

CERTIFIED SURVEY MAP No.

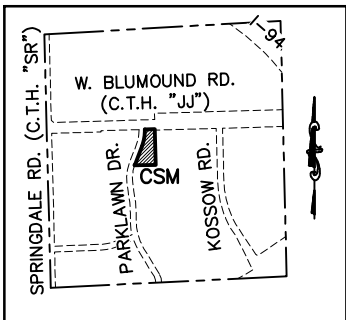
BEING A REDIVISION OF ALL OF PARCEL 2 AND PART OF PARCEL 3 AND 4 OF CERTIFIED SURVEY MAP NO. 4150, LOCATED IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 20 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

W. BLUEMOUND RD. (C.T.H. "JJ") PUBLIC R/W WIDTH VARIES

VISION CORNER EASEMENTS:

NO STRUCTURE, DRIVEWAY OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION TRIANGLE. NO VEGETATION, BUSHES, TREES, OR OTHER VISUAL OBSTRUCTIONS MAY EXCEED 24 INCHES IN HEIGHT WITHIN VISION CORNER EASEMENTS PLATTED HEREON. SAID VISION CORNER EASEMENT IS GRANTED TO THE CITY OF WAUKESHA. NO DIRECT VEHICULAR ACCESS IS ALLOWED OVER ANY VISION CORNER EASEMENTS.

A SEPARATELY RECORDED STORM WATER MAINTENANCE AGREEMENT DESCRIBING THE RIGHTS, CONDITIONS, AND RESTRICTIONS OF THE STORM WATER FACILITIES IS RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS.



VICINITY MAP

SW 1/4 SEC. 30-7-20
SCALE: 1"=2000'

LEGEND:

- SET + CHISELED CROSS ON WALK SET
- SET • 3/4" REBAR SET 1.13 LBS/LF



ARC=179.63'
RAD=455.06'
CH. BR.=N09°41'00"E
CH. L.=178.46'
Δ=22°37'00"

PARCEL 2
CSM NO. 4150

LOT 1
55,613 SQ. FT.
1.2767 ACRES

PARCEL 3
CSM NO. 4150

PARCEL 4
CSM NO. 4150

PARCEL 3
CSM NO. 4996

PARCEL 1
CSM NO. 10470

12' WEPCO & WIS.
BELL EASEMENT
PER DOC. NO. 866253

20' WIDE DRAINAGE
EASEMENT PER DOC.
Nos. 875764 & 907548

20'x20' VISION
CORNER EASEMENT
STORM WATER
MAINTENANCE
EASEMENT VIA
SEPARATE DOC.
SEE SHEET 2 OF 4

1-STORY
RESTAURANT
FFE=890.0

BLDG.

ARC=4.15'
RAD=363.75'
CH. BR.=N20°40'24"E
CH. L.=4.15'
Δ=00°39'12"

SW CORNER
SW 1/4
SEC. 30-7-20
CONC. MON. W/
BRASS CAP

10'x10' SIDEWALK
EASEMENT PER
CSM NO. 4150

NO DIRECT VEHICULAR ACCESS
PER DOC. NO. 1514124

10' WEPCO EASEMENT
PER DOC. NO. 1182514

40' WIDE DRAINAGE EASEMENT
PER DOC NO. 696993

9.3'
10.1'

SE CORNER
SW 1/4
SEC. 30-7-20
CONC. MON. W/
BRASS CAP

THE SOUTH LINE OF THE SW 1/4 OF SEC 30-7-20
N87°14'40"E 2461.57' (TOTAL)

BEARING BASIS:

ALL BEARINGS ARE REFERENCED CSM NO. 4150. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 20 EAST, WAS USED AS NORTH 87°14'40" EAST. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

DATED THIS ____ DAY OF JANUARY, 2023
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

NOTE:

CERTIFIED SURVEY MAP NO. 4150 RECORDED ON FEB. 25, 1982 AT WAUKESHA CO. REGISTER'S OFFICE AS DOC. NO. 1177474.
SURVEYED FOR:
DOMINIC & ELAYNE ALBANESE LIVING TRUST
222 PARK PL., UNIT 305
WAUKESHA, WI 53186
SURVEYED BY:
JSD PROFESSIONAL SERVICES INC
W238N1610 BUSSE RD., STE. 100
WAUKESHA, WI 53188



CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF ALL OF PARCEL 2 AND PART OF PARCEL 3 AND 4 OF CERTIFIED SURVEY MAP NO. 4150, LOCATED IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 20 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

State of Wisconsin)
) SS
Waukesha County)

I, Rizal W. Iskandarsjach, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped a redivision of all of Parcel 2 and part of Parcel 3 and 4 of Certified Survey Map No. 4150, located in the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 30, Township 7 North, Range 20 East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follow:

Commencing at the southwest corner of said Southwest 1/4 section, thence North 87°14'40" East along the south line of said Southwest 1/4 section, 1,126.40 feet; thence North 01°26'00" West, 1,226.26 feet to the northeast corner of Parcel 3 of Certified Survey Map No. 4996 and the point of beginning;

