

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12306 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

PREPARED BY:

TRIO ENGINEERING, LLC
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: 262-790-1480

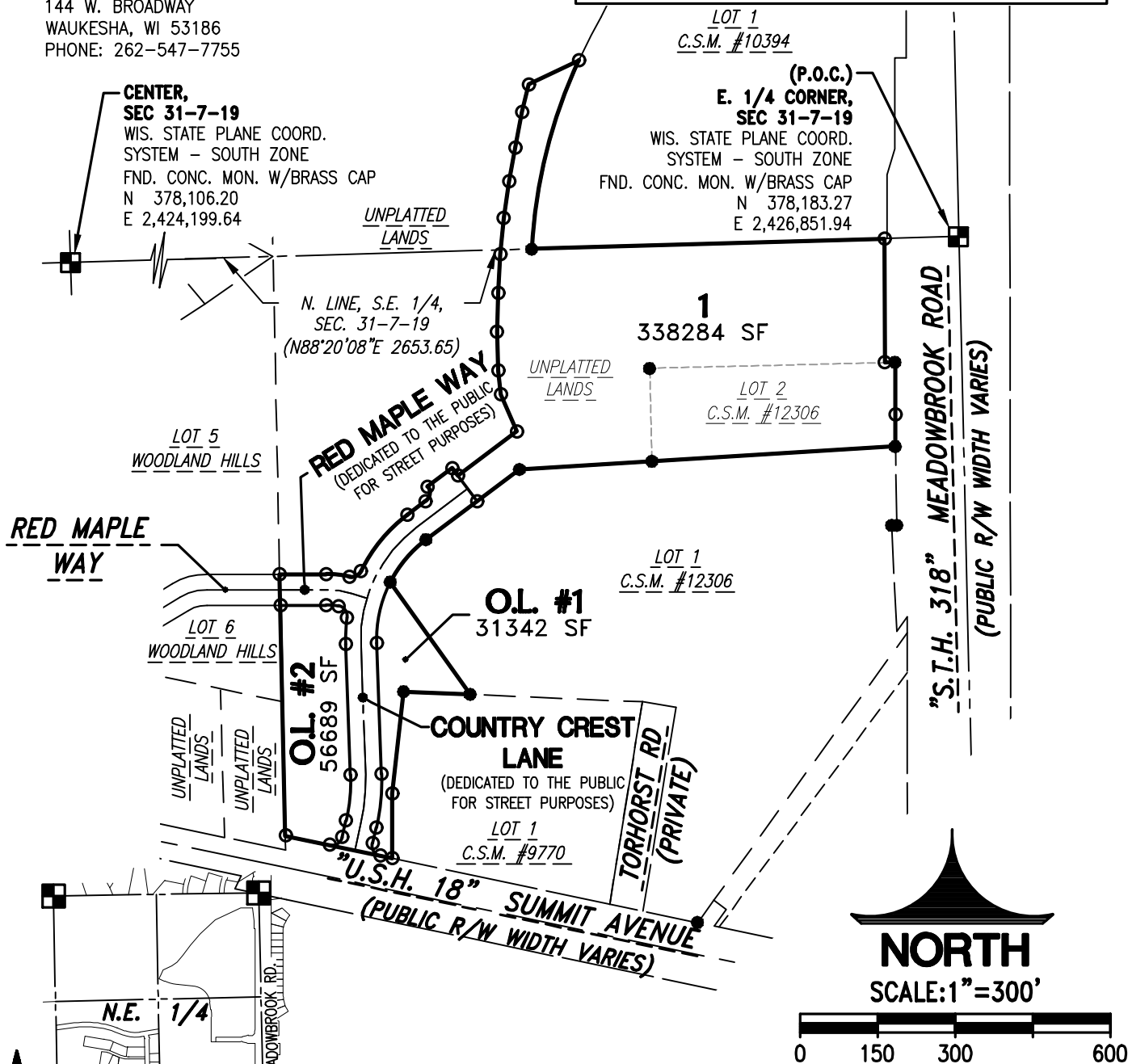
OWNER:

CAROL O. SMART SURVIVOR'S
TRUST AND ROBERT F. AND CAROL
O. SMART FAMILY TRUST
144 W. BROADWAY
WAUKESHA, WI 53186
PHONE: 262-547-7755

OVERALL DETAIL SHEET

LEGEND:

- - INDICATES Section Corner
- - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" Monumentation (See Survey)



