

**CERTIFIED SURVEY MAP No. \_\_\_\_\_**

A REDIVISION OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12060, LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 19 EAST, THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

**LEGEND:**

- 1" IRON PIPE FOUND & ACCEPTED
- NAIL FOUND & ACCEPTED
- 1" IRON PIPE SET
- WT. 1.13 LBS/LF
- PK NAIL SET
- WET — DELINEATED WETLAND

LOT 2  
CSM\_NO. 11224

**PREPARED FOR:**

KINGBIRD REAL ESTATE LLC  
2301 SUN VALLEY DR  
SUITE 302  
DELAFIELD WI 53018

C1  
ARC=148.45'  
RAD=130.00'  
CH. BRG.=S31°42'08"E  
CH. L.=140.51'  
Δ=65°25'34"

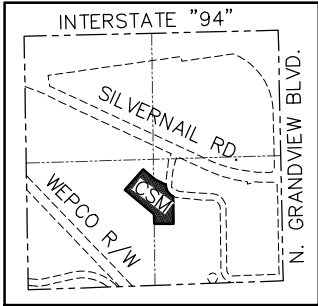
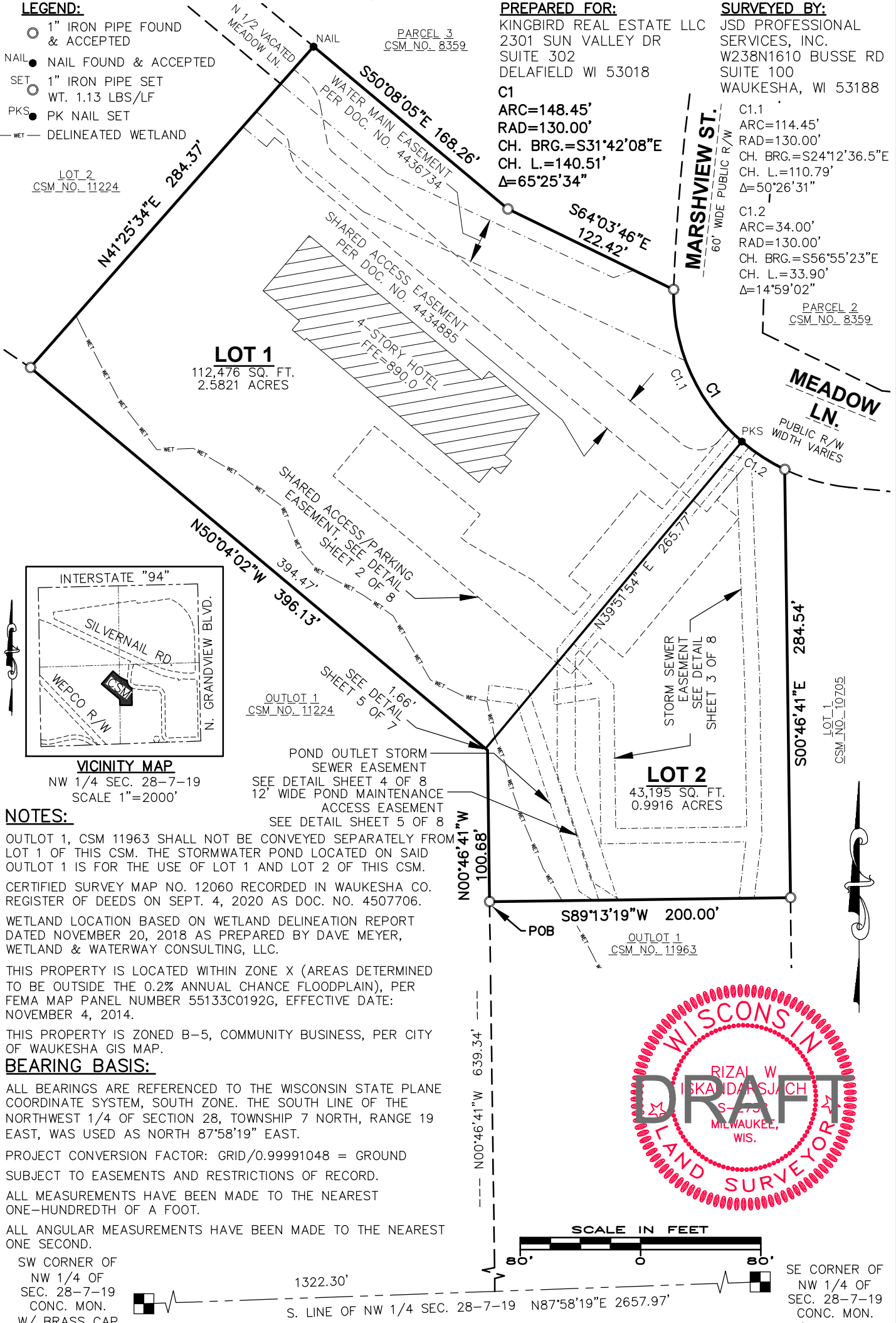
**SURVEYED BY:**

