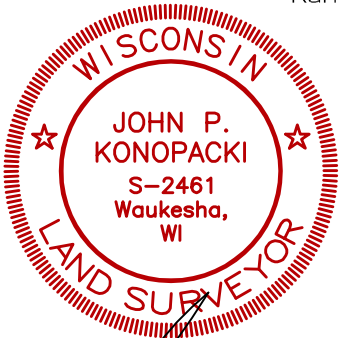


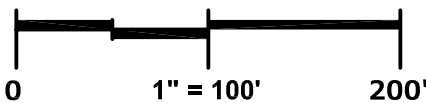
CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 6 North,
Range 19 East, Town of Waukesha, Waukesha County, Wisconsin.



OCTOBER 12, 2016

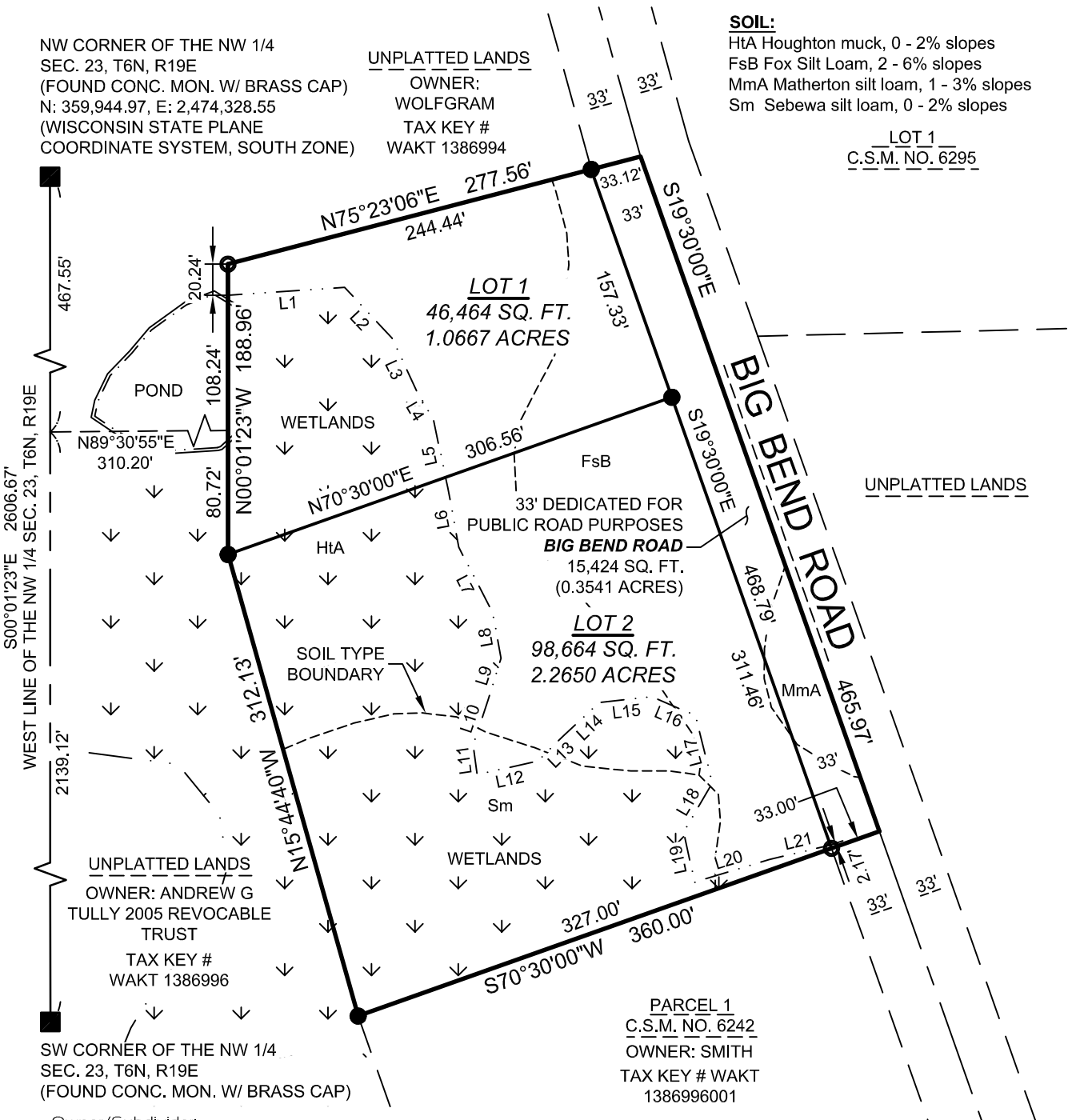
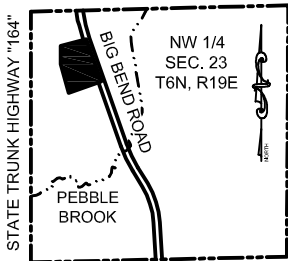
GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane
Coordinate System, South Zone (N.A.D. 1927). The west
line of the Northwest 1/4 of Section 23, Township 6
North, Range 19 East has a bearing of S00°01'23"E.

SEE SHEET 2 FOR ADDITIONAL DETAILS
SEE SHEET 3 FOR ADDITIONAL NOTES
SEE SHEET 4 FOR WETLAND LINE TABLE

VICINITY SKETCH
SCALE 1"=2000'



NW CORNER OF THE NW 1/4
SEC. 23, T6N, R19E
(FOUND CONC. MON. W/ BRASS CAP)
N: 359,944.97, E: 2,474,328.55
(WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE)

UNPLATTED LANDS
OWNER:
WOLFGRAM
TAX KEY #
WAKT 1386994

SOIL:
HtA Houghton muck, 0 - 2% slopes
FsB Fox Silt Loam, 2 - 6% slopes
MmA Matherton silt loam, 1 - 3% slopes
Sm Sebewa silt loam, 0 - 2% slopes

LOT 1
C.S.M. NO. 6295

SW CORNER OF THE NW 1/4
SEC. 23, T6N, R19E
(FOUND CONC. MON. W/ BRASS CAP)

Owner/Subdivider:
Andrew G. Tully 2005 Revocable Trust
W238 N4195 Big Bend Road
Waukesha, WI 53189
phone: (262) 617-1953

PARCEL 1
C.S.M. NO. 6242
OWNER: SMITH
TAX KEY # WAKT
1386996001

LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

Prepared By:

PINNACLE ENGINEERING GROUP

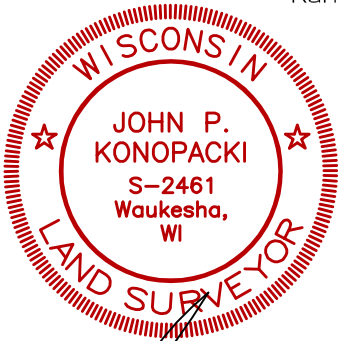
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#788.00
SHEET 1 OF 5

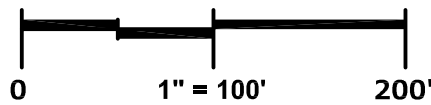
CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 6 North,
Range 19 East, Town of Waukesha, Waukesha County, Wisconsin.



OCTOBER 12, 2016

GRAPHICAL SCALE (FEET)



Subject Property Zoning:

R- 1 Single Family
Residence District
&
C-1 Conservancy District

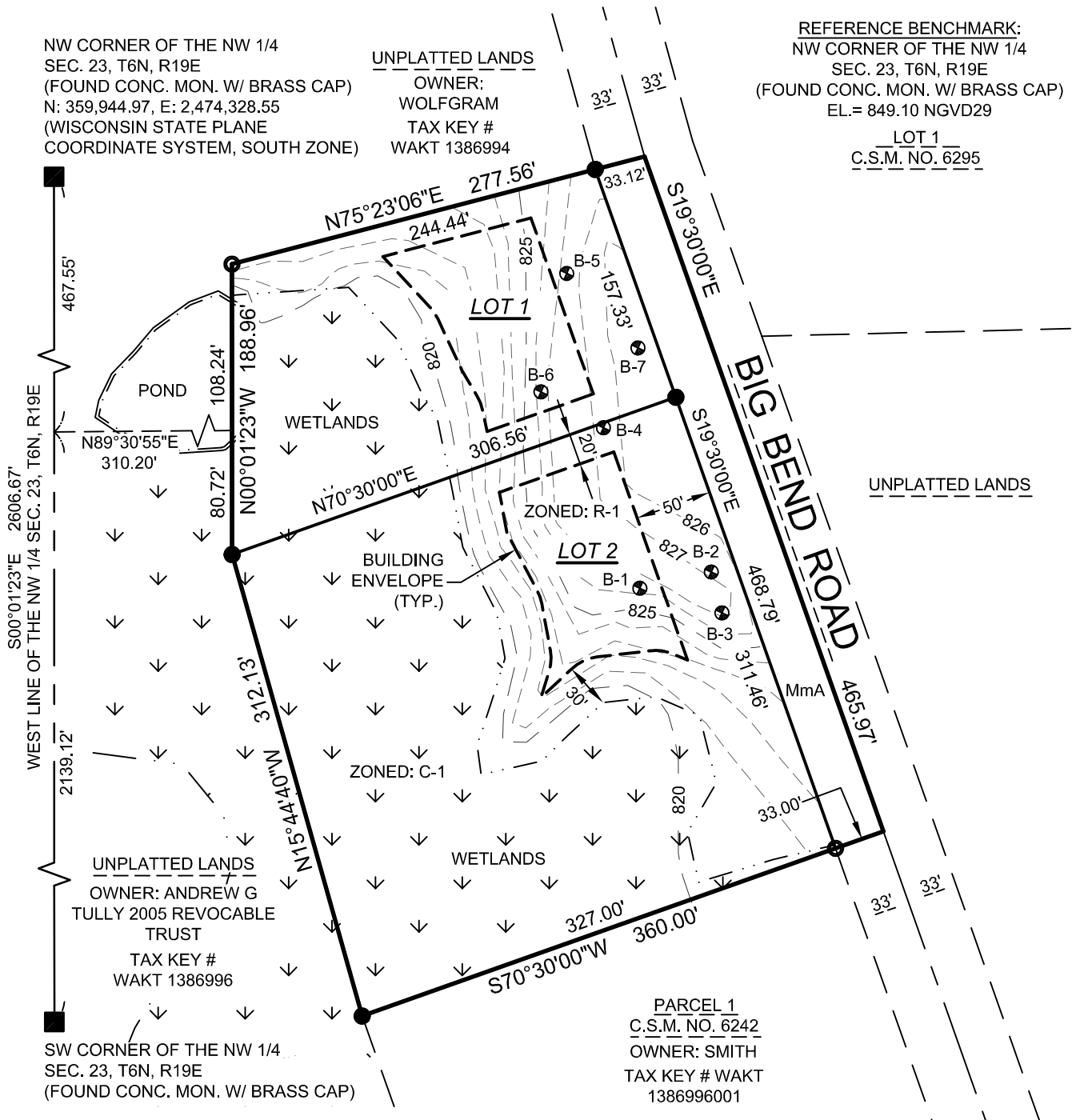
Minimum Setbacks:
Street = 50 Feet
Side Yard = 20 Feet
Wetlands = 30 Feet

Tax Key Number:
Part of WAKT 1386996

REFERENCE BENCHMARK:

NW CORNER OF THE NW 1/4
SEC. 23, T6N, R19E
(FOUND CONC. MON. W/ BRASS CAP)
EL.= 849.10 NGVD29

LOT 1
C.S.M. NO. 6295



LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⊗ - Denotes Soil Boring Pit

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#788.00
SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 6 North,
Range 19 East, Town of Waukesha, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 6 North, Range 19 East, Town of Waukesha, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 23;
Thence South 00°01'23" East along the west line of said Northwest 1/4, 467.55 feet;
Thence North 89°30'55" East, 310.20 feet to the Point of Beginning;
Thence North 00°01'23" West, 108.24 feet;
Thence North 75°23'06" East, 277.56 feet to the centerline of Big Bend Road;
Thence South 19°30'00" East along said centerline, 465.97 feet;
Thence South 70°30'00" West and then along the north line of Parcel 1 of Certified Survey Map No. 6242, 360.00 feet;
Thence North 15°44'40" West, 312.13 feet;
Thence North 00°01'23" West, 80.72 feet to the Point of Beginning.

Dedicating the Easterly portion of subject property as graphically shown for public right of way purposes.

Containing 160,552 square feet (3.6858 acres) of land Gross and 145,128 square feet (3.3317 acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of Andrew G. Tully 2005 Revocable Trust, owner of said land.

That such plat 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 requirements of Chapter 236 of the Wisconsin State Statutes and the Town of Waukesha Land Division Ordinance in surveying, mapping and dividing the land with in the certified survey map.

Date: OCTOBER 12, 2016




John P. Konopacki
Professional Land Surveyor S-2461

NOTES:

- All measurements have been made to the nearest one-hundreth of a foot.
- All angular measurements have been made to the nearest one second.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0326G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Wetlands marked by Dave Meyer of Wetland & Waterway Consulting, LLC in July of 2014.
- Soil Boring pits by Butler Engineering Inc. in September 2015 and August 2016.

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 6 North,
Range 19 East, Town of Waukesha, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

Andrew G. Tully 2005 Revocable Trust, as owner, does hereby certify that said trust caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Town of Waukesha.

Andrew G. Tully 2005 Revocable Trust, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Town of Waukesha
2. City of Waukesha

IN WITNESS WHEREOF, the said Andrew G. Tully 2005 Revocable Trust has caused these presents to be signed by (name) _____, (title) _____, at _____, _____ County, Wisconsin, on this _____ day of _____, 2016.

In the presence of:

Name - Title

STATE OF WISCONSIN)
_____) COUNTY) SS

Personally came before me this _____ day of _____, 2016, (name) _____, (title) _____, of the above named Andrew G. Tully 2005 Revocable Trust, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said Andrew G Tully 2005 Revocable Trust, and acknowledged that they executed the foregoing instrument as such officer as the deed of said trust, by its authority.

Notary Public

Name: _____

State of Wisconsin

My Commission Expires:

WETLAND RESTRICTIONS

1. Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal of 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 the approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
4. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited.
5. The introduction of plant material not indigenous to the existing environment of the Wetland Area area is prohibited.
6. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
7. The construction of buildings is prohibited.

~~OCTOBER 12, 2016~~



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#788.00

SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 6 North,
Range 19 East, Town of Waukesha, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Town of Waukesha on this _____ day of _____, 2016.

Date

John Marek, Chairman

Date

Kathy Nickolaus, Town Clerk-Treasurer

TOWN BOARD APPROVAL

Approved by the Town Board of the Town of Waukesha on this _____ day of _____, 2016.

Date

John Marek, Chairman

Date

Kathy Nickolaus, Town Clerk-Treasurer

CITY OF WAUKESHA EXTRATERRITORIAL JURISDICTION CERTIFICATE

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 2016.

Gina Kozlik, Clerk Treasure

Shawn Reilly, Mayor



OCTOBER 12, 2016



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#788.00

SHEET 5 OF 5