



(262) 542-8200

4112816



FORM ARC-101

# CERTIFIED SURVEY MAP NO.

11254

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. 8945 AND A PART OF LOT 1 OF CERTIFIED SURVEY MAP No. 8781, LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 20, T.06N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

WEST 1/4  
CORNER  
SEC. 20-6-19

## LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

- WETLANDS DELINEATED BY WETLAND & WATERWAY CONSULTING LLC AUGUST 2013

(XXXXX) - PLATTED/DEEDED DIMENSION

SEE SHEET 2 AND 3 FOR EASEMENT DETAILS

LOT 2  
CSM 8779

S32°15'30"E 85.93'  
N33°43'08"E 41.42'  
N62°22'13"E 14.29' (14.13')

WATERMAIN & SANITARY SEWER EASEMENT SEE SHEET 2

LOT 1  
CSM 8945

DRAINAGE EASEMENT SEE SHEET 2 FOR DETAIL

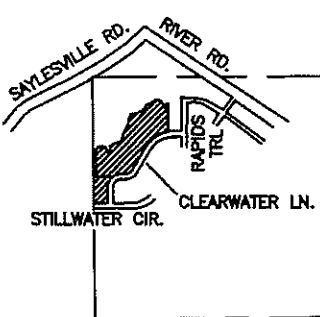
WETLANDS

LOT 1  
349,709 S.F.  
8.03 AC.

10' WIDE TEMP. SLOPE EASEMENT PER CSM #8945

L=324.33' (324.19')  
R=380.00'  
CH=314.58' (314.45')  
CH BRG=S54°37'59"W  
CH BRG=(S54°37'20"W)  
TAN 1 S30°10'55"W  
TAN 2 N89°19'23"W

## LOCATION MAP



SW. 1/4 SEC. 20-T06N-R19E

SURVEYOR:  
KEITH A KINDRED,  
RLS S-2082  
SEH  
501 MAPLE AVE  
DELAFIELD, WI 53018  
(262) 646-6855 x133  
kkindred@sehinc.com

SURVEY FOR:  
CLEARWATER APARTMENTS, LLC  
N16 W23217 STONE RIDGE DR  
WAUKESHA, WI 53188  
(262) 506-6201

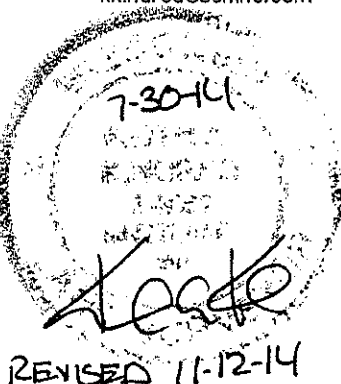
OUTLOT 1  
22,084 S.F.  
0.51 AC.

STILLWATER CIR. (PUBLIC ROW)

SCALE: 1" = 150'



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE WEST LINE OF THE SW 1/4 OF SECTION 20-6-19 AS N00°23'27"W.



# CERTIFIED SURVEY MAP NO. 11254

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. 8945 AND A PART OF LOT 1 OF CERTIFIED SURVEY MAP No. 8781, LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 20, T.06N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

WEST 1/4  
CORNER  
SEC. 20-6-19

NOTE: FUTURE UNDERGROUND ELECTRIC, GAS, TELEPHONE, CATV AND OTHER SIMILAR INSTALLATIONS SHALL NOT BE LOCATED WITHIN DRAINAGE, SANITARY AND WATER MAIN EASEMENTS WITHOUT PERMISSION FROM THE CITY OF WAUKESHA ENGINEER AND/OR WAUKESHA WATER UTILITY.

LOT 2  
CSM 8779

LOT 1  
CSM 8945

OUTLOT 1  
CSM 8779

N00°23'27"W 2678.71'  
WEST LINE OF SW 1/4 SEC. 20-6-19



UNPLATTED LANDS

PART OF LOT 1  
CSM #8781

OUTLOT 1 IS  
ENCOMPASSED  
BY A  
DRAINAGE  
EASEMENT.

