

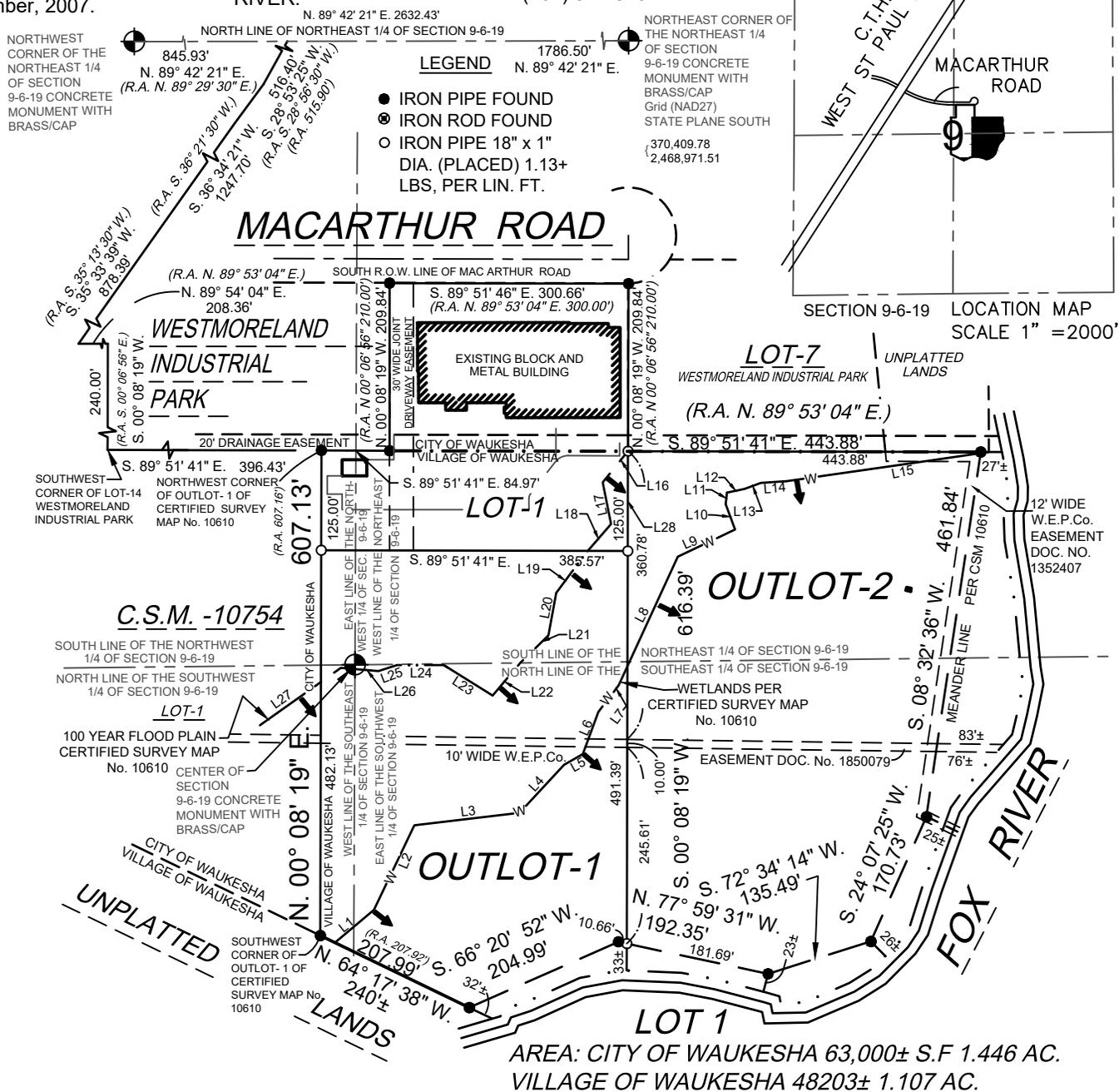
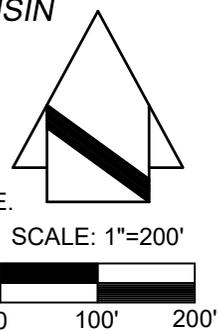
Being part of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SE 1/4) and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 9, Township 6 North, Range 19 East and Lots 8, 9, 10 of Westmoreland Industrial Park

