

CERTIFIED SURVEY MAP NO.

Sheet 1 of 4

Being part of the NE 1/4 of the NE 1/4 pf Section 13, Town 6 North, Range 19 East in the TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

LEGEND

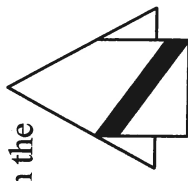
- CLEAN OUT
- VENT
- PVC
- ⊗ POWER POLE
- ☆ LIGHT
- IRON PIPE SET
18" x 1" DIA, 1.13+
LBS. PER LIN. FT.
- IRON PIPE FOUND
SIZE NOTED
- ⊕ CONC. MON. FD.
- (S) SURVEY
- (D) DESCRIPTION

OWNERS:
THOMAS & VICTORIA HEKKERS
W221 S3224 RACINE AVENUE
WAUKESHA, WI 53189
(414) 791-2724

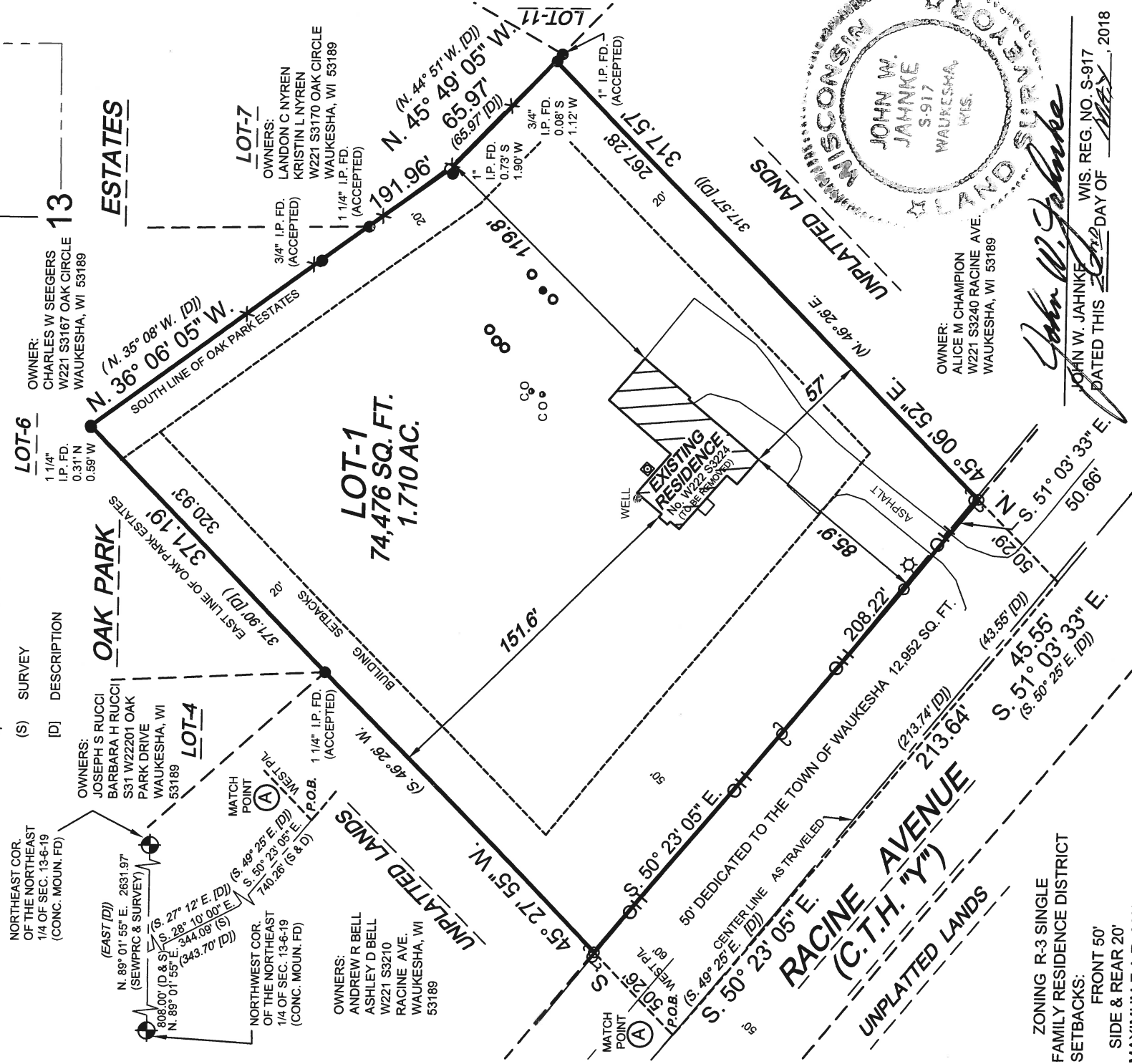
SURVEYOR:
JOHN W. JAHNKE
WIS. REG. S-917
JAHNKE AND JAHNKE
ASSOCIATES INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188
262-542-5797

