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CITY PLAN COMMISSION

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

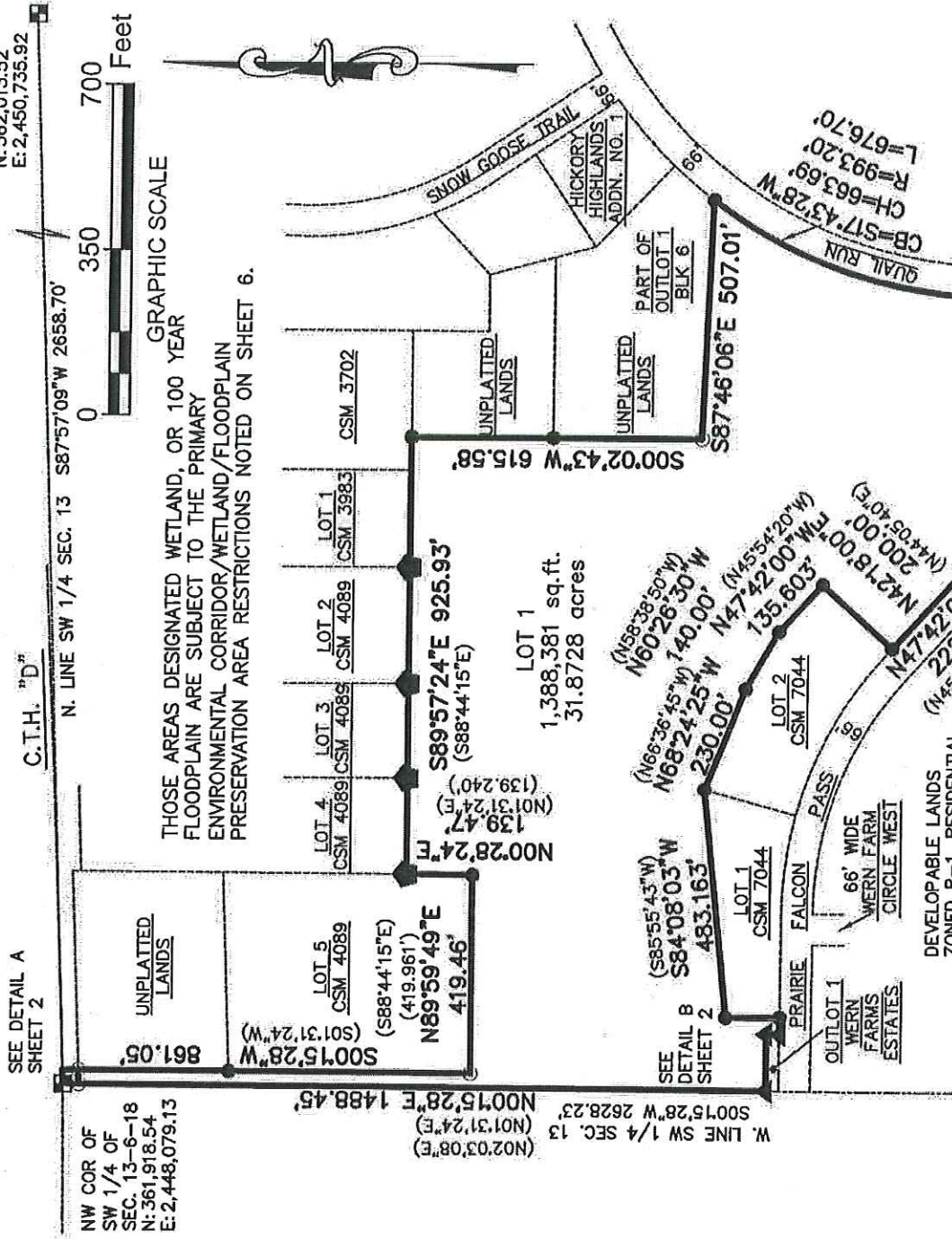
A division of a part Outlot 1, Block 6, in Hickory Highlands Addition No.1 and Lands, being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 13, Town 6 North, Range 18 East, in the Town of Genesee, Waukesha County County, Wisconsin.

- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- ▲ INDICATES 2" IRON PIPE (FOUND)
- ◆ INDICATES 1 1/2" IRON PIPE (FOUND)
- INDICATES 1" IRON PIPE (FOUND)

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE N. LINE OF THE SW. 1/4 OF SECTION 13, T 6 N, R 18 E, WHICH BEARS S87°57'09"W. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

DUE TO HIGH GROUNDWATER CONDITIONS NO BASEMENTS SHALL BE ALLOWED

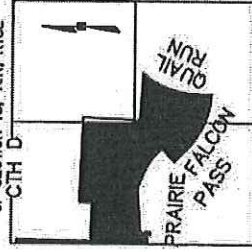
NE COR. OF SW. 1/4 OF SEC. 13-6-18 N:362,013.52 E:2,450,735.92



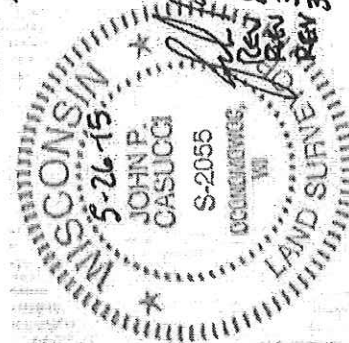
OWNER: WERN FARMS INC. S36 W29633 WERN WAY WAUKESHA, WI., 53189

SURVEYOR: RA SMITH NATIONAL, INC JOHN P. CASUCCI 16745 W. BLUEMOUND RD. BROOKFIELD, WI, 53005

LOCATION MAP OF SECTION 13, TRN. 6, R18E CTH D



SCALE: 1" = 2000'



R.A. Smith National, Inc.

Beyond Surveying and Engineering

16745 W. Bluemound Road, Brookfield WI 53005 262-781-1000 Fax 262-797-7373 www.ra-smithnational.com Appleton, WI Orange County, CA Pittsburgh, PA

