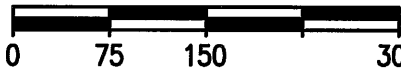


CERTIFIED SURVEY MAP NO.

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



SCALE: 1" = 150'



OWNER:

TALLGRASS VILLAS, LLC
 ATTN: JOHN DONOVAN
 1830 MEADOW LANE, SUITE "A"
 PEWAUKEE, WI 53072
 PHONE: 262-542-9494

NOTE:

SEE SHEET 2 FOR LOCALITY MAP

NORTHVIEW ROAD
 (DEDICATED TO THE CITY OF WAUKESHA FOR PUBLIC ROAD PURPOSES)
 (465 S.F. or 0.0107 Ac.)
 (SEE DETAIL ON SHEET 2)

NORTHVIEW ROAD

ROAD

N. 1/4 CORNER, SEC. 32-7-19

WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
 CONC. MON. W/ BRASS CAP
 N-380,900.08, E-2,460,983.98

CURVE DATA:

A = 183.55'
 R = 575.00'
 DELTA = 18°17'22"
 CB = S69°13'23"E
 CH = 182.77'
 TAN IN = S60°04'42"E
 TAN OUT = S78°22'04"E

LOT 1
 712,301 S.F.
 16.3522 Ac.

CENTER, SEC. 32-7-19

WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
 CONC. MON. W/ BRASS CAP
 N-378,241.92, E-2,461,044.27

PIPE LEGEND:

- - INDICATES "Set" 0.750" O.D. by 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 2" Iron Pipe.

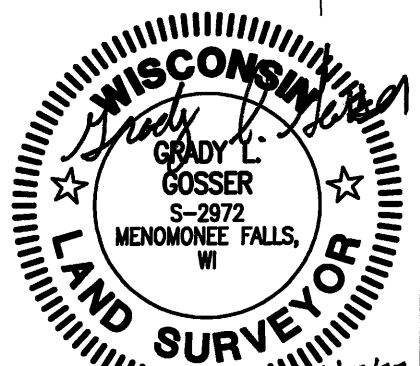
WETLAND NOTE: (SEE PRESERVATION RESTRICTION ON SHEET 3)

- WETLAND LINES SHOWN HEREON WERE FIELD DELINEATED AND LOCATED BY STANTEC CONSULTING SERVICES, INC. ON AUGUST 4, 2017.

GENERAL NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE EAST LINE OF THE N.W. 1/4 OF SECTION 32, TOWN 7 NORTH, RANGE 19 EAST, BEARS N01°17'58"W.
- ANY LAND 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.
- TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

DRAFTED THIS 17TH DAY OF NOVEMBER, 2022 (REVISED: 3/1/23)
 THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972



