

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
BELMAN INVESTMENTS LLC
1407 E. SUNSET DR. STE 200
WAUKESHA, WI 53189

ROLLING OAKS II-ADDITION NO. 2

BEING ALL OF OUTLOT 5 OF ROLLING OAKS II, LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, STATE OF WISCONSIN.

LEGEND

- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
1.315"x18" IRON PIPE SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.68 LBS./LIN. FT.
- ⊕ - CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

GENERAL NOTES:

1. SUBDIVISION CONTAINS 12.94 AC, 15 LOTS.
2. TYPICAL LOT DIMENSION FOR R-2 ZONING:
A. MINIMUM LOT AREA - 30,000 SF
B. MINIMUM LOT WIDTH - 120 FEET
C. MINIMUM FRONT YARD - 50 FEET
D. MINIMUM SIDE YARD - 20 FEET
E. MINIMUM REAR YARD - 20 FEET
3. THE TITLEHOLDERS OF LOTS 78 THROUGH 92 OF ROLLING OAKS II-ADDITION NO. 2, LOTS 63 THROUGH 77 OF ROLLING OAKS II-ADDITION NO. 1 AND LOTS 48 THROUGH 62 OF ROLLING OAKS II, SHALL EACH HOLD UNDIVIDED AND NONTRANSFERABLE INTERESTS IN OUTLOT 4 OF ROLLING OAKS II, WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
4. THIS PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), BASED ON FEMA COMMUNITY PANEL 55133C0327F AND 55133C0329F.
5. WITHIN THE AREA OF THE VISION CORNER EASEMENT, THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS, OR ANY OTHER STRUCTURE SHALL BE LIMITED TO 24" ABOVE THE INTERSECTION ELEVATION. NO DRIVEWAYS ARE PERMITTED WITHIN THE VISION CORNER EASEMENT. VISION CORNER EASEMENTS ARE GRANTED TO THE TOWN OF WAUKESHA.
6. NO WETLANDS EXIST ON THIS PROPERTY PER WAUKESHA COUNTY GIS.
7. LOTS TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS. PRIVATE WELLS SHALL BE 50 FEET FROM SEPTIC AREAS PER WISCONSIN ADMINISTRATIVE CODE. BUILDING SETBACKS ARE 15 FEET FROM SEPTIC AREAS PER WISCONSIN ADMINISTRATIVE CODE.
8. SEPTIC SITES HAVE BEEN DETAILED IN THE SOIL EVALUATION REPORT. A COMPLETE SOIL AND SITE INVESTIGATION IS ON FILE FOR ALL THE LOTS. AREAS FOR MOUND SITES HAVE BEEN DESIGNATED ON EACH LOT IN THE REPORT. THESE MOUND SITES, AND AN AREA 15 FEET DOWNSLOPE OF THE PROPOSED MOUND SITE, SHALL BE PROTECTED FROM SOIL DISTURBANCE.
9. ALL DRAINAGE EASEMENTS ARE GRANTED TO THE TOWN OF WAUKESHA AND ARE PART OF THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE NOTES ON SHEET 1 OF 2.
10. SLOPE EASEMENTS ARE GRANTED TO THE TOWN OF WAUKESHA, SAID TOWN, ITS OFFICERS, AGENTS, AND EMPLOYEES AND BY ANY CONTRACTOR, HIS AGENTS, AND EMPLOYEES ENGAGED BY SAID TOWN, WHENEVER AND WHEREVER NECESSARY FOR THE PURPOSES SET FORTH BELOW, IS PERMITTED ACCESS TO THE PROPERTY FOR THE PURPOSES TO CLEAR AND/OR GRADE SAID PREMISE, TO DEPOSIT TOOLS, PLACE MATERIALS, BUILD, WIDEN, IMPROVE AND REPAIR THE ADJOINING TOWN ROAD INCLUDING SUCH CULVERTS, SLOPE, AND DRAINAGE FACILITIES AS IT MAY SEE FIT.

RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING THIS EASEMENT HEREIN GRANTED, THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY, SUBJECT TO THE CONDITION THAT THE ERECTING OF BUILDINGS, MASONRY WALLS, MASONRY FENCES, AND OTHER STRUCTURES, THE PLANTING OR GROWING OF TREES OR SHRUBS, THE CHANGING OF THE SURFACE GRADE, OR THE INSTALLATION OF PRIVATELY-OWNED PIPELINES SHALL BE PROHIBITED UNLESS WRITTEN PERMISSION IS FIRST OBTAINED FROM THE TOWN.

