



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
PD	= PAGE
QTR	= QUARTER
REC	= RECORDED
RM	= RIM OR TOP POINT
R/W	= RIGHT OF WAY
S	= SOUTH
SE	= SOUTHEAST
SEWRPC	= SOUTHWEST WISCONSIN REGIONAL PLANNING COMMISSION
C.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

REFERENCE MERIDIAN: THE SOUTH LINE OF THE SE 1/4 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. 55133C03076 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 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) 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 1/4 of Section 8; thence North 00°28'13" 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 89°17'36" 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°17'36" 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" East 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°28'13" 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 89°05'26" 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, 138.74 feet; thence South 56°39'51" West, 29.98 feet to the place of beginning.

Total area of boundary contains 555,436.49 square feet or 13,438 acres of land.

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

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN COUNTY OF WAUKESHA

WE, JAHNKE & JAHNKE ASSOCIATES, L.L.C., DO HEREBY CERTIFY THAT WE HAVE MADE HIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

Dated this 26th day of February, 2020

PROPOSED DEVELOPMENT PUD

ADDRESS: 2300 WEST ST. PAUL AVENUE
PART OF THE SW 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

1/24/2020	REV. LOTS 5 & 6
1/24/2020	REV. BOUNDARY
1/27/2020	UTIL. EASE LEGAL
2/18/2020	ACC. EASE & LOTS
2/26/2020	DIMENSIONS

RE: FOX RUN REDEVELOPMENT

DRAWN BY: KDD	CHECKED BY: PJJ	DATE: DECEMBER 19, 2019
FILE INDEX: WAUKESHA 728	BOOK NUMBER: WAUK 19(20) - PAGE NUMBER: 1-6	
AS BUILT OR RECORD DRAWING DATE: MONTH/DAY/YEAR		

JAHNKE & JAHNKE ASSOCIATES, L.L.C.
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PROPOSED DEVELOPMENT PUD

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