**VILLAGE OF WAUKESHA, WAUKESHA CITY, WAUKESHA COUNTY, WISCONSIN**

NOTES: 100-Year flood plain boundary per FEMA map panel 5504760090 B, Zone A4, Base Flood Elevation 14.45 (City of Waukesha Datum) or 795 (NGVD 1929 Datum) 2' Above-Year flood plain boundary, base flood elevation 16.45 (City of Waukesha datum) of 797 (NGVD 1929 datum). Location is based on the Topographic survey performed by JSD during November, 2007.

**OWNER:**  
**ESITEC, LLC**  
 1915 MACARTHUR ROAD STE 1  
 WAUKESHA, WI 53186  
**NOTE: WAUKESHA COUNTY SHORELAND & FLOODLAND PROTECTION ORDINANCE LIMITS LANDS LIE BETWEEN 100 YEAR FLOOD PLAN BOUNDARY AND THE FOX RIVER.**

**REFERENCE BEARING:**  
 BEARINGS REFER TO THE NORTHLINE OF THE NORTHEAST 1/4 OF SECTION 9, T6N, R19E HAS A BEARING OF N. 89° 42' 21" E PER WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE.  
**SURVEYOR:**  
 JOHN R. STIGLER S-1820  
 JAHNKE & JAHNKE ASSOC., LLC  
 711 W. MORELAND BLVD.  
 WAUKESHA, WI. 53188  
 (262) 542-5797



**OUTLOT-1**

AREA: GROSS TO SHORELINE  
 208,357± S.F. 4.783± AC  
 NET AREA TO MEANDER LINE  
 203,477 S.F. 4.671 AC.