JSD PROFESSIONAL SERVICES, INC.  
W238N1610 BUSSE RD  
SUITE 100  
WAUKESHA, WI 53188

C1.1  
ARC=114.45'  
RAD=130.00'  
CH. BRG.=S24°12'36.5"E  
CH. L.=110.79'  
Δ=50°26'31"

C1.2  
ARC=34.00'  
RAD=130.00'  
CH. BRG.=S56°55'23"E  
CH. L.=33.90'  
Δ=14°59'02"

PARCEL 2  
CSM\_NO. 8359



**VICINITY MAP**  
NW 1/4 SEC. 28-7-19  
SCALE 1"=2000'

**NOTES:**

OUTLOT 1, CSM 11963 SHALL NOT BE CONVEYED SEPARATELY FROM LOT 1 OF THIS CSM. THE STORMWATER POND LOCATED ON SAID OUTLOT 1 IS FOR THE USE OF LOT 1 AND LOT 2 OF THIS CSM.

CERTIFIED SURVEY MAP NO. 12060 RECORDED IN WAUKESHA CO. REGISTER OF DEEDS ON SEPT. 4, 2020 AS DOC. NO. 4507706.

WETLAND LOCATION BASED ON WETLAND DELINEATION REPORT DATED NOVEMBER 20, 2018 AS PREPARED BY DAVE MEYER, WETLAND & WATERWAY CONSULTING, LLC.

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FEMA MAP PANEL NUMBER 55133C0192G, EFFECTIVE DATE: NOVEMBER 4, 2014.

THIS PROPERTY IS ZONED B-5, COMMUNITY BUSINESS, PER CITY OF WAUKESHA GIS MAP.

**BEARING BASIS:**

ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 19 EAST, WAS USED AS NORTH 87°58'19" EAST.

PROJECT CONVERSION FACTOR: GRID/0.99991048 = GROUND  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

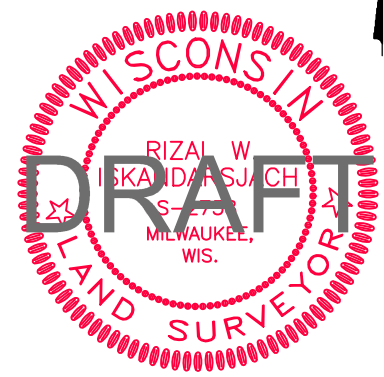
SW CORNER OF  
NW 1/4 OF  
SEC. 28-7-19  
CONC. MON.  
W/ BRASS CAP

1322.30'  
S. LINE OF NW 1/4 SEC. 28-7-19 N87°58'19"E 2657.97'



SE CORNER OF  
NW 1/4 OF  
SEC. 28-7-19  
CONC. MON.  
W/ BRASS CAP

DATED THIS \_\_\_\_\_ DAY OF DECEMBER, 2022  
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738



