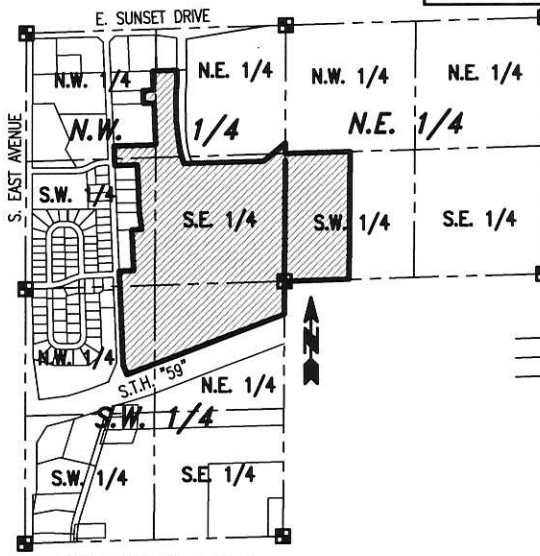


CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4, NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY AND TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET



VICINITY MAP
N.W. 1/4, N.E. 1/4 & S.W. 1/4,
SEC. 14, T. 6 N., R. 19 E.
SCALE: 1" = 2000'

LEGEND:

- - INDICATES Section Corner (See Plan for Details)
- - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 1" iron pipe