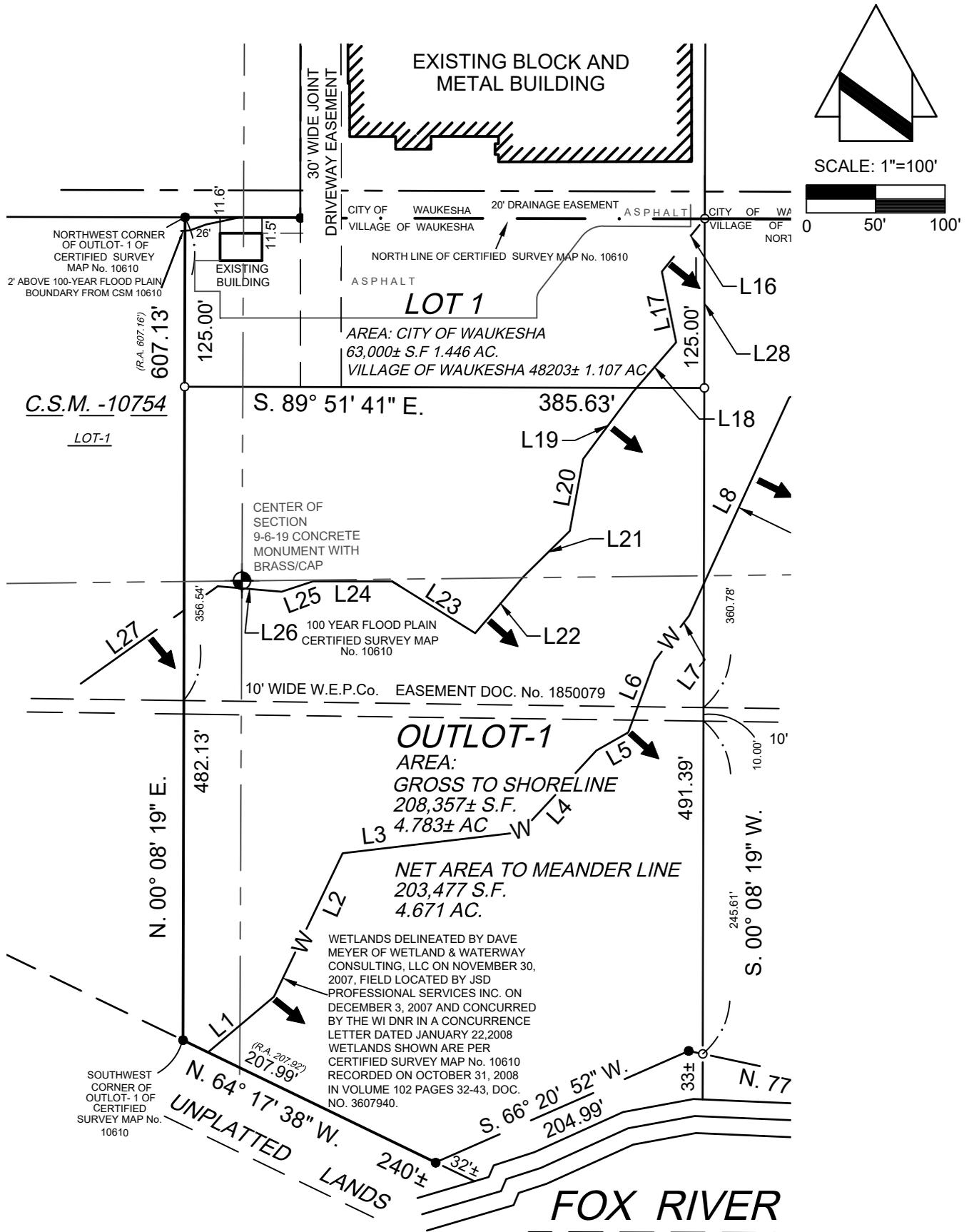
**OUTLOT-2**

AREA: GROSS TO SHORELINE  
 292,165± S.F. 6.707± AC  
 NET AREA TO MEANDER LINE  
 247,267 S.F. 5.676 AC.

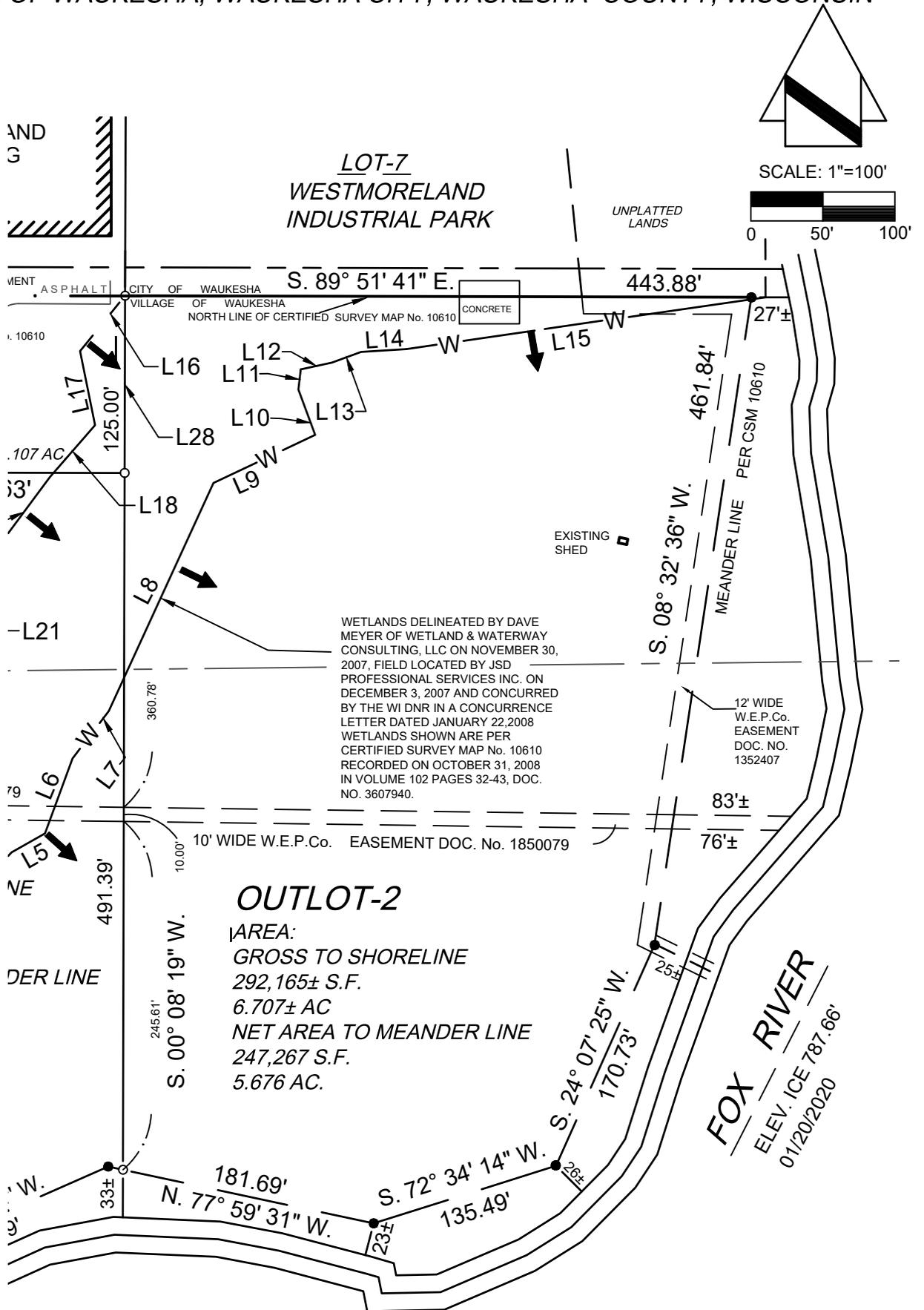
JOHN R. STIGLER -WIS. REG. NO. S-1820  
 DATED THIS 16th DAY OF MARCH, 2020  
 REVISED THIS 3rd DAY OF NOVEMBER, 2020  
 REVISED THIS 25th DAY OF JANUARY, 2021