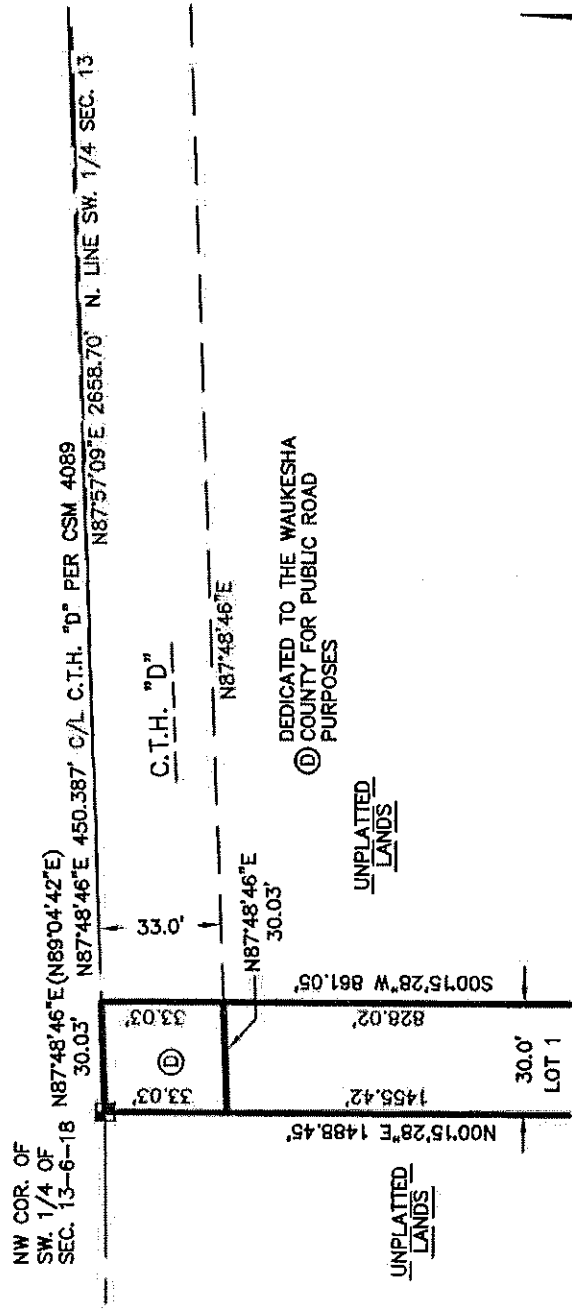
S:\S166405\dwg CS101.L.dwg/SHEET 1

SHEET 1 OF 9 SHEETS

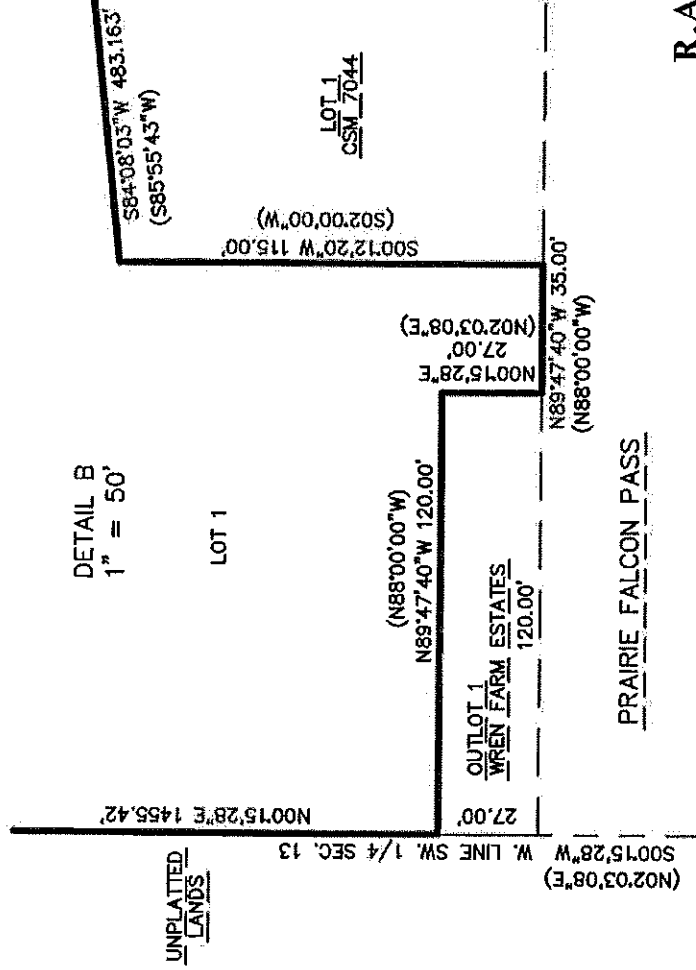
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DETAIL A  
1" = 50'



DETAIL B  
1" = 50'



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S:\5166405\dwg  
CS101L.dwg SHEET 2

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part Outlot 1, Block 6, in Hickory Highlands Addition No.1 and Lands, being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 13, Town 6 North, Range 18 East, in the Town of Genesee, Waukesha County Wisconsin.

