

**CERTIFIED SURVEY MAP NO.**

Being all of Lot 6 of Certified Survey Map No. \_\_\_\_\_, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin.

NW CORNER, NW 1/4  
SECTION 29, T5N, R22E  
(FOUND CONC. MON.  
W/ BRASS CAP)

WEST RYAN ROAD  
STATE TRUNK HIGHWAY "100"

NE CORNER, NW 1/4  
SEC. 29, T5N, R22E  
(FOUND CONC. MON.  
W/ BRASS CAP)

NORTH LINE OF THE NW 1/4 SEC. 29, T5N, R22E

876.07'

S00°01'01"W  
83.00'

S89°58'59"E 2626.25'

(VARIABLE R.O.W.)

1750.18'

N44°58'02"W  
61.54'  
' WISCONSIN  
ELECTRIC POWER  
COMPANY EASEMENT,  
ME WARNER  
ENTERTAINMENT  
COMPANY EASEMENT  
ND WISCONSIN BELL  
EASEMENT PER DOC.  
405183 & 10405184

OWNER:  
RYAN BUSINESS  
PARK, LLC

C.S.M. NO. LOT 7

OWNER: WISCONSIN  
DEPARTMENT OF  
TRANSPORTATION

**LEGEND:**

- - Denotes Found  
3/4" Iron Rod
- - Denotes Set  
3/4" X 18" Iron  
Rebar, 1.5 LBS./FT.

JOHN P.  
KONOPACKI

**Waukesha,  
WI**

~~JUNE 17, 2020~~

**GRAPHICAL  
SCALE (FEET)**

**0                      1" = 100'**

FLOOD PLAIN PER FEMA  
MAP NO. 55079C0231E

PROPOSED  
FLOOD PLAIN

APPROXIMATE ORDINARY  
WATER MARK

Prepared By:

**PINNACLE** ENGINEERING GROUP

15850 BLUFMOUND ROAD | SUITE 210

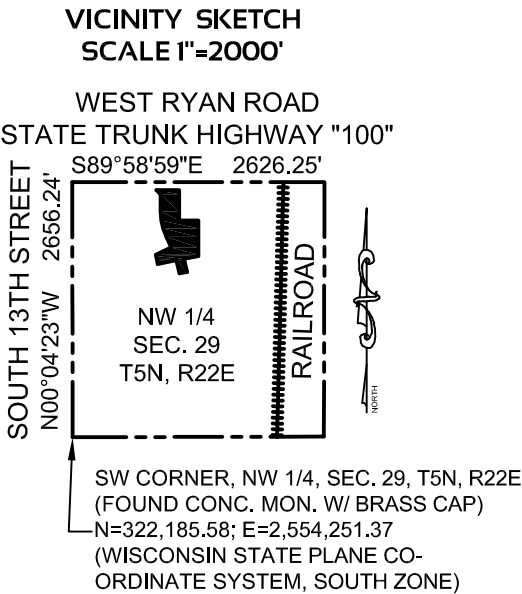
BROOKFIELD, WI 53005

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

PEG JOB#146.00  
SHEET 1 OF 4

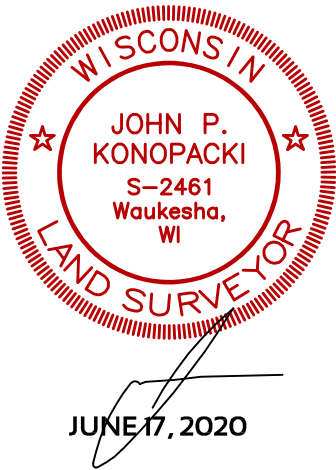
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- NOTES:**
- All measurements have been made to the nearest one-hundredth of a foot.
  - All angular measurements have been made to the nearest one second.
  - Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Southwest 1/4 of Section 29, Township 5 North, Range 22 East has a reference bearing of N00°14'55"W.
  - The property lies with in Zone "AE" of the Flood Insurance Rate Map Community Panel No. 55079C023IE dated SEPTEMBER 26, 2008. Zone "AE" areas have Base Flood Elevations determined.
  - Vertical Datum: City of Oak Creek (City of Oak Creek Vertical Datum conversion = National Geodetic Vertical Datum of 1929 minus (-) 580.56).  
Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Southwest 1/4 Section 29, Town 5 North, Range 22 East, Elevation = 711.26 (NGVD29) = 130.70 (CITY).

Prepared for:  
Capstone Development Company - c/o Michael Faber  
N17 W24222 Riverwood Drive, Suite 160  
Waukesha, WI 53188



CURVE DATA							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	269.87'	608.00'	025°25'52"	N12°40'58"W	267.66'	N25°23'54"W	N00°01'58"E
C2	68.51'	460.00'	008°32'00"	N04°14'02"W	68.45'	S00°01'58"W	S08°30'02"E
C3	94.72'	460.00'	011°47'54"	N19°29'57"W	94.56'	N13°36'01"W	N25°23'54"W

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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 all of Lot 6 of Certified Survey Map No. \_\_\_\_\_, as recorded in the Register of Deeds office for Milwaukee County as Document No. \_\_\_\_\_, located in the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 5 North, Range 22 East, City of Oak Creek, Milwaukee County, Wisconsin described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 29;  
Thence South 89°58'59" East along the north line of said Northwest 1/4, 876.07 feet;  
Thence South 00°01'01" West, 83.00 feet to the south right of way line of West Ryan Road - State Trunk Highway "100" and the Point of Beginning;

Thence South 89°58'59" East along said south right of way line, 237.01 feet;  
Thence South 00°01'58" West along said south right of way line, 317.00 feet;  
Thence South 89°58'59" East along said south right of way line, 200.00 feet;  
Thence South 00°01'58" West along said south right of way line, 368.93 feet to the north line of Outlot 4 of Certified Survey Map No. 9076;

Thence South 78°48'54" West along said north line, 152.84 feet to the west line of said Outlot 4;  
Thence South 13°24'20" East along said west line, 140.11 feet to a north line of Lot 5 of Certified Survey Map No. \_\_\_\_\_;  
Thence South 78°48'54" West along said north line, 80.06 feet to the east line of Outlot 3 of Certified Survey Map No. 9076;  
Thence North 13°24'20" West along said east line, 140.11 feet;  
Thence South 78°48'54" West along a north line of said Outlot 3, 200.00 feet to the east line of Lot 7 of Certified Survey Map No. \_\_\_\_\_;  
Thence North 11°11'06" West along said east line, 99.63 feet;  
Thence North 64°36'06" East along said east line, 179.13 feet;  
Thence North 25°23'54" West along said east line, 121.90 feet to a point of curvature;  
Thence northwesterly 269.87 feet along the arc of said curve to the right and said east line, whose radius is 608.00 feet and whose chord bears North 12°40'58" West, 267.66 feet;  
Thence North 00°01'58" East along said east line, 180.68 feet;  
Thence North 44°58'02" West along said east line, 61.54 feet to the Point of Beginning.

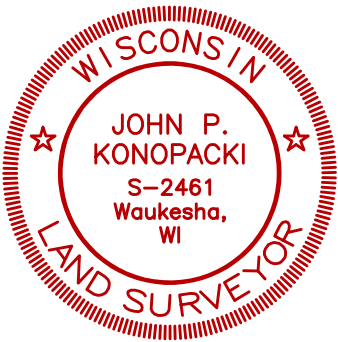
Containing 221,169 square feet (5.0773 acres) of land Gross, and 133,784 square feet (3.0712 acres) of land Net, more or less.


That I have made such survey, land division and map by the direction of RYAN BUSINESS PARK LLC owner 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 Oak Creek Land Division Ordinance in surveying, mapping and dividing the land with in the certified survey map.

Date: JUNE 17, 2020



  
\_\_\_\_\_  
John P. Konopacki  
Professional Land Surveyor S-2461

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OWNER'S CERTIFICATE

RYAN BUSINESS PARK LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, dedicated and mapped as represented on this certified survey map.

RYAN BUSINESS PARK LLC, as owner, does 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 or objection:

- 1. City of Oak Creek

IN WITNESS WHEREOF, the said **RYAN BUSINESS PARK LLC** has caused these presents to be signed by Michael Faber, Principal, at (city) \_\_\_\_\_, \_\_\_\_\_ County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

In the presence of: Ryan Business Park LLC  
by: Capstone Development Company, Manager  
by: Michael Faber, Principal

\_\_\_\_\_  
(signature)

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Michael Faber, Principal, of the above named **RYAN BUSINESS PARK LLC**, to me known to be the person who executed the foregoing instrument, and to me known to be such Principal of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Oak Creek, on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Date Daniel Bukiewicz, Chairman

\_\_\_\_\_  
Date Douglas W. Seymour, Secretary or Clerk

COMMON COUNCIL APPROVAL AND ACCEPTANCE OF DEDICATION

Approval and acceptance of dedication of land and public right-of-way as indicated above by the Common Council of the City of Oak Creek, per Plan Commission recommendation on this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by Resolution No. \_\_\_\_\_

\_\_\_\_\_  
Date Daniel Bukiewicz, Mayor

\_\_\_\_\_  
Date Catherine A. Roeske, City Clerk



JUNE 17, 2020