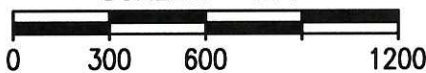
OWNER:

CAROL O. SMART SURVIVOR'S TRUST &
ROBERT F. SMART AND CAROL O. SMART
FAMILY TRUST
c/o R F SMART DEVELOPMENT LLC
144 W. BROADWAY AVENUE
WAUKESHA, WI 53186
PHONE: 262-547-7755

PREPARED BY:

TRIO ENGINEERING, LLC
12660 W. NORTH AVE., BLDG. "D"
BROOKFIELD, WI 53005
PHONE: 262-790-1480
FAX: 262-790-1481

SCALE: 1" = 600'



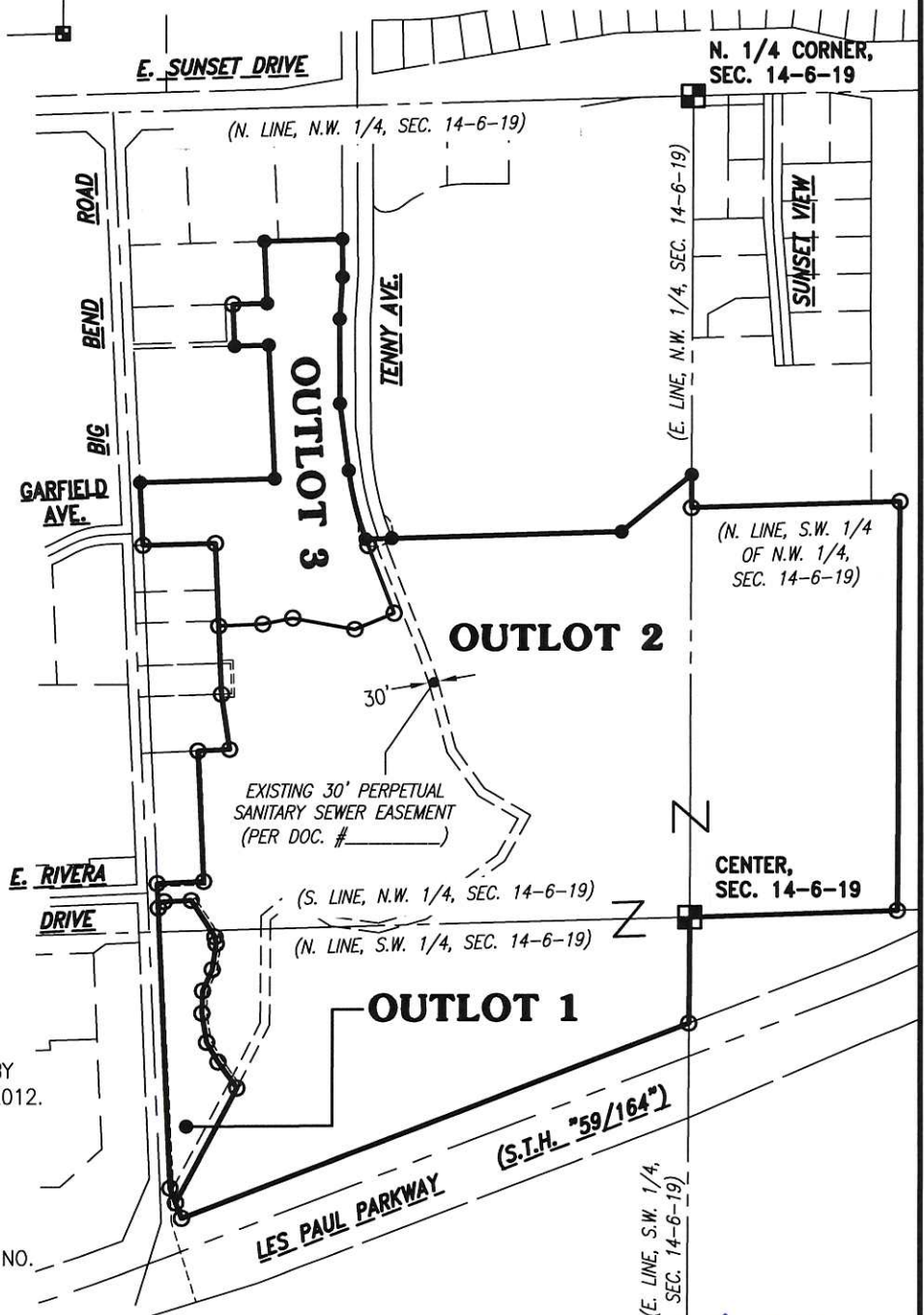
ENVIRONMENTAL NOTES:

