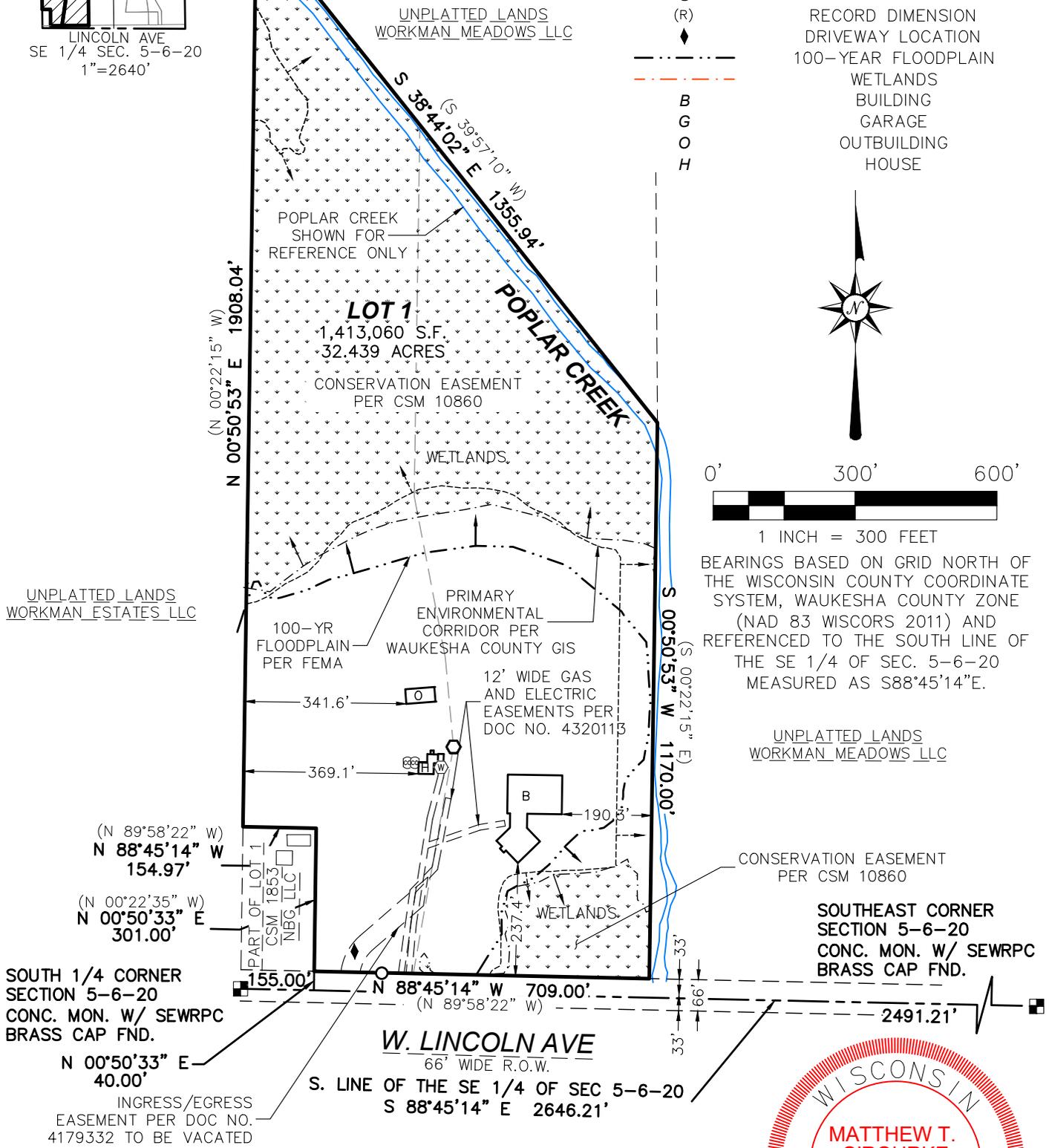
LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10860, BEING A REDIVISION OF PARCEL 2 AND THE NORTH 59 FEET OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1853 AND LANDS IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

VICINITY MAP



LEGEND

- SECTION CORNER MONUMENT
- FOUND 3/4 REBAR OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- ⊙ WELL
- ⊕ SEPTIC CLEANOUT
- (R) RECORD DIMENSION
- ◆ DRIVEWAY LOCATION
- 100-YEAR FLOODPLAIN
- WETLANDS
- B BUILDING
- G GARAGE
- O OUTBUILDING
- H HOUSE



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SEC. 5-6-20 MEASURED AS S88°45'14"E.