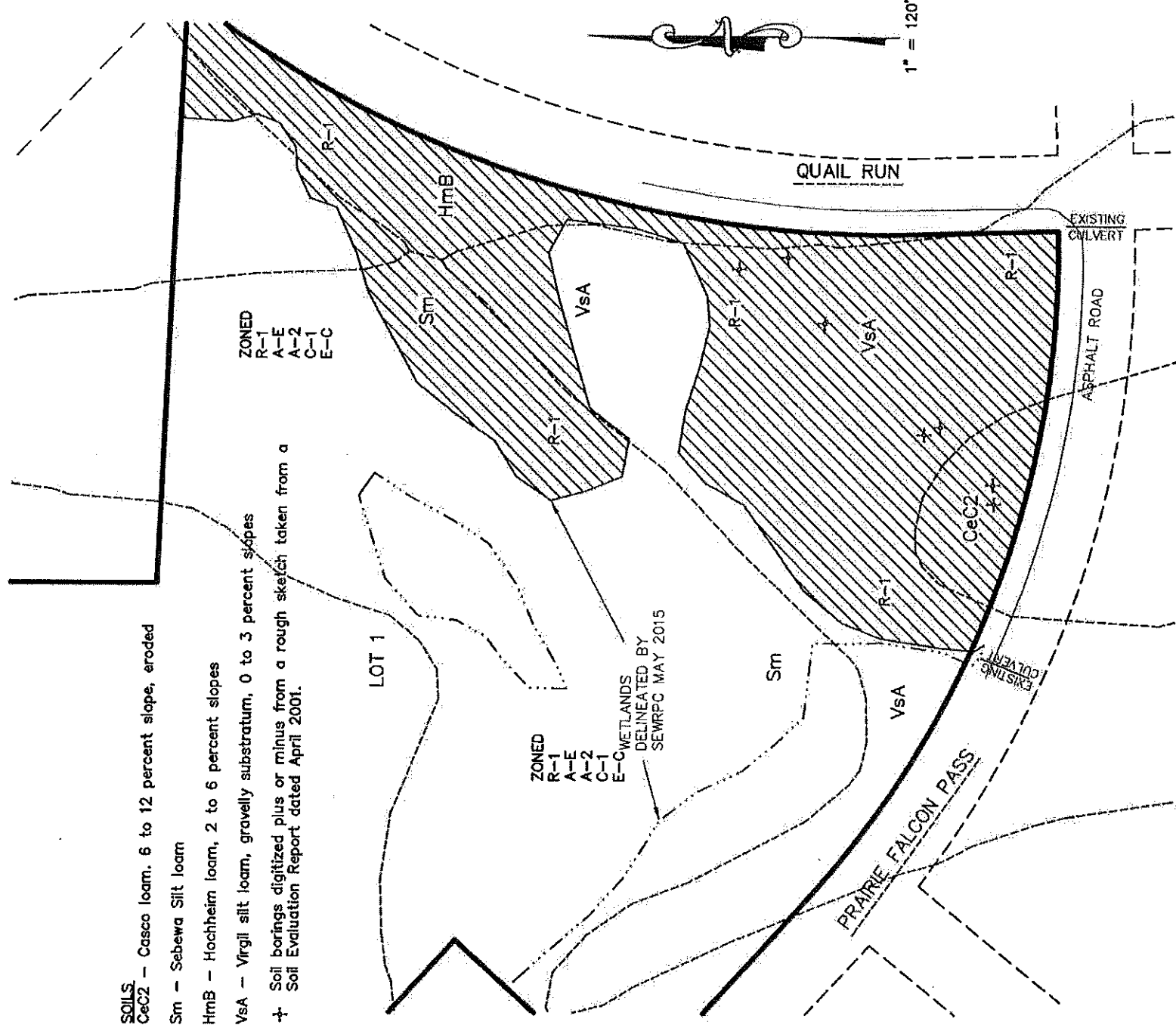
**SOILS**  
 CeC2 - Casco loam, 6 to 12 percent slope, eroded

Sm - Sebewa Silt loam

HmB - Hochheim loam, 2 to 6 percent slopes

VsA - Virgil silt loam, gravelly substratum, 0 to 3 percent slopes

+ Soil borings digitized plus or minus from a rough sketch taken from a Soil Evaluation Report dated April 2001.



