

# CERTIFIED SURVEY MAP NO.

A revision of Lot 1 and Lot 2 of Certified Survey Map No. 12248, being part of the Northeast 1/4 of the Southeast 1/4 of Section 35, the Northwest 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Northwest 1/4 of Section 36, all in Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, T 7 N, R 19 E, WHICH BEARS NORTH 89°44'46" EAST. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. (NAD 83)

NOTE: VISION CORNER EASEMENT: NO STRUCTURE, DRIVEWAY OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION TRIANGLE, NO VEGETATION, BUSHES, TREES, OR OTHER VISUAL OBSTRUCTIONS MAY EXCEED 24" IN HEIGHT WITHIN VISION CORNER EASEMENTS. NO VEHICULAR ACCESS IS ALLOWED OVER VISION CORNER EASEMENT. P.O.C.

CONC. MON.  
W/ ALUM. CAP  
NW COR. OF SW 1/4  
SEC. 36-7-19  
N: 2448163.35  
E: 378689.51

E. MORELAND BLVD. (U.S.H. "18")  
200' PUBLIC R.O.W.  
FOUND 3/4" IRON PIPE  
N74°53'05"E 1486.19'  
LOT 3, CSM 12248

N74°53'05"E 61.04'  
N. LINE OF SW1/4 SEC. 36  
N89°44'46"E 2676.05'

LOT 1, CSM 11196  
N171°51'50"E 170.42'

LOT 2, CSM 11196  
N171°51'50"E 246.08'

CONC. MON. W/ BRASS CAP  
NE CORNER OF SW 1/4  
SEC. 36-7-19  
N: 2450839.10  
E: 378701.50

VISION CORNER ESMT PER CSM 12248  
FOUND CROSSES

RELOCATED ACCESS ESMT PER SEPARATE DOCS.  
61.8' BLDG  
260.58'  
149.5'  
770'  
700'

LOT 1 1/2  
FOUND IRON PIPES  
ACCESS ESMT PER CSM 5415  
LOT 3, CSM 12248  
NO POINT FOUND OR SET

LOT 2, CSM 12248  
FOUND IRON PIPES  
ACCESS ESMT PER CSM 5415  
LOT 3, CSM 12248  
NO POINT FOUND OR SET

LOT 1, CSM 10944  
FOUND CROSSES

LOT 2, CSM 10944  
FOUND CROSSES

LOT 7, CSM 10944  
FOUND CROSSES

LOT 8, CSM 11104  
FOUND CROSSES

LOT 1, CSM 10944  
FOUND CROSSES



WATER UTIL. ESMT. AS SHOWN ON CSM 12248

160' PRIVATE R.O.W. & ACCESS ESMT AS SHOWN ON CSM 12248

160' PUBLIC R.O.W.

LES PAUL PARKWAY (S.T.H. "164")

