



LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SECTION 1, DISTANT NORTH 1 DEG. 25'46" EAST 1266.89 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE 88 DEGS. 16'54" EAST 192.0 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE SOUTH 88 DEGS. 16'54" EAST 234.18 FEET; THENCE NORTH 1 DEG. 28'46" EAST 222.50 FEET; THENCE SOUTH 89 DEGS. 05'39" WEST 233.37 FEET; THENCE SOUTH 1 DEG. 28'46" WEST 211.65 FEET TO THE POINT OF BEGINNING.

CONTAINING: 50,813 SQUARE FEET OR 1.1665 ACRES.

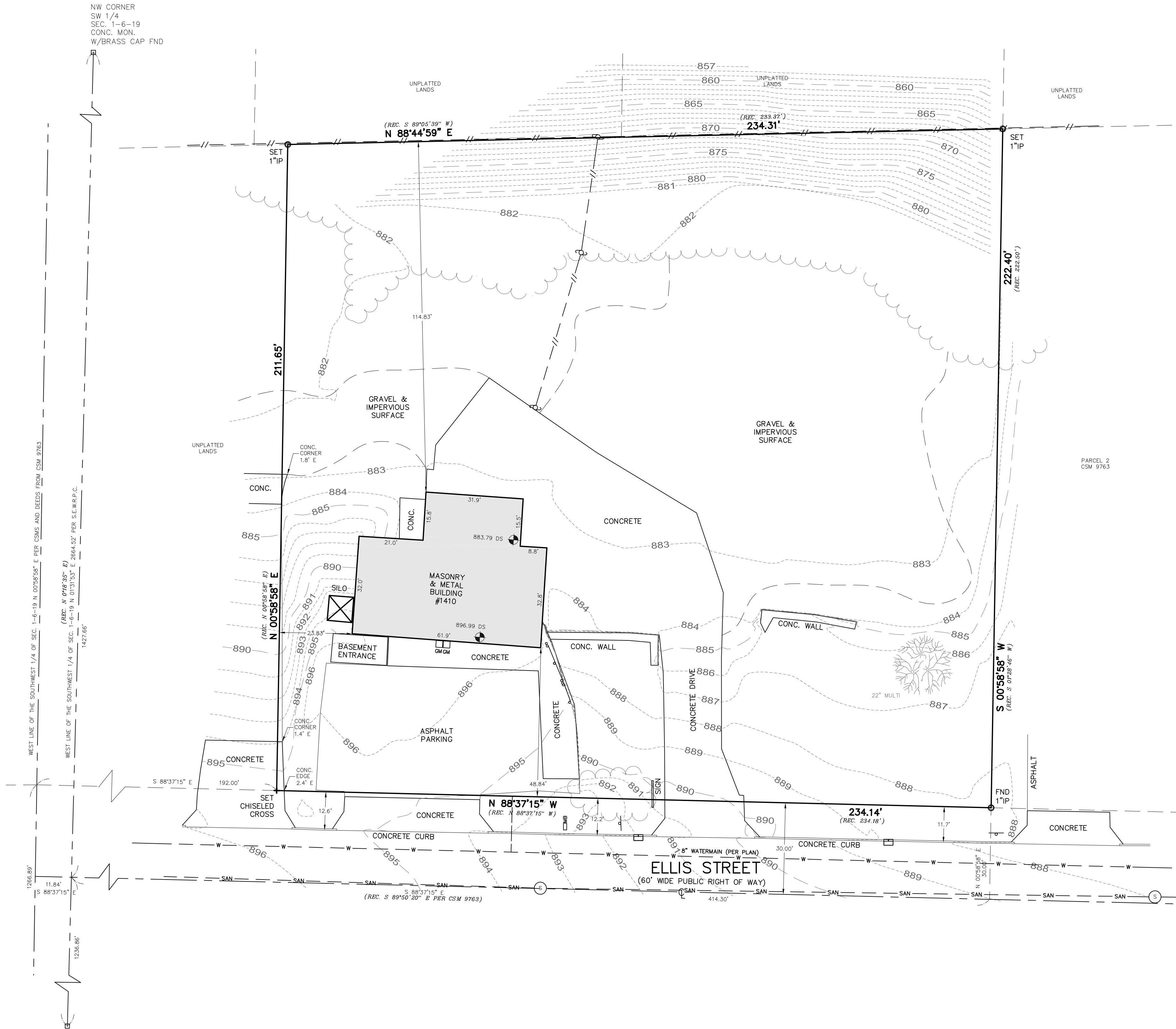
NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT.

2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0214G, WITH A DATE OF IDENTIFICATION OF 11/05/2014, IN COMMUNITY NO. 550491, THE CITY OF WAUKESHA, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

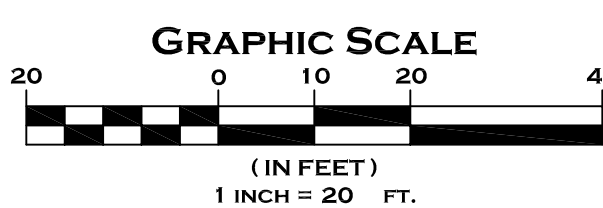
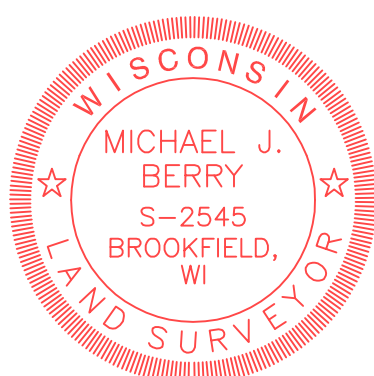
4. SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WAUKESHA COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A).



I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

JULY 22, 2022  
DATE

MICHAEL J. BERRY, R.L.S.  
REGISTERED LAND SURVEYOR S-2545



LEGEND

SAN	SANITARY SEWER	ET	ELECTRIC TRANSFORMER	HY	HYDRANT
ST	STORM SEWER	EM	ELECTRIC METER	WV	WATER VALVE
W	WATER MAIN	EP	ELECTRIC PEDESTAL	GV	GAS VALVE
G	GAS LINE	EB	ELECTRIC BOX AT GRADE	M	MANHOLE
T	BURIED TELEPHONE LINE	ETB	TELEPHONE BOX AT GRADE	SM	STORM MANHOLE
E	BURIED ELECTRIC LINE	TP	TELEPHONE PEDESTAL	CB	CATCH BASIN
FO	BURIED FIBER OPTIC LINE	TV	TV PEDESTAL	CI	CURB INLET
U	OVERHEAD UTILITY LINES	GM	GAS METER	MLP	METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES	AC	AIR CONDITIONER	CLP	CONCRETE LIGHT POLE
CS	COMBINATION SEWER	WS	WOOD SIGN	WLP	WOOD LIGHT POLE
WF	WOOD FENCE	MP	METAL SIGN	WB	WALL BOX
MF	METAL FENCE	FL	FLAG POLE	FW	FIBER OPTIC MARKER
ETB	EDGE OF TREES AND BRUSH	B	BOLLARD	GUY	GUY WIRE
994.32 DS	DOOR SILL ELEVATION	YL	YARD LIGHT		
FD	FIRE DEPARTMENT CONNECTION				

PLAT OF SURVEY WITH TOPOGRAPHY

FOR

JBR PRECAST CONCRETE

1410 ELLIS ST.  
WAUKESHA, WI

DRAWN BY:	NJF	DATE:	JULY 21, 2022
CHECKED BY:	NJF	DRAWING NO.	P-0
CSE Job No.:	22-060	SHEET	1 OF 1