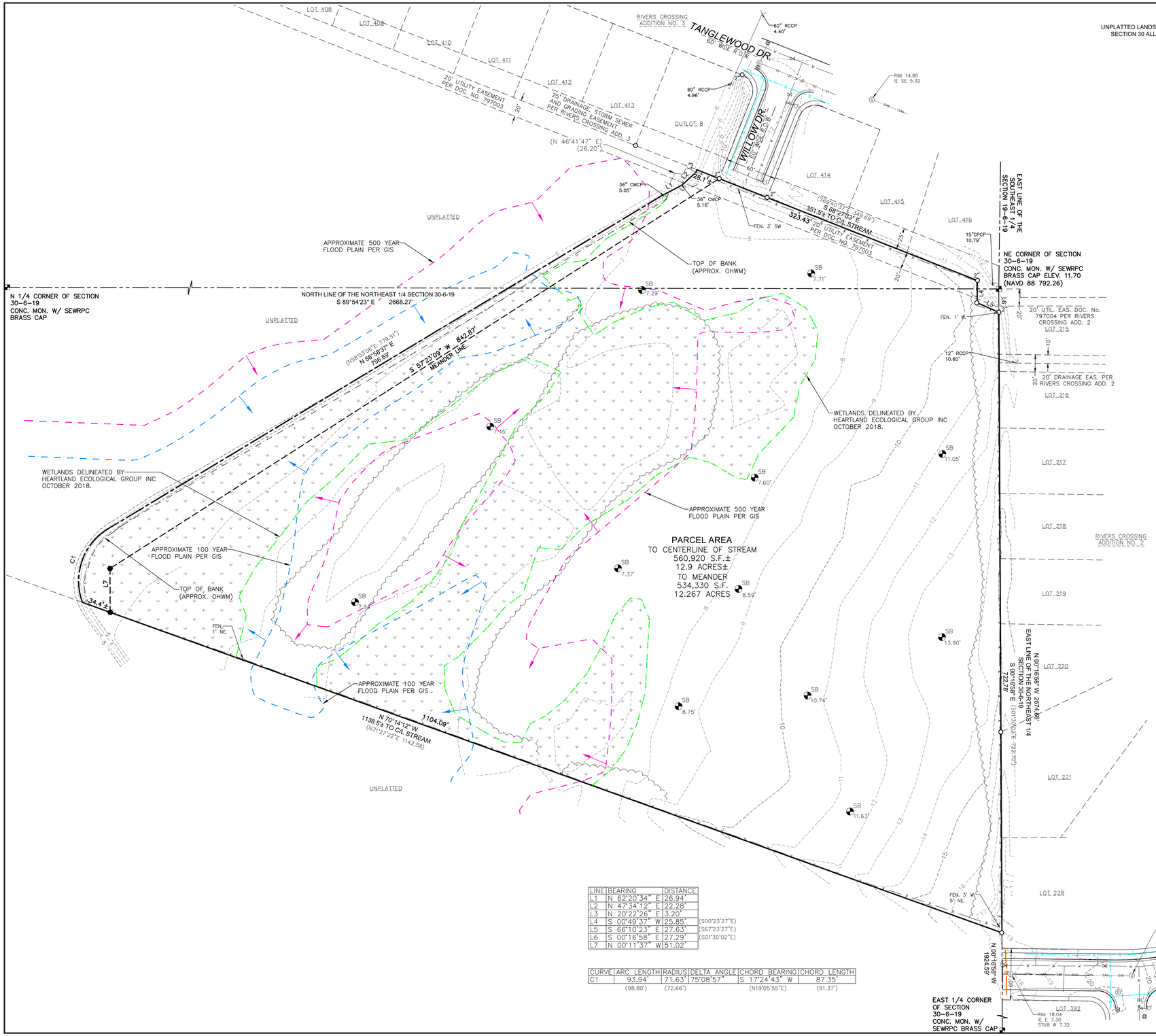
PLAT OF SURVEY

UNPLATTED LANDS BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19 AND OF THE NE 1/4 OF THE NE 1/4 OF SECTION 30 ALL IN TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



LINE	BEARING	DISTANCE	
L1	N 62°20'34" E	26.94'	
L2	N 47°34'12" E	22.28'	
L3	N 20°22'26" E	3.20'	
L4	S 00°49'37" W	25.85'	(S00°23'27"E)
L5	S 66°10'23" E	27.63'	(S67°23'27"E)
L6	S 00°16'58" E	27.29'	(S01°30'02"E)
L7	N 00°11'37" W	51.02'	

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	93.94'	71.63'	75°08'57"	S 17°24'43" W	87.35'
	(98.80')	(72.66')		(N19°05'55"E)	(91.37')