11. NO BUILDINGS EXIST ON THE PROPERTY.

UTILITY EASEMENT PROVISIONS

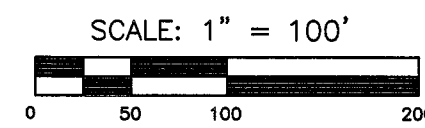
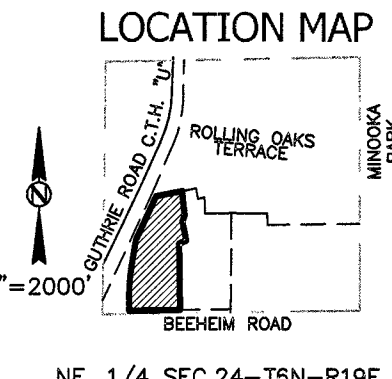
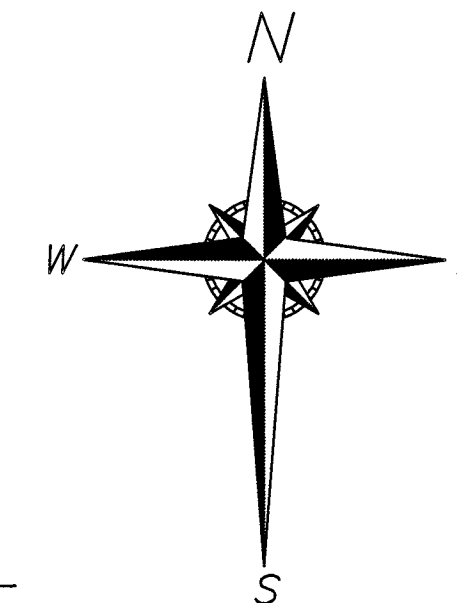
An easement for electric and communications service is hereby granted by BELMAN INVESTMENTS, LLC., Grantor, to WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee, WISCONSIN BELL, INC., d/b/a SBC Wisconsin, a Wisconsin Corporation, Grantee, and TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees. The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

BASEMENT RESTRICTION - GROUNDWATER

BASEMENT FLOOR SURFACE ELEVATIONS SHALL NOT BE LOWER THAN THE PROPOSED BASEMENT FLOOR ELEVATIONS SHOWN IN THE TABLE ABOVE DUE TO POTENTIAL FOR SEASONAL HIGH WATER TABLE. MINIMUM BASEMENT FLOOR ELEVATION CHANGES MAY ONLY BE AUTHORIZED UPON FURTHER ANALYSIS COMPLIANT WITH THE WAUKESHA COUNTY STORM WATER ORDINANCE AND SUCH ANALYSIS MUST BE APPROVED BY THE WAUKESHA COUNTY LAND RESOURCES DIVISION.

Lot #	Elevation of Seasonal High Water Table	Proposed Basement Floor Elevation
78	953.3	≥ 954.3
79	950.6	≥ 951.6
80	947.0	≥ 948.0
81	949.7	≥ 950.7
82	953.5	≥ 954.5
83	956.3	≥ 957.3
84	952.1	≥ 953.1
85	953.7	≥ 954.7
86	947.5	≥ 948.5
87	950.2	≥ 951.2
88	952.9	≥ 953.9
89	959.2	≥ 960.2
90	956.5	≥ 957.5
91	956.8	≥ 957.8
92	956.2	≥ 956.2

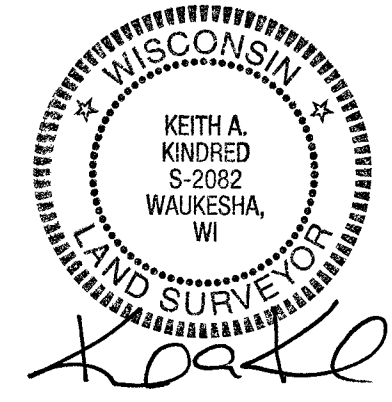


BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 24-06-19 AS N89°08'19"E.
DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'.
ANGLES ARE COMPUTED TO THE NEAREST 00'00"00.5" AND MEASURED TO THE NEAREST 00'00"00.5"

