

BOUNDARY LEGAL DESCRIPTION:
Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of the Southwest Quarter of Section 9, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:
Commencing at the Southeast corner of said Southeast 1/4 of Section 8; thence North 00°26'13" East 153.04 feet to the north right of way line of Sunset Drive (C.T.H. "D") and the place of beginning of the land to be described; thence South 89°17'36" West, 92.75 feet; thence South 89°17'36" West, 418.32 feet; thence North 00°42'24" West, 223.70 feet; thence South 89°17'36" West, 400.00 feet to the east line of Certified Survey Map No. 8584; thence North 00°42'24" West, along said east line 31.75 feet; thence South 89°17'36" West, 96.08 feet to the east line of Certified Survey Map No. 4192; thence North 00°27'54" West along said east line 401.49 feet; thence North 89°17'36" East, 996.42 feet to the west line of Certified Survey Map No. 9343; thence South 00°26'13" West, along said west line 174.73 feet; thence North 89°05'46" East, 184.77 feet; thence North 24°07'11" East, 0.31 feet; thence North 86°09'26" East, 21.28 feet the Westerly right of way line of W. St. Paul Avenue (C.T.H. "X"); thence South 22°46'54" West, 198.74 feet; thence South 56°39'51" West, 29.98 feet to the place of beginning.
Total area of boundary contains 585,436.49 square feet or 13,439.8 acres of land.

REFERENCE MERIDIAN: THE SOUTH LINE OF THE SE 1/4 OF SECTION 8, T6N, R19E WAS USED AS THE REFERENCED BEARING AND HAS A BEARING OF NORTH 89°17'36" EAST (SEWRPC).

FLOODPLAIN:
NO FLOOD HAZARD PER MAP NO. 55133C03076 DATED 11-5-2014

ZONING:
B-5 PUD RESTRICTED COMMUNITY BUSINESS DISTRICT

HEIGHT RESTRICTION:
35 FEET

SETBACKS:
FRONT YARD-50 FEET
SIDE YARD-10 FEET, TOTAL 30 FEET
REAR YARD-25 FEET

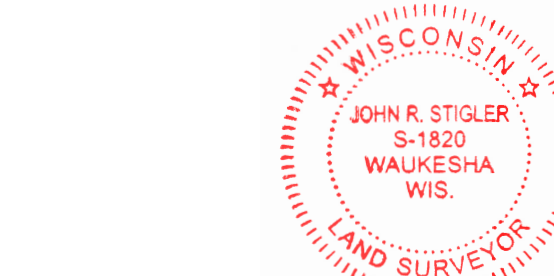
Tax Key No.: WAKC 1328.999.001 & 1328.999.002
Address: 2300 to 2350 W. St. Paul Avenue

- SURVEY NOTES:**
- DATE OF THE SURVEY FIELD WORK: DECEMBER 12TH, 2019
 - BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON SHOULD REFER TO THE DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.
 - ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS.
 - REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
 - UTILITIES HAVE NOT BEEN CERTIFIED. THEREFORE, CONTACT THE UTILITY COMPANY FOR EXACT LOCATION OR REFER TO THE DIGGERS HOTLINE NOTICE SHOWN HEREON.
 - BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
 - NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
 - ANY COMMENTS, MODIFICATIONS, ALTERATIONS & REVISIONS TO THIS SURVEY MUST BE BROUGHT TO OUR ATTENTION WITHIN 30 DAYS FROM THE DATE OF COMPLETION OF THIS SHEET.
 - COMPLETION OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
 - TO INSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN
COUNTY OF WAUKESHA

WE, JAHNKE & JAHNKE ASSOCIATES, LLC, DO HEREBY CERTIFY THAT WE HAVE MADE HIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

John R. Stigler
John R. Stigler - Wis. Reg. No. S-1820
Waukesha, WI
Dated this 27th day of January, 2020



- ABBREVIATIONS:**
- AC = ACRES
 - ARC = ARC OF CURVE
 - ASPH = ASPHALT
 - BM = BENCHMARK
 - CH = CHORD LENGTH
 - COR = CORNER
 - CSM = CERTIFIED SURVEY MAP OR MAPPING
 - C.T.H. = COUNTY TRUNK HIGHWAY
 - D = DELTA
 - DEG = DEGREE OF CURVE
 - E = EAST
 - EL = ELEVATION
 - EX = EXISTING
 - EXC. = EXCEPTION
 - FFE = FINISH FLOOR EL.
 - FND = FOUND
 - GFE = GARAGE FLOOR EL.
 - GND = GROUND
 - INV. = INVERT
 - IP = IRON PIPE
 - IRD = IRON ROD
 - NAD = NORTH AMERICAN DATUM
 - N = NORTH
 - NE = NORTHEAST
 - NO. = NUMBER
 - NW = NORTHWEST
 - PD. = PAGE
 - QTR. = QUARTER
 - REC. = RECORDED
 - RM = RIM OR TOP POINT
 - R/W = RIGHT OF WAY
 - S = SOUTH
 - SE = SOUTHEAST
 - SEWRPC = SOUTHEAST WISCONSIN REGIONAL PLANNING COMMISSION
 - C.T.H. = STATE TRUNK HIGHWAY
 - SW = SOUTHWEST
 - SUR. = SURVEYED
 - U.S.G. = UNITED STATES
 - U.S.G.S. = UNITED STATES GEOLOGICAL SURVEY
 - VAR. = VARIES
 - VPI = VERTICAL POINT OF INTERSECTION
 - W = WEST

PROPOSED DEVELOPMENT PUD
ADDRESS: 2300 WEST ST. PAUL AVENUE
PART OF THE SW 1/4 OF SECTION 8, T6N, R19E
PART OF THE SW 1/4 OF SECTION 9, T6N, R19E
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

REVISIONS

1/21/2020	REV. LOTS 4 & 5
1/24/2020	REV. BOUNDARY
1/27/2020	UTIL. EASE. LEGAL

SHEET: 02 OF 02

RE: FOX RUN DEVELOPMENT

DRAWN BY: KDD
CHECKED BY: PUJ
FILE INDEX: WAUKESHA 1238

DATE: DECEMBER 19, 2019
JOB NUMBER: 19-9043
BOOK NUMBER: WAUK 191201 - PAGE NUMBER: 1-6

AS BUILT OR RECORD DRAWING DATE: MONTH/DAY/YEAR

JAHNKE & JAHNKE ASSOCIATES, LLC.
ENGINEERS - PLANNERS - SURVEYORS
ENGINEERING & SURVEYING SOLUTIONS SINCE 1964

711 WEST WISCONSIN AVENUE, WAUKESHA, WISCONSIN 53091 • PHONE: 920.524.9470
FAX: 920.524.9471 • WWW.JAHNKEASSOCIATES.COM • WEBSITE: WWW.JAHNKEASSOCIATES.COM

COPYRIGHT NOTICE
THIS DRAWING IS THE PROPERTY OF JAHNKE & JAHNKE ASSOCIATES, LLC. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAHNKE & JAHNKE ASSOCIATES, LLC.