RED MAPLE
WAY

LOT 5
WOODLAND HILLS

LOT 6
WOODLAND HILLS

UNPLATTED
LANDS

UNPLATTED
LANDS

COUNTRY CREST
LANE
(DEDICATED TO THE PUBLIC
FOR STREET PURPOSES)

LOT 1
C.S.M. #9770

"U.S.H. 18" SUMMIT AVENUE
(PUBLIC R/W WIDTH VARIES)

NORTH
SCALE: 1" = 300'

0 150 300 600

VICINITY MAP

EAST 1/2, SEC. 31,
T. 7 N., R. 19 E.
SCALE: 1" = 2000'

NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83/2011), IN WHICH THE NORTH LINE OF THE S.E. 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, BEARS N88°20'08"E.
- 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.



BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12306 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



(P.O.C.)
E. 1/4 CORNER,
SEC 31-7-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FND. CONC. MON. W/BRASS CAP
N 378,183.27
E 2,426,851.94

(P.O.B.)

S00°06'13"E 239.09

FND.
3/4" REBAR
S00'06'13"E
100.85
(REC. AS
S00'06'04"E
100.20)

① 62.14

FND.
3/4" REBAR

FND. 3/4" REBAR FND. 3/4" REBAR

1
338284 SF

S86°31'09"W 728.12
(REC. AS N86°31'03"E 728.08)

LOT 1
C.S.M. #12306

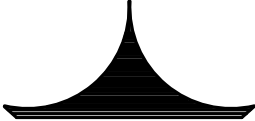


JOB NO. 05-006-889-01
SHEET 2 OF 10

H:\C800\889\05006-01\Survey\CSM\530CSM07.dwg

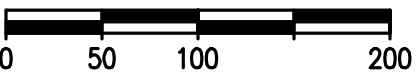
CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12306 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



NORTH

SCALE: 1"=100'



**CENTER,
SEC 31-7-19**
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FND. CONC. MON. W/BRASS CAP
N 378,106.20
E 2,424,199.64

LOT 1
C.S.M. #10394

(REC. AS S88°19'57"W 724.37)
N88°20'08"E 682.37

N. LINE, S.E. 1/4, SEC. 31-7-19
(N88°20'08"E 2653.65)

UNPLATTED
LANDS

1
338284 SF

UNPLATTED
LANDS

LOT 2
C.S.M. #12306

FND.
3/4" REBAR

FND.
3/4" REBAR

S86°31'09"W 728.12
(REC. AS N86°31'03"E 728.08)

EXISTING UTILITY EASEMENT
(PER DOC. #3544377)
EXISTING SEWER EASEMENT
(PER DOC. #3551087)
66'

LOT 1
C.S.M. #12306

**COUNTRY CREST
LANE**
(DEDICATED TO THE PUBLIC
FOR STREET PURPOSES)

EXISTING SEWER EASEMENT
(PER DOC. #4644058)

S36°45'01"E 18.16

N53°05'19"E 60.00

N53°05'19"E 31.42

N53°05'19"E 43.67

N53°05'19"E 123.62

S53°05'19"W 123.62

(REC. AS N53°05'13"E)