INSTRUMENT DRAFTED BY JOHN R. STIGLER  
 FILE NAME:20-9273.DWG P.S. WAUKESHA-5424

Being part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and the Northeast Quarter (NE ¼) of the Southwest Quarter (SE ¼) and the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 9, Township 6 North, Range 19 East and Lots 8, 9, 10 of Westmoreland Industrial Park  
**VILLAGE OF WAUKESHA, WAUKESHA CITY, WAUKESHA COUNTY, WISCONSIN**



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**VILLAGE OF WAUKESHA, WAUKESHA CITY, WAUKESHA COUNTY, WISCONSIN**



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

Sheet 4 of 9

Being part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and the Northeast Quarter (NE ¼) of the Southwest Quarter (SE ¼) and the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 9, Township 6 North, Range 19 East and Lots 8, 9, 10 of Westmoreland Industrial Park  
VILLAGE OF WAUKESHA, WAUKESHA CITY, WAUKESHA COUNTY, WISCONSIN

**WETLAND LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	S 50° 03' 10" W	63.87'
L2	S 25° 39' 29" W	117.47'
L3	S 83° 16' 15" W	133.25'
L4	S 42° 53' 36" W	82.02'
L5	S 60° 34' 05" W	27.26'
L6	S 20° 18' 34" W	56.26'
L7	S 37° 29' 54" W	42.20'
L8	S 24° 45' 49" W	177.17'
L9	S 64° 48' 56" W	79.67'
L10	S 20° 21' 27" E	34.10'
L11	S 06° 33' 59" W	14.37'
L12	S 77° 58' 34" W	22.59'
L13	S 69° 56' 21" W	21.95'
L14	S 86° 20' 00" W	32.37'
L15	S 81° 49' 57" W	256.87'

**FLOODPLAIN LINE TABLE**

LINE	DIRECTION	DISTANCE
L16	N 39° 10' 13" E	50.38'
L17	N 11° 31' 02" W	53.27'
L18	N 41° 10' 13" E	48.70'
L19	N 36° 46' 30" E	61.78'
L20	N 10° 28' 30" E	54.01'
L21	N 45° 40' 16" E	48.88'
L22	N 40° 29' 07" E	54.27'
L23	S 58° 08' 39" E	72.45'
L24	S 89° 58' 33" E	58.73'
L25	N 71° 53' 48" E	24.56'
L26	S 85° 10' 08" E	47.53'
L27	N 54° 46' 38" E	124.52'

