

JUL 15 2016

CITY PLAN COMMISSION

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. _____ AND PART OF CERTIFIED SURVEY MAP 5923 BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

LEGEND

ALL BEARINGS REFER TO THE NORTH LINE OF THE SOUTH WEST 1/4 OF SECTION 29-07-20 WITH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) (HAD27) BEARING OF N 87°50'13" E.

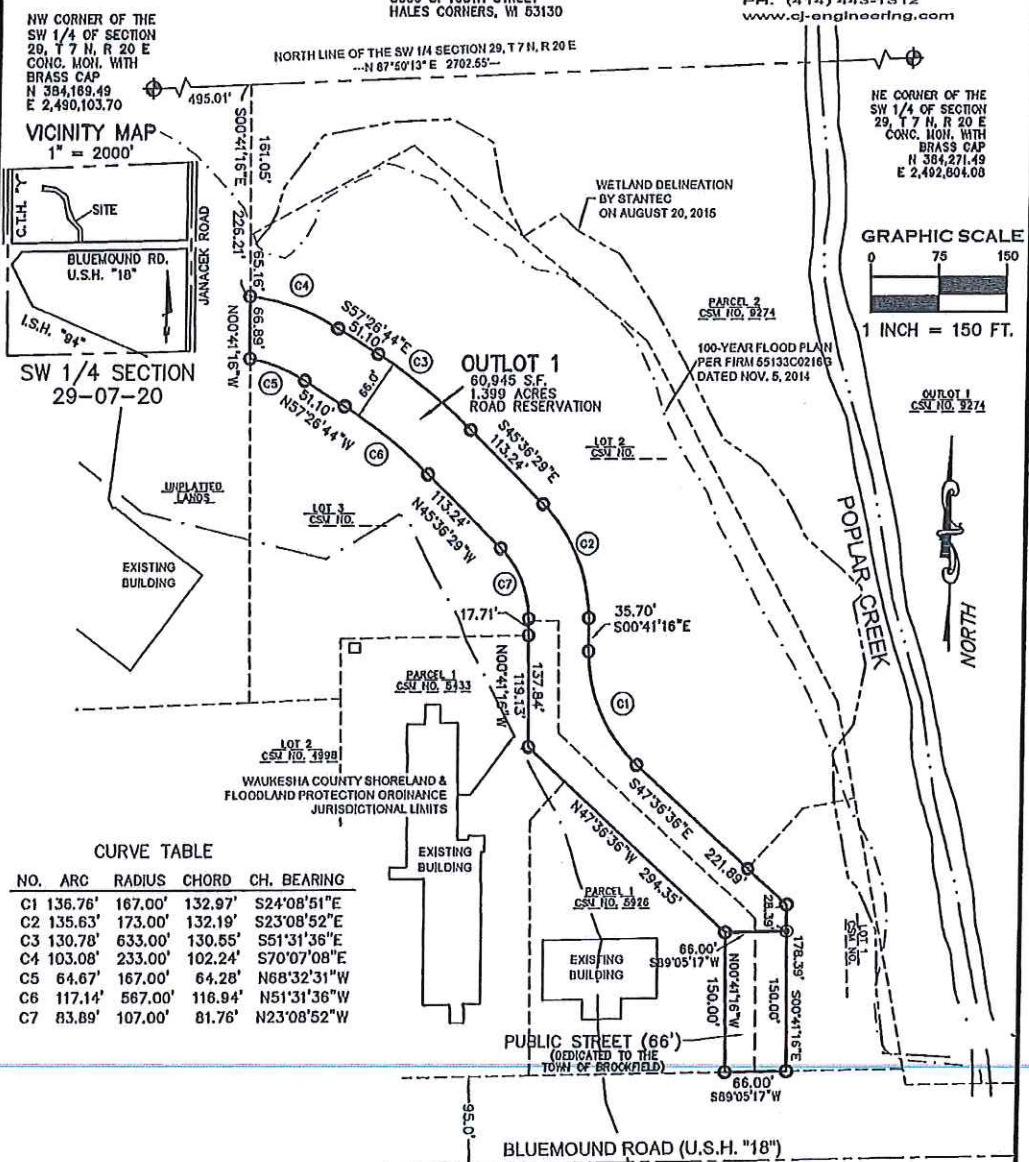
⊙ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

○ INDICATES 1" IRON PIPE FOUND UNLESS OTHERWISE NOTED.

