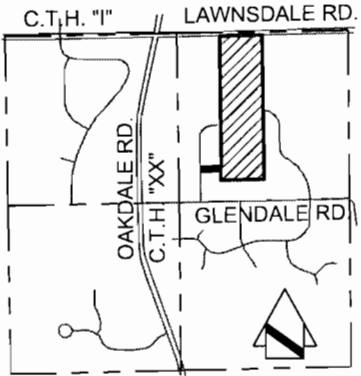
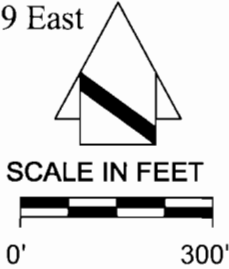
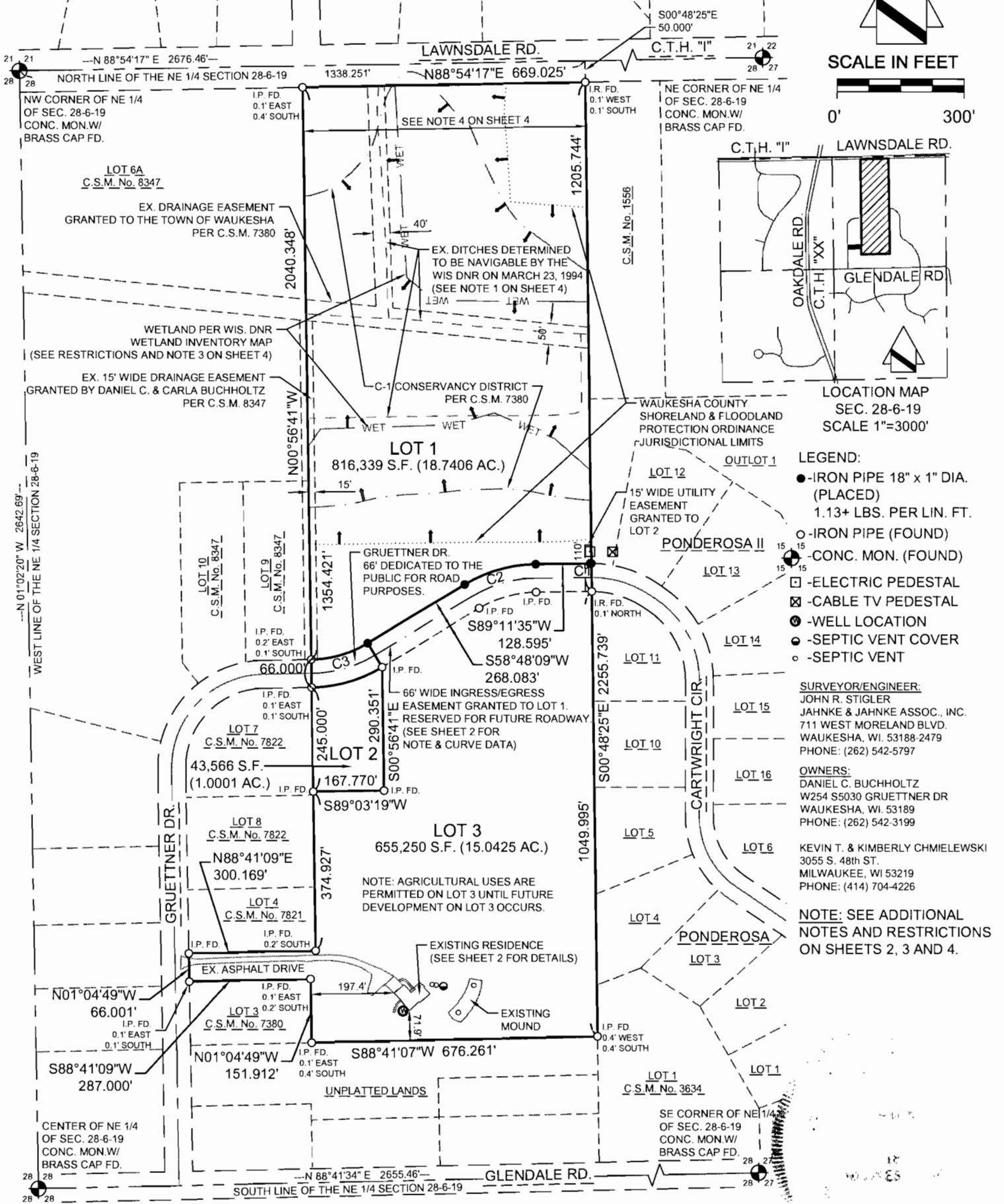


CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 8

Being a redivision of Lots 1 and 2 of Certified Survey Map No. 10623 and
Being part of the NW 1/4 and SW 1/4 of the NE 1/4 of Section 28, Town 6 North, Range 19 East
TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



- LEGEND:**
- -IRON PIPE 18" x 1" DIA. (PLACED) 1.13+ LBS. PER LIN. FT.
 - -IRON PIPE (FOUND)
 - -CONC. MON. (FOUND)
 - -ELECTRIC PEDESTAL
 - ⊗ -CABLE TV PEDESTAL
 - ⊙ -WELL LOCATION
 - -SEPTIC VENT COVER
 - -SEPTIC VENT

SURVEYOR/ENGINEER:
JOHN R. STIGLER
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

OWNERS:
DANIEL C. BUCHHOLTZ
W254 S5030 GRUETTNER DR
WAUKESHA, WI. 53189
PHONE: (262) 542-3199

KEVIN T. & KIMBERLY CHMIELEWSKI
3055 S. 48th ST.
MILWAUKEE, WI 53219
PHONE: (414) 704-4226

NOTE: SEE ADDITIONAL NOTES AND RESTRICTIONS ON SHEETS 2, 3 AND 4.

REFERENCE BEARING:
THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, T6N, R19E WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF NORTH 88°54'17" EAST BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S - 1820
DATED THIS 11th DAY OF April, 2014

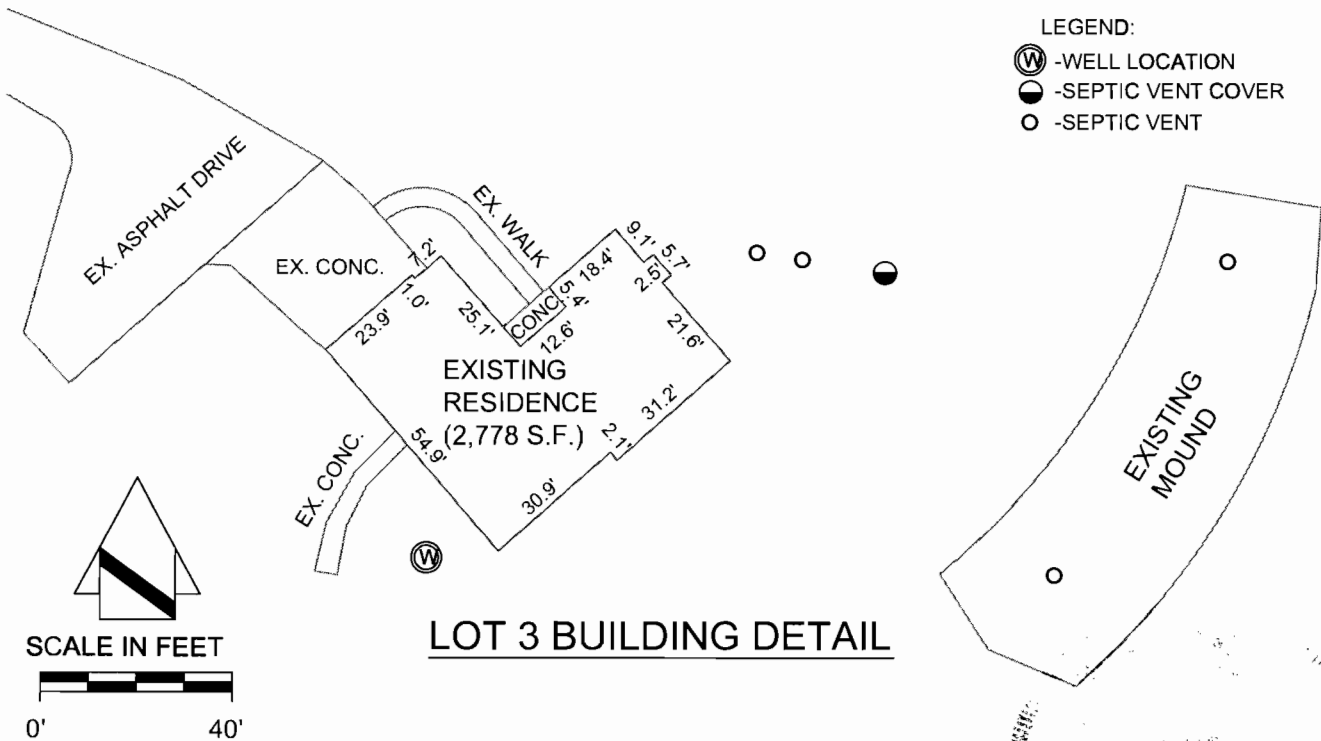
CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 8

