

**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 56°39'51" 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 96°09'26" East, 21.28 feet to the Westly 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 88°17'36" EAST (SEWRPC).

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

**ZONING:**  
 B-5 PUD RESTRICTED COMMUNITY BUSINESS DISTRICT

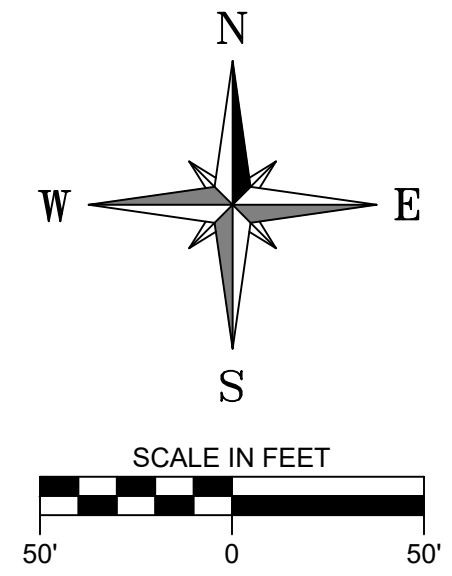
**HEIGHT RESTRICTION:**  
 35 FEET

**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

**REVISIONS:**  
 1/24/2020 REV LOT 5 EASIMENTS  
 1/24/2020 REV BOUNDARY  
 1/27/2020 UTIL EASE LEGAL

**DATE:** 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
RW	=	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.S.	=	UNITED STATES GEOLOGICAL SURVEY
VAR	=	VARIABLES
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

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**SHEET:** 02 OF 02

**FILE NAME:** S:\projects\19-9043 (S8560)\dwg\19-9043\_BNDRY.dwg

**DATE:** 27th day of January, 2020

**STATE OF WISCONSIN**  
 COUNTY OF WAUKESHA

**SURVEYOR'S CERTIFICATE**  
 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  
 Licensed Professional Surveyor  
 State of Wisconsin

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**JAHNKE & JAHNKE ASSOCIATES, LLC.**  
 ENGINEERS - PLANNERS - SURVEYORS  
 ENVIRONMENTAL SCIENCE INC.

711 WEST WISCONSIN AVENUE, WAUKESHA, WISCONSIN 53150 • PHONE: 262.535.5400  
 FAX: 262.535.5401 • WWW.JAHNKEANDJAHNKE.COM • WEBSITE: WWW.JAHNKEANDJAHNKE.COM

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