NOTES:

- TITLE COMMITMENT PROVIDED PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED SEPTEMBER 14, 2018 COMMITMENT No. FTS18-23999 LISTS THE FOLLOWING EASEMENTS:
  - EXCEPTION 11.: UTILITY EASEMENT TO THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY PER DOC. No. 145333 (ALONG COUNTY TRUNK N). NO LOCATION OR WIDTH SPECIFIED.
  - EXCEPTION 12.: UTILITY EASEMENT TO THE AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WISCONSIN PER DOC. No. 671956 (CANNOT READ COPY PROVIDED) PER WAUKESHA COUNTY GIS THE PARCEL CURRENTLY DOES NOT HAVE AN ADDRESS.
  - EXCEPTION 14.: RIGHT OF WAY GRANT GRANTED TO WISCONSIN TELEPHONE COMPANY PER DOC. No. 797003 (20' WIDE EASEMENT AS SHOWN).
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR. IT IS RECOMMENDED THAT THE ZONING ADMINISTRATOR FOR THE MUNICIPALITY APPROVE OR SET THE O.H.W.M. ELEVATION.
- THE APPROXIMATE 75' O.H.W.M. SETBACK MAY NEED TO BE VERIFIED BY WAUKESHA COUNTY PRIOR TO CONSTRUCTION.
- FLOODPLAIN IS SHOWN PER APPROXIMATE WAUKESHA COUNTY GIS MAPPING. FEMA FIRM MAP No. 55133C0308G, MAP REVISED NOVEMBER 5, 2014.
- TAX KEY No.: WAKC1372996004

LEGAL DESCRIPTION (PER TITLE POLICY)

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 19, AND THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19; THENCE SOUTH 01° 30' 02" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 30, 27.29 FEET TO A 2" IRON PIPE FOUND AND THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH 01° 30' 02" EAST ALONG SAID EAST LINE, 722.70 FEET; THENCE NORTH 71° 27' 22" WEST, 1142.58 FEET TO THE CENTERLINE OF AN INTERMITTENT STREAM; THENCE NORTHERLY ALONG THE ARC OF A CURVE AND THE CENTERLINE OF SAID INTERMITTENT STREAM, 98.80 FEET, WHOSE CENTER LIES TO THE EAST, HAVING A RADIUS OF 72.66 FEET, CHORD BEARS NORTH 19° 05' 55" EAST, 91.37 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 58° 03' 06" EAST, 779.91 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 46° 41' 47" EAST, 26.20 FEET TO A POINT ON THE SOUTH LINE OF RIVER'S CROSSING ADDITION NO. 3, A SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING COURSES: SOUTH 69° 40' 37" EAST, 349.69 FEET TO A 2" IRON PIPE FOUND; THENCE SOUTH 00° 23' 27" EAST, 25.85 FEET TO A 2" IRON PIPE FOUND; THENCE SOUTH 67° 23' 27" EAST, 27.63 FEET TO THE POINT OF BEGINNING.

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2018) AND REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SEC. 30-6-19 MEASURED AS S 00°16'58" E.

VERTICAL DATUM IS CITY OF WAUKESHA REFERENCED TO THE NE CORNER OF SEC. 30-6-19 MEASURED AS 792.26 (NAVD 88 GEOID 12A, WISCORS 2019). CITY CONVERSION FACTOR -780.56.

LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- CURB INLET
- CMCP CULVET
- SANITARY MANHOLE
- WATER VALVE
- STORM MANHOLE
- HYDRANT
- WIRE FENCE
- WATERMAIN
- UNDERGROUND GAS
- UNDERGROUND TV
- UNDERGROUND ELEC.
- SANITARY SEWER
- STORM SEWER
- TREE LINE
- EXISTING CONTOUR
- SET 3/4" REBAR
- SOIL BORE

0' 60' 120'
1 INCH = 60 FEET

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

LandTech SURVEYING
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LANDTECHSURVEYING@GMAIL.COM
(262) 367-7599

REV. REV. REV. REV. REV.

LOCATION: SAYLEVILLE ROAD, CITY OF WAUKESHA, WAUKESHA COUNTY, WI

DRAWN BY: SMW | CHECKED BY: MTO

CLIENT: NEUMANN DEVELOPMENTS INC.

PROJECT: SAYLEVILLE ROAD PARCEL

LAYOUT: PLAT OF SURVEY

DRAWING: 18159_SURVEY.DWG

SEAL: WISCONSIN MATTHEW T. O'ROURKE S-2771 HARTFORD, WI PROFESSIONAL LAND SURVEYOR

SCALE: 1:60

DATE: 11/16/18

JOB NO.: 18159

SHEET: 1 OF 1