SOUTHEAST CORNER SECTION 5-6-20 CONC. MON. W/ SEWRPC BRASS CAP FND.



PREPARED FOR:
NBG LLC
345 WOODLAND LN
OCONOMOWOC, WI 53066

LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

DATED 10/28/2025
JOB # 25237
SHEET 1 OF 4

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10860, BEING A REDIVISION OF PARCEL 2 AND THE NORTH 59 FEET OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1853 AND LANDS IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

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 LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10860, BEING A REDIVISION OF PARCEL 2 AND THE NORTH 59 FEET OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1853 AND LANDS IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 20, EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 5, TOWN 6 NORTH, RANGE 20 EAST THENCE S 88°45'14" E ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 5, 155.00 FEET; THENCE N 00°50'33" E, 40.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF LOT 1 OF CSM 10860 FOR THE FOLLOWING 3 COURSES: 1.: N 00°50'33" E, 301.00 FEET; 2.: THENCE N 88°45'14" W, 154.97 FEET; 3.: THENCE; THENCE N 00°50'53" E, 1,908.04 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM 10860; THENCE S 38°44'02" E, ALONG THE NORTH LINE OF CSM 10860, 1,355.94 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CSM 10860; THENCE S 00°50'53" W, ALONG THE EAST LINE OF LOT 2 OF CSM 10860, 1,170.00 FEET TO THE NORTH RIGHT-OF-WAY OF W. LINCOLN AVENUE; THENCE N 88°45'14" W, ALONG THE NORTH RIGHT-OF-WAY OF W. LINCOLN AVENUE, 709.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 1,413,060 SQUARE FEET OR 32.439 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF NBG, LLC 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 WAUKESHA COUNTY AND THE CITY OF NEW BERLIN IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

NOTES:

- PER CSM 10860: PER SECTION 275-33D(9) OF THE ZONING CODE, ALL IMPERVIOUS SURFACES SHALL BE SET BACK A MINIMUM OF 30 FEET FROM THE WETLAND BOUNDARY.
- PER CSM 10830: NO BUILDINGS ARE ALLOWED WITHIN THE CONSERVATION EASEMENT, WHICH IS RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 3828167.
- THE SHARED ACCESS EASEMENT THROUGH LOT 1 GRANTING LOT 2 ACCESS SHOWN ON CSM 10860 TO BE VACATED UPON RECORDING OF THIS THIS CSM.
- ACCESS DOCUMENT NO. 4179332 WILL BE VACATED BY SEPARATE DOCUMENT.
- WETLANDS DELINEATED BY TINA M MYERS PWS R.A. SMITH NATIONAL ON JULY 30, 2015 AND FIELD LOCATED BY LAKE COUNTRY ENGINEERING ON AUGUST 3, 2015.
- FLOODPLAIN IS PER FEMA FIRM MAP NO. 55133C0218H AND 55133C0219H, MAP REVISED OCTOBER 19, 2023. BASE FLOOD ELEVATION VARIES.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10860, BEING A REDIVISION OF PARCEL 2 AND THE NORTH 59 FEET OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1853 AND LANDS IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

AS OWNERS WE NBG, LLC HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED 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_____.

KEN KROEGER – MEMBER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED KEN KROEGER TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

U.S. SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE UNITED STATES OF AMERICA, MORTGAGEE OF THE LANDS DESCRIBED IN THIS CERTIFIED SURVEY MAP, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP, AND DOES HEREBY CONSENT TO THE OWNERS CERTIFICATE.

IN WITNESS WHEREOF, THE SAID U.S. SMALL BUSINESS ADMINISTRATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED OFFICER(S) LISTED BELOW THIS _____ DAY OF _____, 20_____.

U.S. SMALL BUSINESS ADMINISTRATION

BY: _____

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME, _____, NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10860, BEING A REDIVISION OF PARCEL 2 AND THE NORTH 59 FEET OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1853 AND LANDS IN THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

CONSENT OF MORTGAGEE

U.S. SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE UNITED STATES OF AMERICA, MORTGAGEE OF THE LANDS DESCRIBED IN THIS CERTIFIED SURVEY MAP, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP, AND DOES HEREBY CONSENT TO THE OWNERS CERTIFICATE.

IN WITNESS WHEREOF, THE SAID U.S. SMALL BUSINESS ADMINISTRATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED OFFICER(S) LISTED BELOW THIS _____ DAY OF _____, 20_____.

U.S. SMALL BUSINESS ADMINISTRATION

BY: _____

STATE OF _____

COUNTY OF _____

ON _____ BEFORE ME, _____, NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____

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

GEORGIA STANFORD – CITY CLERK