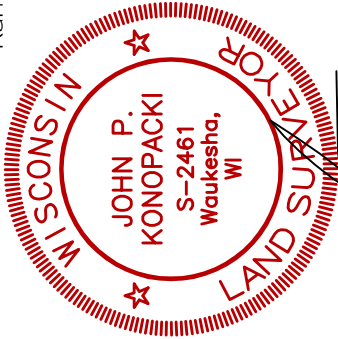


CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 6 North,
Range 19 East, Town of Waukesha, Waukesha County, Wisconsin.



GRAPHICAL SCALE (FEET)



Subject Property Zoning:

R-1 Single Family
Residence District
&
C-1 Conservancy District

Minimum Setbacks:
Street = 50 Feet
Side Yard = 20 Feet
Wetlands = 30 Feet

Tax Key Number:
Part of WAKT 1386996

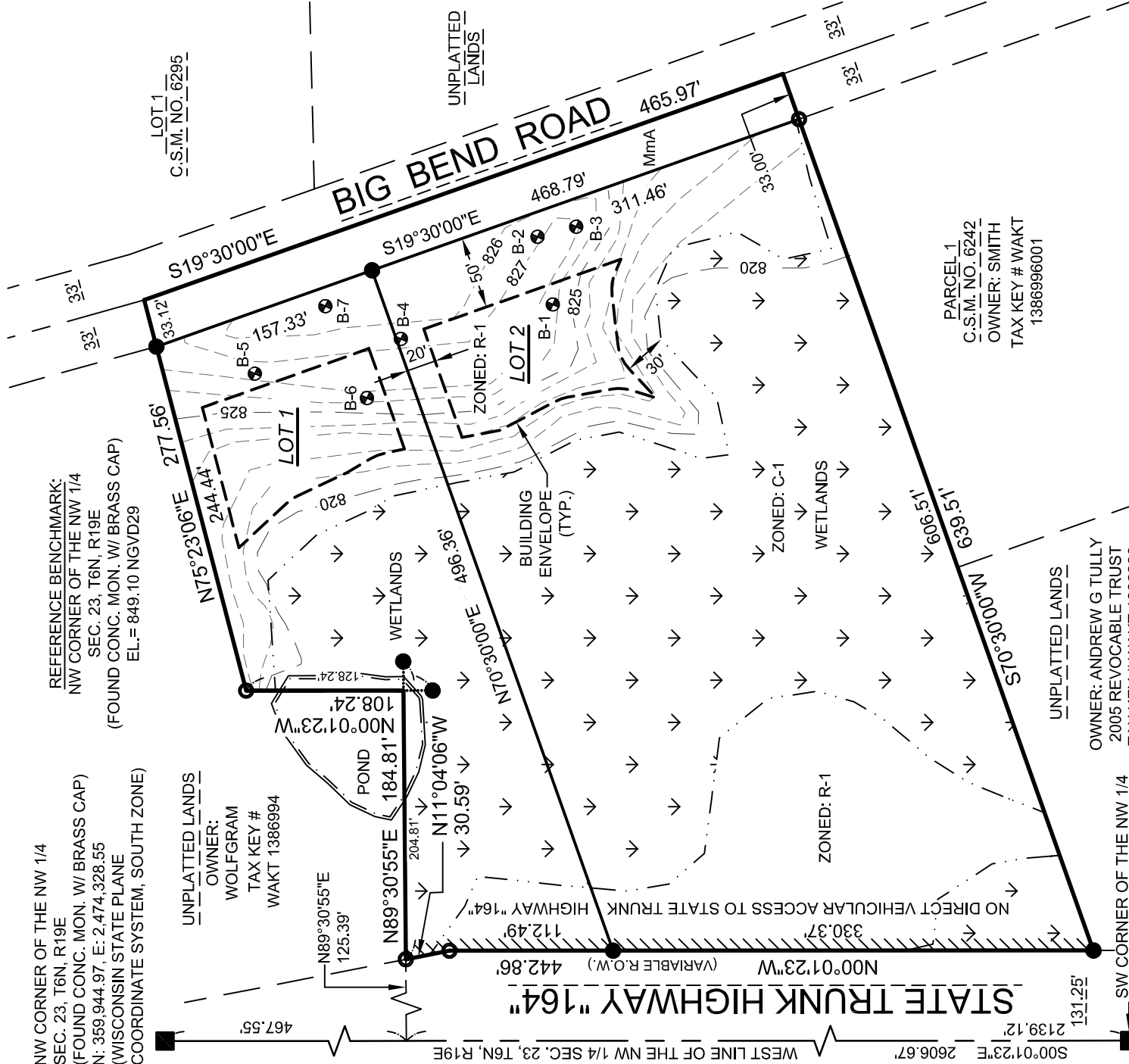
OCTOBER 12, 2016
REVISED: NOVEMBER 17, 2016