N53°05'19"E 102.57

N53°05'19"E 102.57

N53°05'19"E 102.57

N53°05'19"E 102.57

N53°05'19"E 102.57

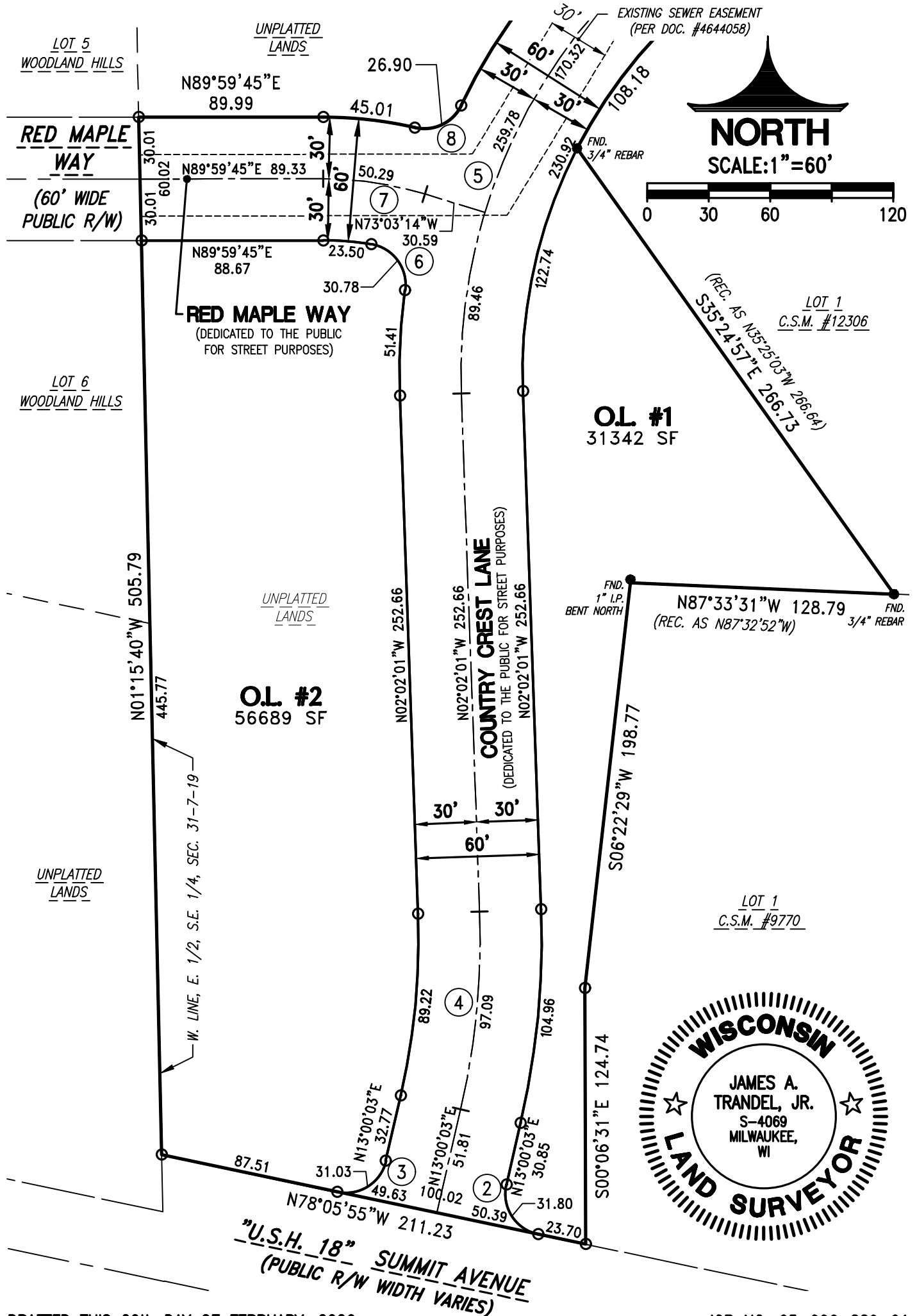
N53°05'19"E 102.57

N53°05'19"E 102.57

H:\C800\889\05006-01\Survey\CSM\530CSM07.dwg

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12306 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