11/17/22
 3/1/23
 JOB NO. 21-059-966-01
 SHEET 1 OF 7

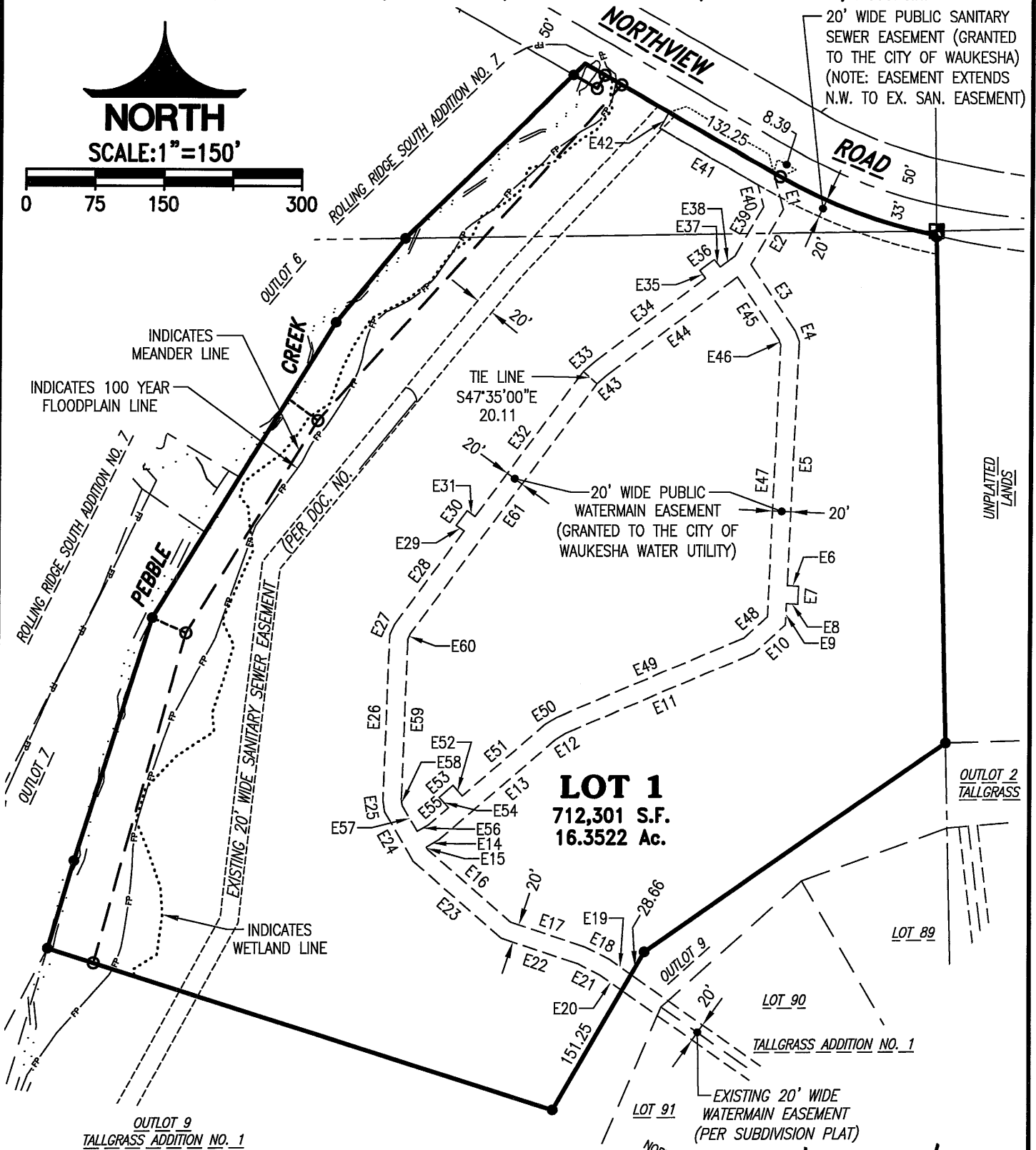
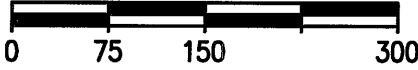
X:\2021\21-059-966 Brelinski Toll Grass Waukesha Drawings\Survey\CSM\530CSM01.dwg

CERTIFIED SURVEY MAP NO. _____

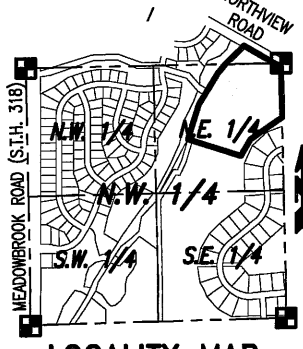
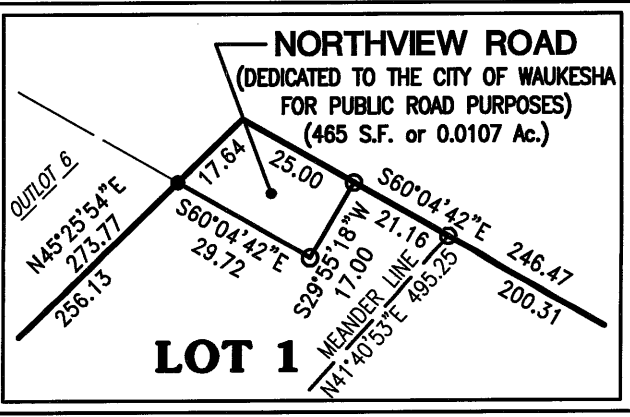
ALL THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



SCALE: 1" = 150'



LOT 1
712,301 S.F.
16.3522 Ac.