REFERENCE BEARING:
NORTH LINE OF THE NORTHEAST
1/4 OF SECTION 13-6-19 PER
WISCONSIN STATE PLANE
COORDINATE SYSTEM GRID,
SOUTH ZONE (NAD-27)
HAS A BEARING OF
N. 89° 01' 55" E.

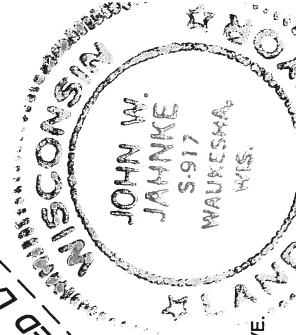
LOCATION MAP
NE 1/4 OF
SEC. 13-6-19
SCALE 1"=2400'



SCALE 1" = 60'
0 30' 60'



ZONING R-3 SINGLE
FAMILY RESIDENCE DISTRICT
SETBACKS:
FRONT 50'
SIDE & REAR 20'
MAXIMUM F.A.R. 20%
MINIMUM AREA: 20,000 SQ. FT.
MINIMUM AVERAGE WIDTH 120'



John W. Jahnke
JOHN W. JAHNKE
WIS. REG. NO. S-917
DATED THIS 22ND DAY OF MAY, 2018

CERTIFIED SURVEY MAP NO.

Sheet 2 of 4

Being part of the NE ¼ of the Section 13, Town 6 North, Range 19 East in the
TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

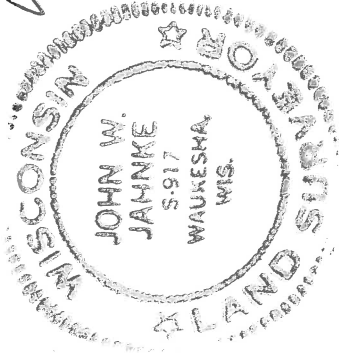
SURVEYOR'S CERTIFICATE:

I, John W. Jahnke, 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:

All that part of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 13, Town 6 North, Range 19 East, Town of Waukesha, Waukesha County, Wisconsin bounded and described as follows: Commencing at the northwest corner of said Northeast Quarter (NE ¼); thence North 89°01'55" East along the north line of said Northeast Quarter (NE ¼) 808.00 feet; thence South 28°10'00" East 344.09 feet; thence South 50°23'05" East 740.26 feet to a point on the centerline of Racine Avenue, County Trunk Highway "Y" the place of beginning of the land hereinafter described; thence South 50°23'05" East 213.64 feet; thence continuing along said centerline 45.55 feet; thence North 45°06'52" East 317.57 feet; thence North 45°49'05" West 65.97 feet along the southerly line of Lot 7, Oak Park Estates; thence North 36°06'05" West along the southerly lines of Lots 7 and 6, Oak Park Estates, 191.96 feet; thence South 45°27'55" West along the easterly lines of Lots 6 Oak Park Estates, and unplatted lands 371.19 feet to the place of beginning. Containing a net area of 74,476 square feet (1.710 acres) within proposed Lot 1 and 12,652 square feet (acre) within the 50 feet dedicated by the owners for Racine Avenue, C.T.H. "Y". right-of-way.

