Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN NE. COR. SE 1/2 (SOUTH 1/2 COR.) SEC. 8-6-19 FOUND CONC. MON. W/ SEWRPC BRASS CAP LOT 2 H 2400 W. SUNSET DRIVE 2440 W. SUNSET DRIVE 1,4 1/4 N00° 27' 54"E WS W 33 N0° 42' 24"W 31.75' Š ₹ **4** 14 45 FT ACCESS FASEMEN TAX KEY NO. WAKC 1328.999.002 VICINITY MAP SE 1/4 OF SEC. 8, T6N, R19E & SEC. 9, T6N, R19E SCALE: 1" = 4000' POSED 20' WIDE WATER UTILITY EASEMENT ADDRESS 2320 W. SUNSET DR. SCALE IN FEET OWNER: CITY OF WAUKESHA WATER UTILITY оптгот 6 SUNSET DR 150' <u>POND</u> UNPLATTED LANDS SE X SEC. 8-6-19 AREA: 1.0814 acres 7,015.35 sq. ft. LOT 5 O' REC 814.63' L. EASEMENT DOC. 25' SETBACK LI AREA: 4.5018 acre 196,097.55 sq. ft. OUTLOT 6 DECLARATION: STORM WATER MANAGEMENT BASIN FOR LOTS 1 & 5 10' SETBACK LINE (TYP) PROPOSED 80' WIDE ACCESS & STORM UTILITY EASEMENT UNPLATTED LANDS LOT 1 OWNER: COOPER INDUSTRIES INC AREA: 4.2159 acres 183,645.94 sq. ft. SURVEYOR: JOHN R. STIGLER, PLS JAHNKE & JAHNKE ASSOC., LLC 711 WEST MORELAND BLVD. WAUKESHA, WI. 53188-2479 TAX KEY NO. WAKC 1328,999,001 DIRECT VEHICULAR ACC PROHIBITED BY DEED DL. 789, PG. 502 DOC. NO. TOTAL AREA PARCEL: 13.4398 acres EX. 12" WIDE UTIL. EASEMENT DOC. NO. 585,436.49 sq. ft. LOT 4 PHONE: (262) 542-5797 AREA: 2.2163 acres ADDRESS: 2300 W. ST. PAUL AVE. OWNER/SUBDIVIDER: FOX RUN 3, LLC C/O SOMMERSTONE LLC 19035 W. CAPITOL DR#108 BROOKFIELD, WI 53045 96.541.29 sq. ft. EX, 20' WIDE WATER UTIL. EASEMEN NE. COR. SE 1/4 (EAST // COR.) SEC. 8-6-19 FOUND CONC. ON. W/ SEWRPC EX. 20' WIDE EASEMEN SETBACK LINE (TYP) LOT 2 00°26'13" E (SEWR AREA: S00° 26' 13"W 174 735 LOT 3 W. ST. PAULAVE. 6,774.32 sq. ft. CSM 9343 ARFA LOT 1 EX. ROADWAY ACCESS OWNER: KOHLS 32. ZE SETBACK INE (TYP) EN CIH X NOTO OF ITE QUTLOT 1 CSM 9343 2200 W. ST. PAUL AVE. (SEWPC), 2664. . 10' WIDE UTIL. EASEMENT R DOC. No's. 2810956 & 284 (FORMERS, T.H. 'S9") DETENTION POND TRACT (C.T.H. "X") SURVEY **OUTLOT 7 UTILITIES** AREA: 0.3059 REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A HN R. STIGLER - Wis. Reg. No. S -1820 BEARING OF S 89°17'36 W BASED ON THE WISCONSIN STATE DATED this 27th DAY of January, 2020 PLANE COORDINATE SYSTEM (SOUTH ZONE) REVISED this 27th DAY of March, 2020 **LEGEND** INSTRUMENT DRAFTED BY JOHN R. STIGLER - 1" IRON PIPE FOUND

P.S. WAUK 5422

FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.