▲ FOUND P.K. NAIL

PREPARED FOR:
POPLAR CREEK CLUB, LLC
5300 S. 108TH STREET
HALES CORNERS, WI 53130

CJ
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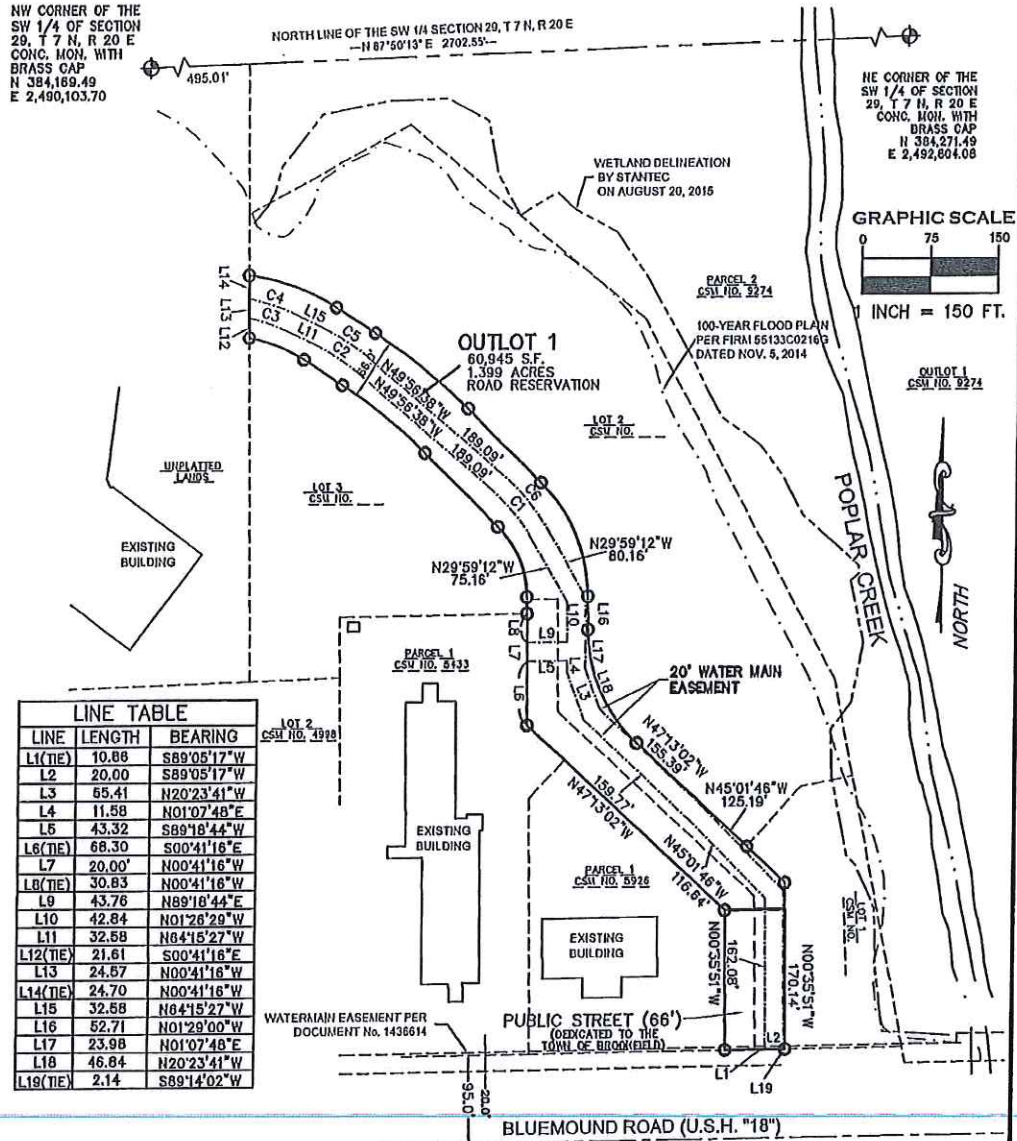
CURVE TABLE