11/17/22
3/1/23
JOB NO. 21-059-966-01
SHEET 2 OF 7

X:\2021\21-059-966 Brelinski Tall Grass Waukesha Drawings\Survey\CSM\530CSM01.dwg

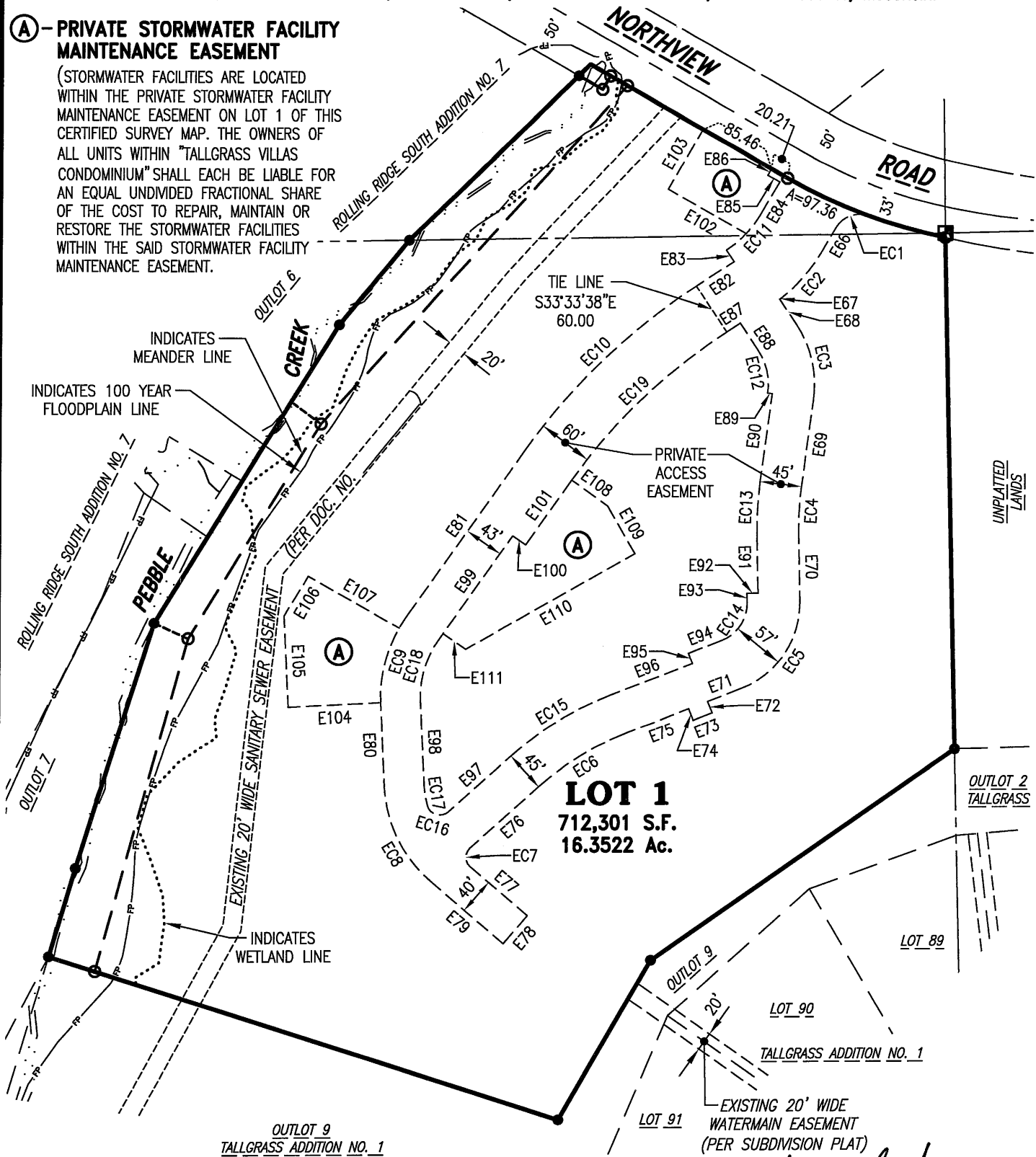
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CERTIFIED SURVEY MAP NO. _____