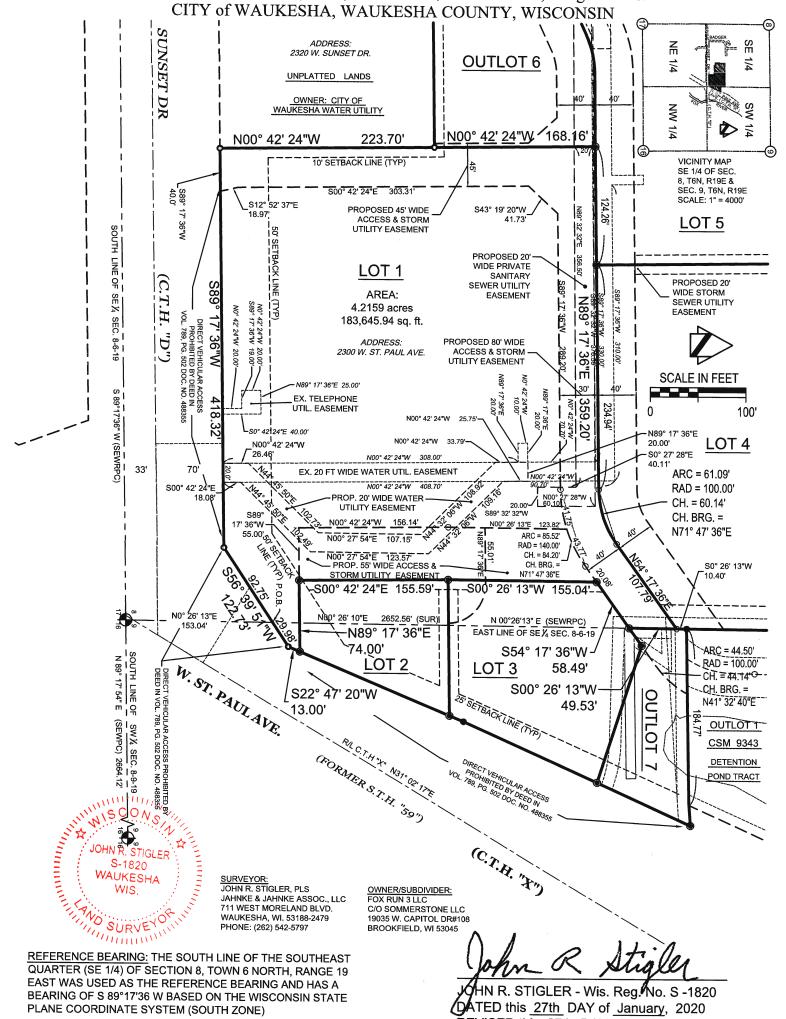
- SECTION CORNER MONUMENT

CERTIFIED SURVEY MAP NO.