NO.	ARC	RADIUS	CHORD	CH. BEARING
C1	136.76'	167.00'	132.97'	S24°08'51"E
C2	135.63'	173.00'	132.19'	S23°08'52"E
C3	130.78'	633.00'	130.55'	S51°31'36"E
C4	103.08'	233.00'	102.24'	S70°07'08"E
C5	64.67'	167.00'	64.28'	N68°32'31"W
C6	117.14'	567.00'	116.94'	N51°31'36"W
C7	83.89'	107.00'	81.76'	N23°08'52"W

CERTIFIED SURVEY MAP NO. _____

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WATER MAIN EASEMENT



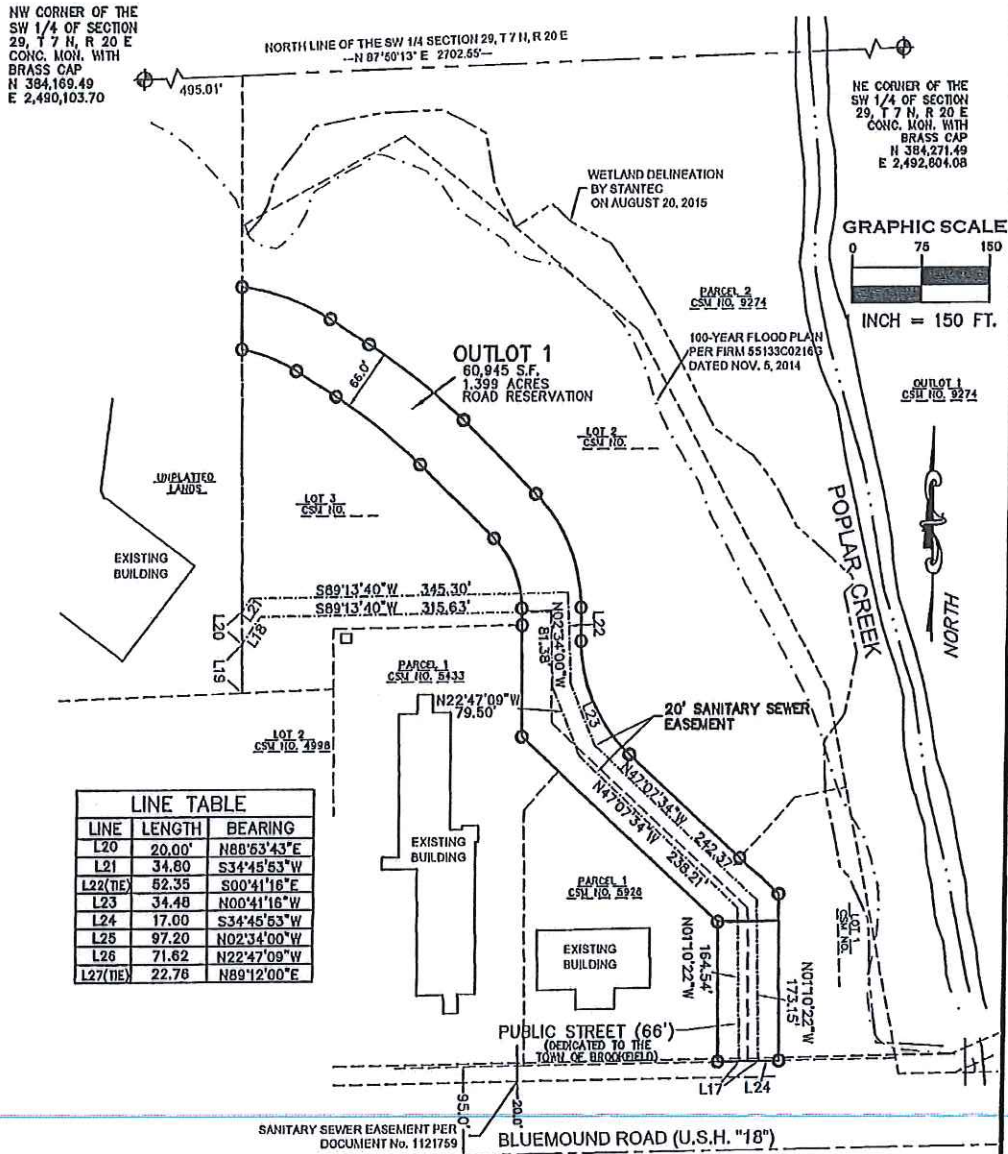
LINE	LENGTH	BEARING
L1(TIE)	10.86	S89°05'17"W
L2	20.00	S89°05'17"W
L3	65.41	N20°23'41"W
L4	11.58	N01°07'48"E
L5	43.32	S89°18'44"W
L6(TIE)	68.30	S00°41'16"E
L7	20.00'	N00°41'16"W
L8(TIE)	30.83	N00°41'16"W
L9	43.76	N89°18'44"E
L10	42.84	N01°26'29"W
L11	32.58	N84°15'27"W
L12(TIE)	21.61	S00°41'16"E
L13	24.87	N00°41'16"W
L14(TIE)	24.70	N00°41'16"W
L15	32.58	N84°15'27"W
L16	52.71	N01°29'00"W
L17	23.96	N01°07'48"E
L18	46.84	N20°23'41"W
L19(TIE)	2.14	S89°14'02"W