NW CORNER OF THE NW 1/4
SEC. 23, T6N, R19E
(FOUND CONC. MON. W/ BRASS CAP)
N: 359,944.97' E: 2,474,328.55'
(WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE)

REFERENCE BENCHMARK:
NW CORNER OF THE NW 1/4
SEC. 23, T6N, R19E
(FOUND CONC. MON. W/ BRASS CAP)
E.L. = 849.10 NGVD29

UNPLATTED LANDS
OWNER:
WOLFGRAF
TAX KEY #
WAKT 1386994

LOT 1
C.S.M. NO. 6295



PARCEL 1
C.S.M. NO. 6242
OWNER: SMITH
TAX KEY # WAKT
1386996001

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⊗ - Denotes Soil Boring Pit
- ||||| - Denotes No Access

OWNER: ANDREW G TULLY
2005 REVOCABLE TRUST
TAX KEY # WAKT 1386996

SW CORNER OF THE NW 1/4
SEC. 23, T6N, R19E
(FOUND CONC. MON. W/ BRASS CAP)

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 6 North, Range 19 East, Town of Waukesha, Waukesha County, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 6 North, Range 19 East, Town of Waukesha, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 23;
Thence South 00°01'23" East along the west line of said Northwest 1/4, 467.55 feet;
Thence North 89°30'55" East, 125.39 feet to the east right of way line of State Trunk Highway "164" and the Point of Beginning;
Thence continuing North 89°30'55" East, 184.81 feet;
Thence North 00°01'23" West, 108.24 feet;
Thence North 75°23'06" East, 277.56 feet to the centerline of Big Bend Road;
Thence South 19°30'00" East along said centerline, 465.97 feet;
Thence South 70°30'00" West and then along the north line of Parcel 1 of Certified Survey Map No. 6242 and then continuing 639.51 feet to the aforesaid east right of way line of State Trunk Highway "164";
Thence North 00°01'23" West along said east right of way line, 442.86 feet;
Thence North 11°04'06" West along said east right of way line, 30.59 feet to the Point of Beginning.

Dedicating the Easterly portion of subject property as graphically shown for public right of way purposes.

Containing 253,703 square feet (5.8242 acres) of land Gross and 238,279 square feet (5.4701 acres) of land Net, more or less.

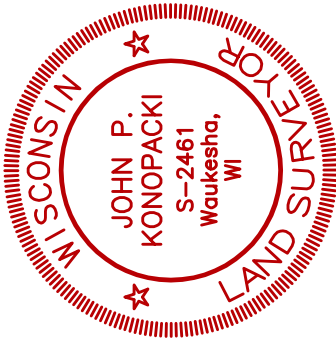
That I have made such survey, land division and map by the direction of Andrew G. Tully 2005 Revocable Trust, owner of said land.

That such plat 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 requirements of Chapter 236 of the Wisconsin State Statutes and the Town of Waukesha Land Division Ordinance in surveying, mapping and dividing the land with in the certified survey map.