Sheet 1 of 9

Sheet 2 of 9

Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East



LEGEND

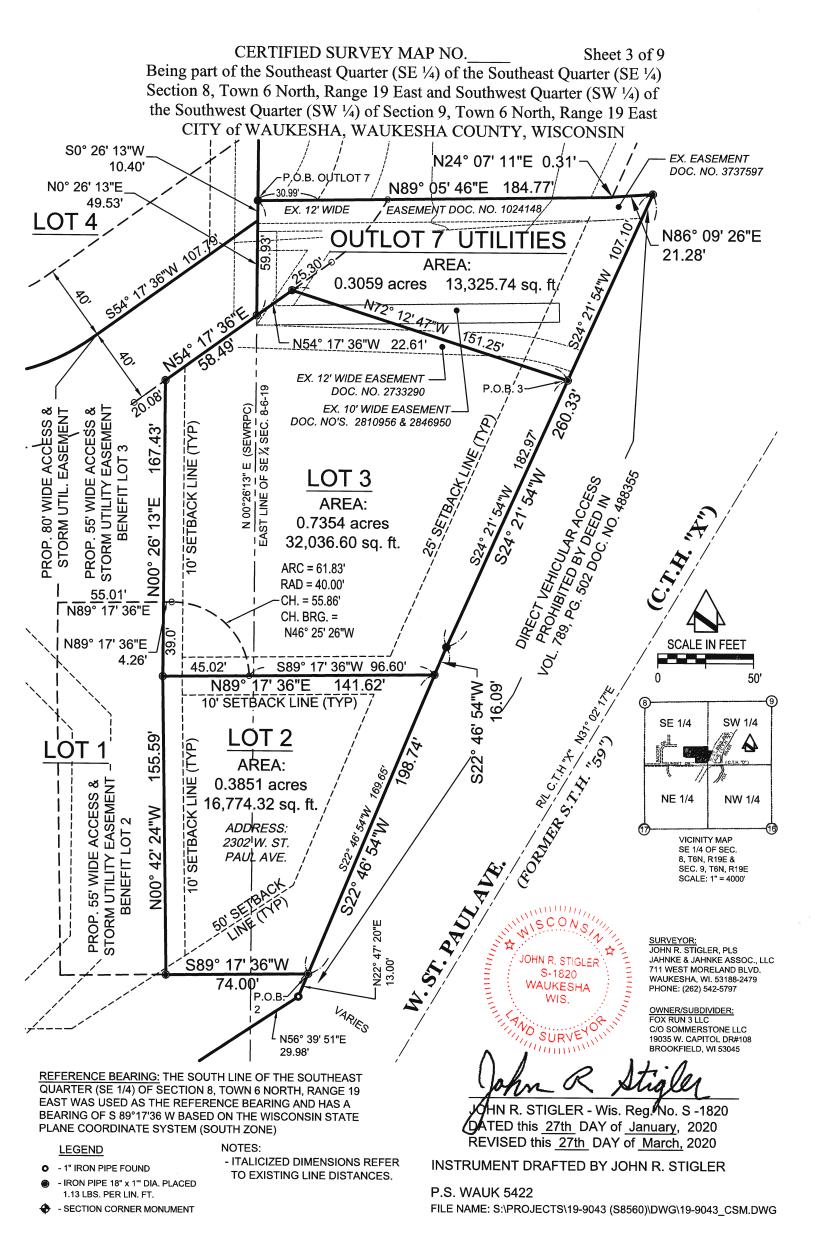
- 1" IRON PIPE FOUND
- IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- SECTION CORNER MONUMENT
- PLANE COORDINATE SYSTEM (SOUTH ZONE) NOTES:
 - ITALICIZED DIMENSIONS REFER TO EXISTING LINE DISTANCES.

