

**CORPORATE COURT  
MIDWEST ENGINEERING**  
RECORDED: NOVEMBER 23, 2005  
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# CERTIFIED SURVEY MAP NO. 10,117

BEING A REDIVISION OF LOT 3 OF CSM NO. 9458 AND LOCATED IN THE SW 1/4 OF THE SW. 1/4 OF SECTION 15, AND THE NW. 1/4 OF THE NW 1/4 SECTION 22, T.6N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WI

**SURVEYOR:**  
KEITH A. KINDRED, RLS 2082  
YAGGY COLBY ASSOCIATES  
PO BOX 180500  
DELAFIELD, WI 53018  
(262) 646-8855

**SURVEY FOR:**  
MLG/WAUKESHA, LLC  
13400 BISHOP'S LANE, SUITE 100  
BROOKFIELD, WI. 53005-6203

CURVE	LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN. BEARING 1	TAN. BEARING 2
1	ROW	65.00'	281°39'59"	319.54'	82.11'	S 00°38'26" E	N 39°48'26" W	N 38°31'35" E
-	1	65.00'	140°50'00"	159.77'	122.48'	S 69°46'34" W	N 39°48'26" W	-
-	2	65.00'	89°25'31"	101.45'	91.46'	S 45°21'11.5" E	-	-
-	3	65.00'	51°24'28"	58.32'	56.38'	N 64°13'48" E	-	N 38°31'35" E
2	3	30.00'	50°50'00"	26.62'	25.75'	N 63°56'34" E	N 38°31'35" E	N 89°21'34" E
3	1	30.00'	50°50'00"	26.62'	25.75'	N 65°13'26" W	S 89°21'34" W	N 39°48'26" W

**HUNG PLUMBING NOTE**

LOWEST FLOOR ELEVATION FOR EACH LOT SHALL BE ESTABLISHED BY THE CITY OF WAUKESHA ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF BUILDING PERMITS BASED UPON ESTIMATED GROUND WATER CONDITIONS. ADDITIONAL INFORMATION OBTAINED DURING SANITARY SEWER CONSTRUCTION WILL BE USED TO ESTABLISH LOWEST FLOOR ELEVATIONS. FIRST FLOOR ELEVATIONS MAY BE RESTRICTED ON SEVERAL LOTS IN THIS SUBDIVISION DUE TO HIGH GROUNDWATER. BUILDINGS WHICH HAVE LOWEST ELEVATION BELOW 30.0 FEET (CITY DATUM) MUST HAVE HUNG PLUMBING.



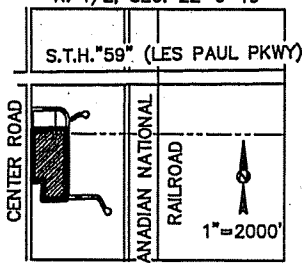
*Keake*  
20' TEMPORARY SLOPE EASEMENT (SEE NOTE 2)

**LEGEND**

- CONC. MONUMENT W/BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- NO ACCESS PER CSM 9455