H:\C800\889\05006-01\Survey\CSM\530CSM07.dwg

DRAFTED THIS 20th DAY OF FEBRUARY, 2026
THIS INSTRUMENT WAS DRAFTED BY JAMES A. TRANDEL, JR., S-4069

JOB NO. 05-006-889-01
SHEET 4 OF 10

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12306 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	7400.00	0°28'52"	62.14	62.13	S00°20'39"E	S00°06'13"E	S00°35'05"E
2	OUTLOT 1	20.00	91°05'58"	31.80	28.55	N32°32'56"W	N78°05'55"W	N13°00'03"E
3	OUTLOT 2	20.00	88°54'02"	31.03	28.01	N57°27'04"E	S78°05'55"E	N13°00'03"E
4	C/L	370.00	15°02'04"	97.09	96.81	N05°29'01"E	N13°00'03"E	N02°02'01"W
	OULOT 2	340.00	15°02'04"	89.22	88.96	N05°29'01"E	N13°00'03"E	N02°02'01"W
	OUTLOT 1	400.00	15°02'04"	104.96	104.66	N05°29'01"E	N13°00'03"E	N02°02'01"W
5	C/L	270.00	55°07'39"	259.78	249.88	N25°31'29.5"E	N02°02'20"W	N53°05'19"E
	C/L-SOUTH	270.00	18°59'06"	89.46	89.06	N07°27'13"E	N02°02'20"W	N16°56'46"E
	C/L-NORTH	270.00	36°08'33"	170.32	167.51	N35°01'02.5"E	N16°56'46"E	N53°05'19"E
	OUTLOT 2	300.00	9°49'04"	51.41	51.34	N02°52'12"E	N02°02'20"W	N07°46'44"E
	BOUNDARY	300.00	27°15'11"	142.70	141.36	N39°27'43.5"E	N25°50'08"E	N53°05'19"E
	R/W-EAST	240.00	55°07'39"	230.92	222.11	N25°31'29.5"E	N02°02'20"W	N53°05'19"E
	OUTLOT 1	240.00	29°18'08"	122.74	121.41	N12°36'44"E	N02°02'20"W	N27°15'48"E
	BOUNDARY	240.00	25°49'31"	108.18	107.26	S40°10'33.5"W	S27°15'48"W	S53°05'19"W
6	OUTLOT 2	20.00	88°10'01"	30.78	27.83	N36°18'16.5"W	N07°46'44"E	N80°23'17"W
7	C/L	170.00	16°57'01"	50.29	50.11	S81°31'44.5"E	N89°59'45"E	S73°03'14"E
	OUTLOT 2	140.00	9°36'58"	23.50	23.47	S85°11'46"E	N89°59'45"E	S80°23'17"E
	BOUNDARY	200.00	12°53'38"	45.01	44.91	S83°33'26"E	N89°59'45"E	S77°06'37"E
8	BOUNDARY	20.00	77°03'15"	26.90	24.92	N64°21'45.5"E	S77°06'37"E	N25°50'08"E
9	BOUNDARY	20.00	90°00'00"	31.42	28.28	N08°05'19"E	N53°05'19"E	N36°54'41"W
10	BOUNDARY	987.19	21°56'09"	377.95	375.64	S13°58'47.5"W	S24°56'52"W	S03°00'43"W



H:\C800\889\05006-01\Survey\CSM\530CSM07.dwg

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12306 AND UNPLATTED LANDS, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF MILWAUKEE)

I, James A. Trandel, Jr., Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Lot 2 of Certified Survey Map No. 12306, recorded in the Office of the Register of Deeds for Waukesha County on April 11, 2022 as Document No. 4661377, and Unplatted Lands, being a part of the Northeast 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 31, 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 East 1/4 Corner of said Section 31; Thence South 88°20'08" West and along the North line of the said Southeast 1/4 Section, 143.20 feet to a point on the West Right-of-Way line of "Meadowbrook Road" (S.T.H. "318") and the place of beginning of lands hereinafter described;

Thence South 00°06'13" East and along the said West Right-of-Way line, 239.09 feet to a point; Thence North 88°33'01" East and along the said West Right-of-Way line, 20.01 feet to a point; Thence South 00°06'13" East and along the said West Right-of-Way line, 100.85 feet to a point; Thence Southeasterly 62.14 feet along the said West Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 7400.00 feet, whose central angle is 00°28'52", and whose chord bears South 00°20'39" East, 62.13 feet to a point; Thence South 86°31'09" West and along the North line of Lot 1 of said Certified Survey Map No. 12306, 728.12 feet to a point; Thence South 53°05'19" West and along the said North line, 226.19 feet to a point of curvature; Thence Southwesterly 108.18 feet along the said North line and the arc of a curve, whose center lies to the Southeast, whose radius is 240.00 feet, whose central angle is 25°49'31", and whose chord bears South 40°10'33.5" West, 107.26 feet to a point; Thence South 35°24'57" East and along the West line of said Lot 1, 266.73 feet to a point on the North line of Lot 1 of Certified Survey Map No. 9770; Thence North 87°33'31" West and along the said North line, 128.79 feet to a point; Thence South 06°22'29" West and along the West line of said Lot 1, 198.77 feet to a point; Thence South 00°06'31" East, 124.74 feet to a point on the North Right-of-Way line of "Summit Avenue" (U.S.H. "18"); Thence North 78°05'55" West and along the said North Right-of-Way line, 211.23 feet to a point on the West line of the East 1/2 of the said Southeast 1/4 Section; Thence North 01°15'40" West and along the said West line, 505.79 feet to a point; Thence North 89°59'45" East, 89.99 feet to a point of curvature; Thence Southeasterly 45.01 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 200.00 feet, whose central angle is 12°53'38", and whose chord bears South 83°33'26" East, 44.91 feet to a point of reverse curvature; Thence Northeasterly 26.90 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 20.00 feet, whose central angle is 77°03'15", and whose chord bears North 64°21'45.5" East, 24.92 feet to a point of reverse curvature; Thence Northeasterly 142.70 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 300.00 feet, whose central angle is 27°15'11", and whose chord bears North 39°27'43.5" East, 141.36 feet to a point of tangency; Thence North 53°05'19" East, 43.67 feet to a point of curvature; Thence Northeasterly 31.42 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 20.00 feet, whose central angle is 90°00'00", and whose chord bears North 08°05'19" East, 28.28 feet to a point; Thence North 53°05'19" East, 60.00 feet to a point; Thence South 36°45'01" East, 18.16 feet to a point; Thence North 53°05'19" East, 142.45 feet to a point; Thence North 23°23'01" West, 77.72 feet to a point; Thence North 06°37'47" West, 46.12 feet to a point; Thence North 01°43'49" West, 75.46 feet to a point; Thence North 02°11'07" East, 75.07 feet to a point; Thence North 03°00'38" East, 75.03 feet to a point; Thence North 05°00'43" East, 70.79 feet to a point; Thence North 08°10'21" East, 71.03 feet to a point; Thence North 10°21'32" East, 66.66 feet to a point; Thence North 10°50'57" East, 70.00 feet to a point; Thence North 13°38'50" East, 54.53 feet to a point; Thence North 64°25'53" East, 107.58 feet to a point on the West line of Lot 1 of Certified Survey Map No. 10394; Thence Southwesterly 377.95 feet along the said West line and the arc of a curve, whose center lies to the Southeast, whose radius is 987.19 feet, whose central angle is 21°56'09", and whose chord bears South 13°58'47.5" West, 375.64 feet to a point on the said North line of the said Southeast 1/4 Section; Thence North 88°20'08" East and along the said North line, 682.37 feet to the point of beginning of this description.