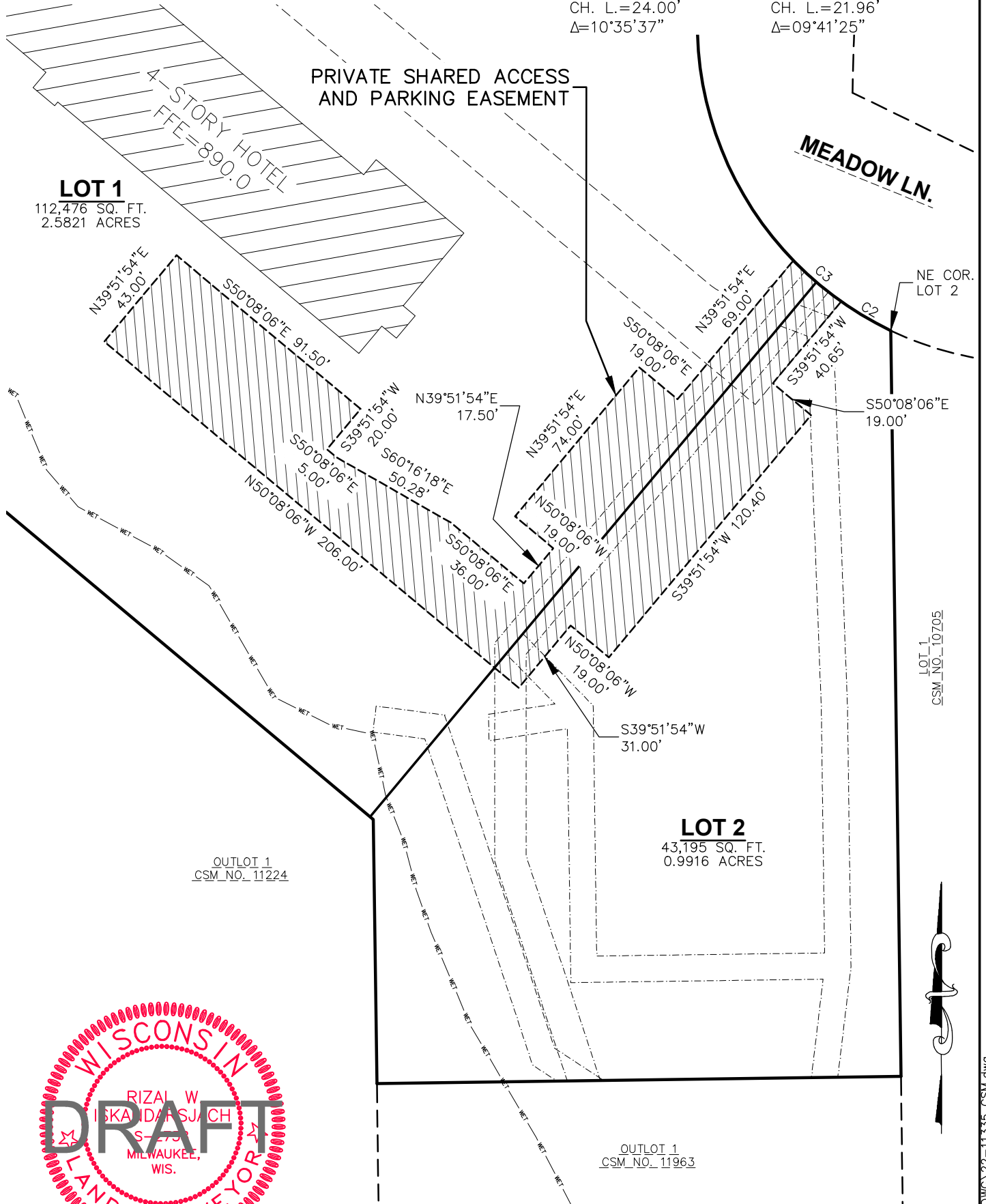
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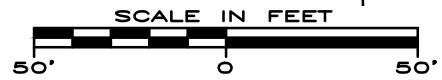
**PRIVATE SHARED ACCESS AND PARKING EASEMENT FOR THE BENEFIT OF LOT 1 AND LOT 2 OF THIS CSM**

