

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

A redivision of Lot 1 and 2 of Certified Survey Map No. 12166 recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, on April 28, 2021 as Document No. 4579398, being a redivision of Parcel 1 of Certified Survey Map No. 9033, part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin.

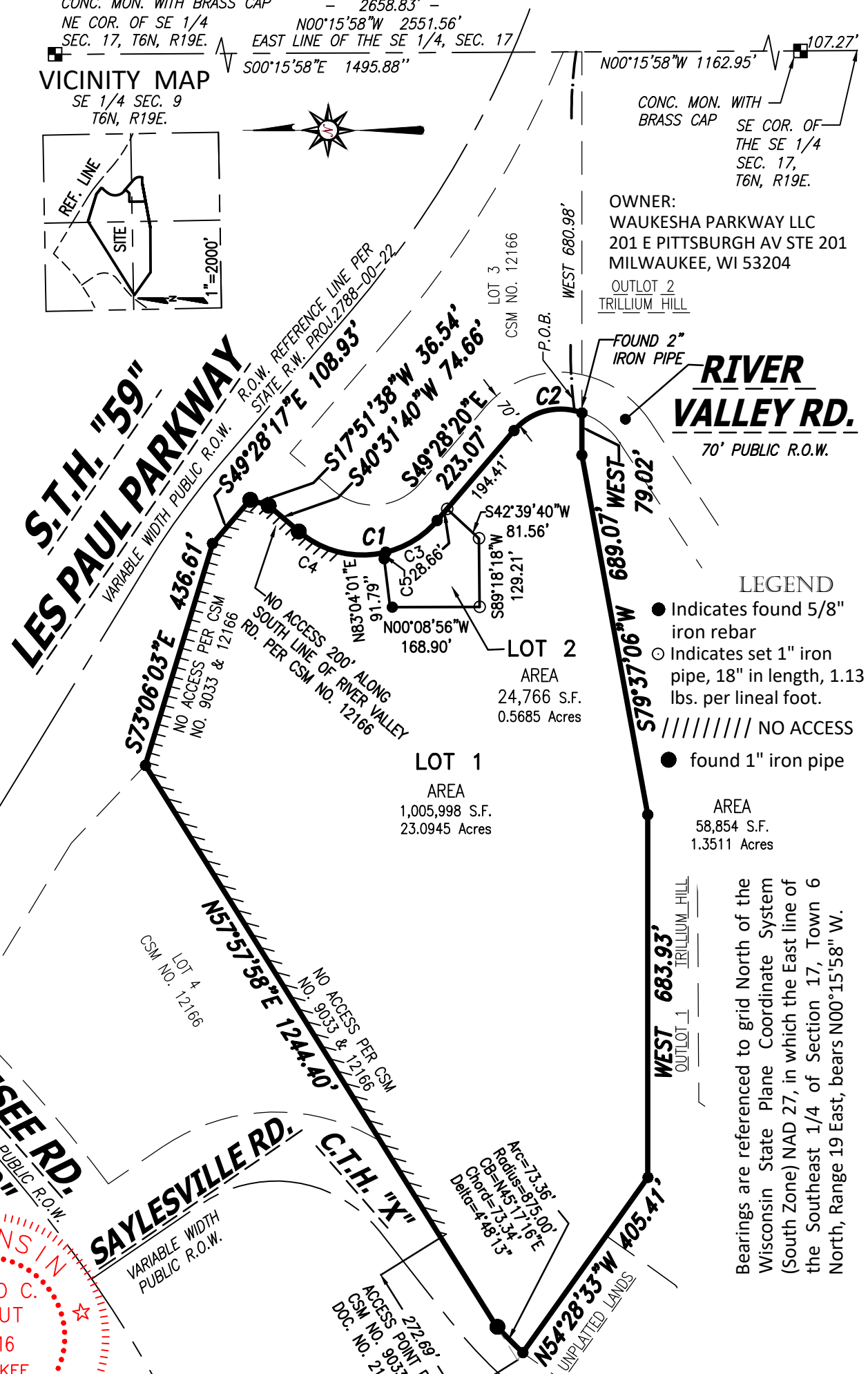
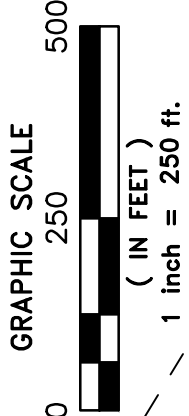
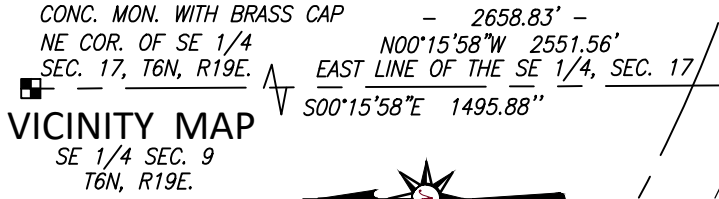
C1  
 Arc=290.60'  
 Radius=185.00'  
 CB=S04°28'20"E  
 Chord=261.63'  
 Delta=90°00'00"