DEVELOPABLE LANDS  
 ZONED R-1, RESIDENTIAL  
 SETBACK - 50'  
 OFFSET - 20'

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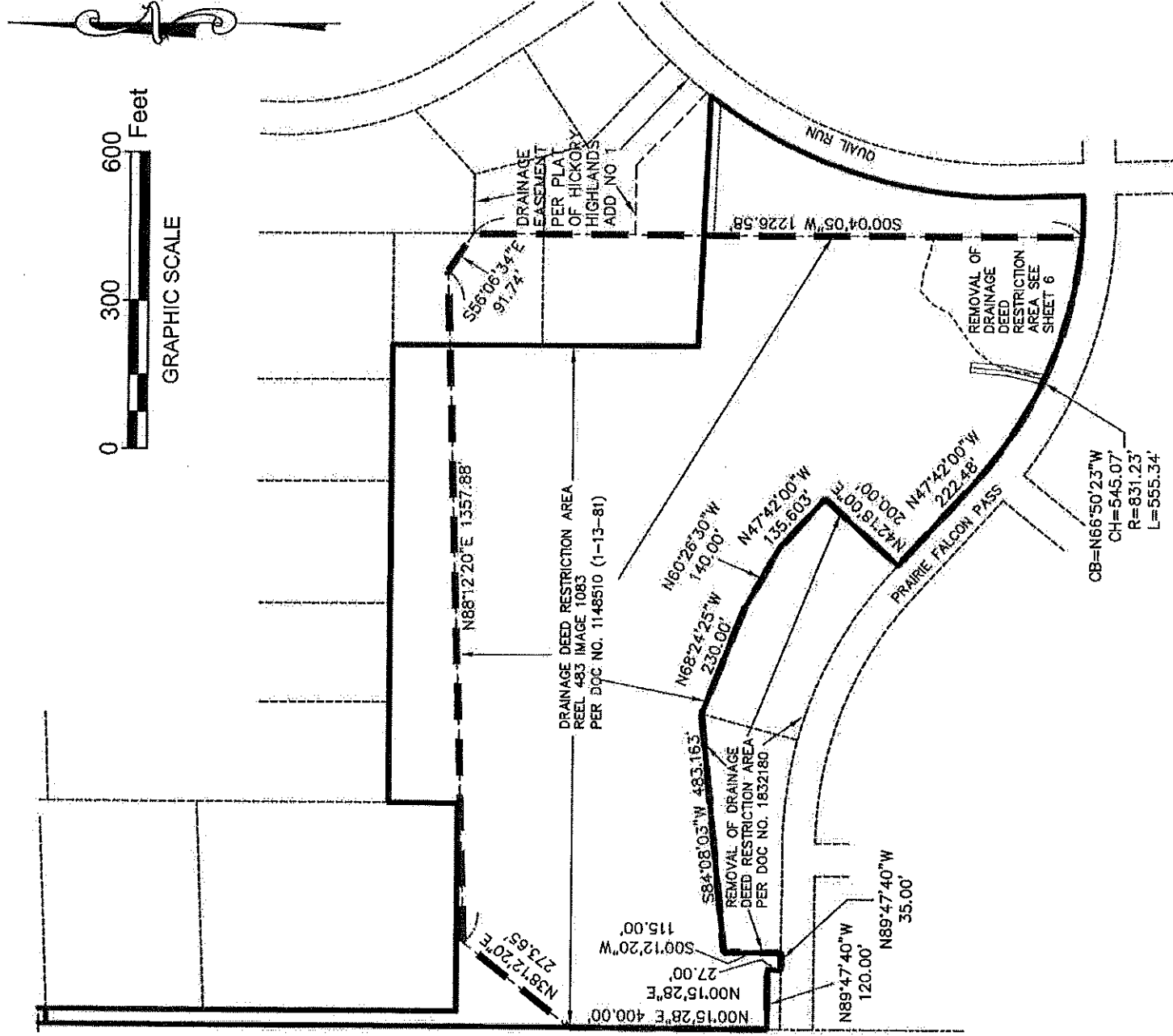
S:\166403.dwg  
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# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part Outlot 1, Block 6, in Hickory Highlands Addition No. 1 and Lands, being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 13, Town 6 North, Range 18 East, in the Town of Genesee, Waukesha County County, Wisconsin.