Being a redivision of Lots 1 and 2 of Certified Survey Map No. 10623 and
Being part of the NW 1/4 and SW 1/4 of the NE 1/4 of Section 28, Town 6 North, Range 19 East
TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

CURVE TABLE								
CURVE	ARC	RADIUS	CHORD	BEARING	CEN ANGLE	DEF ANGLE	TAN BEARING	TAN BEARING
1 NORTH	3.026'	280.120'	3.026'	S 89°30'09" W	0°37'08"	0°18'34"	S 89°11'35" W	S 89°48'43" W
1 C/L	3.026'	247.120'	3.026'	S 89°32'38" W	0°42'06"	0°21'03"	S 89°11'35" W	S 89°53'41" W
1 SOUTH	3.026'	214.120'	3.026'	S 89°35'52.5" W	0°48'35"	0°24'17.5"	S 89°11'35" W	N 89°59'50" W
2 NORTH	176.628'	333.000'	174.564'	S 73°59'52" W	30°23'26"	15°11'43"	S 58°48'09" W	S 89°11'35" W
2 C/L	159.124'	300.000'	157.265'	S 73°59'52" W	30°23'26"	15°11'43"	S 58°48'09" W	S 89°11'35" W
2 SOUTH	141.620'	267.000'	139.966'	S 73°59'52" W	30°23'26"	15°11'43"	S 58°48'09" W	S 89°11'35" W
3 NORTH	140.978'	267.000'	139.346'	N 73°55'44" E	30°15'10"	15°07'35"	N 58°48'09" E	N 89°03'19" E
3 C/L	158.403'	300.000'	156.569'	N 73°55'44" E	30°15'10"	15°07'35"	N 58°48'09" E	N 89°03'19" E
3 SOUTH	175.827'	333.000'	173.792'	N 73°55'44" E	30°15'10"	15°07'35"	N 58°48'09" E	N 89°03'19" E

66' WIDE INGRESS/EGRESS EASEMENT NOTE: WHEN THE OWNER OF EITHER LOT 1 OR LOT 3 DECIDES TO DEVELOP THEIR PROPERTY, THAT OWNER WILL BE RESPONSIBLE FOR THE COST TO DESIGN AND CONSTRUCT THE PUBLIC ROAD FROM GRUETTNER DRIVE TO CARTWRIGHT CIRCLE. PRIOR TO THE ROAD CONSTRUCTION THE OWNER OF LOT 3 IS REQUIRED TO DEDICATE THE 66' WIDE EASEMENT TO THE TOWN OF WAUKESHA FOR PUBLIC ROAD PURPOSES ONLY WITH TOWN BOARD APPROVAL.