- WETLAND SHOWN HEREON WAS DELINEATED BY BHE ENVIRONMENTAL, INC. ON AUGUST 20, 2012.
- PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) SHOWN HEREON IS PER SEWRPC RECORDS. (SEE SHEET 2 OF 6)
- 100 YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 55133C0327G, REVISED NOVEMBER 5, 2014
- SOME WETLANDS, FLOODPLAIN & PEBBLE BROOK LYING OVER PORTIONS OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 ARE SHOWN PER WAUKESHA COUNTY DIGITAL DATA.

NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE EAST LINE OF THE N.W. 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, BEARS S00°15'16"W.
- OUTLOT 1 SHALL BE DEDICATED TO THE CITY OF WAUKESHA FOR STORMWATER DRAINAGE PURPOSES. OUTLOT 2 TO BE RETAINED FOR FUTURE DEVELOPMENT.
- 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.

DRAFTED THIS 26th DAY OF OCTOBER, 2016
THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826



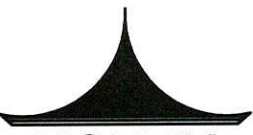
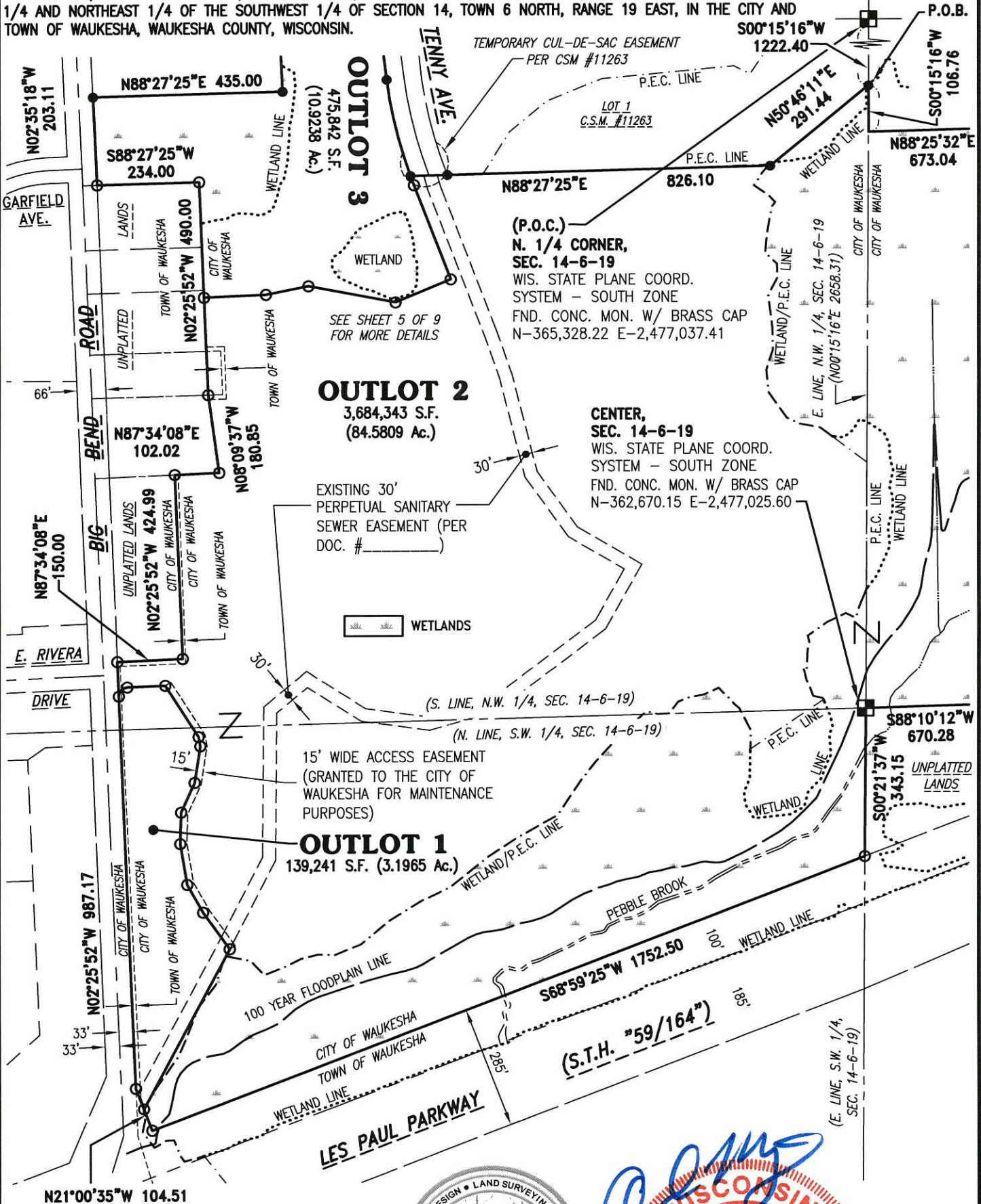
Andrew J. Miazga

 REV. 1-31-2017

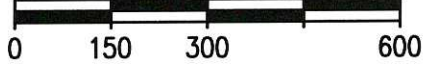
JOB NO. 12-011-889-01
SHEET 1 OF 9

CERTIFIED SURVEY MAP NO.

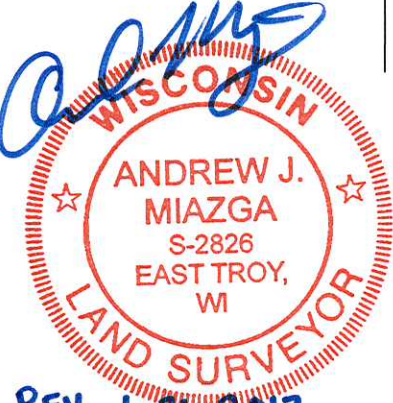
BEING A REDVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4, NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY AND TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



NORTH
SCALE: 1" = 300'