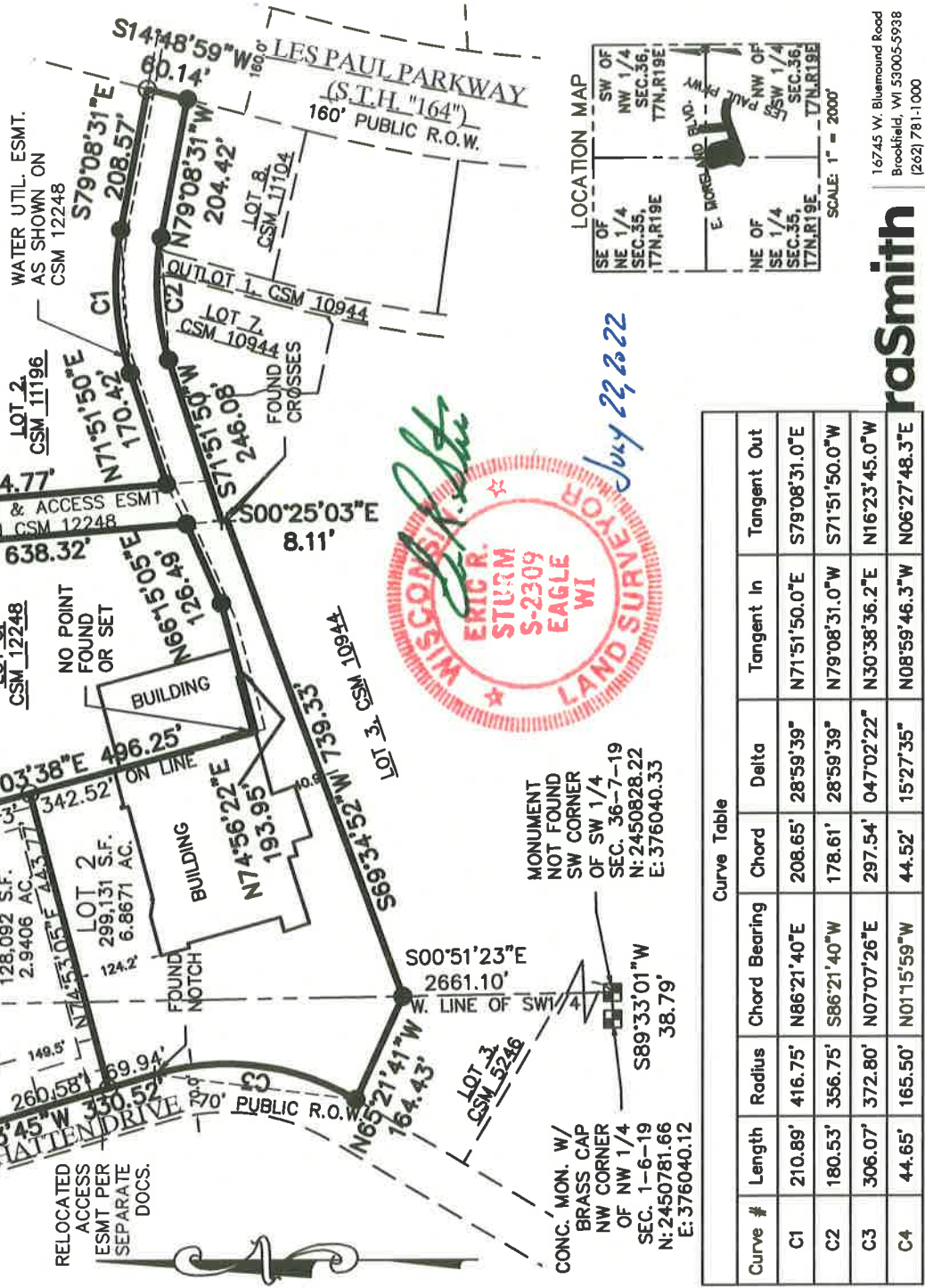
MANHATTAN DRIVE

CONC. MON. W/ BRASS CAP NW CORNER OF NW 1/4 SEC. 1-6-19 N: 2450781.66 E: 376040.12

CONC. MON. W/ BRASS CAP SW CORNER OF SW 1/4 SEC. 36-7-19 N: 2450828.22 E: 376040.33

MONUMENT NOT FOUND SW CORNER OF SW 1/4 SEC. 36-7-19 N: 2450828.22 E: 376040.33

MONUMENT NOT FOUND SW CORNER OF SW 1/4 SEC. 36-7-19 N: 2450828.22 E: 376040.33



Curve Table

Curve #	Length	Radius	Chord Bearing	Chord	Delta	Tangent In	Tangent Out
C1	210.89'	416.75'	N86°21'40"E	208.65'	28°59'39"	N71°51'50.0"E	S79°08'31.0"E
C2	180.53'	356.75'	S86°21'40"W	178.61'	28°59'39"	N79°08'31.0"W	S71°51'50.0"W
C3	306.07'	372.80'	N07°07'26"E	297.54'	04°7'02.22"	N30°38'36.2"E	N16°23'45.0"W
C4	44.65'	165.50'	N01°15'59"W	44.52'	15°27'35"	N08°59'46.3"W	N06°27'48.3"E



