

FOR: GEORGE EGAN  
LEGAL DESCRIPTION: ALL THAT PART OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWN 6 NORTH, RANGE 19 EAST, TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER; THENCE SOUTH 00°01'23" EAST ALONG THE WEST LINE OF THE SAID QUARTER SECTION 467.55 FEET; THENCE NORTH 89°30'55" EAST 80.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.T.H. "164" AND POINT OF BEGINNING OF THE LANDS HERE-IN DESCRIBED; THENCE CONTINUING NORTH 89°30'55" EAST 230.20 FEET; THENCE NORTH 00°01'23" WEST 108.24 FEET; THENCE NORTH 75°23'06" EAST 277.56 FEET TO POINT ON THE CENTERLINE OF BIG BEND ROAD; THENCE SOUTH 19°30'00" EAST ALONG SAID CENTERLINE 465.97 FEET; THENCE SOUTH 70°30'00" WEST 360.00 FEET; THENCE SOUTH 19°30'00" EAST 400.00 FEET; THENCE NORTH 70°30'00" EAST 360.00 FEET TO A POINT ON THE AFOREMENTIONED CENTERLINE OF BIG BEND ROAD; THENCE SOUTH 19°30'00" EAST ALONG SAID CENTERLINE 299.34 FEET; THENCE 278.98 FEET ALONG SAID CENTERLINE ON THE ARC OF A CURVE TO THE LEFT OF RADIUS 1336.35 FEET, CHORD BEARING SOUTH 25°28'50.5" EAST 278.48 FEET; THENCE SOUTH 31°27'41" EAST ALONG SAID CENTERLINE 193.96 FEET; THENCE 411.53 FEET ALONG SAID CENTERLINE ON THE ARC OF A CURVE TO THE RIGHT OF RADIUS 838.28 FEET, CHORD BEARING SOUTH 17°23'50.5" EAST 407.41 FEET; THENCE SOUTH 03°20'00" EAST ALONG SAID CENTERLINE 387.18 FEET TO A POINT ON THE SOUTH LINE OF THE SAID QUARTER SECTION; THENCE SOUTH 88°44'05" WEST ALONG SAID SOUTH LINE 1252.52 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.T.H. "164", SAID POINT BEING NORTH 88°44'05" EAST 80.02 FEET FROM THE SOUTHWEST CORNER OF THE SAID QUARTER SECTION; THENCE NORTH 00°01'23" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE 2138.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.461 ACRES. RESERVING THEREFROM THE EASTERLY 33 FEET ABUTTING BIG BEND ROAD AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE FOR PUBLIC ROAD PURPOSES. ALSO BEING SUBJECT TO AN EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AS RECORDED IN VOLUME 274 OF DEEDS ON PAGE 218 AS DOCUMENT NO. 238014 AND THE PROVISIONS OF THE AWARD OF DAMAGES RECORDED IN VOLUME 1078 OF DEEDS ON PAGE 393 AS DOCUMENT NO. 681030. ALSO EXCEPTING THE ADDITIONAL RIGHT-OF-WAY FOR S.T.H. "164" AS RECORDED IN REEL 3046 ON IMAGE 460 AS DOCUMENT NO. 2528190 IN THE REGISTER OF DEEDS OFFICE FOR WAUKESHA COUNTY.

PROPERTY ADDRESS: W238 S4195 BIG BEND ROAD

REFERENCE BEARING: THE WEST LINE OF NORTHWEST ¼ SECTION 23-6-19 IS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S. 00°01'23" E. BASED ON THE WISCONSIN STATE PLAIN COORDINATE SYSTEM SOUTH ZONE.

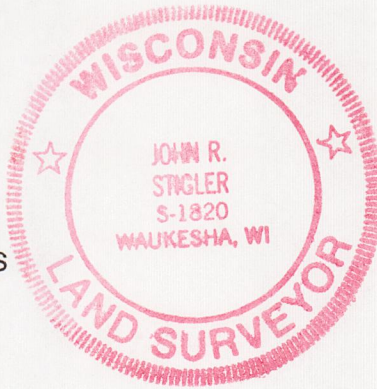
REFERENCE BENCHMARK: 849.10 (USGS) THE TOP OF A CONCRETE MONUMENT WITH BRASS CAP MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWN 6 NORTH, RANGE 19 EAST.