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	76.63	220.00'	76.24'	N39°57'55"W
C2	54.96	220.00'	54.82'	N67°06'02"W
C3	47.21	220.00'	47.12'	N70°24'19"W
C4	56.53	240.00'	56.40'	S71°00'17"E
C5	59.96	240.00'	59.80'	S57°08'02"E
C6	83.60	240.00'	83.17'	S39°57'55"E

CERTIFIED SURVEY MAP NO. _____

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SANITARY SEWER EASEMENT

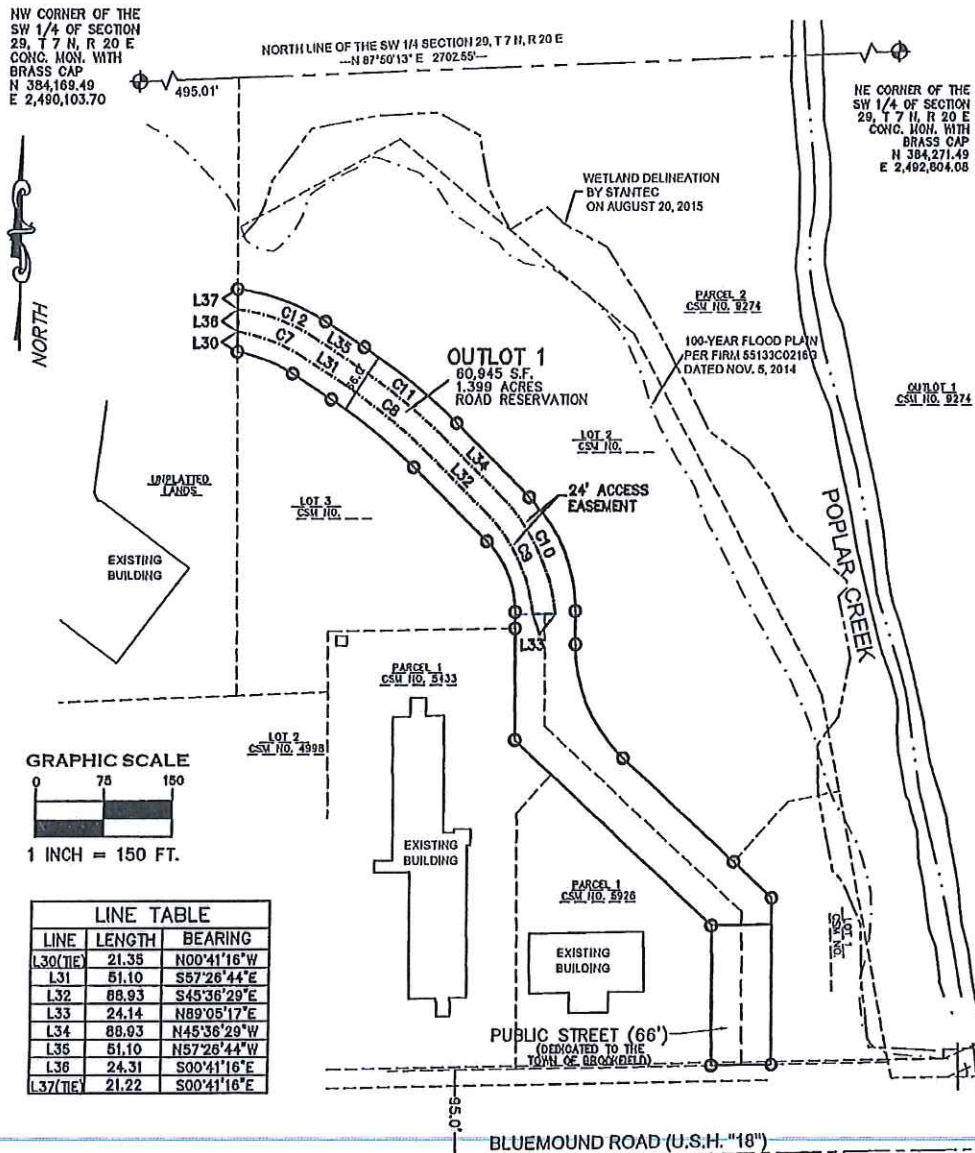


LINE	LENGTH	BEARING
L20	20.00'	N88°53'43"E
L21	34.80	S34°45'53"W
L22(NE)	82.35	S00°41'16"E
L23	34.48	N00°41'16"W
L24	17.00	S34°45'53"W
L25	97.20	N02°34'00"W
L26	71.62	N22°47'09"W
L27(NE)	22.76	N89°12'00"E