C3  
 ARC=24.04'  
 RAD=130.00'  
 CH. BRG.=N49°25'41.5"W  
 CH. L.=24.00'  
 Δ=10°35'37"

C2  
 ARC=21.99'  
 RAD=130.00'  
 CH. BRG.=N59°34'12.5"W  
 CH. L.=21.96'  
 Δ=09°41'25"



LOT 1  
 CSM\_NO. 10705

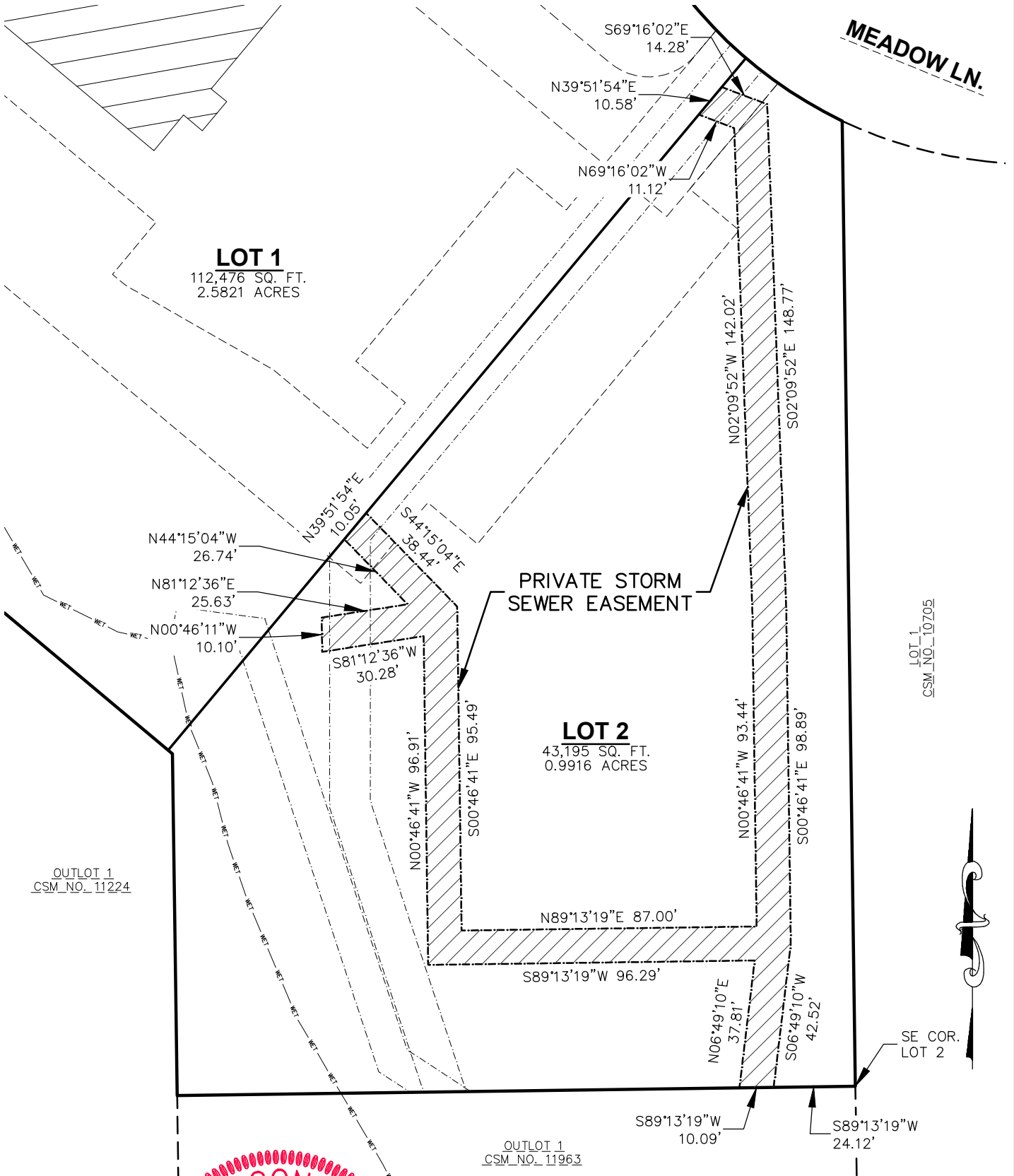


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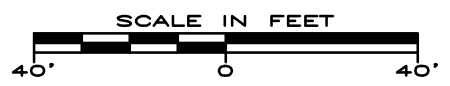
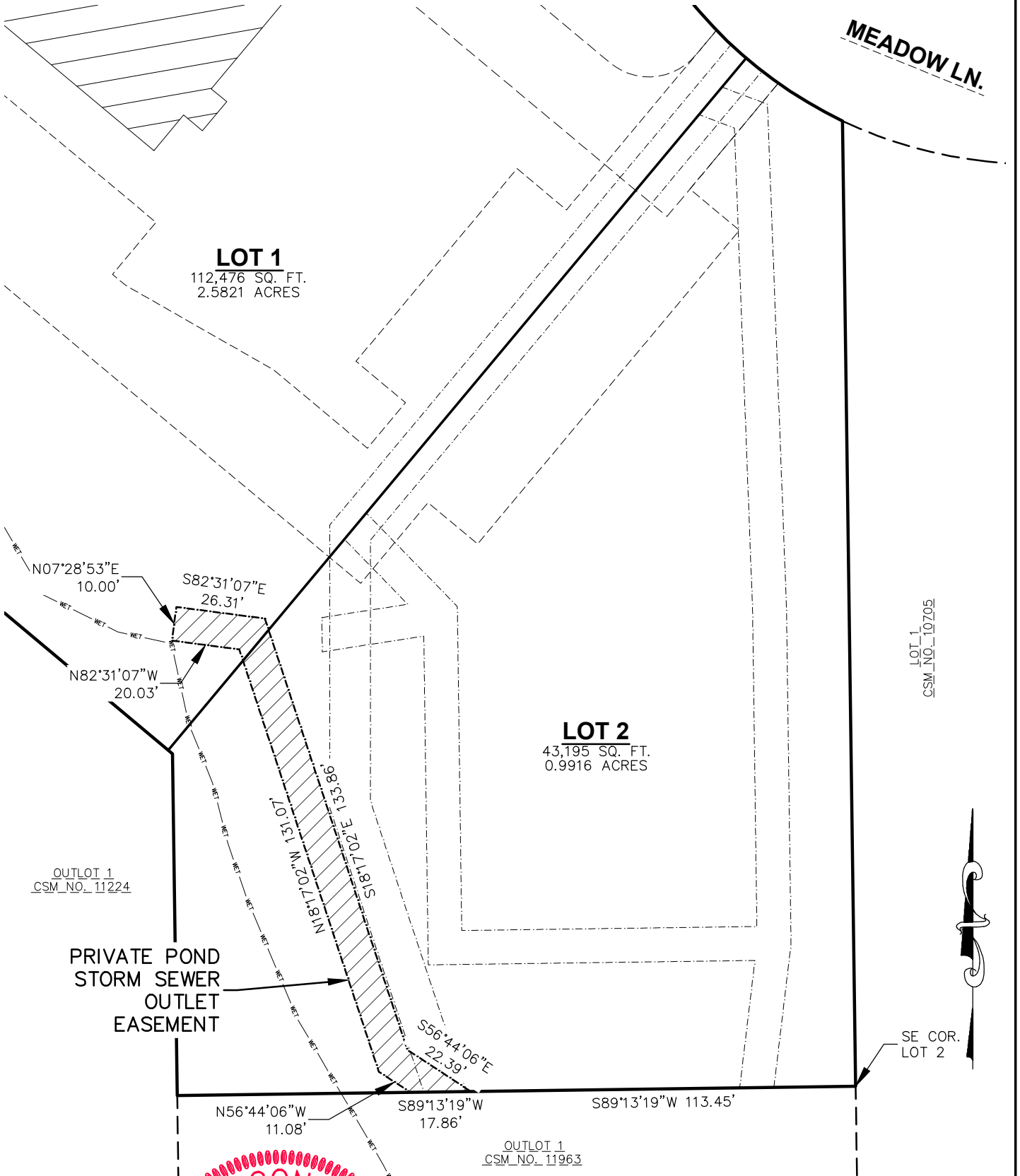
**PRIVATE STORM SEWER EASEMENT FOR THE BENEFIT OF LOT 1 OF THIS CSM**