ALL THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

(A) - PRIVATE STORMWATER FACILITY MAINTENANCE EASEMENT

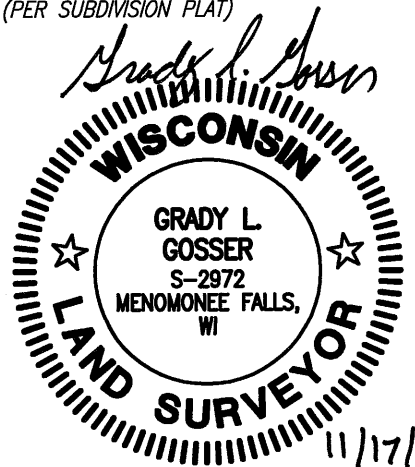
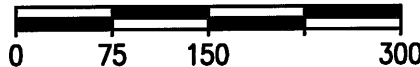
(STORMWATER FACILITIES ARE LOCATED WITHIN THE PRIVATE STORMWATER FACILITY MAINTENANCE EASEMENT ON LOT 1 OF THIS CERTIFIED SURVEY MAP. THE OWNERS OF ALL UNITS WITHIN "TALLGRASS VILLAS CONDOMINIUM" SHALL EACH BE LIABLE FOR AN EQUAL UNDIVIDED FRACTIONAL SHARE OF THE COST TO REPAIR, MAINTAIN OR RESTORE THE STORMWATER FACILITIES WITHIN THE SAID STORMWATER FACILITY MAINTENANCE EASEMENT.



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



SCALE: 1" = 150'



11/17/22
3/1/23

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JOB NO. 21-059-966-01
SHEET 3 OF 7

CERTIFIED SURVEY MAP NO. _____

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

20' WIDE PUBLIC WATERMAIN EASEMENT LINE TABLE:

Line #	BEARING	LENGTH
E1	S15°06'27"E	41.95'
E2	S29°55'17"W	70.13'
E3	S33°33'38"E	87.93'
E4	S21°03'44"E	12.50'
E5	S2°26'05"W	269.97'
E6	S87°33'55"E	12.33'
E7	S2°26'05"W	20.00'
E8	N87°33'55"W	12.33'
E9	S2°26'05"W	23.24'
E10	S47°26'05"W	46.39'
E11	S66°51'40"W	223.31'
E12	S57°46'35"W	12.66'
E13	S48°58'10"W	167.74'
E14	S60°06'27"W	16.12'
E15	S29°53'33"E	3.17'
E16	S48°41'32"E	120.87'
E17	S71°13'31"E	86.03'
E18	S62°59'55"E	29.40'
E19	S54°27'53"E	29.32'
E20	N54°27'53"W	29.76'
E21	N62°59'55"W	26.47'

Line #	BEARING	LENGTH
E22	N71°13'31"W	88.58'
E23	N48°41'32"W	128.16'
E24	N29°53'33"W	63.18'
E25	N8°12'42"W	12.61'
E26	N2°02'18"E	182.10'
E27	N24°47'26"E	12.52'
E28	N36°17'26"E	127.16'
E29	N53°42'34"W	10.70'
E30	N36°17'26"E	20.00'
E31	S53°42'34"E	10.70'
E32	N36°17'26"E	198.25'
E33	N48°32'34"E	17.03'
E34	N52°27'10"E	151.24'
E35	N37°32'50"W	10.51'
E36	N52°27'10"E	20.00'
E37	S37°32'50"E	10.51'
E38	N52°27'10"E	20.22'
E39	N29°55'17"E	62.41'
E40	N15°06'27"W	25.38'
E41	N60°04'42"W	123.92'
E42	N29°45'43"E	20.00'

Line #	BEARING	LENGTH
E43	N48°32'34"E	14.20'
E44	N52°27'10"E	178.79'
E45	S33°33'38"E	82.59'
E46	S21°03'44"E	6.15'
E47	S2°26'05"W	300.77'
E48	S47°26'05"W	34.68'
E49	S66°51'40"W	221.47'
E50	S57°46'35"W	15.79'
E51	S48°58'10"W	118.57'
E52	N41°01'50"W	15.40'
E53	S48°58'10"W	20.00'
E54	S41°01'50"E	15.40'
E55	S48°58'10"W	28.76'
E56	S60°06'27"W	14.17'
E57	N29°53'33"W	32.87'
E58	N8°12'42"W	6.98'
E59	N2°02'18"E	176.29'
E60	N24°47'26"E	6.48'
E61	N36°17'26"E	341.25'

WETLAND / FLOODPLAIN PRESERVATION RESTRICTIONS:

- Grading, filling and removal of topsoil or other earthen materials 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.
- 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 approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use—Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use—Planning and Zoning Division shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Wetland / Floodplain and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use—Planning and Zoning Division.
- Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Wetland / Floodplain area.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- 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.
- The construction of buildings is prohibited.