NOTE: WISCONSIN W.E.P.CO. EASEMENT AS RECORDED IN VOLUME 274 OF DEEDS, PAGE 218 AS DOC. NO. 238014 IS GENERAL IN NATURE AND CAN NOT BE SHOWN.

STATE OF WISCONSIN } ss.  
COUNTY OF WAUKESHA }  
WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

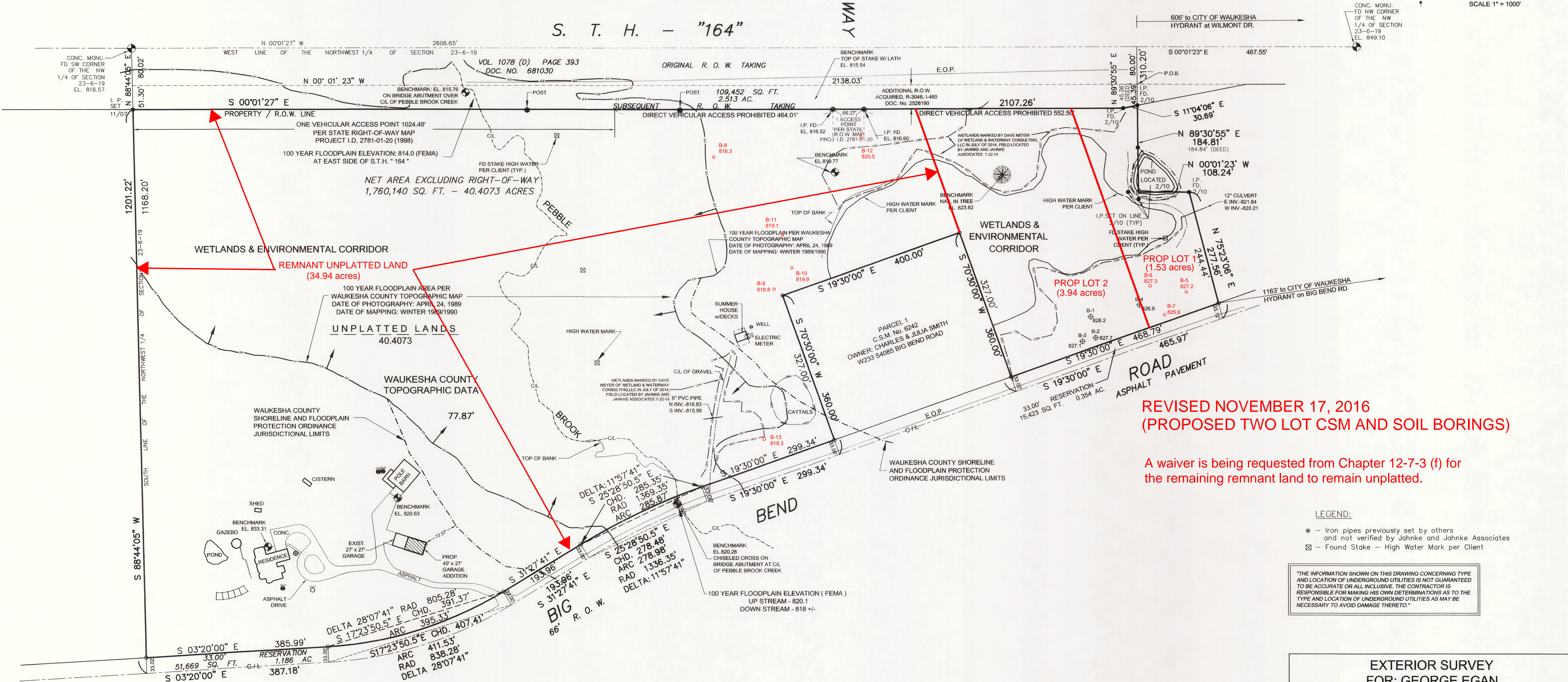
*John R. Jahnke*  
JOHN W. JAHNKE - Wis. Reg. No. S-917