OUTLOT 1  
22,084 S.F.  
0.51 AC.

WATER MAIN EASEMENTS ARE GRANTED TO THE WAUKESHA WATER UTILITY.  
DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF WAUKESHA.  
WATER MAIN & SANITARY SEWER EASEMENTS ARE GRANTED TO THE WAUKESHA WATER UTILITY AND THE CITY OF WAUKESHA.

STILLWATER CIR. (PUBLIC ROW)

NOTE: OUTLOT 1 CANNOT BE SOLD SEPARATELY FROM LOT 1 AND MUST REMAIN UNDER THE SAME OWNERSHIP AS LOT 1.

SW CORNER  
SEC. 20-6-19

SCALE: 1" = 150'

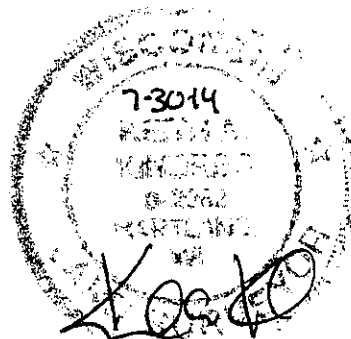


SEE SHEET 3 FOR  
LINE AND CURVE TABLES

## LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- WETLANDS DELINEATED BY WETLAND & WATERWAY CONSULTING LLC AUGUST 2013

THESE LANDS ARE SUBJECT TO ONE OR MORE STORM WATER MAINTENANCE AGREEMENT(S), RECORDED BY SEPARATE DOCUMENT.



REVISED 11-12-14

CERTIFIED SURVEY MAP NO. 11254

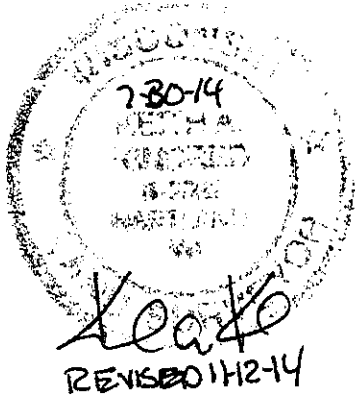
BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP No. 8945 AND A PART OF LOT 1 OF CERTIFIED SURVEY MAP No. 8781, LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 20, T.06N., R.19E., CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

Curve Table					
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING
C1	150.00	068°34'05"	179.51	168.99	S33°53'03"W
C2	150.00	011°30'17"	30.12	30.07	S73°55'14"W
C3	150.00	002°10'54"	5.71	5.71	S80°45'49"W
C4	150.00	009°28'25"	24.80	24.77	S86°35'29"W
C5	380.00	002°18'14"	15.28	15.28	S31°20'02"W
C6	380.00	007°49'47"	51.93	51.89	S75°10'10"W

Line Table		
Line #	Length	Direction
L1	91.06	S19°56'44"E
L2	95.54	S13°30'42"E
L3	27.65	S02°29'48"W
L4	30.00	N87°30'12"W
L5	23.44	N02°29'48"E
L6	52.52	N13°30'42"W
L7	181.33	S60°21'40"W
L8	58.98	S04°01'25"E
L9	60.94	S46°23'30"E
L10	30.00	S43°36'30"W
L11	39.28	N46°23'30"W
L12	140.08	N59°51'17"W
L13	83.67	S30°10'55"W
L14	24.85	N62°59'58"W
L15	99.76	S30°10'55"W
L16	129.18	N59°51'17"W
L17	74.19	S04°01'25"E
L18	198.47	S60°21'40"W
L19	97.15	S19°56'44"E
L20	71.42	S30°10'55"W
L21	150.16	N63°46'02"E