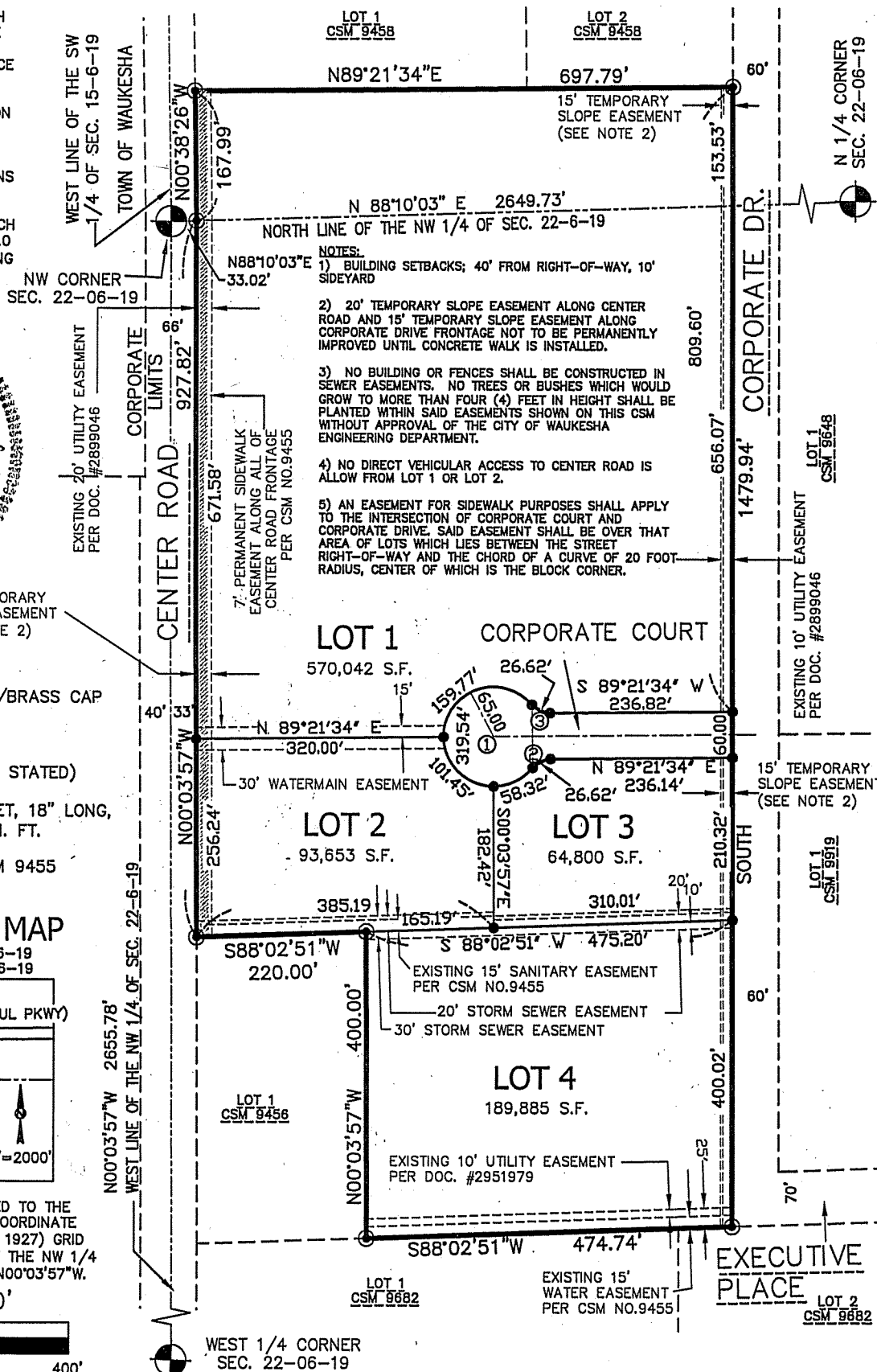
**LOCATION MAP**

S. 1/2, SEC. 15-6-19  
N. 1/2, SEC. 22-6-19



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE WEST LINE OF THE NW 1/4 OF SECTION 22-06-19 AS N00°03'57"W.

SCALE: 1" = 200'



- NOTES:**
- 1) BUILDING SETBACKS; 40' FROM RIGHT-OF-WAY, 10' SIDEYARD
  - 2) 20' TEMPORARY SLOPE EASEMENT ALONG CENTER ROAD AND 15' TEMPORARY SLOPE EASEMENT ALONG CORPORATE DRIVE FRONTAGE NOT TO BE PERMANENTLY IMPROVED UNTIL CONCRETE WALK IS INSTALLED.
  - 3) NO BUILDING OR FENCES SHALL BE CONSTRUCTED IN SEWER EASEMENTS. NO TREES OR BUSHES WHICH WOULD GROW TO MORE THAN FOUR (4) FEET IN HEIGHT SHALL BE PLANTED WITHIN SAID EASEMENTS SHOWN ON THIS CSM WITHOUT APPROVAL OF THE CITY OF WAUKESHA ENGINEERING DEPARTMENT.
  - 4) NO DIRECT VEHICULAR ACCESS TO CENTER ROAD IS ALLOW FROM LOT 1 OR LOT 2.
  - 5) AN EASEMENT FOR SIDEWALK PURPOSES SHALL APPLY TO THE INTERSECTION OF CORPORATE COURT AND CORPORATE DRIVE. SAID EASEMENT SHALL BE OVER THAT AREA OF LOTS WHICH LIES BETWEEN THE STREET RIGHT-OF-WAY AND THE CHORD OF A CURVE OF 20 FOOT RADIUS, CENTER OF WHICH IS THE BLOCK CORNER.



Stock No. 26273

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Notes:

- 1) No building or fence shall be constructed in sanitary sewer, storm sewer, drainage and watermain easements. no trees or bushes which would grow to more than 4' in height shall be planted within said easement without approval of the city of Waukesha Engineering Department and the Waukesha Water Utility.
- 2) In the event the water utility finds it necessary to disturb the premises in the exercise of its duties and responsibilities (future repairs, if necessary), the utility agrees to restore the premises of the grantor, as nearly as is reasonably possible, to the condition existing prior to such disturbance, however, not including the replacement of pavement, trees, shrubbery and other items existing on or within the described easement.
- 3) Grade changes within the permanent water main easements which exceed 12" shall not be made without prior written approval of the Waukesha Water Utility.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped all that part of the, SW 1/4 of the SW 1/4 of Section 15 and NW 1/4 of the NW 1/4 of Section 22, Township 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, more fully described as follows:

All of Lot 3, CSM No.9458. Said lands contain 946,574 square feet (21.73 acres).

That I have made such survey, land division and map by the direction of MLG / Waukesha, LLC., Owner(s) of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the subdivision regulations of the City of Waukesha, in surveying, dividing and mapping the same.

Dated this 1<sup>ST</sup> day of November, 2005.



Keith A. Kindred  
Keith A. Kindred, RLS 2082



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**CORPORATE OWNER'S CERTIFICATE OF DEDICATION**

MLG / Waukesha, LLC., a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

MLG / Waukesha, LLC., does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for objection or approval:

- 1) City of Waukesha

IN WITNESS WHEREOF, said MLG / Waukesha, LLC, has caused these presents to be signed by Timothy Wallen, its President/Treasurer at Waukesha, Wisconsin, and its corporate seal to be hereunto affixed this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

In presence of:

\_\_\_\_\_

\_\_\_\_\_

STATE OF WISCONSIN)  
 \_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the above named Timothy Wallen, President/Treasurer, and \_\_\_\_\_, of the above named company, to me known to be the persons who executed the foregoing instrument, and to me known to be such President/Treasurer of said company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, by its authority.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

My commission expires \_\_\_\_\_



*Keith A. Kindred*  
11-01-05



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**COMMON COUNCIL APPROVAL:**

Approved by the Common Council of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Clerk – Thomas E. Neill

\_\_\_\_\_  
Mayor – Carol J. Lombardi

**CITY OF WAUKESHA PLANNING COMMISSION APPROVAL:**

Approved by the Planning Commission of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Secretary – Michael Hoefl

\_\_\_\_\_  
Chairman – Carol J. Lombardi



*Keith A. Kindred*  
11-01-05