

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 11590, BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

GENERAL NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE N.W. 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 19 EAST, BEARS NORTH 88°41'30" EAST.
- EACH LOT TO BE LIMITED TO ONE ACCESS LOCATION. ACCESS LOCATION TO BE OBTAINED THROUGH THE DRIVEWAY PERMITTING PROCESS AT WAUKESHA COUNTY.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.
- BASEMENT FLOOR SURFACE SHALL NOT BE DEEPER THAN 2.0 FEET BELOW THE GROUND SURFACE DUE TO THE POTENTIAL FOR HIGH GROUNDWATER. AN AMENDMENT TO THESE ELEVATIONS MAY BE MADE UPON ADDITIONAL ON-SITE SOILS EVALUATION AND WRITTEN ACCEPTANCE BY WAUKESHA COUNTY AND THE TOWN.

NOTE "A":

THERE SHALL BE NO DIRECT VEHICULAR INGRESS OR EGRESS TO "RIVER ROAD" (C.T.H. "I") FROM LOTS 1, 2, 3 AND 4 OF THIS MAP EXCEPT AT THE 3 LOCATIONS SHOWN. IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S.236.293 OF THE WISCONSIN STATUTES AND SHALL BE ENFORCED BY THE COUNTY OF WAUKESHA.

LINE TABLE:		
Line #	BEARING	LENGTH
L1	S88°35'30"W	178.97'
L2	S8°22'39"W	78.62'
L3	S26°45'51"W	94.79'
L4	S42°25'26"W	172.32'
L5	S63°08'11"W	166.51'
L6	S20°54'19"W	108.56'
L7	S25°56'29"W	74.18'
L8	S3°28'24"W	228.46'
L9	S15°45'40"W	97.03'
L10	S25°30'56"W	327.26'
L11	S39°19'05"W	182.20'
L12	S18°01'20"W	54.81'
L13	S25°44'36"W	106.18'



**12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481**

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BEING A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 11590, BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Lots 1 and 2 of Certified Survey Map No. 11590, being located in a part of the Southwest 1/4 of the Southwest 1/4 of Section 29 and the Northwest 1/4 of the Northwest 1/4 of Section 32, all in Town 6 North, Range 19 East, in the Town of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southwest Corner of said Section 29; Thence South 01°30'29" East and along the West line of the said Northwest 1/4 of said Section 32, 54.75 feet to a point; Thence South 47°15'47" East and along the Southwest line of Outlot 1 of said Certified Survey Map No. 11590, 137.53 feet to a point being the place of beginning of lands hereinafter described;

Continuing thence South 47°15'47" East and along the Southwest line of said Certified Survey Map No. 11590, 253.32 feet to a point on the Northwest Right-of-Way line of "River Road" (C.T.H. "I"); Thence North 24°41'55" East and along the said Northwest Right-of-Way line, 1777.38 feet to a point; Thence Southwesterly along the Easterly line of said Outlot 1 of said Certified Survey Map No. 11590 the following courses; Thence South 88°35'30" West, 178.97 feet to a point; Thence South 08°22'39" West, 78.62 feet to a point; Thence South 26°45'51" West, 94.79 feet to a point; Thence South 42°25'26" West, 172.32 feet to a point; Thence South 63°08'11" West, 166.51 feet to a point; Thence South 20°54'19" West, 108.56 feet to a point; Thence South 25°56'29" West, 74.18 feet to a point; Thence South 03°28'24" West, 228.46 feet to a point; Thence South 15°45'40" West, 97.03 feet to a point; Thence South 25°30'56" West, 327.26 feet to a point; Thence South 39°19'05" West, 182.20 feet to a point; Thence South 18°01'20" West, 54.81 feet to a point; Thence South 25°44'36" West, 106.18 feet to the point of beginning of this description.

Said Parcel contains 368,774 Square Feet (or 8.4659 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **FRED-LATHERS, LLC**, owner of said lands.

That such map is a correct representation of all the 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, the Subdivision Regulations of Waukesha County and the Subdivision Regulations of the Town of Waukesha in surveying, dividing and mapping the same.

Dated this 6th day of February, 2018.




Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 6th day of FEBRUARY, 2018

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 16-006-037-01

SHEET 3 OF 5

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 11590, BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

FRED-LATHERS, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map 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 Subdivision Regulations of the Town of Waukesha, this _____ day of _____, 20 ____.

FRED-LATHERS, LLC
BY: Fiduciary Real Estate Development, Inc., its sole Member

Brett K. Miller, President and CEO

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Brett K. Miller, President and CEO of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the President and CEO of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE:

BMO HARRIS BANK, N.A., 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, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of **FRED-LATHERS, LLC**, owner, this _____ day of _____, 20 ____.

BMO HARRIS BANK, N.A.

Alicia Kopp, Vice President

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Alicia Kopp, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said corporation, and acknowledged that she executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____



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TOWN OF WAUKESHA TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Waukesha on this _____ day of _____, 20____.

Kathy Nickolaus, Town Clerk

John Marek, Town Chairman

EXTRA-TERRITORIAL APPROVAL:

CITY OF WAUKESHA PLANNING COMMISSION APPROVAL:

Approved by the Planning Commission of the City of Waukesha on this _____ day of _____, 20____.

Jennifer Andrews, Secretary

Shawn N. Reilly, Chairman

EXTRA-TERRITORIAL APPROVAL:

CITY OF WAUKESHA COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 20____.

Gina Kozlik, City Clerk

Shawn N. Reilly, Mayor

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

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



Drafted this 6th day of FEBRUARY, 2018

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 16-006-037-01

SHEET 5 OF 5