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 Town of Waukesha and City of Waukesha in surveying, dividing and mapping the same.



JOHN W. JAHNKE – Wis. Reg. No. S-917



STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 22 day of MAY, 2018.

My commission expires July 5, 2019.


PETER A. MUEHL – NOTARY PUBLIC



OWNERS: THOMAS & VICTORIA HEKKERS REVOCABLE TRUST

Instrument drafted by John W. Jahnke

P.S. Waukesha 5409

CERTIFIED SURVEY MAP NO. _____ Sheet 3 of 4
Being part of the NE ¼ of the NE ¼ of Section 13, Town 6 North, Range 19 East in the
TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

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

THOMAS & VICTORIA HEKKERS REVOCABLE TRUST

THOMAS HEKKERS – TRUSTEE

VICTORIA HEKKERS - TRUSTEE

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2018, the above named
THOMAS HEKKERS and VICTORIA HEKKERS, to me known to be the persons who executed the foregoing
instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

TOWN OF WAUKESHA PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, Town of Waukesha, this _____ day of _____, 2018.

JOHN MAREK – CHAIRMAN

KATHY NICKOLAUS – SECRETARY

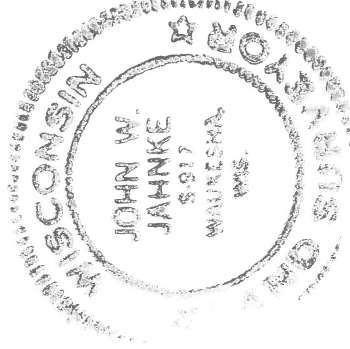
TOWN OF WAUKESHA BOARD APPROVAL:

Approved by the Town of Waukesha Board this _____ day of _____, 2018.

JOHN MAREK – CHAIRMAN

KATHY NICKOLAUS – TOWN CLERK

John W. Jahnke
JOHN W. JAHNKE – Wis Reg. No. S-917
Dated this 22nd day of MAY, 2018



OWNERS: THOMAS & VICTORIA HEKKERS REVOCABLE TRUST

Instrument drafted by John W. Jahnke

P.S. Waukesha 5409

CERTIFIED SURVEY MAP NO. _____ Sheet 4 of 4

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TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

CITY OF WAUKESHA PLAN COMMISSION EXTRA-TERRITORIAL APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the City of Waukesha on this
_____ day of _____, 2018.

SHAWN N. REILLY – CHAIRMAN

MARIA PANDAZI – SECRETARY

CITY OF WAUKESHA COMMON COUNCIL EXTRA-TERRITORIAL APPROVAL:

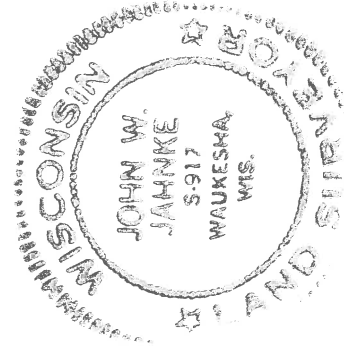
This Certified Survey Map has been approved and is hereby accepted by the Common Council of the City of
Waukesha on this _____ day of _____, 2018 which action becomes effective upon receipt of
approval of all other reviewing agencies and all conditions of the City of Waukesha approval were satisfied as
of the _____ day of _____, 2018.

SHAWN N. REILLY – MAYOR

GINA KOZLIK – CLERK

NOTE:

1. This entire lot lies outside of the Waukesha County Shoreland and Floodland Jurisdictional Limits.



John W. Jahnke

JOHN W. JAHNKE – Wis. Reg. No. S-917
Dated this 22 day of MAY, 2018

OWNERS: THOMAS & VICTORIA HEKKERS REVOCABLE TRUST

Instrument drafted by John W. Jahnke

P.S. Waukesha 5409