Thence South 88°34'00" West along the north line of said Parcel 3, 220.28 feet to the northwest corner said Parcel 3, the easterly right-of-way line of Parklawn Drive, and a point on a curve; thence northeasterly 4.15 feet along said easterly line and along the arc of said curve to the right, whose radius is 363.75 feet and whose chord bears North 20°40'24" East, 4.15 feet; thence North 21°00'00" East along said easterly line, 208.00 feet to a point of curve; thence northeasterly 179.63 feet along said easterly line and along the arc of said curve to the left, whose radius is 455.06 feet and whose chord bears North 09°41'00" East, 178.46 feet to the southerly right-of-way line of West Bluemound Road (County Trunk Highway "JJ"); thence North 88°23'00" East along said southerly line, 104.91 feet; thence South 01°26'00" East along said southerly line and then along the west line of Parcel 1 of Certified Survey Map No. 10470, 371.55 feet to the point of beginning.

Containing in all 55,613 square feet (1.2767 acres) of land, more or less.

All subject to easements and restrictions of record, if any.

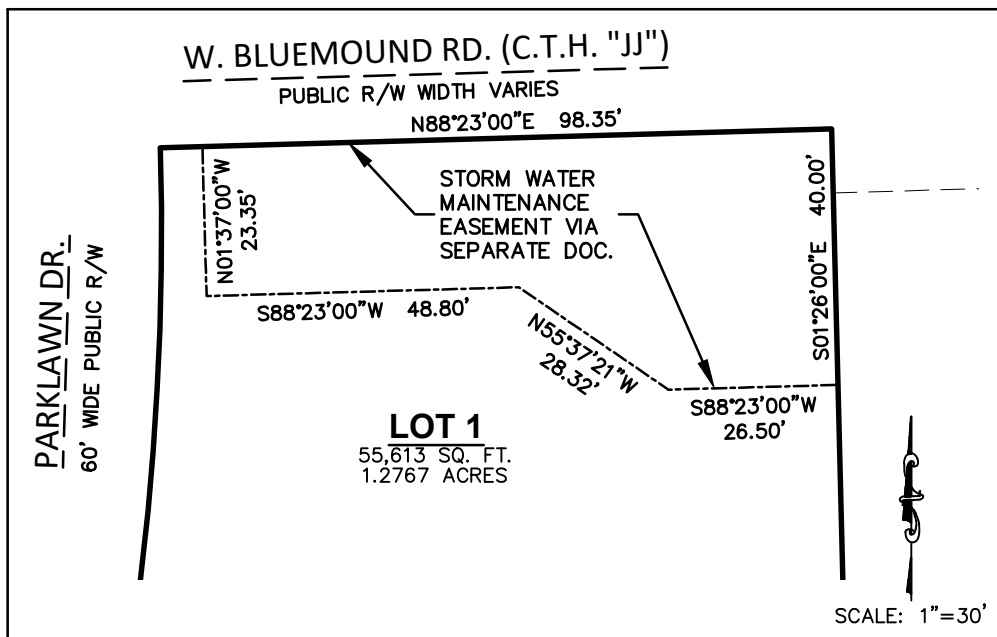
That I have made such survey, land division, and map by the direction of DOMINIC & ELAYNE ALBANESE LIVING TRUST, owner of said lands.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Waukesha Codes in surveying, dividing and mapping the same.

DATED THIS ____ DAY OF JANUARY, 2023

Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738



CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF ALL OF PARCEL 2 AND PART OF PARCEL 3 AND 4 OF CERTIFIED SURVEY MAP NO. 4150, LOCATED IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 20 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CORPORATION OWNER'S CERTIFICATE

DOMINIC & ELAYNE ALBANESE LIVING TRUST, as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided, mapped and dedicated as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the City of Waukesha Codes for Certified Survey Maps.

DOMINIC & ELAYNE ALBANESE LIVING TRUST,

(sign) _____

(print) Date _____

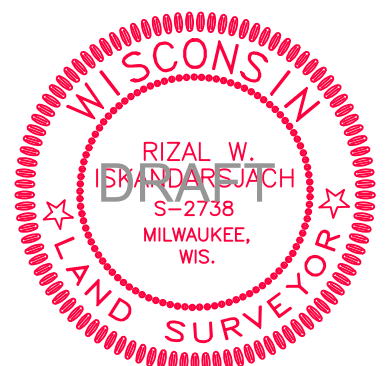
(title)

State of _____)
_____) SS
_____ County)

Personally came before me this _____ day of _____, 202__, the above named _____, as the _____ of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, as Manager, by its authority.

(sign)

(print)
Notary Public, _____ County, _____
My Commission Expires _____



CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF ALL OF PARCEL 2 AND PART OF PARCEL 3 AND 4 OF CERTIFIED SURVEY MAP NO. 4150, LOCATED IN THE SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 20 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CITY PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the City of Waukesha, on this _____ day of _____, 202__.

Shawn N. Reilly, Mayor

Date

, Secretary

Date

CITY COMMON COUNCIL APPROVAL

Resolved that this Certified Survey Map, in the City of Waukesha, is hereby approved by the City of Waukesha Common Council.

All conditions have been met as of the ____ day of _____, 202__.

Shawn N. Reilly, Mayor

Date

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Waukesha

Gina Kozlik, City Clerk/Treasurer

Date