OWNER: DANIEL C. BUCHHOLTZ & KEVIN T.
& KIMBERLY L. CHMIELEWSKI

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S - 1820
DATED THIS 11th DAY OF April, 2014

FILE NAME: S8269CSM.DWG
P.S. WAUKESHA 5371

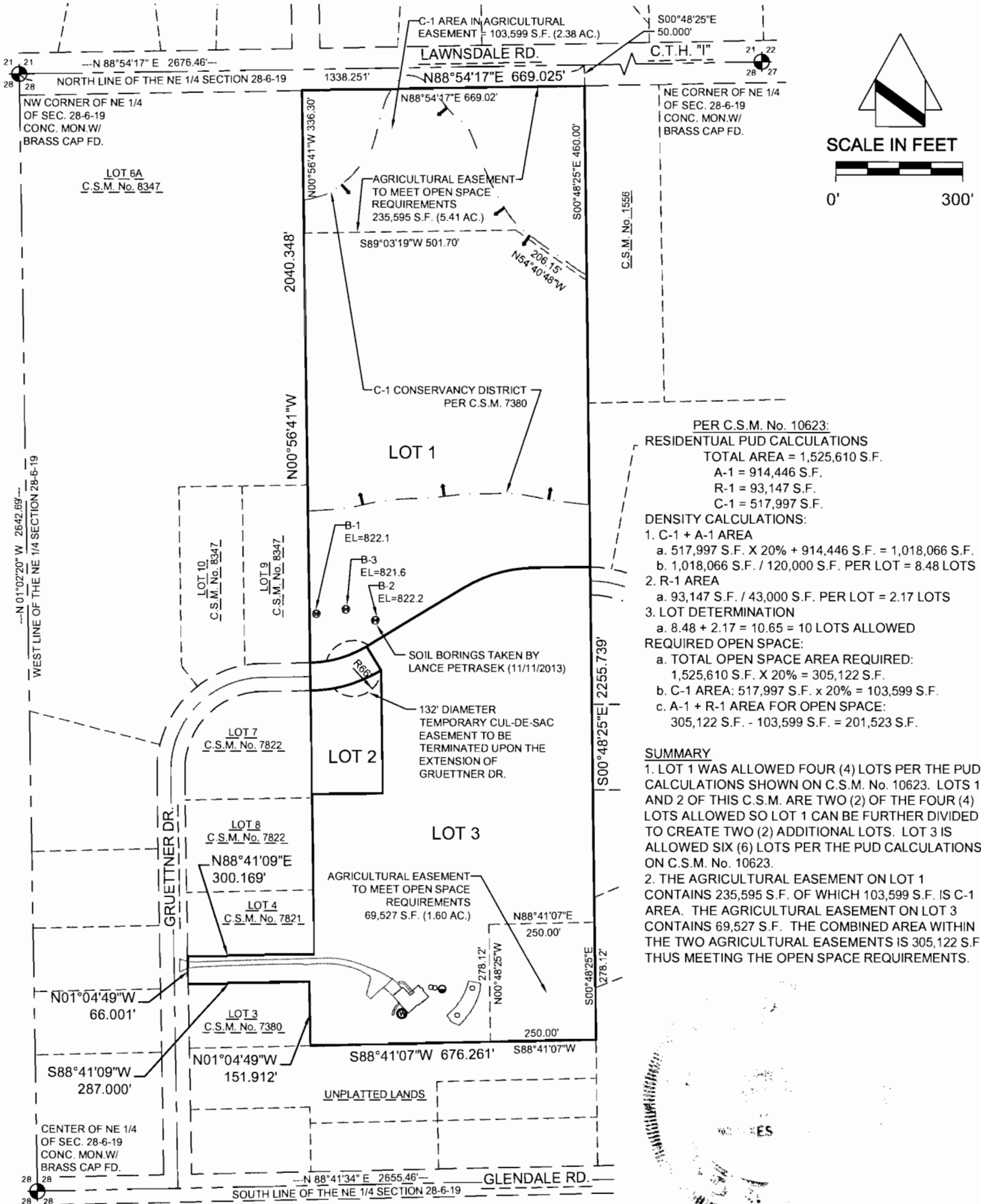
INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 8

Being a redivision of Lots 1 and 2 of Certified Survey Map No. 10623 and
Being part of the NW 1/4 and SW 1/4 of the NE 1/4 of Section 28, Town 6 North, Range 19 East
TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

DENSITY CALCULATIONS & AGRICULTURAL EASEMENT DETAIL



PER C.S.M. No. 10623:
RESIDENTIAL PUD CALCULATIONS
TOTAL AREA = 1,525,610 S.F.
A-1 = 914,446 S.F.
R-1 = 93,147 S.F.
C-1 = 517,997 S.F.