INSTRUMENT DRAFTED BY JOHN R. STIGLER

REVISED this 27th DAY of March, 2020

P.S. WAUK 5422

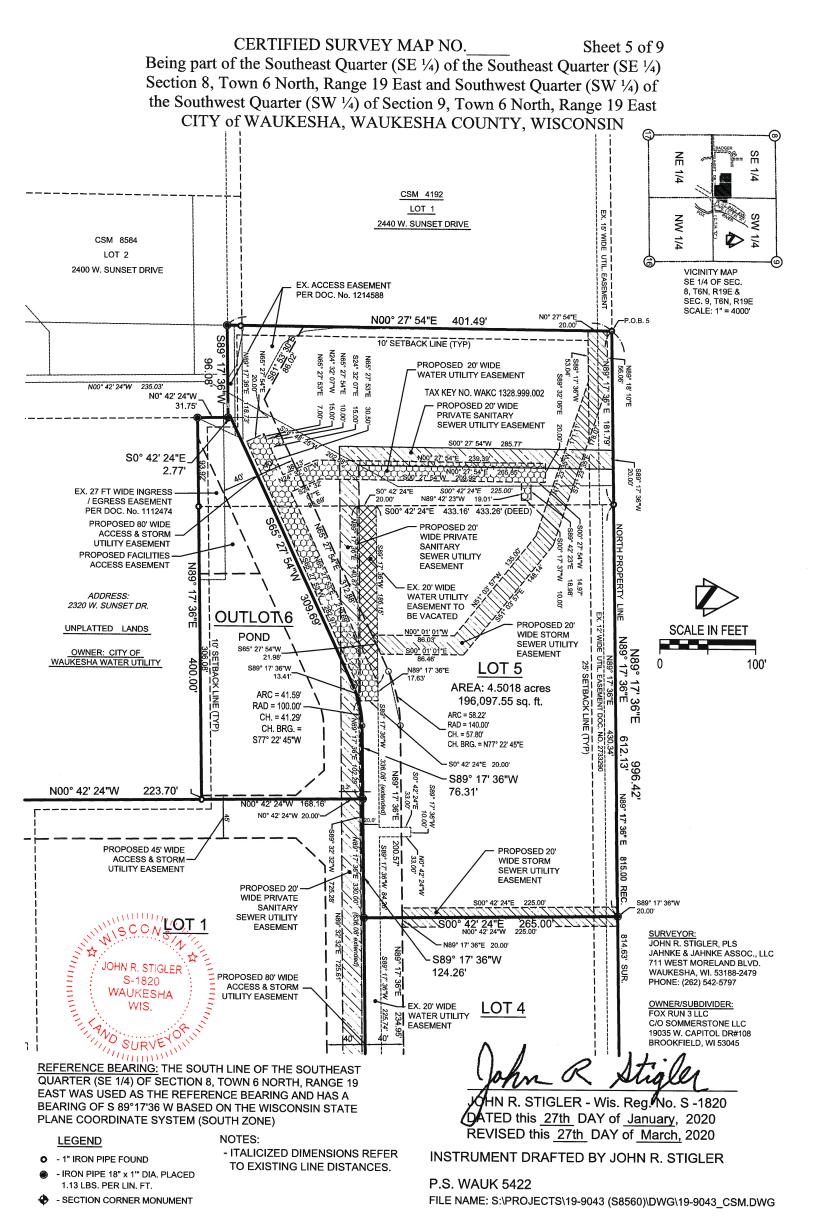
FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