**4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481**

Grady L. Gosser



11/17/22
3/1/23

DRAFTED THIS 17TH DAY OF NOVEMBER, 2022 (REVISED: 3/1/23)
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 21-059-966-01
SHEET 4 OF 7

CERTIFIED SURVEY MAP NO. _____

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

PRIVATE ACCESS AND PRIVATE STORMWATER FACILITY MAINTENANCE EASEMENT LINE TABLE:

Line #	BEARING	LENGTH
E66	S29°55'17"W	29.60'
E67	S56°26'22"W	2.15'
E68	S33°33'38"E	32.71'
E69	S7°31'46"W	96.82'
E70	S1°17'56"E	74.62'
E71	S68°38'40"W	38.23'
E72	S21°21'20"E	13.50'
E73	S68°38'40"W	22.00'
E74	N21°21'20"W	13.50'
E75	S68°38'40"W	72.66'
E76	S48°04'01"W	99.39'
E77	S49°10'34"E	81.93'
E78	S40°49'26"W	40.00'
E79	N49°10'34"W	104.07'
E80	N2°47'03"W	91.82'
E81	N35°08'37"E	224.43'

Line #	BEARING	LENGTH
E82	N56°26'22"E	48.73'
E83	N33°33'38"W	15.00'
E84	N29°55'17"E	41.96'
E85	N60°04'42"W	15.00'
E86	N29°55'18"E	8.00'
E87	N56°26'22"E	17.33'
E88	S33°33'38"E	34.59'
E89	S82°28'14"E	5.00'
E90	S7°31'46"W	96.82'
E91	S1°17'56"E	64.48'
E92	S88°42'04"W	12.00'
E93	S1°17'56"E	10.14'
E94	S68°38'40"W	38.42'
E95	S21°21'20"E	12.00'
E96	S68°38'40"W	94.47'
E97	S48°04'01"W	90.29'

Line #	BEARING	LENGTH
E98	N2°47'03"W	91.82'
E99	N35°08'37"E	138.26'
E100	S54°51'23"E	17.00'
E101	N35°08'37"E	86.17'
E102	N60°04'42"W	97.71'
E103	N29°55'18"E	75.00'
E104	S87°12'57"W	100.00'
E105	N2°47'03"W	100.00'
E106	N31°10'18"E	50.00'
E107	S60°17'04"E	113.31'
E108	S54°08'54"E	48.08'
E109	S29°37'46"E	60.00'
E110	S60°22'14"W	210.00'
E111	N54°51'23"W	29.85'

PRIVATE ACCESS EASEMENT CURVE TABLE:

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
EC1	29.00	80°17'54"	40.64	37.40	S70°04'14"W	N69°46'49"W	S29°55'17"W
EC2	193.00	20°20'50"	68.54	68.18	N40°05'42"E	N50°16'07"E	N29°55'17"E
EC3	120.00	41°05'24"	86.06	84.23	N13°00'56"W	N07°31'46"E	N33°33'38"W
EC4	330.00	8°49'42"	50.85	50.80	S03°06'55"W	S07°31'46"W	S01°17'56"E
EC5	100.00	69°56'36"	122.07	114.63	N33°40'22"E	N68°38'40"E	N01°17'56"W
EC6	310.00	20°34'39"	111.34	110.74	S58°21'21"W	S68°38'40"W	S48°04'01"W
EC7	13.50	97°14'35"	22.91	20.26	S00°33'16"E	S48°04'01"W	S49°10'34"E
EC8	145.00	46°23'31"	117.41	114.22	S25°58'48"E	S02°47'03"E	S49°10'34"E
EC9	150.00	37°55'40"	99.29	97.49	S16°10'47"W	S35°08'37"W	S02°47'03"E
EC10	690.00	21°17'45"	256.46	254.99	S45°47'30"W	S56°26'22"W	S35°08'37"W
EC11	115.00	26°31'05"	53.23	52.75	N43°10'50"E	N56°26'22"E	N29°55'17"E
EC12	70.00	41°05'24"	50.20	49.13	N13°00'56"W	N07°31'46"E	N33°33'38"W
EC13	375.00	8°49'42"	57.78	57.72	S03°06'55"W	S07°31'46"W	S01°17'56"E
EC14	43.00	69°56'36"	52.49	49.29	N33°40'22"E	N68°38'40"E	N01°17'56"W
EC15	355.00	20°34'39"	127.50	126.81	S58°21'21"W	S68°38'40"W	S48°04'01"W
EC16	14.00	116°18'25"	28.42	23.79	S73°46'46"E	S15°37'34"E	N48°04'01"E
EC17	102.00	12°50'31"	22.86	22.81	S09°12'18"E	S02°47'03"E	S15°37'34"E
EC18	107.00	37°55'40"	70.83	69.54	S16°10'47"W	S35°08'37"W	S02°47'03"E
EC19	630.00	21°17'45"	234.16	232.81	S45°47'30"W	S56°26'22"W	S35°08'37"W