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**PRIVATE STORM SEWER EASEMENT FOR POND  
OUTLET ON OUTLOT 1 OF CSM NO. 11963**



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**12' WIDE POND MAINTENANCE ACCESS EASEMENT**

**MEADOW LN.**

**LOT 1**  
112,476 SQ. FT.  
2.5821 ACRES

**LOT 2**  
43,195 SQ. FT.  
0.9916 ACRES

**CENTERLINE OF 12' WIDE POND MAINTENANCE ACCESS EASEMENT**

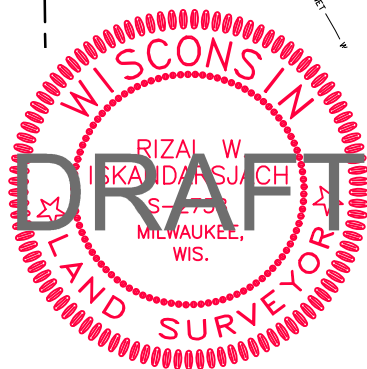
OUTLOT 1  
CSM\_NO. 11224

LOT 1  
CSM\_NO. 10705

**12' WIDE POND MAINTENANCE ACCESS EASEMENT**

S89°13'19"W 121.04'

OUTLOT 1  
CSM\_NO. 11963



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**SURVEYOR'S CERTIFICATE:**

State of Wisconsin )  
                                  ) SS  
Waukesha County   )

I, Rizal W. Iskandarsjach, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped a redivision of all of Lot 1 of Certified Survey Map No. 12060, located in the Southwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 7 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follow:

Commencing at the southwest corner of said Northwest 1/4 section, thence North 87°58'19" East along the south line of said Northwest 1/4 section, 1322.30 feet; thence North 00°46'41" West, 639.34 feet to the northwest corner of Outlot 1 of Certified Survey Map No. 11963 and the point of beginning;

Thence continuing North 00°46'41" West along the east line of Outlot 1 of Certified Survey Map No. 11224, 100.68 feet to the northeasterly corner of said Outlot 1; thence North 50°04'02" West along the northerly line of said Outlot 1, 396.13 feet to the southeasterly corner of Lot 2 of said Certified Survey Map No. 11224; thence North 41°25'34" East along the easterly line of said Lot 2 and then along its northerly extension, 284.37 feet to the southerly line of Parcel 3 of Certified Survey Map No. 8359; thence South 50°08'05" East along said southerly line, 168.26 feet; thence South 64°03'46" East along said southerly line, 122.42 feet to the southeast corner of said Parcel 3, the southerly line of Meadow Lane, and a point on a curve; thence southeasterly 148.45 feet along said southerly line and along the arc of said curve to the left, whose radius is 130.00 feet and whose chord bears South 31°42'08" East, 140.51 feet to the northwest corner of Lot 1 of Certified Survey Map No. 10705; thence South 00°46'41" East along the west line of said Lot 1, 284.54 feet to the northeast corner of said Outlot 1 of Certified Survey Map No. 11963; thence South 89°13'19" West along the north line of said Outlot 1, 200.00 feet to the point of beginning.