CERTIFIED SURVEY MAP NO._____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12306 AND UNPLATTED LANDS, BEING
LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA
COUNTY, WISCONSIN

Said parcel contains 483,442 Square Feet (or 11.0983 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **ROBERT F. AND CAROL O. SMART
FAMILY TRUST** and **CAROL O. SMART SURVIVOR'S TRUST**, 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 City of Waukesha in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20 _____.

James A. Trandel, Jr., P.L.S.
Professional Land Surveyor, S-4069
TRIO ENGINEERING, LLC
19035 W. Capitol Drive, Suite 200
Brookfield, WI 53045
Phone: (262)790-1480 Fax: (262)790-1481

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12306 AND UNPLATTED LANDS, BEING
LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA
COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

CAROL O. SMART SURVIVOR’S TRUST, as owner, does hereby certify that it caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Platting Ordinances of the City of Waukesha, this _____ day of _____, 20 ____.

**CAROL O. SMART
SURVIVOR’S TRUST**

Carol O. Smart, Trustee

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, the above named Carol O. Smart, Trustee of the Carol O. Smart Survivor’s Trust, to me known to be the person who executed the foregoing instrument and acknowledged the same, on behalf of the Trust.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12306 AND UNPLATTED LANDS, BEING
LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA
COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

ROBERT F. AND CAROL O. SMART FAMILY TRUST, as owner, does hereby certify that it caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Platting Ordinances of the City of Waukesha, this day of _____, 20 ____.

**ROBERT F. AND CAROL O.
SMART FAMILY TRUST**

Carol O. Smart, Co-Trustee

**ROBERT F. AND CAROL O.
SMART FAMILY TRUST**

Brian F. Smart, Co-Trustee

STATE OF WASHINGTON)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, the above named Brian F. Smart, Co-Trustee of the Robert F. and Carol O. Smart Family Trust, to me known to be the person who executed the foregoing instrument and acknowledged the same, on behalf of the Trust.

Print Name: _____
Notary Public, _____ County, WA
My commission expires: _____

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, the above named Carol O. Smart, Co-Trustee of the Robert F. and Carol O. Smart Family Trust, to me known to be the person who executed the foregoing instrument and acknowledged the same, on behalf of the Trust.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12306 AND UNPLATTED LANDS, BEING
LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA
COUNTY, WISCONSIN

PLAN COMMISSION APPROVAL CERTIFICATE:

Approved by the Plan Commission of the City of Waukesha on this _____ day of _____,
20____.

Doug Koehler, Secretary

Shawn N. Reilly, Chairman

COMMON COUNCIL APPROVAL CERTIFICATE:

Approved by the Common Council of the City of Waukesha on this _____ day of _____,
20____, by Resolution No. _____.

Katie Panella, Clerk

Shawn N. Reilly, Mayor