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



REV. 1-31-2017

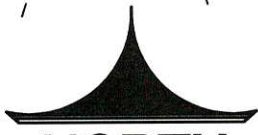
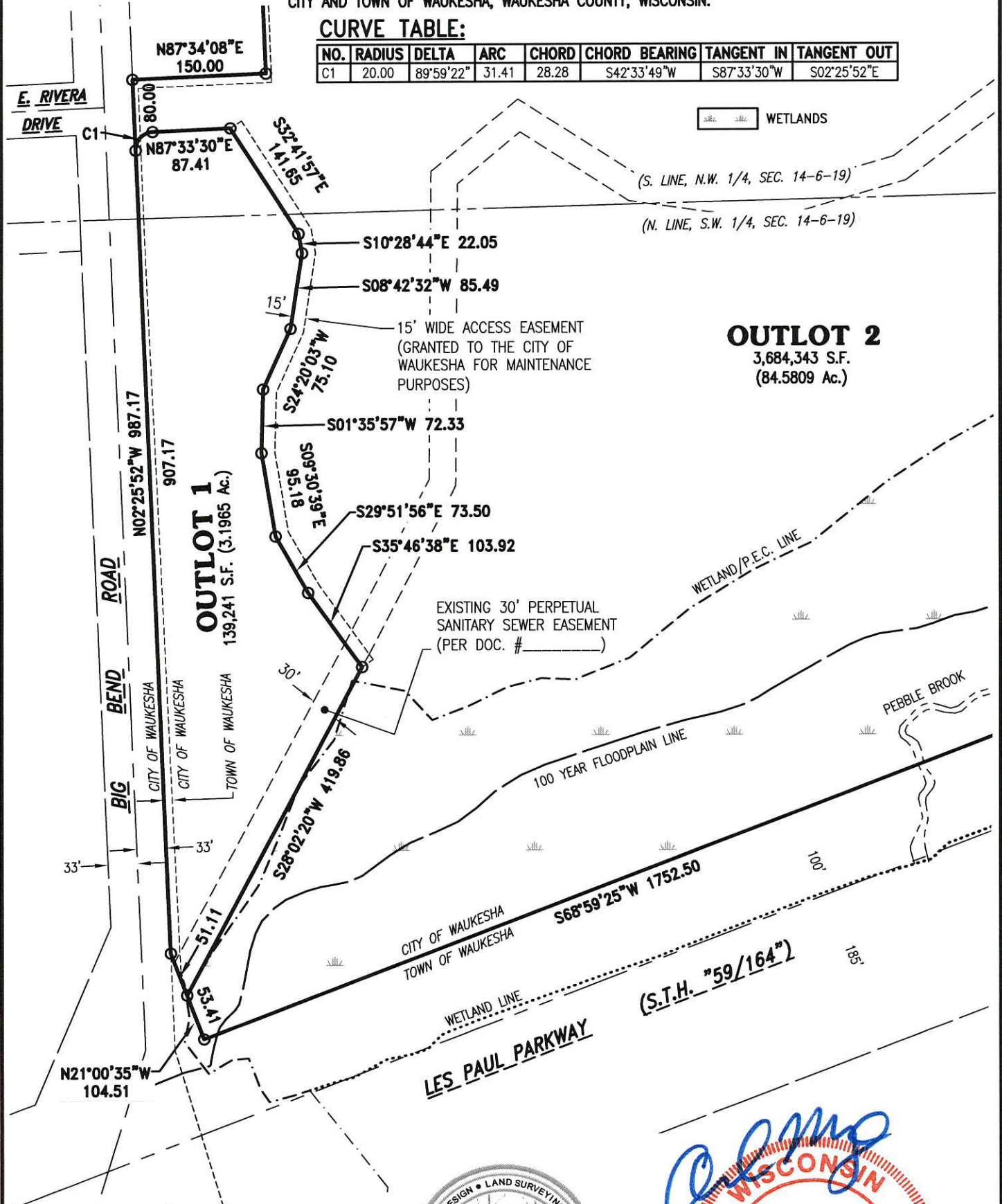
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CERTIFIED SURVEY MAP NO. _____

BEING A REDMISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4, NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY AND TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

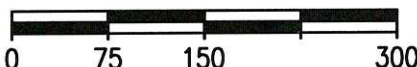
CURVE TABLE:

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	20.00	89°59'22"	31.41	28.28	S42°33'49"W	S87°33'30"W	S02°25'52"E

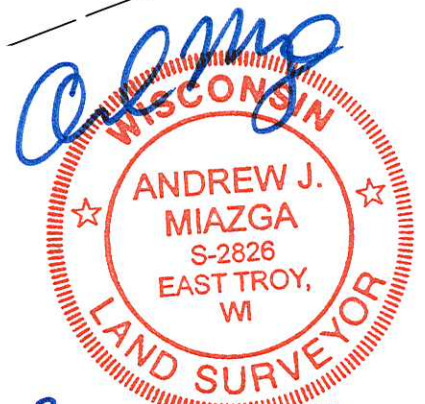


NORTH

SCALE: 1" = 150'