CERTIFIED SURVEY MAP NO. _____

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ACCESS EASEMENT



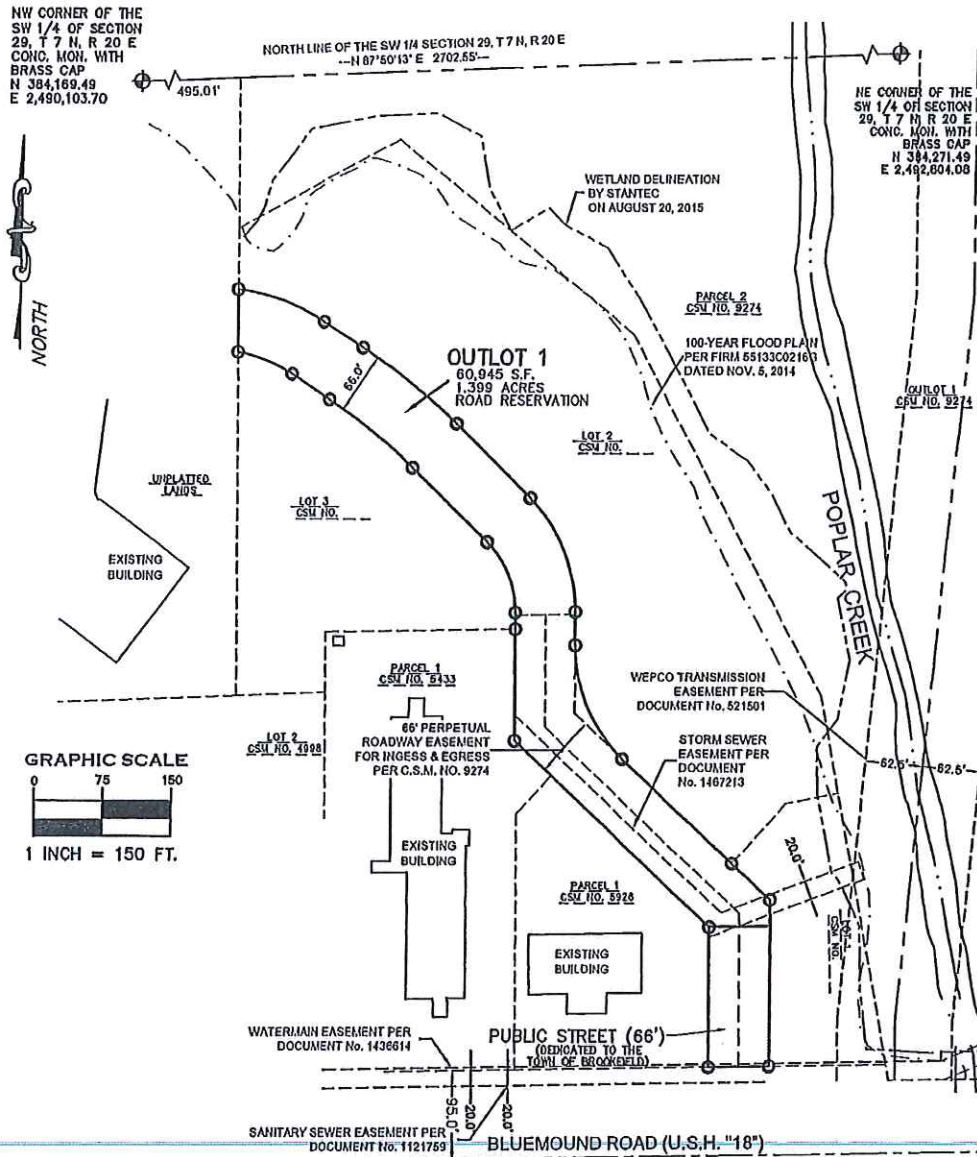
LINE TABLE		
LINE	LENGTH	BEARING
L30(T/E)	21.35	N00°41'16"W
L31	51.10	S57°26'44"E
L32	88.93	S45°36'29"E
L33	24.14	N89°05'17"E
L34	88.93	N45°36'29"W
L35	51.10	N57°26'44"W
L36	24.31	S00°41'16"E
L37(T/E)	21.22	S00°41'16"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C7	76.91	188.00'	76.38'	S69°09'56"E
C8	121.48	588.00'	121.27'	S51°31'36"E
C9	124.82	188.00'	122.64'	S26°35'15"E
C10	143.55	212.00'	140.83'	N26°12'33"W
C11	126.44	612.00'	126.22'	N51°31'36"W
C12	90.87	212.00'	90.18'	N89°43'30"W