**MISCELLANEOUS LINE TABLE**

L28	S 00° 08' 19" W	125.00'
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VILLAGE OF WAUKESHA, WAUKESHA CITY, WAUKESHA COUNTY, WISCONSIN

GENERAL NOTES

1. Westmoreland Industrial Park is recorded in Volume 40 of Plats on Pages 69 – 70 as a Document No. 862383 in the Waukesha County Register of Deeds Office on September 7<sup>th</sup>, 1973.
2. Certified Survey Map No. 10610 is recorded in Volume 102 of Certified Survey Maps on Pages 32 to 43 as Document No. 3607940 on October 31, 2008.
3. Ingress and egress to Outlot 1 of this Certified Survey via 30' Wide "Joint Driveway Easement Agreement" per Document No. 3584424 as stated in Certified Survey Map No. 10610.
4. Outlot 1 of this Certified Survey Map may not be sold separately from the property identified as Lots 8, 9, and 10, Westmoreland Industrial Plat, Identified as City of Waukesha tax key WAKC1329009 as described by Certified Survey Map No. 10610.
5. The creation of Outlot 1 as a parcel not abutting a public road was approved by the Waukesha County Park Planning commission on September 4, 2008.
6. Outlot 1 and Outlot 2 may not be further divided without the approval of the Waukesha County Park and Planning Commission.
7. Outlot 2 may not be sold separately from either lots identified as Lots 8, 9, and 10 of the West Moreland Industrial Park unless it is purchased by the owner of Lot 7 of the Westmoreland Industrial Park. Once purchased by the owner of Lot 7 it cannot be further sold separately from said Lot 7.
8. Any land below the ordinary high water mark of any lake or navigable stream is subject to the public trust in navigable waters under Article IX, section 1, of the state constitution.

JOHN R. STIGLER – Wis. Reg. No. S-1820  
Dated this 16<sup>th</sup> day of March, 2020  
Revised this 3<sup>rd</sup> day of November, 2020  
Revised this 25<sup>th</sup> day of January, 2021

OWNER: ESITEC, LLC  
Instrument drafted by John R. Stigler  
5424

P.S. Waukesha

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VILLAGE OF WAUKESHA, WAUKESHA CITY, WAUKESHA COUNTY, WISCONSIN

**WETLAND/FLOOD PLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS**

Those areas within the Wetland, the current 100-Year Floodplain, or the Primary Environmental Corridor, as shown on Sheet 1-3 of this Certified Survey Map shall be considered to be a Wetland/Flood Plain/Primary Environmental Corridor Preservation area and are subject to the following restrictions:

1. Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Park and Planning commission, the Wisconsin Department of Natural Resources and the Army Corp of Engineers.
2. The removal of topsoil or other earthen materials is prohibited.
3. 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 Waukesha County Parks and Land Use – Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from 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/Flood Plain/Primary Environmental Corridor Preservation area and only with approval from the Waukesha County Department of Parks and Land Use – Planning and Zoning Division.
4. Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited.
5. The introduction of plant material not indigenous to the existing environment of the Wetland/Flood Plain/Primary Environmental Corridor Preservation area is prohibited.
6. Ponds may be permitted are subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Park and Planning Commission, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
7. The construction of buildings is prohibited.

**BASEMENT RESTRICTION – GROUNDWATER**

The lands that are a part of this Certified Survey Map are located in an area with mapped soils that may contain seasonal high groundwater. The Waukesha County Shoreland and Floodland Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any future proposed residence/addition will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Zoning Code, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Waukesha must also be complied with.