STORM WATER MANAGEMENT PRACTICE MAINTENANCE
THE TITLEHOLDERS OF LOTS 78 THROUGH 92 OF ROLLING OAKS II-ADDITION NO. 2, LOTS 63 THROUGH 77 OF ROLLING OAKS II-ADDITION NO. 1 AND LOTS 48 THROUGH 62 OF ROLLING OAKS II, SHALL EACH HOLD UNDIVIDED AND NONTRANSFERABLE INTERESTS IN OUTLOT 4 OF ROLLING OAKS II, WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED. THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 4. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE TOWN OF WAUKESHA MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT. IN ACCORDANCE WITH CHAPTER 14 - ARTICLE VIII OF THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND THE TOWN OF WAUKESHA AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 48 THROUGH 92 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

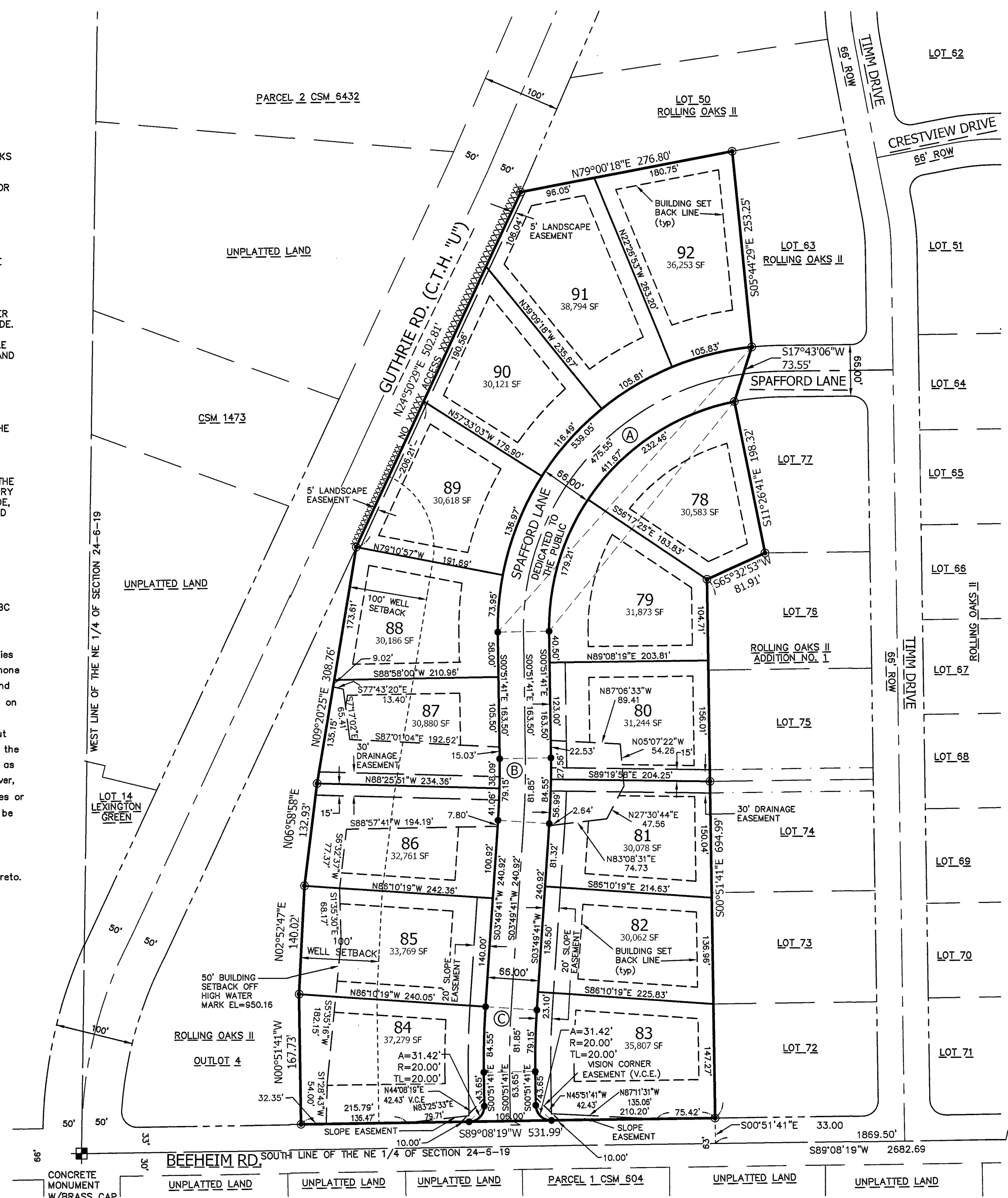
EASEMENTS
ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE TOWN OF WAUKESHA, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICE AND DRAINAGE EASEMENTS OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration



DATED THIS 11TH DAY OF MAY 2017

PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com



CONCRETE MONUMENT W/BRASS CAP FOUND (DISTURBED) CENTER OF 24-6-19
N 357,495.33
E 2,482,310.44

CONCRETE MONUMENT W/BRASS CAP FOUND AT THE EAST 1/4 OF 24-6-19
N 357,535.66
E 2,484,992.62

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SURVEY FOR:
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ROLLING OAKS II-ADDITION NO. 2

BEING ALL OF OUTLOT 5 OF ROLLING OAKS II, LOCATED IN PART OF THE SW 1/4
OF THE NE 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE
TOWN OF WAUKESHA, WAUKESHA COUNTY, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE:

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

That I have surveyed, divided and mapped all that being all of Outlot 5 of Rolling Oaks II, located in a part of the Southwest 1/4 of the Northeast 1/4 of Section 24, Township 6 North, Range 19 East, Town of Waukesha, Waukesha County, Wisconsin, more fully described as follows:

All of Outlot 5 of Rolling Oaks II, a subdivision plat recorded in the Waukesha County Register of Deeds on March 19, 2013 as Document No. 3999137.

That I have made such survey, land division and plat by the direction of Belman Investments, LLC, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the TOWN OF WAUKESHA in surveying, dividing and mapping the same.

Dated this 11th day of May, 2017.



Keith A. Kindred
Keith A. Kindred, RLS 2082

COUNTY OF WAUKESHA - DEPARTMENT OF PARKS AND LAND USE APPROVAL:

Resolved that the Plat of ROLLING OAKS II - ADDITION NO. 2, in the Town of WAUKESHA, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

Dale Shaver, Director

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
_____ COUNTY) SS

I, PAMELA F. REEVES, being duly elected, qualified and acting Treasurer of WAUKESHA County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of ROLLING OAKS II - ADDITION NO. 2.

Date _____
PAMELA F. REEVES, WAUKESHA COUNTY TREASURER

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Belman Investments, LLC, a 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 limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

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

- 1) Wisconsin Department of Administration
- 2) Waukesha County
- 3) Town of Waukesha
- 4) City of Waukesha
- 5) City of New Berlin

IN WITNESS WHEREOF, said Belman Investments, LLC, has caused these presents to be signed by David J. Belman, its Manager at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____

David Belman, Manager

In Presence of:
STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named David Belman, Manager of the above named limited liability company, to me known to be such Manager of said limited liability company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said limited liability company, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

_____ a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of BELMAN INVESTMENTS, LLC, Owners.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____ its President, and countersigned by _____ its Secretary (cashier) at _____

Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____ 20 _____

In presence of:

_____ (Corporate Seal)

Corporate Name _____ Countersigned _____

President _____ Secretary (Cashier) _____

STATE OF WISCONSIN)

_____ COUNTY) SS)

Personally came before me this _____ day of _____

20 _____, the above named _____ President,

and _____ Secretary (cashier) of the above named corporation, to me known to be the

persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said

corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said

corporation, by its authority.

(Notary Seal) _____
Notary Public, _____ Wisconsin

My commission expires _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the Plat of ROLLING OAKS II - ADDITION NO. 2, in the Town of WAUKESHA, Belman Investments, LLC, owners, is hereby approved by the Town Board.

Date: _____ Approved: _____
Town Chair, JOHN MAREK

Date: _____ Signed: _____
Town Clerk, KATHY NICKOLAUS

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Town Board of the TOWN OF WAUKESHA.

Town Clerk, KATHY NICKOLAUS Date _____

TOWN PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the Plat of ROLLING OAKS II - ADDITION NO. 2, in the Town of WAUKESHA, Belman Investments, LLC, owners, is hereby approved by the Town Board.