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



Rev. 1-31-2017

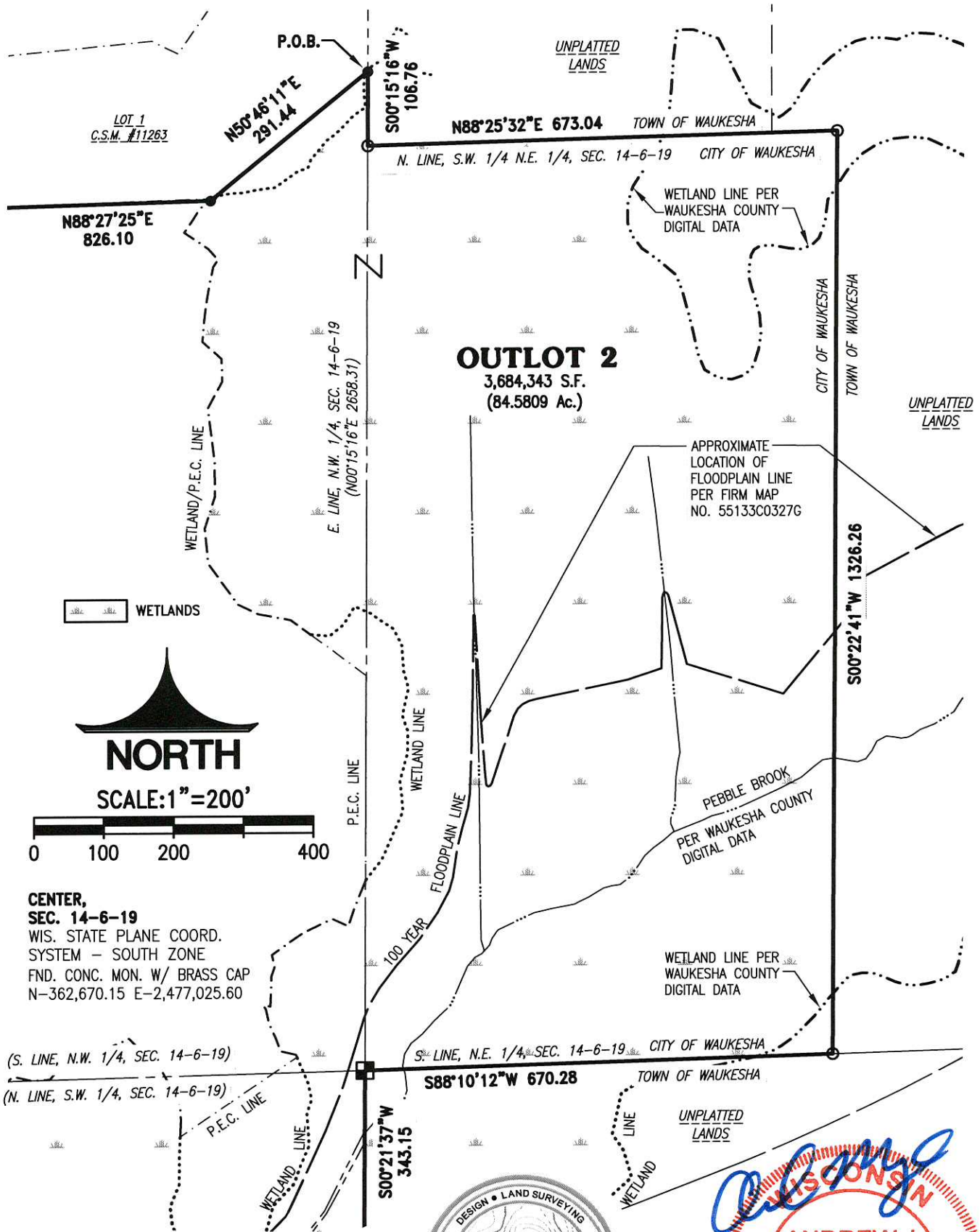
DRAFTED THIS 26th DAY OF OCTOBER, 2016
 THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826

JOB NO. 12-011-889-01
 SHEET 3 OF 9

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CERTIFIED SURVEY MAP NO.

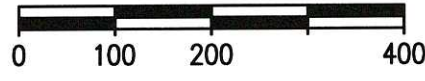
BEING A REDVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4, NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY AND TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



WETLANDS



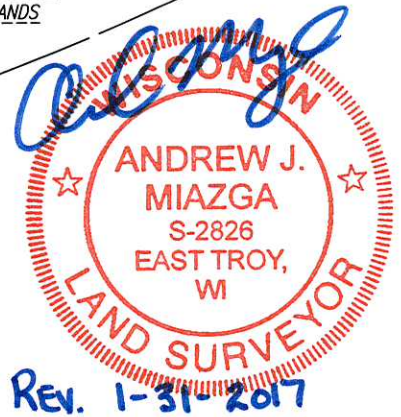
NORTH
SCALE: 1" = 200'