C2  
 Arc=140.79'  
 Radius=115.00'  
 CB=S14°23'56"E  
 Chord=132.16'  
 Delta=70°08'48"

C3  
 Arc=115.54'  
 Radius=185.00'  
 CB=S31°34'48"E  
 Chord=113.67'  
 Delta=35°47'03"

C4  
 Arc=175.06'  
 Radius=185.00'  
 CB=N13°25'12"E  
 Chord=168.60'  
 Delta=54°12'57"

C5  
 Arc=13.10'  
 Radius=18.50'  
 CB=S76°38'25"E  
 Chord=12.83'  
 Delta=40°35'07"



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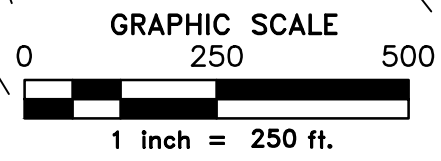
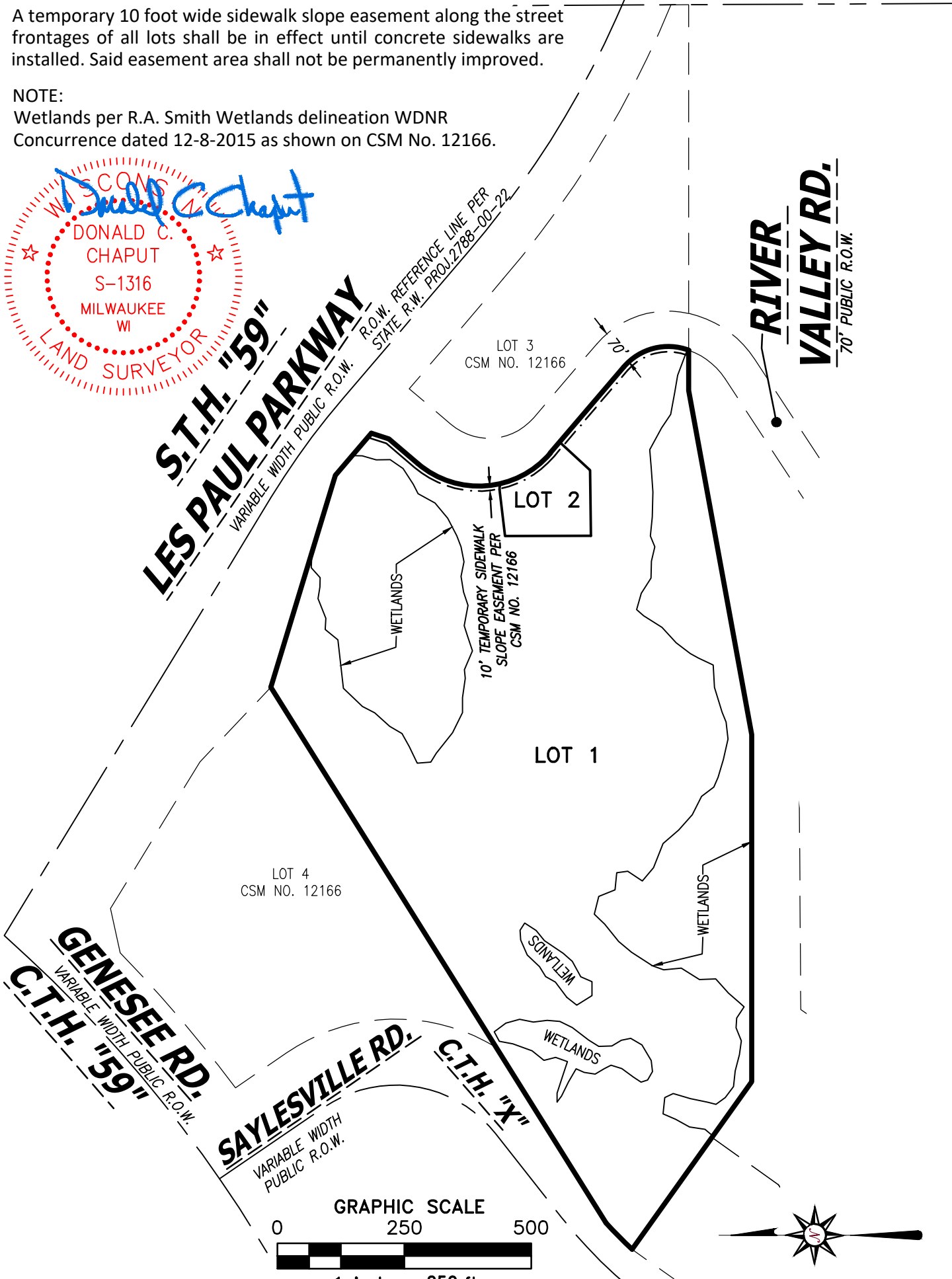
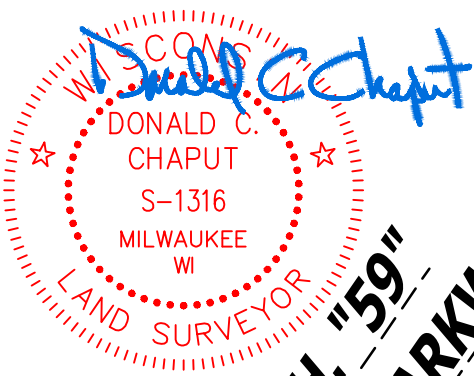
**SIDE WALK EASEMENT RESTRICTION:**

A temporary 10 foot wide sidewalk slope easement along the street frontages of all lots shall be in effect until concrete sidewalks are installed. Said easement area shall not be permanently improved.

**NOTE:**

Wetlands per R.A. Smith Wetlands delineation WDNR Concurrence dated 12-8-2015 as shown on CSM No. 12166.

**RECORDED EASEMENTS FOR REFERENCE ONLY**



This instrument was drafted by Donald C. Chaput  
Professional Land Surveyor S-1316

Date: October 28, 2021  
SHEET 2 OF 8  
Drawing No. 1907-far

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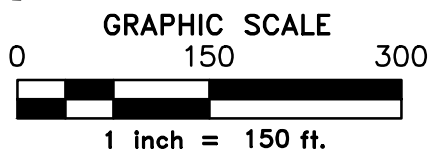
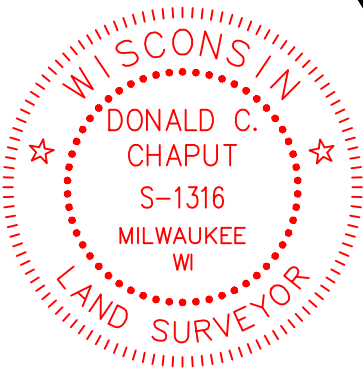
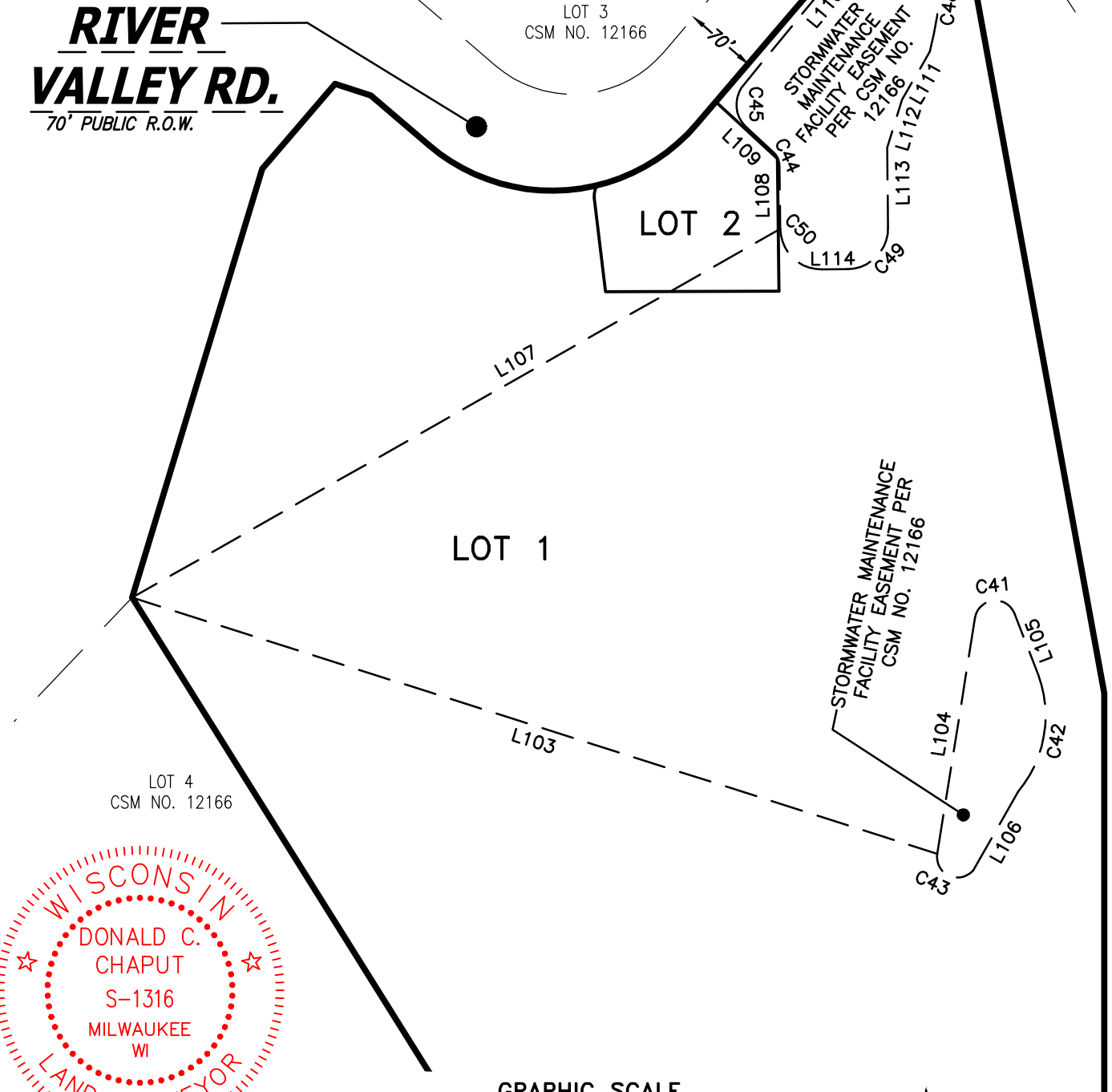
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C41	52.21'	20.00'	149°34'39"	N06°06'54"W	38.60'
C42	121.04'	116.26'	59°39'10"	S80°07'44"E	115.65'
C43	51.70'	20.00'	148°06'48"	S25°02'22"W	38.46'
C39	73.36'	875.00'	4°48'13"	S45°17'16"W	73.34'
C41	52.21'	20.00'	149°34'39"	N06°06'54"W	38.60'
C42	121.04'	116.26'	59°39'10"	S80°07'44"E	115.65'
C43	51.70'	20.00'	148°06'48"	S25°02'22"W	38.46'
C44	16.01'	18.91'	48°31'20"	N65°58'59"E	15.54'
C45	45.07'	30.00'	86°04'11"	S89°19'54"W	40.95'
C46	53.54'	97.62'	31°25'42"	N29°18'45"W	52.88'
C47	63.86'	30.00'	121°57'37"	N34°28'57"E	52.47'
C48	89.99'	356.83'	14°27'01"	S82°45'14"E	89.76'
C49	62.83'	40.00'	90°00'00"	S45°41'42"E	56.57'
C50	62.83'	40.00'	90°00'00"	S44°18'18"W	56.57'

LINE	BEARING	DISTANCE
L103	S17°38'54"W	823.17'
L104	S80°54'14"E	232.89'
L105	S68°40'26"W	64.21'
L106	N60°11'44"W	88.27'
L107	S29°38'09"E	726.55'
L108	N89°18'18"E	60.90'
L109	N42°39'40"E	37.20'
L110	S50°30'44"E	161.09'
L111	N60°09'57"W	53.90'
L112	N72°30'27"W	48.95'
L113	S89°18'18"W	78.00'
L114	N00°41'42"W	25.00'

STORMWATER  
MAINTENANCE  
FACILITY EASEMENT

RECORDED EASEMENTS FOR REFERENCE ONLY

**RIVER  
VALLEY RD.**  
70' PUBLIC R.O.W.



**CHAPUT**  
LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

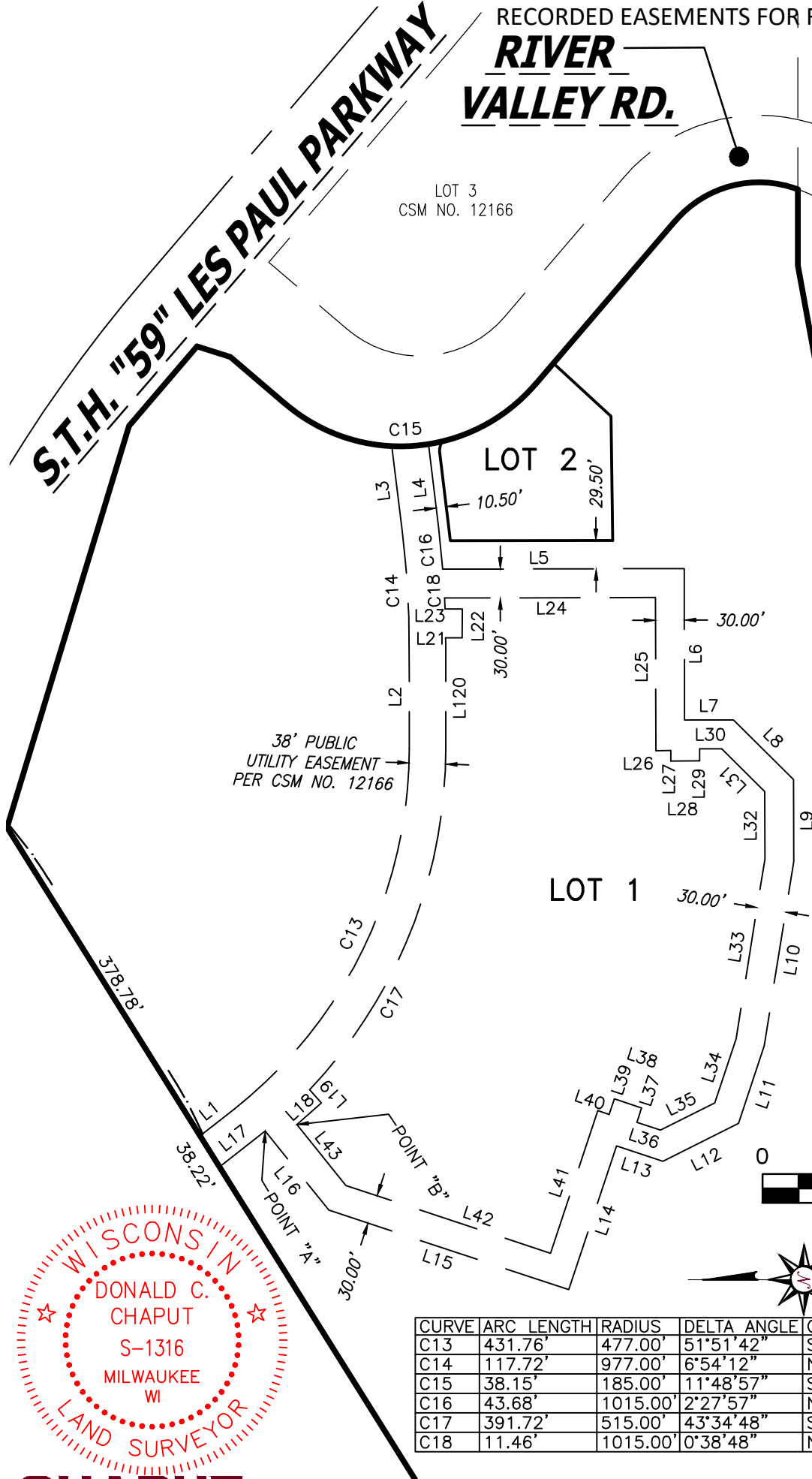
Date: October 28, 2021  
SHEET 3 OF 8  
Drawing No. 1907-far

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

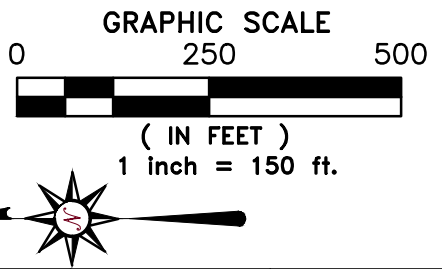
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RECORDED EASEMENTS FOR REFERENCE ONLY

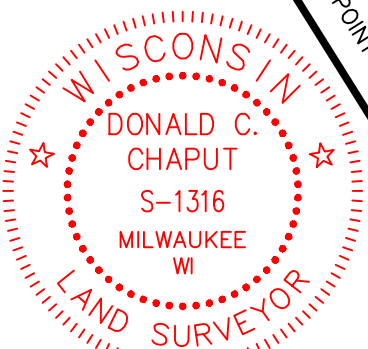
**RIVER VALLEY RD.**



LINE	BEARING	DISTANCE
L1	S38°10'05"E	45.04'
L2	N89°58'14"E	108.04'
L3	N83°04'01"E	89.86'
L4	S83°04'01"W	87.34'
L5	S00°08'56"E	251.34'
L6	S89°51'04"W	157.66'
L7	S00°08'56"E	50.92'
L8	S44°51'04"W	88.02'
L9	S89°51'04"W	85.13'
L10	N80°54'14"W	194.26'
L11	N71°39'41"W	85.12'
L12	N26°39'41"W	88.02'
L13	N18°20'20"E	50.92'
L14	N71°39'40"W	157.66'
L15	N18°20'20"E	263.05'
L16	N51°08'24"E	105.65'
L17	N38°10'05"W	60.33'
POINT "A" TO POINT "B"		
S11°30'15"E 33.78'		
L18	S41°31'04"E	33.91'
L19	N48°28'56"E	18.58'
L20	N89°58'14"E	108.04'
L21	S00°05'30"W	17.25'
L22	S89°54'30"E	30.00'
L23	N00°05'30"E	17.97'
L24	S00°08'56"E	219.52'
L25	S89°51'04"W	159.38'
L26	S00°08'56"E	15.50'
L27	S89°51'04"W	10.79'
L28	S00°08'56"E	30.00'
L29	N89°51'04"E	12.50'
L30	S00°08'56"E	23.00'
L31	S44°51'04"W	63.17'
L32	S89°51'04"W	70.28'
L33	N80°54'14"W	189.41'
L34	N71°39'41"W	70.26'
L35	N26°39'41"W	63.17'
L36	N18°20'20"E	26.00'
L37	S71°39'40"E	15.67'
L38	N18°20'20"E	30.00'
L39	N71°39'40"W	16.96'
L40	N18°20'20"E	12.50'
L41	N71°39'40"W	156.38'
L42	N18°20'20"E	224.22'
L43	N51°08'24"E	81.30'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	431.76'	477.00'	51°51'42"	S64°05'55"E	417.17'
C14	117.72'	977.00'	6°54'12"	N86°31'08"E	117.64'
C15	38.15'	185.00'	11°48'57"	S03°08'05"E	38.08'
C16	43.68'	1015.00'	2°27'57"	N84°18'00"E	43.68'
C17	391.72'	515.00'	43°34'48"	S68°14'22"E	382.34'
C18	11.46'	1015.00'	0°38'48"	N87°33'11"E	11.46'



**CHAPUT**  
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Professional Land Surveyor S-1316

Date: October 28, 2021  
SHEET 4 OF 8  
Drawing No. 1907-far

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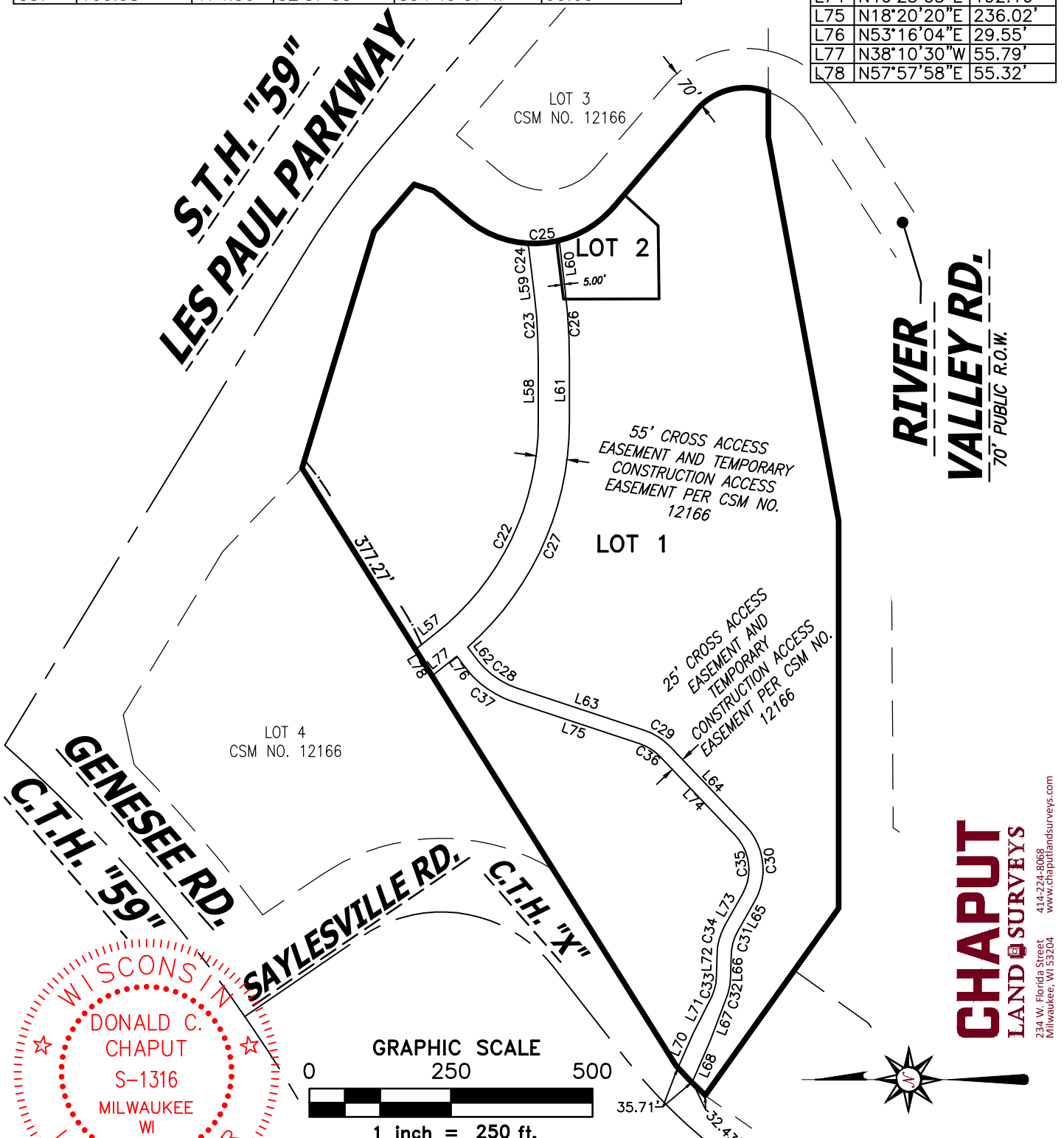
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## RECORDED EASEMENTS FOR REFERENCE ONLY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C22	430.40'	475.50'	51°51'42"	S64°05'55"E	415.86'
C23	117.53'	975.50'	6°54'12"	N86°31'08"E	117.46'
C24	11.12'	19.50'	32°40'16"	N66°43'53"E	10.97'
C25	58.37'	183.32'	18°14'34"	S04°52'01"E	58.12'
C26	124.16'	1030.50'	6°54'12"	N86°31'08"E	124.09'
C27	450.13'	530.50'	48°36'57"	S65°43'18"E	436.75'
C28	85.59'	149.50'	32°48'03"	S34°44'22"W	84.42'
C29	55.07'	112.50'	28°02'45"	N32°21'43"E	54.52'
C30	143.34'	112.50'	73°00'11"	N82°53'11"E	133.84'
C31	42.64'	87.50'	27°55'23"	N74°34'25"W	42.22'
C32	43.69'	112.50'	22°15'04"	S77°24'34"E	43.42'
C33	34.60'	87.50'	22°39'30"	S77°12'22"E	34.38'
C34	54.83'	112.50'	27°55'23"	N74°34'25"W	54.29'
C35	111.49'	87.50'	73°00'11"	N82°53'11"E	104.10'
C36	42.83'	87.50'	28°02'45"	N32°21'43"E	42.40'
C37	100.38'	174.50'	32°57'33"	S34°49'07"W	99.00'

## CROSS ACCESS EASEMENT

LINE	BEARING	DISTANCE
L57	S38°10'05"E	44.87'
L58	N89°58'14"E	108.04'
L59	N83°04'01"E	80.18'
L60	S83°04'01"W	88.61'
L61	S89°58'14"W	108.04'
L62	S53°16'04"W	30.57'
L63	S18°20'20"W	236.02'
L64	S46°23'05"W	192.16'
L65	N60°36'44"W	62.49'
L66	N88°32'07"W	39.45'
L67	N69°19'24"W	75.44'
L68	N66°17'02"W	79.63'
L70	S66°17'02"E	66.00'
L71	S63°13'16"E	74.82'
L72	S88°32'07"E	39.45'
L73	S60°36'44"E	62.49'
L74	N46°23'05"E	192.16'
L75	N18°20'20"E	236.02'
L76	N53°16'04"E	29.55'
L77	N38°10'30"W	55.79'
L78	N57°57'58"E	55.32'



Date: October 28, 2021  
 SHEET 5 OF 8  
 Drawing No. 1907-far

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**CHAPUT**  
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## CORPORATE OWNER'S CERTIFICATE

Waukesha Parkway, LLC, a Wisconsin limited liability company, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, dedicated, divided and mapped as represented on this map in accordance with the requirements of the City of Waukesha.

Waukesha Parkway, LLC, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval of objection: City of Waukesha.

IN WITNESS WHEREOF, Waukesha Parkway, LLC, has caused these presents to be signed by the hand of, \_\_\_\_\_, on this \_\_\_\_ day of \_\_\_\_\_, 2021.

In the presence of:

Waukesha Parkway, LLC

By: \_\_\_\_\_

\_\_\_\_\_  
(Witness)

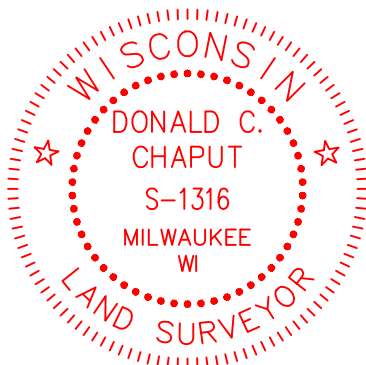
STATE OF WISCONSIN}  
:SS  
WAUKESHA COUNTY}

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2021, \_\_\_\_\_, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

\_\_\_\_\_  
Notary Public  
State of Wisconsin  
My commission expires. \_\_\_\_\_  
My commission is permanent.

### EASEMENT NOTES:

1. No building, fences or structure of any kind including but not limited to sheds or electrical transformer boxes shall be constructed in sanitary sewer, storm sewer, drainage and water main easements. No trees or bushes which would grow to more than 4' in height shall be planted within said easement without approval of the City of Waukesha Engineering Department and the Waukesha Water Utility.
2. In the event the Water Utility finds it necessary to disturb the premises in the exercise of its duties and responsibilities (future repairs, if necessary), the Water Utility agrees to restore the premises of the Grantor, as nearly as is reasonably possible, to the condition existing prior to such disturbance, however, not including the replacement of pavement, trees, shrubbery and other items existing on or within the described easement.
3. Grade changes within the Permanent Water Main Easement which exceed 12" (one foot) shall not be made without prior written approval of the Waukesha Water Utility.



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SHEET 7 OF 8  
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## PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Waukesha on this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
SHAWN N. REILLY, CHAIRPERSON

\_\_\_\_\_  
MARIA PANDAZI, SECRETARY

## COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of Waukesha in accordance with the Resolution adopted on, this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
GINA KOZLIK, CITY CLERK/tREASURER

\_\_\_\_\_  
SHAWN N. REILLY, MAYOR