Date: _____ Approved: _____
Town Chair, JOHN MAREK

Date: _____ Signed: _____
Town Clerk, KATHY NICKOLAUS

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Town Plan Commission of the TOWN OF WAUKESHA.

Town Clerk, KATHY NICKOLAUS Date _____

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)
_____ COUNTY) SS

I, KATHY NICKOLAUS, being the duly appointed, qualified and acting Town Treasurer of the Town of WAUKESHA, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land in the plat of ROLLING OAKS II - ADDITION NO. 2.

Dated _____
KATHY NICKOLAUS, Town Treasurer

CITY OF WAUKESHA COMMON COUNCIL EXTRA-TERRITORIAL APPROVAL:

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 20____, by Resolution Number _____

Gina Kozlik, Clerk Shawn N. Reilly, Mayor

CITY OF WAUKESHA PLAN COMMISSION EXTRA-TERRITORIAL APPROVAL:

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

Jennifer Andrews, Secretary Shawn N. Reilly, Mayor

CITY OF NEW BERLIN COMMON COUNCIL EXTRA-TERRITORIAL APPROVAL:

Approved by the Common Council of the City of New Berlin on this _____ day of _____, 20____, by Resolution Number _____

Kari Morgan, Clerk David Ament, Mayor

CITY OF NEW BERLIN PLANNING COMMISSION EXTRA-TERRITORIAL APPROVAL:

Approved by the City of New Berlin Planning Commission on this _____ day of _____, 20____, by Resolution Number _____

Nikki Jones, Secretary David Ament, Mayor

Curve Table								
CURVE	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2	
A	C/L	330.00	82°34'02"	475.55	435.46	S40°25'20"W	S00°51'41"E	S81°42'21"W
	EAST R/W	297.00	79°25'00"	411.67	379.49	S38°50'49"W	S78°33'19"W	S00°51'41"E
	LOT 78	297.00	44°50'43"	232.46	226.57	S56°07'57"W	S78°33'19"W	S33°42'35"W
	LOT 79	297.00	34°34'17"	179.21	176.50	S16°25'27"W	S33°42'35"W	S00°51'41"E
	WEST R/W	363.00	85°04'58"	539.05	490.87	S41°40'48"W	S84°13'17"W	S00°51'41"E
	LOT 92	363.00	16°42'15"	105.83	105.46	S75°52'10"W	S67°31'02"W	S84°13'17"W
	LOT 91	363.00	16°42'05"	105.81	105.44	S59°10'00"W	S50°48'57"W	S67°31'02"W
	LOT 90	363.00	18°23'14"	116.49	115.99	S41°37'20"W	S32°25'44"W	S50°48'57"W
	LOT 89	363.00	21°37'06"	136.97	136.15	S21°37'10"W	S10°48'37"W	S32°25'44"W
	LOT 88	363.00	11°40'18"	73.95	73.82	S04°58'28"W	S00°51'41"E	S10°48'37"W
B	C/L	1000.00	4°41'22"	81.85	81.82	S01°29'00"W	S03°49'41"W	S00°51'41"E
	EAST R/W	1033.00	4°41'22"	84.55	84.52	S01°29'00"W	S03°49'41"W	S00°51'41"E
	LOT 80	1033.00	1°31'42"	27.56	27.56	S00°05'50"E	S00°51'41"E	S00°40'01"W
	LOT 81	1033.00	3°09'40"	56.99	56.98	S02°14'51"W	S00°40'01"W	S03°49'41"W
	WEST R/W	967.00	4°41'22"	79.15	79.12	S01°29'00"W	S03°49'41"W	S00°51'41"E
	LOT 87	967.00	2°15'25"	38.09	38.09	S00°16'01"W	S01°23'44"W	S00°51'41"E
	LOT 86	967.00	2°25'57"	41.06	41.05	S02°36'42"W	S03°49'41"W	S01°23'44"W
C	C/L	1000.00	4°41'22"	81.85	81.82	S01°29'00"W	S00°51'41"E	S03°49'41"W
	EAST R/W	967.00	4°41'22"	79.15	79.12	S01°29'00"W	S03°49'41"W	S00°51'41"E
	WEST R/W	1033.00	4°41'22"	84.55	84.52	S01°29'00"W	S03°49'41"W	S00°51'41"E