CENTER, SEC. 14-6-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FND. CONC. MON. W/ BRASS CAP
N-362,670.15 E-2,477,025.60



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



REV. 1-31-2017

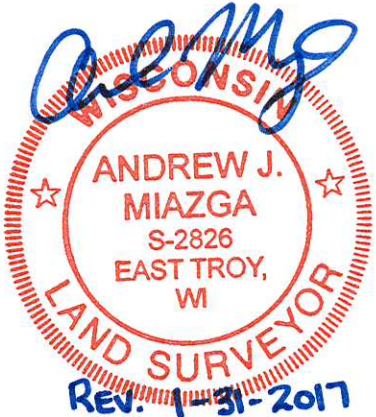
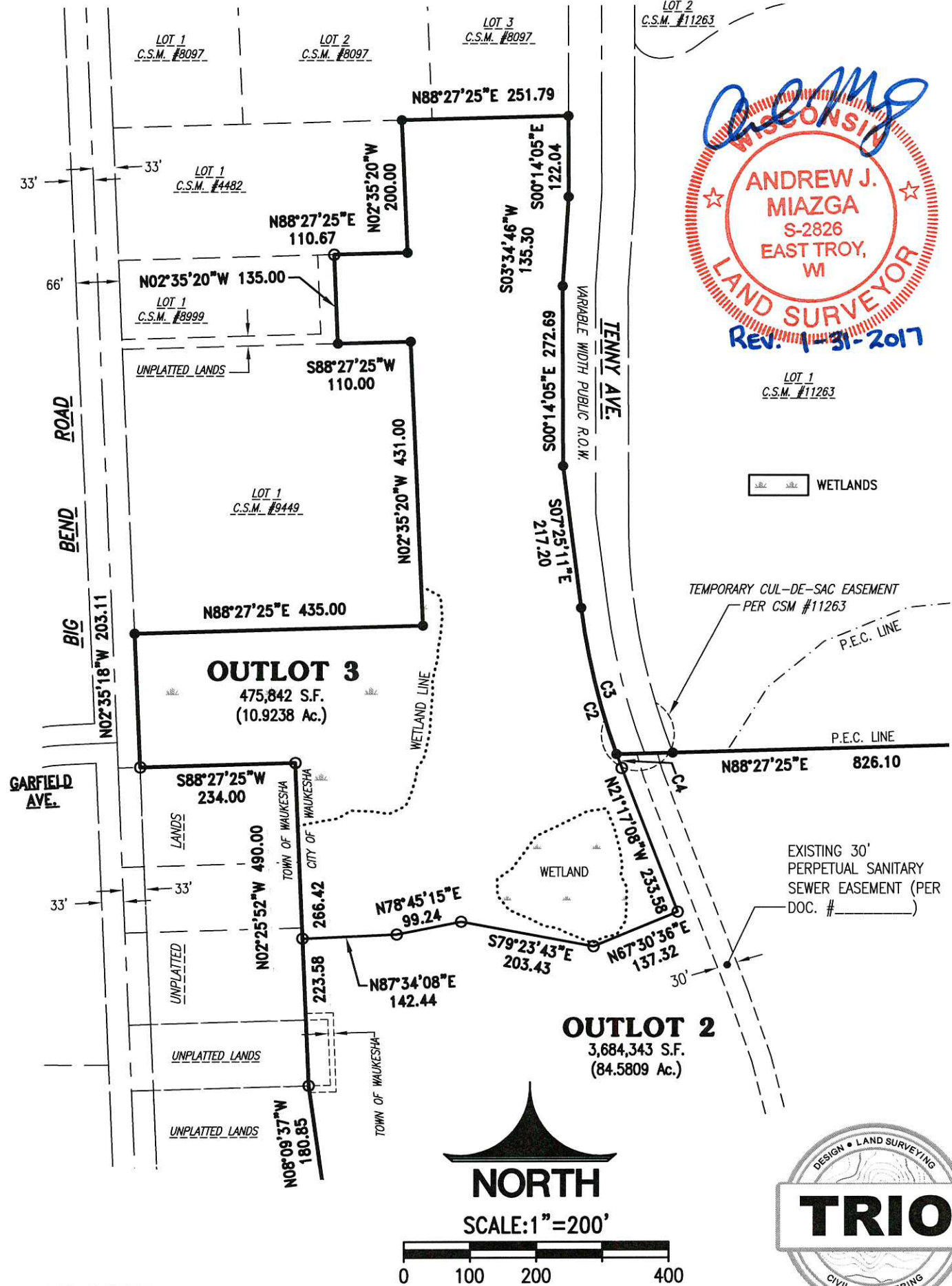
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DRAFTED THIS 26th DAY OF OCTOBER, 2016
THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826

JOB NO. 12-011-889-01
SHEET 4 OF 9

CERTIFIED SURVEY MAP NO.