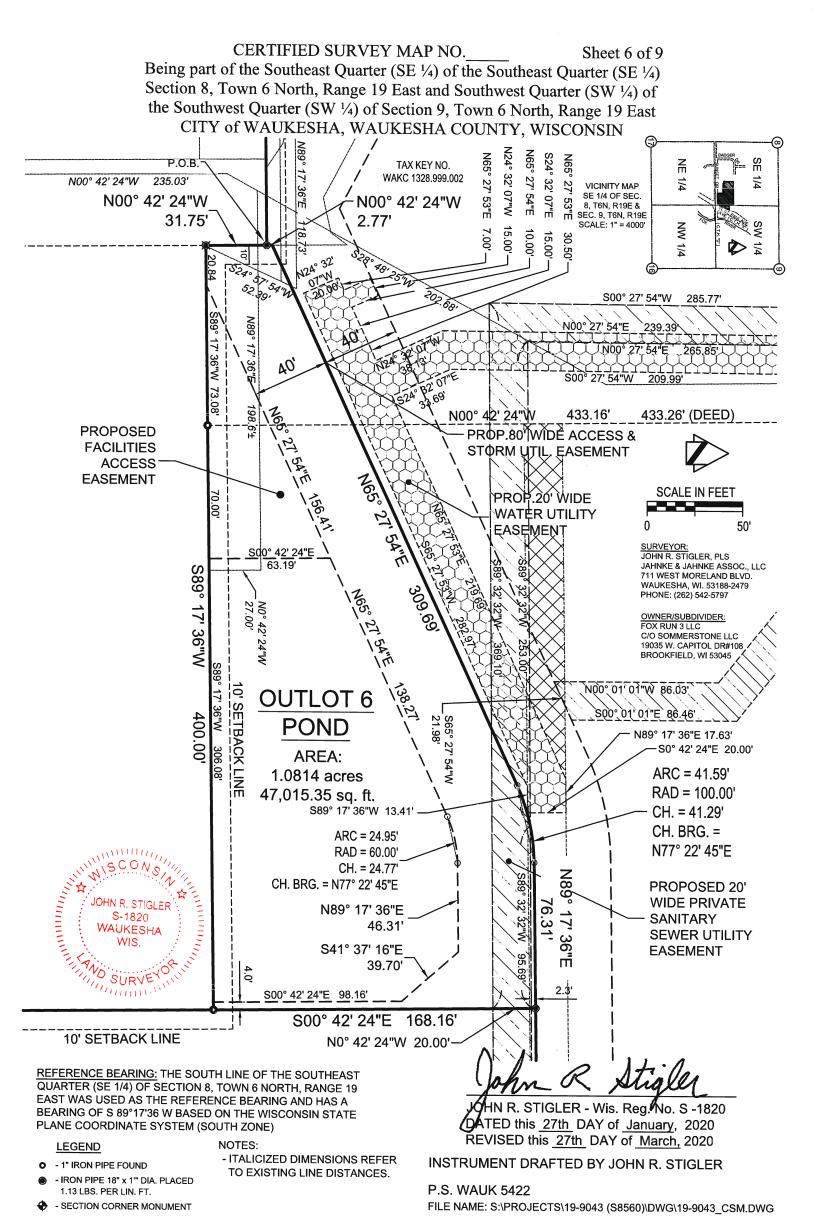


CERTIFIED SURVEY MAP NO. Sheet 4 of 9 Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN S00° 42' 24"E 225.00 S89° 17' 36"W S00° 42' 24"È 20.00 265.00 N00° 42' 24"W 225.00 N89° 17' 36"E 20.00' SE M 1/4 PROPOSED 20' NORTH BOUNDARY 1/4 PROPOSED 20' 589° 17' 36"W **WIDE PRIVATE** S89° 17' 36"W WIDE STORM **SANITARY** Š **SEWER UTILITY** N89° 17' 36"E **SEWER UTILITY EASEMENT EASEMENT** VICINITY MAP SE 1/4 OF SEC. 8, T6N, R19E & SEC. 9, T6N, R19E SCALE: 1" = 4000' EX. EX. 20' WIDE WATER 12' WIDE **UTIL. EASEMENT** 36"E .94 UTIL. LOT 4 UNPLATTED LANDS AREA: EASEMENT DOC. NO. OWNER: COOPER 2.2163 acres 96,541.29 sq. ft. 40 PROP. 80' WIDE ACCESS & 36" STORM UTILITY EASEMENT ARC = 36.65' RAD = 60.00'2733290 CH. = 36.08' 50 CH. BRG. = N71° 47' 36"E 996 ARC = 61.09'RAD = 100.00'42 CH. = 60.14'CH. BRG. = SURVEYOR: JOHN R. STIGLER, PLS JAHNKE & JAHNKE ASSOC., LLC S71° 47' 36"W 711 WEST MORELAND BLVD. WAUKESHA, WI. 53188-2479 PHONE: (262) 542-5797 S0° **26'** 13"W SURVE OWNER/SUBDIVIDER: FOX RUN 3 LLC C/O SOMMERSTONE LLC 19035 W. CAPITOL DR#108 BROOKFIELD, WI 53045 10.40' 25' SETBACK LINE (TYP) EX. 12' WIDE UTIL. EASEMENT P.O.B. 4 39.14' S00° 26' 13"W 147.98' 59.93 S00° 26' 13"W 174.73 **OUTLOT 1** CSM 9343 EX. ROADWAY ACCESS DETENTION POND TRACT REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A IN R. STIGLER - Wis. Reg. No. S -1820 BEARING OF S 89°17'36 W BASED ON THE WISCONSIN STATE ATED this <u>27th</u> DAY of <u>January</u>, 2020 PLANE COORDINATE SYSTEM (SOUTH ZONE) REVISED this 27th DAY of March, 2020 NOTES: **LEGEND** - ITALICIZED DIMENSIONS REFER INSTRUMENT DRAFTED BY JOHN R. STIGLER - 1" IRON PIPE FOUND TO EXISTING LINE DISTANCES. IRON PIPE 18" x 1" DIA. PLACED P.S. WAUK 5422 1.13 LBS, PER LIN, FT.

FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043 CSM.DWG

SECTION CORNER MONUMENT





Sheet 7 of 9

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 (SW 1/4) of Section 9, Town 6 North, Range 19 East CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

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 ¼ 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°17'32" 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" East 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 24°21'54" West, along said westerly line 260.33 feet; 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 13.4398 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Waukesha in surveying, dividing and mapping the same.

STATE OF WISCONSIN) SS WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 27

My commission expires July 5, 2023.

MASSIMUM NOTARY PUBLIC PETER A.

> PETER A MUEHL

> > OF WIS

A CONTROL OF W

2020.

OWNER: FOX RUN 3 LLC / C/O SUMMERSTONE LLC

Instrument drafted by John R Stigler

P.S. Waukesha 5422

Sheet 8 of 9

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 9, Town 6 North, Range 19 East CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, I do hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Waukesha

	FOX RUN 3 LLC / C/O SUMMERSTONE LLC	
	OWNER REPR	ESENTATIVE
STATE OF WISCONSIN) ss COUNTY OF WAUKESHA) Personally came before me this known to be the person who executed the	day of	, 2020, the above named, to me
		icknowledged the same.
My commission expires		Y PUBLIC –
	NOTAK	1 TOBLIC -
CONSENT OF CORPORATE MORTGA		
of the State of Wisconsin, mortgagee of the mapping of the land described in the foregorithm certificate of	going affidavit of John R St	nsents to the surveying, dividing and igler, surveyor, and consents to the above
STATE OF WISCONSIN) ss COUNTY OF WAUKESHA)	dov of	2020
the above named	to me known as the person	on who executed the foregoing instrument.
and to me known to be the	of the	_, 2020, of on who executed the foregoing instrument, and acknowledged that they by its authority.
executed the foregoing instrument as such	officer as the deed of	by its authority.
My commission expires		
	NOTAR	Y PUBLIC -
	MINIMITE.	
	THINISCONS	Ville Ville
	JOHN R. STIGLER	 本
^ / · · · · ·	S-1820 WAUKESHA	
John R Stigler	Wis.	
JOHN R STIGLER – Wis. Reg. No. S-91	JOHN R. STIGLER S-1820 WAUKESHA WIS.	

OWNER: FOX RUN 3 LLC / C/O SUMMERSTONE LLC

Legited this _26th_ day of _February_, 2020

Sheet 9 of 9

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 9, Town 6 North, Range 19 East CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN

CITY OF WAUKESHA PLAN COMMISSION APPROV Approved by the Plan Commission, City of Waukesha, thi		_, 2020.
SHAWN N. REILLY – CHAIRMAN	MARIA PANDAZI - SECRETARY	
CITY OF WAUKESHA COMMON COUNCIL APPROV Approved by the Common Council, City of Waukesha, thi		_, 2020.
SHAWN N. REILLY – MAYOR	GINA KOZLIK – CLERK TREASU	RER

JOHN R. STIGLER S-1820
WAUKESHA
WIS.
SURVEYORINING

JOHN R STIGLER – Wis. Reg. No. S-917 Dated this _26th_ day of _February_, 2020

OWNER: FOX RUN 3 LLC / C/O SUMMERSTONE LLC