JOHN R. STIGLER – Wis. Reg. No. S-1820  
Dated this 16<sup>th</sup> day of March, 2020  
Revised this 3<sup>rd</sup> day of November, 2020  
Revised this 25<sup>th</sup> day of January, 2021

OWNER: ESITEC, LLC  
Instrument drafted by John R. Stigler

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VILLAGE OF WAUKESHA, WAUKESHA CITY, WAUKESHA COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a redivision of Outlot 1, Certified Survey Map No. 10610 bounded and described as follows; Commencing at the Northeast corner of the Northeast Quarter of Section 9-6-19 being marked by a concrete monument with brass cap, thence South 89°42'21" West along the North line of said Northeast Quarter (NE 1/4) of Section 9-6-19 1786.50 feet; thence South 28°53'25" West 516.40 feet; thence South 36°34'21" West 1247.70 feet; thence South 35°33'39" West 878.39 feet; thence North 89°54'04" East 208.36 feet; thence South 00°08'19" west 240.00 feet; thence South 89°51'41" East 396.43 feet to the place of beginning; thence South 89°51'41" East along the South line of the Plat of Westmoreland Industrial Park 84.97 feet; thence North 00°08'19" East along the West line of Lot 10 of the Plat of Westmoreland Industrial Park 209.84 feet; thence South 89°51'41" East 300.66 feet; thence South 00°08'19" West 209.84 feet along the East line of Lot 8 of said Plat; thence South 89°51'41" East 443.88 feet to a meander line of the Fox River; thence South 08°32'36" West along said meander line 461.84 feet; thence South 24°07'25" West along said meander line 170.73 feet; thence South 72°34'14" West along said meander line 135.49 feet; thence North 77°59'31" West 192.35 feet; thence South 66°20'52" West 204.99 feet; thence North 64°17'38" West 207.99 feet; thence North 00°08'19" East 607.13 feet to the place of beginning. Including all lands lying between the North and West meander lines extended to the ordinary high water mark.

Containing a gross area to the shoreline of the Fox River 611718 square feet (14.04 acres), more or less, or a net area to the meander line of 561947 square feet (12.90 acres), more or less.

Subject to easements and restrictions of record.

That I have made such survey and land division and map by the direction of ESITEC, LLC, owner of these parcels.

That this map is a correct representation of all the exterior boundaries of the land surveyed and the division of the land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Village of Waukesha ordinance, and City of Waukesha ordinance.

\_\_\_\_\_  
JOHN R. STIGLER – Wis. Reg. No. S-1820

STATE OF WISCONSIN) ss  
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this \_\_\_\_ day of \_\_\_\_\_, 2021.

My commission expires July 5, 2023.

\_\_\_\_\_  
PETER A. MUEHL – NOTARY PUBLIC

\_\_\_\_\_  
JOHN R. STIGLER – Wis. Reg. No. S-1820  
Dated this 16<sup>th</sup> day of March, 2020  
Revised this 3<sup>rd</sup> day of November, 2020  
Revised this 25<sup>th</sup> day of January, 2021

OWNER: ESITEC, LLC  
Instrument drafted by John R. Stigler

P.S. Waukesha 5424

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VILLAGE OF WAUKESHA, WAUKESHA CITY, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

ESITEC, 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 in the foregoing affidavit of Dean Danner, to be surveyed, divided, dedicated and mapped as represented on this map, accordance with the provisions of Chapter 236 of the Wisconsin Statutes, City of Waukesha Subdivision and Platting Ordinance, the Village of Waukesha Land Division Control Ordinance and Waukesha County

ESITEC, LLC

\_\_\_\_\_  
DEAN DANNER, Managing Member

STATE OF WISCONSIN)      ss  
WAUKESHA COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named Dean Danner, to be known to be the person who executed the foregoing instrument and acknowledged the same on behalf thereof.

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

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
JOHN R. STIGLER – Wis. Reg. No. S-1820  
Dated this 16<sup>th</sup> day of March, 2020  
Revised this 3<sup>rd</sup> day of November, 2020  
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**VILLAGE OF WAUKESHA, WAUKESHA CITY, WAUKESHA COUNTY, WISCONSIN**

VILLAGE OF WAUKESHA PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, Town of Waukesha, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
BRIAN T. FISCHER – CHAIRMAN

\_\_\_\_\_  
BRANDON S. BLEDSOE – CLERK /  
TREASURER

VILLAGE OF WAUKESHA BOARD APPROVAL:

Approved by the Town of Waukesha Board this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
BRIAN T. FISCHER – CHAIRMAN

\_\_\_\_\_  
BRANDON S. BLEDSOE – CLERK /  
TREASURER

\_\_\_\_\_  
JOHN R. STIGLER – Wis. Reg. No. S-1820  
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