BEING A REDMISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4, NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY AND TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



WETLANDS

TEMPORARY CUL-DE-SAC EASEMENT PER CSM #11263

EXISTING 30' PERPETUAL SANITARY SEWER EASEMENT (PER DOC. # _____)

NORTH

SCALE: 1"=200'



CURVE TABLE:

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C2	1040.00	13°51'57"	251.68	251.07	S14°21'09.5"E	S07°25'11"E	S21°17'08"E
C3	1040.00	12°37'21"	229.12	228.65	S13°43'51.5"E	S07°25'11"E	S20°02'32"E
C4	1040.00	1°14'36"	22.57	22.57	S20°39'50"E	S20°02'32"E	S21°17'08"E



12660 W. North Avenue
 Building "D"
 Brookfield, WI 53005
 Phone: (262) 790-1480
 Fax: (262) 790-1481

DRAFTED THIS 26th DAY OF OCTOBER, 2016
 THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826

JOB NO. 12-011-889-01
 SHEET 5 OF 9

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY AND TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

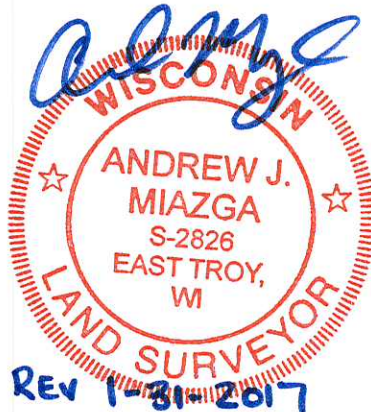
I, Andrew J. Miazga, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 1 of Certified Survey Map No. 9449 and lands being located in a part of the Southwest 1/4 of the Northeast 1/4, the Southwest 1/4, Southeast 1/4 and Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 14, Town 6 North, Range 19 East, in the City and Town of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the North 1/4 Corner of said Section 14, Thence South 00°15'16" West along the East line of said Northwest 1/4 Section a distance of 1222.40 feet to the place of beginning of lands hereinafter described;

Thence continuing South 00°15'16" West along said East line 106.76 feet to a point on the North line of the Southwest 1/4 of the Northeast 1/4 of said Section; Thence North 88°25'32" East along said North line 673.04 feet to a point; Thence South 00°22'41" West 1326.26 feet to a point on the South line of the Northeast 1/4 of said Section; Thence South 88°10'12" West along said South line 670.28 feet to a point marking the Center of said Section 14; Thence South 00°21'37" West along the East line of said Southwest 1/4 a distance of 343.15 feet to a point on the North Right-of-Way line of "S.T.H. 59/164" (Les Paul Parkway); Thence South 68°59'25" West along said North Right-of-Way line 1752.50 feet to a point on the East Right-of-Way line of "Big Bend Road"; Thence North 21°00'35" West 104.51 feet to a point; Thence North 02°25'52" West along said East line 987.17 feet to a point; Thence North 87°34'08" East 150.00 feet to a point; Thence North 02°25'52" West 424.99 feet to a point; Thence North 87°34'08" East 102.02 feet to a point; Thence North 08°09'37" West 180.85 feet to a point; Thence North 02°25'52" West 490.00 feet to a point; Thence South 88°27'25" West 234.00 feet to a point on the East Right-of-Way line of "Big Bend Road"; Thence North 02°35'18" West along said East line 203.11 feet to a point on the South line of Lot 1 of Certified Survey Map No. 9449; Thence North 88°27'25" East along said South line 435.00 feet to a point on the East line of said Lot; Thence North 02°35'20" West along said East line 431.00 feet to a point on the North line of said Lot; Thence South 88°27'25" West along said North line 110.00 feet to a point on the East line of Unplatted lands; Thence North 02°35'20" West along said East line 135.00 feet to a point on the South line of Lot 1 of Certified Survey Map No. 8999; Thence North 88°27'25" East along said South line 110.67 feet to a point on the East line of said Lot; Thence North 02°35'20" West along said East line 200.00 feet to a point on the South line of Certified Survey Map No. 8097; Thence North 88°27'25" East along said South line 251.79 feet to a point; on the West Right-of-Way line of "Tenny Avenue"; Thence South 00°14'05" East along said West line 122.04 feet to a point; Thence South 03°34'46" West along said West line 135.30 feet to a point; Thence South 00°14'05" East along said West line 272.69 feet to a point; Thence South 07°25'11" East along said West line 217.20 feet to a point; Thence Southeasterly 229.12 feet along the arc of a curve whose center lies to the Northeast, whose radius is 1040.00 feet and whose chord bears South 13°43'51.5" East 228.65 feet to a point on the Westerly extension of the Southerly line of Lot 1 of Certified Survey Map No. 11263; Thence North 88°27'25" East along said Southerly line and its extension 826.10 feet to a point; Thence North 50°46'11" East along said Southerly line 291.44 feet to the point of beginning of this description.