Signed: _____
John P. Konopacki
Professional Land Surveyor S-2461

Date: OCTOBER 12, 2016
REVISED: NOVEMBER 17, 2016



WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N86°05'16"E	76.05'
L2	S42°59'16"E	45.46'
L3	S25°06'07"E	38.65'
L4	S30°30'11"E	20.73'
L5	S11°53'30"E	45.25'
L6	S10°24'07"E	39.47'
L7	S27°31'00"E	47.61'
L8	S10°26'14"E	30.48'
L9	S17°02'31"W	28.11'
L10	S18°28'51"W	31.18'
L11	S07°55'49"E	19.35'
L12	N77°42'19"E	40.05'
L13	N45°46'08"E	24.72'
L14	N46°59'15"E	30.64'
L15	N83°21'20"E	34.40'
L16	S66°42'41"E	31.12'
L17	S14°03'25"E	45.34'
L18	S30°15'00"W	36.88'
L19	S12°12'33"E	33.47'
L20	N73°01'02"E	50.89'
L21	N76°54'52"E	40.85'

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L22	N21°11'41"E	26.45'
L23	N22°07'10"E	29.58'
L24	N31°58'20"E	31.73'
L25	N40°02'00"E	42.32'
L26	N30°13'08"E	22.93'
L27	N15°55'03"E	26.48'
L28	N08°37'21"W	34.29'
L29	N39°15'16"W	42.65'
L30	N82°32'24"W	40.59'
L31	N82°30'51"W	39.57'
L32	N40°46'45"W	32.04'
L33	N09°53'32"W	28.48'
L34	N04°47'56"E	47.49'
L35	N06°17'53"E	56.51'
L36	N66°25'20"W	22.51'
L37	N54°12'09"W	40.92'
L38	S12°44'26"E	19.98'
L39	S83°48'57"E	31.03'
L40	S33°01'50"E	44.53'
L41	S09°57'26"E	22.72'
L42	S04°51'03"E	24.23'

Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 6 North,
Range 19 East, Town of Waukesha, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

Andrew G. Tully 2005 Revocable Trust, as owner, does hereby certify that said trust caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Town of Waukesha.

Andrew G. Tully 2005 Revocable Trust, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Town of Waukesha
2. City of Waukesha

IN WITNESS WHEREOF, the said Andrew G. Tully 2005 Revocable Trust has caused these presents to be signed by _____, (name) _____, (title) _____, County, Wisconsin, on this _____ day of _____, 20____.

In the presence of:

Name - Title _____

STATE OF WISCONSIN) _____
COUNTY) SS

Personally came before me this _____ day of _____, 20____, (name)

_____, (title) _____, of the above named Andrew G. Tully 2005 Revocable Trust, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said Andrew G Tully 2005 Revocable Trust, and acknowledged that they executed the foregoing instrument as such officer as the deed of said trust, by its authority.

Notary Public _____

Name: _____

State of Wisconsin _____

My Commission Expires: _____

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0326G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Wetlands marked by Dave Meyer of Wetland & Waterway Consulting, LLC in July of 2014 and surveyed by Jahnke & Jahnke Associates, Inc.
- Soil Boring pits by Butler Engineering Inc. in September 2015 and August 2016.

WETLAND 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 Department of Parks and Land Use, 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 the approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
4. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited.
5. The introduction of plant material not indigenous to the existing environment of the Wetland 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 Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
7. The construction of buildings is prohibited.




OCTOBER 12, 2016
REVISED NOVEMBER 17, 2016

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD 1 SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#-788.00

SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 6 North,
Range 19 East, Town of Waukesha, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

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

Date John Marek, Chairman

Date Kathy Nickolaus, Town Clerk-Treasurer

TOWN BOARD APPROVAL

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

Date John Marek, Chairman

Date Kathy Nickolaus, Town Clerk-Treasurer

CITY OF WAUKESHA EXTRATERRITORIAL JURISDICTION CERTIFICATE

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

Gina Kozlik, Clerk Treasure

Shawn Reilly, Mayor