PER DOCUMENT NO. 1148510:  
 THE DRAINAGE DEED RESTRICTION AREA PROHIBITS THE GRADING, FILLING OR THE CONSTRUCTION OF BUILDINGS IN ANY WAY WHICH WILL INTERFERE WITH THE NATURAL HOLDING AND PERCOLATION OF GROUND WATER. THE RIGHT, (PER THE DOCUMENT), IS GRANTED TO THE TOWN OF GENESSEE TO ENTER UPON THE DESCRIBED AREA TO INSPECT, REPAIR, OR RESTORE USING ANY MEANS NECESSARY TO RETURN THE AREA TO THE NATURAL STATE AND TO MAINTAIN THE MOVEMENT, HOLDING OR PERCOLATION OF WATER. CONTINUED USE OF THE PROPERTY FOR AGRICULTURAL PURPOSES OR FOR OTHER PERMITTED USES WHICH WILL NOT ADVERSELY AFFECT THE DRAINAGE RESTRICTION ARE PERMITTED.



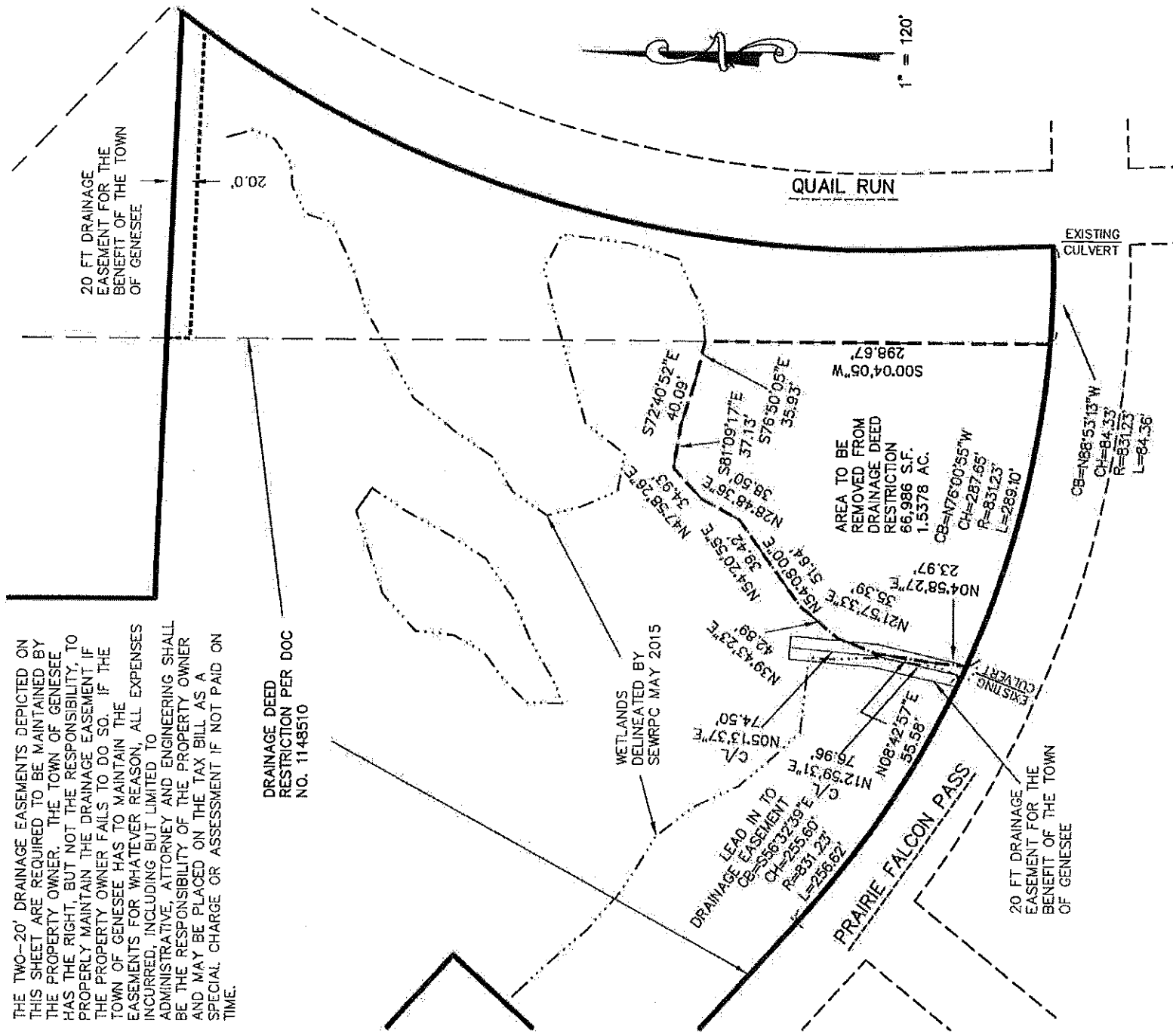


# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part Outlot 1, Block 6, in Hickory Highlands Addition No. 1 and Lands, being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 13, Town 6 North, Range 18 East, in the Town of Genesee, Waukesha County County, Wisconsin.

THE TWO-20' DRAINAGE EASEMENTS DEPICTED ON THIS SHEET ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER. THE TOWN OF GENESSEE HAS THE RIGHT, BUT NOT THE RESPONSIBILITY, TO PROPERLY MAINTAIN THE DRAINAGE EASEMENT IF THE PROPERTY OWNER FAILS TO DO SO. IF THE TOWN OF GENESSEE HAS TO MAINTAIN THE EASEMENTS FOR WHATEVER REASON, ALL EXPENSES INCURRED, INCLUDING BUT NOT LIMITED TO ADMINISTRATIVE, ATTORNEY AND ENGINEERING SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND MAY BE PLACED ON THE TAX BILL AS A SPECIAL CHARGE OR ASSESSMENT IF NOT PAID ON TIME.

DRAINAGE DEED  
RESTRICTION PER DOC  
NO. 1148510



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S:\5166405\dwg  
CS101L.dwg/SHEET 6

SHEET 6 OF 9 SHEETS

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part Outlot 1, Block 6, in Hickory Highlands Addition No.1 and Lands, being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 13, Town 6 North, Range 18 East, in the Town of Genesee, Waukesha County, Wisconsin.

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN            }  
  :SS  
WAUKESHA COUNTY}

I, JOHN P. CASUCCI, a Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of a part Outlot 1, Block 6, in Hickory Highlands Addition No.1 and Lands, being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 13, Town 6 North, Range 18 East, in the Town of Genesee, Waukesha County, Wisconsin, which is bounded and described as follows:

Beginning at the Northwest corner of said 1/4 Section; thence North 87°48'46" East along the centerline of County Trunk highway "D" 30.03 feet to a point; thence South 00°15'28" West along the West line of Lot 5 of Certified Survey Map No. 4089 and its extension 861.05 feet to the Southwest corner of said Lot; thence North 89°59'49" East along the South line of said Lot 419.46 feet to the Southwest corner of said Lot; thence North 00°28'24" East along the East line of said Lot 139.47 feet to the Southwest corner of Lot 4 of Certified Survey Map No. 4089; thence South 89°57'24" East along the south line of Lot 1, 2, 3, 4 and the South line of Certified Survey map No. 3702 a distance of 925.93 feet to a point; thence South 00°02'43" West 615.58 feet to a point; thence South 87°46'06" East 507.01 feet to a point in the West line of Quail Run; thence 676.70 feet along said West line and an arc of a curve whose center lies to the Southeast, whose radius is 993.20 feet and whose chord bears South 17°43'28" West 663.69 feet to a point; thence South 01°47'40" East along said West line 121.71 feet to a point in the North line of Prairie Falcon Pass; thence 639.707 feet along said North line and an arc of a curve whose center lies to the Northeast, whose radius is 831.228 feet and whose chord bears North 69°44'50" West 624.037 feet to a point; thence North 47°42'00" West along said North line 222.48 feet to a the Southwest corner of Lot 2 of Certified Survey Map No. 7044; thence North 42°18'00" East along the East line of said Lot 200.00 feet to the Northeast corner of said Lot; thence North 47°42'00" West along the North line of said Lot 135.603 feet to a point; thence North 60°26'30" West along said North line 140.00 feet to a point; thence North 68°24'25" West along said North line 230.00 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 7044; thence South 84°08'03" West along the North line of said Lot 483.16 feet to the Northwest corner of said Lot; thence South 00°12'20" West along the West line of said Lot 115.00 feet to a point in the North line of Prairie Falcon Pass; thence North 89°47'40" West along said North line 35.00 feet to the Southwest corner of Outlot 1 of Wern Farms Estates; thence North 00°15'28" East along the East line of said Outlot 27.00 feet to the Northwest corner of said Outlot; thence North 89°47'40" West along the North line of said Outlot 120.00 feet to a point in the West line of said Southwest 1/4 Section; thence North 00°15'28" East along said West line 1488.45 feet to the point of beginning.

THAT I have made this survey, land division and map by the direction of WERN FRMS INC., owners of said land.

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 Subdivision Regulations of the Town of Genesee, Waukesha County and \_\_\_\_\_ in surveying, dividing, and mapping the same.

DATE

\_\_\_\_\_  
JOHN P. CASUCCI (SEAL)  
PROFESSIONAL LAND SURVEYOR S-2055

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## CORPORATE OWNER'S CERTIFICATE

WERN FRMS INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to the surveyed, divided, dedicated and mapped as represented on this map in accordance with the land division requirements of Waukesha County and the Town of Genesee ordinance regulating the division of platting of land, and Chapter 236 of the Wisconsin Statutes.

WITNESS the hand and seal of \_\_\_\_\_ of \_\_\_\_\_

WERN FARMS INC., this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

WERN FARMS INC.  
\_\_\_\_\_

STATE OF WISCONSIN        }  
  } :SS  
\_\_\_\_\_ COUNTY        }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, the above named \_\_\_\_\_ to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ of said corporation and acknowledged that he executed the foregoing instrument as such officer, by its authority.

Notary Public, State of Wisconsin \_\_\_\_\_ (SEAL)  
My commission expires \_\_\_\_\_

## PRIMARY ENVIRONMENTAL CORRIDOR/WETLAND/FLOODPLAIN PRESERVATION AREA RESTRICTIONS

Those areas of land identified as wetland on Sheet 3 of 9 of this Certified Survey Map shall be considered to be within a Preservation Area and shall be subject to the following restrictions:

1. Grading and filling are prohibited, unless specifically authorized by the Town of Genesee, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, and the Wisconsin Department of Natural Resources. This prohibition does not prevent the Waukesha County Department and Land Use, the developer, or a Homeowner's Association from grading and filling an area for construction of a future trail.
2. The removal of peat, 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 Department of 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. Such prohibition does not prevent the Waukesha County Department of Parks and Land Use, the developer, or a Homeowner's Association from removing vegetative cover within a future trail area. Such removal shall be in keeping with the spirit and intent of the trail easement and shall be avoided where appropriate.
4. Grazing by domesticated animals, i.e., horses, cows, etc., shall be discouraged to the greatest extent possible.
5. The introduction of plant material not indigenous to the existing environment of the Primary Environmental Corridor/Wetland/Floodplain Preservation Area is prohibited.