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EXISTING EASEMENTS



CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. _____ AND PART OF CERTIFIED SURVEY MAP 5923 BEING A PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. _____ AND PART OF CERTIFIED SURVEY MAP 5923 BEING A PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID SOUTHWEST ¼ OF SECTION 29; THENCE N 87°50'13" E ALONG THE NORTH LINE OF SAID ¼ SECTION 495.01 FEET; THENCE S 00°41'16" E 226.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 103.08 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 233.00 FEET, WHOSE CENTER LIES TO THE SOUTH, WHOSE CHORD BEARS S 70°07'08" E 102.24 FEET; THENCE S 57°26'44" E 51.10 FEET; THENCE SOUTHEASTERLY 130.78 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 633.00 FEET, WHOSE CENTER LIES TO THE SOUTH, WHOSE CHORD BEARS S 51°31'36" E 130.55 FEET; THENCE S 45°36'29" E 113.24 FEET; THENCE SOUTHEASTERLY 132.19 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 173.00 FEET, WHOSE CENTER LIES TO THE SOUTH, WHOSE CHORD BEARS S 23°08'52" E 132.19 FEET; THENCE S 00°41'16" E 35.70 FEET; THENCE SOUTHEASTERLY 136.76 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 167.00 FEET, WHOSE CENTER LIES TO THE EAST, WHOSE CHORD BEARS S 24°08'51" E 132.97 FEET; THENCE S 47°36'36" E 221.89 FEET; THENCE S 00°41'16" E 178.38 FEET; THENCE S 89°05'17" W 66.00 FEET; THENCE S 00°41'16" E 150.00 FEET; THENCE N 47°36'36" W 294.35 FEET; THENCE N 00°41'16" W 137.64 FEET; THENCE NORTHWESTERLY 83.89 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 107.00 FEET, WHOSE CENTER LIES TO THE SOUTH, WHOSE CHORD BEARS N 23°08'52" W 81.76 FEET; THENCE N 45°36'29" W 113.24 FEET; THENCE NORTHWESTERLY 117.14 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 567.00 FEET, WHOSE CENTER LIES TO THE SOUTH, WHOSE CHORD BEARS N 51°31'36" W 116.94 FEET; THENCE N 57°26'44" W 51.10 FEET; THENCE NORTHWESTERLY 64.67 FEET ALONG AN ARC OF A CURVE WHOSE RADIUS IS 167.00 FEET, WHOSE CENTER LIES TO THE SOUTH, WHOSE CHORD BEARS N 68°32'31" W 64.28 FEET; THENCE N 00°41'16" W 66.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 70,845 SQUARE FEET OR 1.626 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, MAP AND REDIVISION BY THE DIRECTION OF POPLAR CREEK CLUB, LLC, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE TOWN OF BROOKFIELD AND THE LAND DIVISION AND PLATTING REGULATIONS OF WAUKESHA COUNTY IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20 ____ .

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN

CERTIFIED SURVEY MAP NO. _____

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CORPORATE OWNER'S CERTIFICATE

POPLAR CREEK CLUB, LLC, A LIMITED LIABILITY CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, MAPPED AND DIVIDED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF BROOKFIELD, WAUKESHA COUNTY AND THE CITY OF WAUKESHA FOR APPROVAL.

IN WITNESS WHEREOF, POPLAR CREEK CLUB, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WIMMER BROTHERS REALTY, INC. MANAGER, BY MARK J. WIMMER, PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED THIS _____ DAY OF _____, 20__.

STATE OF WISCONSIN)
WAUKESHA COUNTY)

WIMMER BROTHERS REALTY, INC., MANAGER
MARK J. WIMMER, PRESIDENT

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, THE ABOVE MARK J. WIMMER, PRESIDENT OF WIMMER BROTHERS REALTY, INC. ME KNOWN TO BE THE MANAGING MEMBER OF POPLAR CREEK CLUB, LLC AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF OWNERS

IN WITNESS WHEREOF, THE SAID _____, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AT _____, WISCONSIN, THIS _____ DAY OF _____, 20__.

BY: _____
NAME:
TITLE:

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

PERSONALLY CAME BEFORE ME ON _____, 20__, BY _____, IN HIS/HER CAPACITY AS _____ OF _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. _____ AND PART OF CERTIFIED SURVEY MAP 5923 BEING A PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE TOWN OF BROOKFIELD ON THIS _____ DAY OF _____, 20__.

KEITH HENDERSON - CHAIRPERSON

JANE CARLSON -CLERK

TOWN BOARD APPROVAL

APPROVED BY THE TOWN OF BROOKFIELD, BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20__.

KEITH HENDERSON - CHAIRPERSON

JANE CARLSON - CLERK

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATE STATUTES, IS HEREBY APPROVED ON THIS _____ DAY OF _____, 20__.

DALE R. SHAVER - DIRECTOR

CITY OF WAUKESHA BOARD EXTRATERRITORIAL APPROVAL

RESOLVED THAT THE PLAT, IN THE TOWN OF BROOKFIELD, IS HEREBY APPROVED BY THE CITY OF WAUKESHA BOARD:

DATE: _____ SIGNED: _____

NAME:
TITLE:

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY BOARD OF THE CITY OF WAUKESHA:

DATE: _____ SIGNED: _____

NAME:
TITLE: