

PLAN OF PROPOSED IMPROVEMENTS

FOR

PRAIRIE PHILIP, LLC

OUTDOOR STORAGE YARD

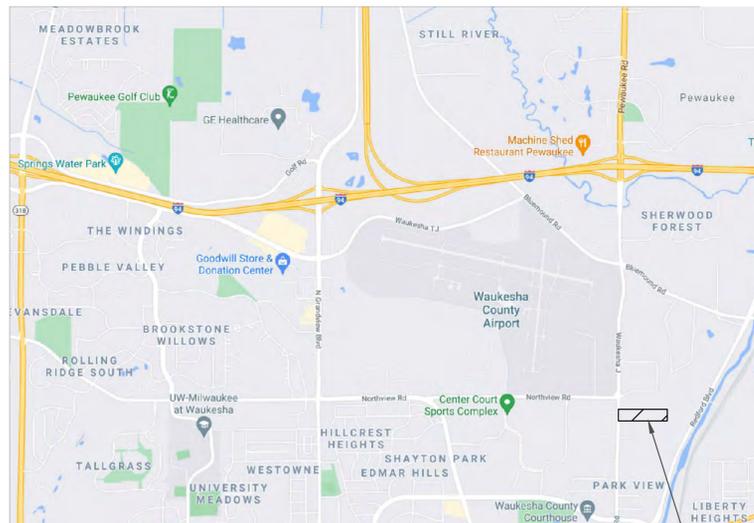
CITY OF WAUKESHA, WISCONSIN

WAUKESHA COUNTY

ISSUED FOR PERMITTING

SHEET NO.	DESCRIPTION
00	COVER
01	SITE PLAN, GRADING AND EROSION CONTROL PLAN
02	DETAILS

LOCATION MAP
NOT TO SCALE



PROJECT LOCATION

LEGAL DESCRIPTION (PER KNIGHT BARRY TITLE, INC. FILE # W726109 WITH AN EFFECTIVE DATE OF JUNE 25, 2014, COMPLETED ON JULY 29, 2014):

ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 19 EAST, DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT ON THE WEST LINE OF THE SAID QUARTER SECTION, DISTANT SOUTH 400.00 FEET FROM THE NORTHWEST CORNER OF THE SAID SECTION; THENCE NORTH 88° 30' EAST 1328.30 FEET TO THE 1/8TH LINE OF THE SAID QUARTER SECTION; THENCE SOUTH 01° 15' WEST ON SAID LINE 173.71 FEET; THENCE SOUTH 88° 30' WEST 1324.51 FEET TO THE SECTION LINE; THENCE NORTH 173.71 FEET TO THE POINT OF COMMENCEMENT. EXCEPTING THEREFROM THOSE LANDS CONTAINED IN AWARD OF DAMAGES RECORDED DECEMBER 20, 1990 AS DOCUMENT NO. 1626799. SAID LAND BEING IN THE CITY OF WAUKESHA (FORMERLY TOWN OF PEWAUKEE), WAUKESHA COUNTY, WISCONSIN.

PROPERTY ADDRESS: 2105 PEWAUKEE ROAD, WAUKESHA, WI
TAX KEY NUMBER: WAKC 1002-998

REFERENCE BEARING: BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, T7N, R19E WHICH HAS A BEARING OF NORTH 00°10'06" WEST BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

REFERENCE BENCHMARK: 937.84 (USGS) THE TOP OF A CONCRETE MONUMENT WITH BRASS CAP MARKING THE THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWN 7 NORTH, RANGE 19 EAST.

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CURRENT CITY OF WAUKESHA DESIGN AND CONSTRUCTION MANUAL. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

NO	REVISION DESCRIPTION	DATE



PROJECT: OUTDOOR STORAGE YARD
2105 PEWAUKEE ROAD

CLIENT: PRAIRIE PHILIP LLC
2105 PEWAUKEE ROAD



SHEET TITLE
COVER SHEET

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Checked: CTD 04/26/2021
P&D Project No: 490493
Sheet No.

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