Containing in all 155,671 square feet (3.5737 acres) of land, more or less.

All subject to easements and restrictions of record, if any.

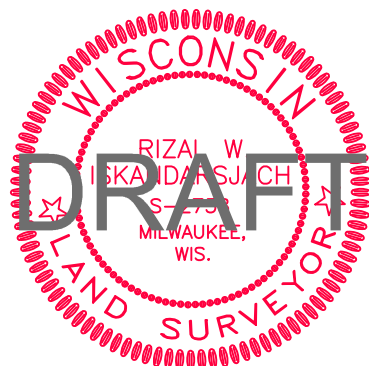
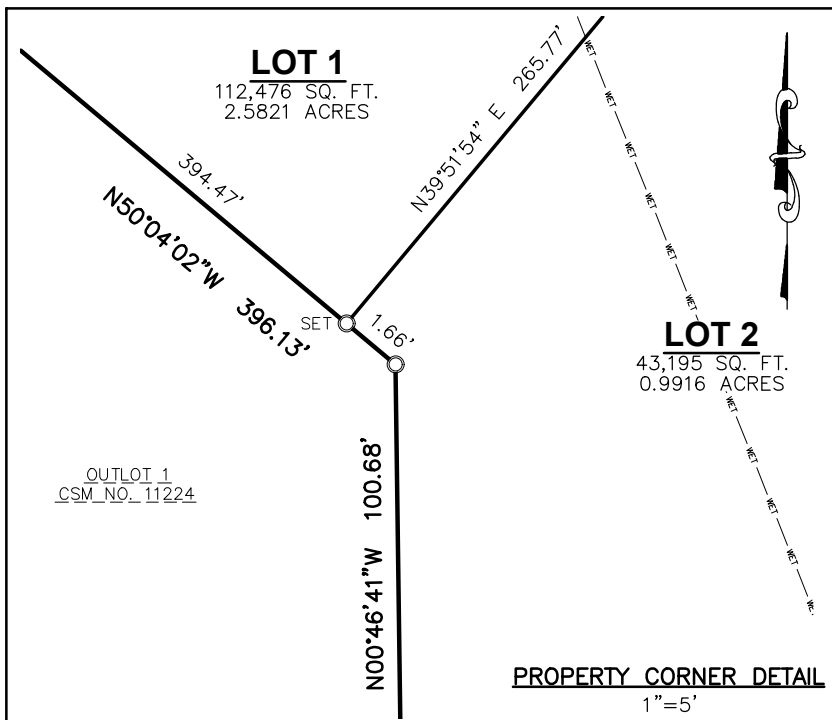
That I have made such survey, land division, and map by the direction of KINGBIRD REAL ESTATE, LLC, owner of said lands.

That such map is a correct representation of all 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 City of Waukesha Codes in surveying, dividing and mapping the same.

DATED THIS \_\_\_\_ DAY OF DECEMBER, 2022

\_\_\_\_\_  
Rizal W. Iskandarsjach, P.L.S.  
Professional Land Surveyor, S-2738







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**CITY PLANNING COMMISSION APPROVAL**

This Certified Survey Map is hereby approved by the Plan Commission of the City of Waukesha, on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Shawn N. Reilly, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
, Secretary

\_\_\_\_\_  
Date

**CITY COMMON COUNCIL APPROVAL**

Resolved that this Certified Survey Map, in the City of Waukesha, is hereby approved by the City of Waukesha Common Council.

All conditions have been met as of the \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Shawn N. Reilly, Mayor

\_\_\_\_\_  
Date

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Waukesha

\_\_\_\_\_  
Gina Kozlik, City Clerk/Treasurer

\_\_\_\_\_  
Date