DATED THIS 15th DAY OF November, 2007  
DATED THIS 19th DAY OF February, 2010  
DATED THIS 7th DAY OF November, 2013  
DATED THIS 30th DAY OF JULY, 2014 ADDED WETLANDS  
DATED THIS 3th DAY OF DECEMBER, 2014 LOCATIONS & GRADES  
DATED THIS 17th DAY OF DECEMBER, 2014 LOT LINES  
DATED THIS 23rd DAY OF DECEMBER, 2014 POLE BARN  
DATED THIS 15th DAY OF JANUARY, 2015  
DATED THIS 27th DAY OF JANUARY, 2015  
DATED THIS 17th DAY OF FEBRUARY, 2015  
DATED THIS 9th DAY OF SEPTEMBER, 2015  
DATED THIS 22nd DAY OF SEPTEMBER, 2015  
DATED THIS 23rd DAY OF SEPTEMBER, 2016



ROCKWOOD WAY

S. T. H. - "164"



REVISED NOVEMBER 17, 2016  
(PROPOSED TWO LOT CSM AND SOIL BORINGS)

A waiver is being requested from Chapter 12-7-3 (f) for the remaining remnant land to remain unplatted.

LEGEND:  
● - Iron pipes previously set by others and not verified by Jahnke and Jahnke Associates  
✱ - Found Stake - High Water Mark per Client

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO."

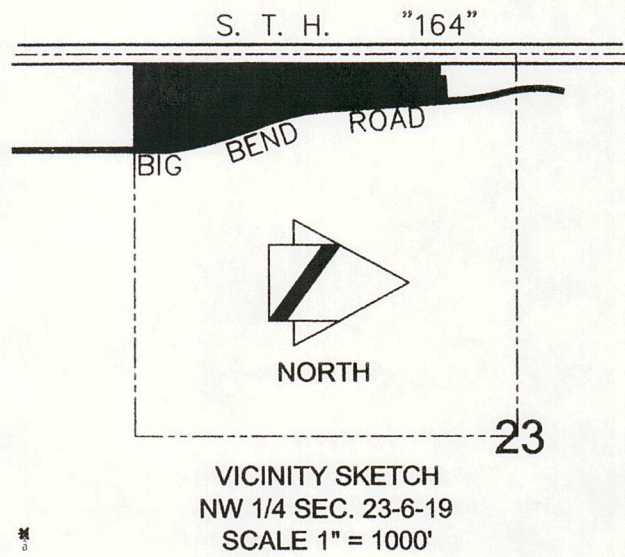
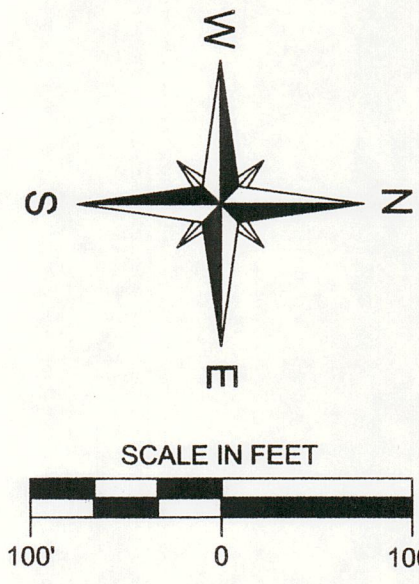
ZONING:  
C-1 CONSERVANCY DISTRICT &  
R-1 SINGLE FAMILY RESIDENCE DISTRICT

MINIMUM LOT AREA: = 1 ACRE  
MINIMUM AVERAGE LOT WIDTH = 150 FEET  
MINIMUM SETBACK = 50 FEET  
MINIMUM OFFSET = 20 FEET

EXTERIOR SURVEY  
FOR: GEORGE EGAN  
PART OF THE NW 1/4 OF SECTION 23, T6N, R19E  
TOWN OF WAUKESHA, WAUKESHA COUNTY, WI.

JAHNKE & JAHNKE ASSOCIATES, INC.  
PLANNERS & PROFESSIONAL ENGINEERS  
711 W. MORELAND BLVD., WAUKESHA, WI 53188  
TEL.No. (262) 542-5797 FAX (262) 542-7698  
EMAIL: blinda@jahnkeandjahnke.com

SCALE: 1" = 100'  
DRAWN BY: B.L. & D.F. CHECKED BY: J.W.J. DATE: DECEMBER 17, 2014  
BOOK NO.: WAUKESHA 189 PG 21, 184 PG 24 & 191 PG 43 FILE NO.: WAUKESHA 983-AA  
JOB: S-6581 SHEET 1 OF 1



FILE NAME: I:\PROJECTS\S6581\10wg\S6581-2014.dwg