**rasmith**  
CREATIVITY BEYOND ENGINEERING

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Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A redivision of Lot 1 and Lot 2 of Certified Survey Map No. 12248, being part of the Northeast 1/4 of the Southeast 1/4 of Section 35, the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 36, all in Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN            }  
  } :SS  
WAUKESHA COUNTY            }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lot 1 and Lot 2 of Certified Survey Map No. 12248, being part of the Northeast 1/4 of the Southeast 1/4 of Section 35, the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of Section 36, all in Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Northwest corner of the Southwest 1/4 of Section 36; thence South 00°51'23" East along the West line of said Southwest 1/4 Section 79.31 feet to a point on the Southerly line of East Moreland Boulevard (a.k.a. U.S.H. "18") and the point of beginning; thence North 74°53'05" East along said Southerly line 186.52 feet to the Northwest corner of Lot 3 of Certified Survey Map No. 4530; thence South 15°06'55" East along the West line of said Lot 3, a distance of 150.00 feet to the Southwest corner of said Lot 3; thence North 74°53'05" East along the South line of said Lot 3, a distance of 50.36 feet to a point; thence South 15°03'38" East along the West line of Lot 3 of Certified Survey Map No. 12248, a distance of 496.25 feet to the Southwest corner of said Lot 3; thence North 74°56'22" East along the South line of said Lot 3, a distance of 193.95 feet to a point; thence North 66°15'05" East along said South line 126.49 feet to the Southeast corner of said Lot 3; thence North 04°31'36" West along the East line of said Lot 3, a distance of 638.32 feet to the Southerly line of East Moreland Boulevard (a.k.a. U.S.H. "18"); thence North 74°53'05" East along said Southerly line 61.04 feet to the Northwest corner of Lot 1 of Certified Survey Map No. 11196; thence South 04°31'36" East along the West line of said Lot 1 and the West line of Lot 2 of Certified Survey Map No. 11196, a distance of 624.77 feet to the Southwest corner of said Lot 2; thence North 71°51'50" East along the South line of said Lot 2, a distance of 170.42 feet to a point; thence Northeasterly 210.89 feet along the South line of said Lot 2 and arc of a curve, whose center lies to the South, whose radius is 416.75 feet, and whose chord bears North 86°21'40" East 208.65 feet to a point; thence South 79°08'31" East along said South line 208.57 feet to the West line of Les Paul Parkway (a.k.a. S.T.H. "164"); thence South 14°48'59" West along said West line 60.14 feet to the Northeast corner of Lot 8 of Certified Survey Map No. 11104; thence North 79°08'31" West along the North line of said Lot 8, a distance of 204.42 feet to a point; thence Southwesterly 180.53 feet along the Northerly line of said Lot 8, Outlot 1 and Lot 1 of Certified Survey Map No. 10944, and arc of a curve, whose center lies to the South, whose radius is 356.75 feet, and whose chord bears South 86°21'40" West 178.61 feet to a point; thence South 71°51'50" West along the Northerly line of Lot 3 of Certified Survey Map No. 10944, a distance of 246.08 feet to a point; thence South 00°25'03" East 8.11 feet; thence South 69°34'52" West along said Northerly line 739.33 feet to the Northwest corner of said Lot 3; thence North 65°21'41" West along the North line of Lot 3 of Certified Survey Map No. 5246, a distance of 164.43 feet to a point on the Easterly line of Manhattan Drive; thence Northeasterly 306.07 feet along said Easterly line and arc of a curve, whose center lies to the West, whose radius is 372.80 feet, and whose chord bears North 07°07'26" East 297.54 feet to a point; thence North 16°23'45" West along said Easterly line 330.52 feet to a point; thence Northwesterly 44.65 feet along the arc of a curve, whose center lies to the East, whose radius is 165.50 feet, and whose chord bears North 01°15'59" West 44.52 feet to a point on the Southerly line of East Moreland Boulevard (a.k.a. U.S.H. "18"); thence North 74°53'05" East along said Southerly line 202.20 feet to the point of beginning.

Said lands contain 427,223 square feet or 9.8077 acres.



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THAT I have made the survey, land division and map by the direction of Professional Consultants, Inc., owner.

THAT the map 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 Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Waukesha in surveying, dividing, and mapping the same.

July 22, 2022



*Eric R. Sturm*  
ERIC R. STURM  
PROFESSIONAL LAND SURVEYOR S-2309

(SEAL)

PLANNING COMMISSION OF CERTIFICATE OF APPROVAL

Certified Survey Map accepted by the Planning Commission of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
SHAWN REILLY, MAYOR, CHAIRPERSON

\_\_\_\_\_  
MARIA PANDAZI, SECRETARY

COMMON COUNCIL CERTIFICATE OF APPROVAL

Certified Survey Map approved by the Common Council of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
SHAWN REILLY, MAYOR

\_\_\_\_\_  
GINA L. KOZLIK, CITY CLERK

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OWNER'S CERTIFICATE

Professional Consultants, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, and mapped in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Waukesha.

Professional Consultants, Inc. does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Waukesha

IN Witness Whereof, Professional Consultants, Inc. has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_

STATE OF WISCONSIN }  
WAUKESHA COUNTY } :SS

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, \_\_\_\_\_ of the above named Professional Consultants, Inc., to me known to be the person who executed the foregoing instrument, and to me known to be the \_\_\_\_\_ of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

\_\_\_\_\_  
(SEAL)  
Notary Public, State of \_\_\_\_\_  
My Commission Expires \_\_\_\_\_



July 22, 2022

THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM,  
PROFESSIONAL LAND SURVEYOR S-2309