11/17/22
3/1/23

DRAFTED THIS 17TH DAY OF NOVEMBER, 2022 (REVISED: 3/1/23)
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 21-059-966-01
SHEET 5 OF 7

CERTIFIED SURVEY MAP NO.

**ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 7 NORTH, RANGE 19
EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of the Southeast 1/4 of the Southwest 1/4 of Section 29 and the Northeast 1/4 of the Northwest 1/4 of Section 32, all in Town 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the North 1/4 Corner of said Section 32; Thence South 01°17'58" East and along the East line of the said Northwest 1/4 Section, 4.93 feet to a point on the South Right-of-Way line of "Northview Road" and the place of beginning of lands hereinafter described;

Continuing thence South 01°17'58" East and along the said East line of the said Northwest 1/4 Section, 560.67 feet to a point; Thence South 55°00'00" West and along the North line of Outlot 9 of "Tallgrass Addition No. 1" (A Subdivision Plat of Record), 400.00 feet to a point; Thence South 30°00'00" West and along the said North line, 200.00 feet to a point; Thence North 71°57'34" West and along the said North line, 578.65 feet to a point on the East line of "Rolling Ridge South Addition No. 7" (A Subdivision Plat of Record); Thence North 16°36'37" East and along the said East line, 100.00 feet to a point; Thence North 17°28'48" East and along the said East line, 279.34 feet to a point; Thence North 31°21'38" East and along the said East line, 380.80 feet to a point; Thence North 39°06'38" East and along the said East line, 118.80 feet to a point on the North line of the said Northwest 1/4 Section, Thence North 45°25'54" East and along the said East line, 273.77 feet to a point on the said South Right-of-Way line of said "Northview Road"; Thence South 60°04'42" East and along the said South Right-of-Way line, 246.47 feet to a point of curvature; Thence Southeasterly 183.55 feet along the said South Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 575.00 feet, whose central angle is 18°17'22", and whose chord bears South 69°13'23" East, 182.77 feet to the point of beginning of this description.

The Gross area of said Parcel contains 712,766 Square Feet (or 16.3629 Acres) of land, more or less. The Net area of said Parcel after the Road dedication of "Northview Road" contains 712,301 Square Feet (or 16.3522 Acres) of land, more or less.

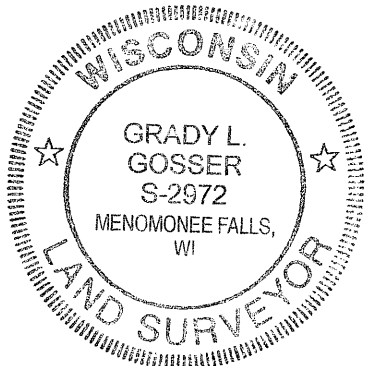
That I have made such survey, land division, dedication and map by the direction of **TALLGRASS VILLAS, LLC**, owner of said lands.

That such 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 the provisions of Chapter 236 of the Wisconsin Statutes and the Platting Ordinances of the Village of Waukesha and the City of Waukesha in surveying, dividing, dedication and mapping the same.

Dated this 17th day of NOVEMBER, 20 22.

REVISED: 3/1/23



Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Rd., Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 17th Day of NOVEMBER, 2022 (REVISED: 3/1/23)
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 21-059-966-01
SHEET 6 OF 7