Continued on Sheet 7 of 9.



Drafted this 26th Day of October, 2016

THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826

Job. No. 12-011-889-01

SHEET 6 OF 9

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY AND TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE: (Cont'd)

Said Parcel contains 4,299,426 Square Feet (or 98.7012 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **CAROL O. SMART SURVIVOR'S TRUST AND ROBERT F. AND CAROL O. SMART FAMILY TRUST, c/o R F SMART DEVELOPMENT LLC**, owners 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 and Town of Waukesha in surveying, dividing and mapping the same.

Dated this 26th day of OCTOBER, 20 16.

REVISED 1-31-2017



Andrew J. Miazga

Andrew J. Miazga, P.L.S.
Registered Land Surveyor S-2826
TRIO ENGINEERING, LLC
12660 W. North Avenue, Bldg. "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY AND TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

CAROL O. SMART SURVIVOR'S TRUST AND ROBERT F. AND CAROL O. SMART FAMILY TRUST, c/o R F SMART DEVELOPMENT LLC, as owners, do 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 and Town of Waukesha, this day of _____, 20 _____.

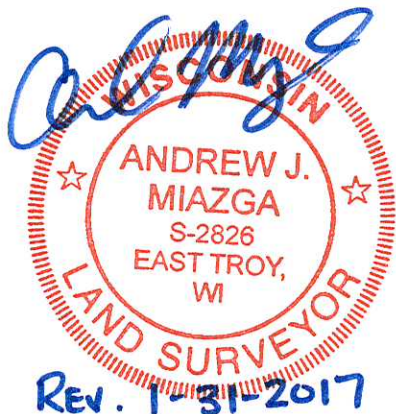
CAROL O. SMART SURVIVOR'S TRUST AND ROBERT F. AND CAROL O. SMART FAMILY TRUST, c/o R F SMART DEVELOPMENT LLC

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 and Robert F. Smart and Carol O. Smart Family Trust, c/o R F Smart Development, LLC, 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: _____



Drafted this 26th Day of October, 2016

THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826

Job. No. 12-011-889-01

SHEET 8 OF 9

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 9449 AND LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4, SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY AND TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL:

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

Shawn N. Reilly, Chairman

COMMON COUNCIL APPROVAL:

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

Shawn N. Reilly, Mayor

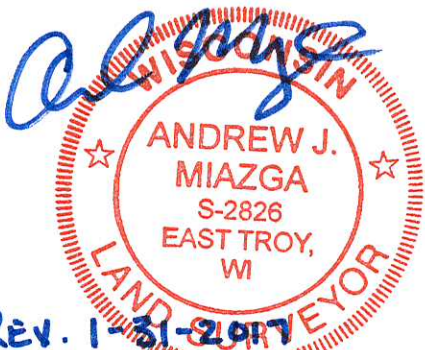
Gina Kozlik, City Clerk

TOWN OF WAUKESHA TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Waukesha on this _____ day of _____, 20 _____.

Kathy Nickolaus, Town Clerk

John Marek, Town Chairman



REV. 1-31-2017
Drafted this 26th Day of October, 2016

Job. No. 12-011-889-01

THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, S-2826

SHEET 9 OF 9