DENSITY CALCULATIONS:
1. C-1 + A-1 AREA
a. 517,997 S.F. X 20% + 914,446 S.F. = 1,018,066 S.F.
b. 1,018,066 S.F. / 120,000 S.F. PER LOT = 8.48 LOTS
2. R-1 AREA
a. 93,147 S.F. / 43,000 S.F. PER LOT = 2.17 LOTS
3. LOT DETERMINATION
a. 8.48 + 2.17 = 10.65 = 10 LOTS ALLOWED

REQUIRED OPEN SPACE:
a. TOTAL OPEN SPACE AREA REQUIRED:
1,525,610 S.F. X 20% = 305,122 S.F.
b. C-1 AREA: 517,997 S.F. x 20% = 103,599 S.F.
c. A-1 + R-1 AREA FOR OPEN SPACE:
305,122 S.F. - 103,599 S.F. = 201,523 S.F.

SUMMARY
1. LOT 1 WAS ALLOWED FOUR (4) LOTS PER THE PUD CALCULATIONS SHOWN ON C.S.M. No. 10623. LOTS 1 AND 2 OF THIS C.S.M. ARE TWO (2) OF THE FOUR (4) LOTS ALLOWED SO LOT 1 CAN BE FURTHER DIVIDED TO CREATE TWO (2) ADDITIONAL LOTS. LOT 3 IS ALLOWED SIX (6) LOTS PER THE PUD CALCULATIONS ON C.S.M. No. 10623.
2. THE AGRICULTURAL EASEMENT ON LOT 1 CONTAINS 235,595 S.F. OF WHICH 103,599 S.F. IS C-1 AREA. THE AGRICULTURAL EASEMENT ON LOT 3 CONTAINS 69,527 S.F. THE COMBINED AREA WITHIN THE TWO AGRICULTURAL EASEMENTS IS 305,122 S.F. THUS MEETING THE OPEN SPACE REQUIREMENTS.

OWNER: DANIEL C. BUCHHOLTZ & KEVIN T.
& KIMBERLY L. CHMIELEWSKI

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S - 1820
DATED THIS 11th DAY OF April, 2014

FILE NAME: S8269CSM.DWG
P.S. WAUKESHA 5371

INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 8

Being a redivision of Lots 1 and 2 of Certified Survey Map No. 10623 and
Part of the NW ¼ and SW ¼ of the NE ¼ of Section 28, Town 6 North, Range 19 East
TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

WETLAND PRESERVATION AREA RESTRICTIONS

Those areas of land identified as Wetland on Sheet 1 of this Certified Survey Map, shall be considered to be within a Wetland Preservation Area and are subject to the following restrictions:

1. Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Park and Planning Commission, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal of topsoil or other earthen materials is prohibited.
3. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Wetland Preservation Area and only with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
4. Grazing by domesticated animals is prohibited.
5. The introduction of plant material not indigenous to the existing environment of the Wetland Preservation Area is prohibited.
6. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Park and Planning Commission, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
7. The construction of buildings is prohibited.

BASEMENT RESTRICTION – GROUNDWATER

The lots on this Certified Survey Map contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

NOTES:

1. The drainage ditches on Lot 1 are considered to be navigable streams, per a navigability determination conducted by the Wisconsin Department of Natural Resources (DNR) on March 23, 1994. Prior to the construction of a residence on Lot 1 or further division of Lot 1, it may be necessary for the Wisconsin Department of Natural Resources to conduct an additional navigability determination of the ditches located on Lot 1. Such a determination may result in a modification to the area under the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance.
2. Soil Test Note: Lot 1 shall not be considered to be a buildable lot until and unless soil boring tests are taken and a Sanitary Permit is issued for a state-approved septic system.
3. The wetland boundary shown on this Certified Survey is an approximate boundary taken from the Wisconsin Department of Natural Resources Wetland Inventory Map. In the event that a residence is proposed to be constructed on Lot 1 in close proximity to the wetland or if Lot 1 is proposed to be further divided, it may be necessary for the wetland boundary to be field delineated and for the delineated wetland boundary to be approved by the Wisconsin Department of Natural Resources.
4. Two (2) access points from Lot 1 to C.T.H. "I" shall be permitted to remain, with that access limited to agricultural use (Per CSM No. 10623 and Affidavit of Correction as recorded as Document No. 3632308). All private residential access shall be from Gruettner Drive/Cartwright Circle. Access off of CTH I will be reviewed by the Waukesha DPW at the time of any proposed development.
5. The owner of Lots 1 and 3 of this Certified Survey Map shall be responsible for installing and maintaining all storm water management practices required for future development in accordance with Chapter 14, Article VIII of the Waukesha County Code of Ordinances. Each lot owner is responsible to address storm water requirements on their specific lot if they develop their lot. If both lots are developed at the same time or if an agreement is made between the owners, the owners may jointly address storm water requirements. Any design shall include the preparation of a storm water management maintenance agreement to be approved by the Town of Waukesha and Waukesha County. Said agreement will include maintenance responsibilities and easements to cover any storm water facilities.


JOHN R. STIGLER – Wis. Reg. No. S-1820

Dated this 11th day of April, 2014

OWNER: DANIEL C. BUCHHOLTZ & KEVIN T. & KIMBERLY L. CHMIELEWSKI

Instrument drafted by John R. Stigler

P.S. Waukesha 5371

CERTIFIED SURVEY MAP NO. _____

Sheet 5 of 8

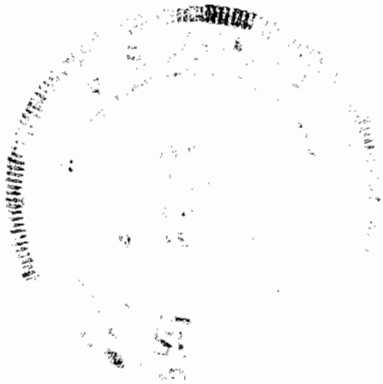
Being a redivision of Lots 1 and 2 of Certified Survey Map No. 10623 and
Part of the NW ¼ and SW ¼ of the NE ¼ of Section 28, Town 6 North, Range 19 East
TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, registered land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a redivision of Lots 1 and 2 of Certified Survey Map No. 10623 as recorded in Volume 102 on pages 101-107 as Document No. 3613088, Waukesha County Register of Deeds and being part of the Northwest Quarter (NW ¼) and Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 28, Town 6 North, Range 19 East, Town of Waukesha, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northwest corner of said Northeast Quarter (NE ¼); thence North 88°54'17" East along the north line of said Northeast Quarter (NE ¼) and the centerline of Lawnsdale Road (CTH I) 1338.251 feet to the east line of the West Half (W ½) of said Northeast Quarter (NE ¼); thence South 00°48'25" East along said east line 50.000 feet to the south right-of-way line of Lawnsdale Road (CTH I) and the place of beginning of the land hereinafter described; thence continuing South 00°48'25" East along said east line 2255.739 feet; thence South 88°41'07" West 676.261 feet; thence North 01°04'49" West 151.912 feet; thence South 88°41'09" West 287.000 feet; thence North 01°04'49" West 66.001 feet; thence North 88°41'09" East 300.169 feet; thence North 00°56'41" West 2040.348 feet to the south right-of-way line of Lawnsdale Road (CTH I); thence North 88°54'17" East along said south right-of-way line 669.025 feet to the place of beginning. Containing 1,525,610 square feet (35.0232 acres) of land. DEDICATING a 66' wide extension of Gruettner Drive as shown on sheet 1 of 8.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Town of Waukesha, City of Waukesha and Waukesha County in surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820



STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 11th day of April, 2014.

My commission expires July 25, 2017.

Anthony S. Zanon
ANTHONY S. ZANON – NOTARY PUBLIC

OWNER: DANIEL C. BUCHHOLTZ & KEVIN T. & KIMBERLY L. CHMIELEWSKI

CERTIFIED SURVEY MAP NO. _____

Sheet 6 of 8

Being a redivision of Lots 1 and 2 of Certified Survey Map No. 10623 and
Part of the NW ¼ and SW ¼ of the NE ¼ of Section 28, Town 6 North, Range 19 East
TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Waukesha, City of Waukesha and Waukesha County Department of Parks and Land Use.

