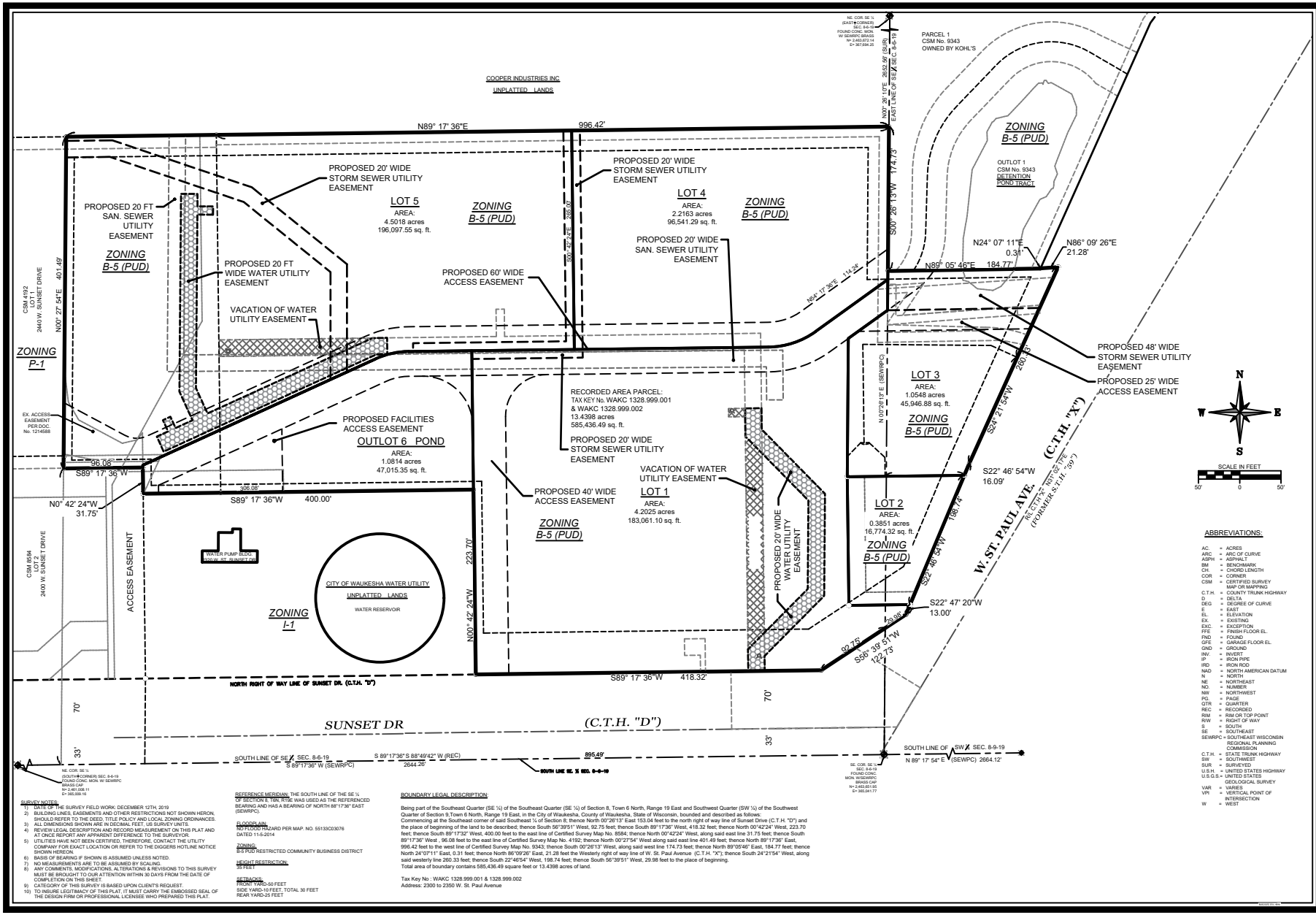

ABBREVIATIONS:

AC.	=	ACRES
ARC	=	ARC OF CURVE
ASPH	=	ASPHALT
BM	=	BENCHMARK
CH.	=	CHORD LENGTH
COR	=	CORNER
CSM	=	CERTIFIED SURVEY MAP OR MAPPING
C.T.H.	=	COUNTY TRUNK HIGHWAY
D	=	DELTA
DEG	=	DEGREE OF CURVE
E	=	EAST
EL.	=	ELEVATION
EX.	=	EXISTING
EXC.	=	EXCEPTION
FFE	=	FINISH FLOOR EL.
FND	=	FOUND
GFE	=	GARAGE FLOOR EL.
GND	=	GROUND
INV.	=	INVERT
IP	=	IRON PIPE
IRD	=	IRON ROD
NAD	=	NORTH AMERICAN DATUM
N	=	NORTH
NE	=	NORTHEAST
NO.	=	NUMBER
NW	=	NORTHWEST
PG.	=	PAGE
QTR	=	QUARTER
REC	=	RECORDED
RIM	=	RIM OR TOP POINT
R/W	=	RIGHT OF WAY
S	=	SOUTH
SE	=	SOUTHEAST
SEWRPC	=	SOUTHEAST WISCONSIN REGIONAL PLANNING COMMISSION
S.T.H.	=	STATE TRUNK HIGHWAY
SW	=	SOUTHWEST
SUR	=	SURVEYED
U.S.H.	=	UNITED STATES HIGHWAY
U.S.G.S.	=	UNITED STATES GEOLOGICAL SURVEY
VAR	=	VARIES
VPI	=	VERTICAL POINT OF INTERSECTION
W	=	WEST

SURVEY NOTES:
1) DATE OF THE SURVEY FIELD WORK: DECEMBER 12TH, 2019
2) BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HERON, SHOULD REFER TO THE DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.
3) ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS.
4) REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
5) UTILITIES HAVE NOT BEEN CERTIFIED, THEREFORE, CONTACT THE UTILITY COMPANY FOR EXACT LOCATION OR REFER TO THE DIGGERS HOTLINE NOTICE SHOWN HEREON.
6) BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
7) NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
8) ANY COMMENTS, MODIFICATIONS, ALTERATIONS & REVISIONS TO THIS SURVEY MUST BE BROUGHT TO OUR ATTENTION WITHIN 30 DAYS FROM THE DATE OF COMPLETION ON THIS SHEET.
9) CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
10) TO INSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.

REFERENCE MERIDIAN: THE SOUTH LINE OF THE SE ¼ OF SECTION 8, T6N, R19E WAS USED AS THE REFERENCED BEARING AND HAS A BEARING OF NORTH 88°17'36" EAST (SEWRPC).

FLOODPLAIN:
NO FLOOD HAZARD PER MAP. NO. 55133C0307G
DATED 11-5-2014

ZONING:
B-5 PUD RESTRICTED COMMUNITY BUSINESS DISTRICT

HEIGHT RESTRICTION:
35 FEET

SETBACKS:
FRONT YARD-50 FEET
SIDE YARD-10 FEET, TOTAL 30 FEET
REAR YARD-25 FEET

BOUNDARY LEGAL DESCRIPTION:

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW ¼) of the Southwest Quarter of Section 9,Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Southeast ¼ of Section 8; thence North 00°26'13" East 153.04 feet to the north right of way line of Sunset Drive (C.T.H. "D") and the place of beginning of the land to be described; thence South 56°39'51" West, 92.75 feet; thence South 89°17'36" West, 418.32 feet; thence North 00°42'24" West, 223.70 feet; thence South 89°17'32" West, 400.00 feet to the east line of Certified Survey Map No. 8584; thence North 00°42'24" West, along said east line 31.75 feet; thence South 89°17'36" West , 96.08 feet to the east line of Certified Survey Map No. 4192; thence North 00°27'54" West along said east line 401.49 feet; thence North 89°17'36" East, 996.42 feet to the west line of Certified Survey Map No. 9343; thence South 00°26'13" West, along said west line 174.73 feet; thence North 89°05'46" East, 184.77 feet; thence North 24°07'11" East, 0.31 feet; thence North 86°09'26" East, 21.28 feet the Westerly right of way line of W. St. Paul Avenue (C.T.H. "X"); thence South 24°21'54" West, along said westerly line 260.33 feet; thence South 22°46'54" West, 198.74 feet; thence South 56°39'51" West, 29.98 feet to the place of beginning.
Total area of boundary contains 585,436.49 square feet or 13.4398 acres of land.

Tax Key No : WAKC 1328.999.001 & 1328.999.002
Address: 2300 to 2350 W. St. Paul Avenue

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RE: FOX RUN DEVELOPMENT

DRAWN BY: KDD	CHECKED BY: PJJ	JOB NUMBER: 19-0043	DATE: DECEMBER 19, 2019
FILE NAME:	WAUKESHA 1328	BOOK NUMBER: WAUK 191201 - PAGE NUMBER: 1-6	
AS BUILT OR RECORD DRAWING DATE:		MONTH/DAY / YEAR	

JAHNKE & JAHNKE ASSOCIATES, INC.
CIVIL ENGINEERS • PLANNERS • SURVEYORS
(ENGINEERING SOLUTIONS SINCE 1961)

PROPOSED DEVELOPMENT PUD
ADDRESS: 2300 WEST ST. PAUL AVENUE
PART OF THE SE 1/4 OF SECTION 8, T 6 N, R 19 E
PART OF THE SW 1/4 OF SECTION 9, T 6 N, R 19 E
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

REVISIONS
12/12/2020: REV LOTS & EASMTS
12/4/2020: REV BOUNDARY
12/2/2020: UTIL EASE & LEGAL

SHEET:
EXHIBIT

FILE NAME: S:\projects\19-0043 (5800)\dwg\19-0043_BNDRY.dwg