DANIEL C. BUCHHOLTZ – OWNER

STATE OF WISCONSIN) ss
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2014 the above named DANIEL C. BUCHHOLTZ, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

CONSENT OF CORPORATE MORTGAGEE

CITIZENS BANK OF MUKWONAGO, 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 certificate of DANIEL C. BUCHHOLTZ.

CITIZENS BANK OF MUKWONAGO

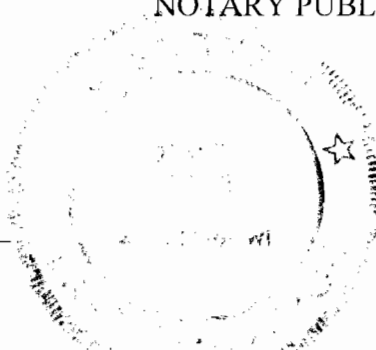
STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2014, the above named _____, to me known to be such _____, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

My commission expires _____.

NOTARY PUBLIC -

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 11th day of April, 2014



OWNER: DANIEL C. BUCHHOLTZ & KEVIN T. & KIMBERLY L. CHMIELEWSKI

CERTIFIED SURVEY MAP NO. _____

Sheet 8 of 8

Being a redivision of Lots 1 and 2 of Certified Survey Map No. 10623 and
Part of the NW ¼ and SW ¼ of the NE ¼ of Section 28, Town 6 North, Range 19 East
TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

CITY OF WAUKESHA PLAN COMMISSION EXTRATERRITORIAL APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the City of Waukesha on this
____ day of _____, 2014.

SHAWN N. REILLY – CHAIRMAN

JENNIFER M. ANDREWS – SECRETARY

CITY OF WAUKESHA COMMON COUNCIL EXTRATERRITORIAL APPROVAL:

This Certified Survey Map has been approved and is hereby accepted by the Common Council of the City of
Waukesha on this ____ day of _____, 2014 which action becomes effective upon receipt of
approval of all other reviewing agencies and all conditions of the City of Waukesha approval were satisfied as
of the ____ day of _____, 2014.

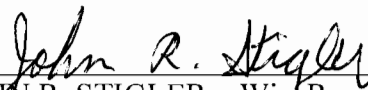
SHAWN N. REILLY – MAYOR

GINA KOZLIK – CLERK

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

Resolved that the above Certified Survey Map which has been filed for approval as required by Chapter 236,
Wisconsin Statutes, is hereby approved on this ____ day of _____, 2014.

DALE R. SHAVER, DIRECTOR



JOHN R. STIGLER – Wis/ Reg. No. S-1820
Dated this 11th day of April, 2014



OWNER: DANIEL C. BUCHHOLTZ & KEVIN T. & KIMBERLY L. CHMIELEWSKI

CERTIFIED SURVEY MAP NO. _____

Sheet 7 of 8

Being a redivision of Lots 1 and 2 of Certified Survey Map No. 10623 and
Part of the NW ¼ and SW ¼ of the NE ¼ of Section 28, Town 6 North, Range 19 East
TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, we hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Waukesha, City of Waukesha and Waukesha County Department of Parks and Land Use.

KEVIN T. CHMIELEWSKI – OWNER

KIMBERLY L. CHMIELEWSKI – OWNER

STATE OF WISCONSIN) ss
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2014 the above named KEVIN T. CHMIELEWSKI and KIMBERLY L. CHMIELEWSKI, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

TOWN OF WAUKESHA PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, Town of Waukesha, this _____ day of _____, 2014.

– CHAIRMAN

– CLERK

TOWN OF WAUKESHA BOARD APPROVAL:

Approved by the Town Board, Town of Waukesha, this _____ day of _____, 2014.

– CHAIRMAN

– CLERK

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 11th day of April, 2014



OWNER: DANIEL C. BUCHHOLTZ & KEVIN T. & KIMBERLY L. CHMIELEWSKI