Line Table		
Line #	Length	Direction
L22	77.12	N59°45'02"E
L23	31.33	N05°03'38"E
L24	220.95	S00°40'37"W
L25	21.29	S44°39'42"E
L26	104.10	N90°00'00"E
L27	209.76	N58°47'13"E
L28	50.00	S31°12'47"E
L29	223.73	S58°47'13"W
L30	138.95	N90°00'00"W
L31	63.06	N44°39'42"W
L32	227.96	S00°40'37"W
L33	14.38	S24°54'45"E
L34	30.76	N87°54'22"E
L35	55.10	S41°26'36"E
L36	16.57	S84°59'45"E
L37	105.08	S30°10'55"W
L38	74.75	S31°07'25"W
L39	10.17	N55°55'00"E
L40	29.10	N79°22'33"E
L41	23.90	N54°04'38"E
L42	18.56	S85°17'16"E

Line Table		
Line #	Length	Direction
L43	22.73	S28°00'51"E
L44	25.61	N28°56'59"E
L45	34.42	N50°34'01"E
L46	15.29	N61°26'39"E
L47	46.75	N11°46'50"E





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SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Registered Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map No. 8945 and a part of Lot 1 of Certified Survey Map No. 8781, located in the NW. 1/4 of the SW. 1/4 of Section 20, T.06N., R.19E., City of Waukesha, Waukesha County, Wisconsin more particularly described as follows:

Commencing at the Southwest corner of said Section 20, thence N00°23'27"W along the West line of said Section 20 a distance of 1288.97 feet, thence N89°36'30"E, 22.81 feet to the point of beginning of the hereinafter described lands:

Thence N00°55'37"E, 145.28 feet; thence N00°20'48"W, 146.14 feet; thence N00°20'42"W, 24.33 feet; thence N00°21'50"W, 231.61 feet; thence N06°20'14"E, 35.45 feet; thence N33°16'51"E, 41.47 feet; thence N79°00'30"E, 54.37 feet; thence S74°26'15"E, 33.81 feet; thence S18°52'10"E, 68.72; thence S86°27'29"E, 23.53 feet; thence N02°13'20"E, 68.68 feet; thence N52°17'43"E, 62.13 feet; thence N73°59'27"E, 80.96, feet; thence N17°24'02"E, 94.30 feet; thence N31°07'25"E, 89.28 feet; thence N11°46'50"E, 77.30 feet; thence N17°52'38"E, 56.82 feet; thence N81°38'53"E, 61.45 feet; thence N64°43'54"E, 84.05 feet; thence N34°52'48"E, 75.96 feet; thence N67°46'47"E, 60.24 feet; thence N52°51'29"E, 62.36 feet; thence S77°25'53"E, 53.42 feet; thence S32°15'30"E, 85.93 feet; thence N33°43'08"E, 41.42 feet; thence N62°22'13"E, 14.29 feet to a point on the West line of Lot 1 of CSM No. 8945, thence S00°40'37"W along said West line 313.90 feet to a point on the Northwestern line of Clearwater Lane; thence along said Northwestern line and the arc of a curve to the left, 324.33 feet, with a radius of 380.00 feet, whose chord bears S54°37'59"W, 314.58 feet; thence along said Northwestern line S30°10'55"W, 276.26 feet to a point of curvature; thence along said Northwestern line and the arc of a curve to the right 96.04 feet, with a radius of 90.00 feet, whose chord bears S60°45'17"W, 91.55 feet; thence along said Northwestern line N88°40'21"W, 46.89 feet; thence along said Northwestern line and the arc of a curve to the left 240.14 feet, with a radius of 150.00 feet, whose chord bears S45°27'51"W, 215.31 feet; thence along said Northwestern line S00°23'30"E, 156.17 feet; thence along said Northwestern line and the arc of a curve to the right 23.56 feet, with a radius of 15.00 feet, whose chord bears S44°36'30"W, 21.21 feet to a point on the North line of Stillwater Circle; thence along said North line S89°36'30"W, 121.58 feet to the point of beginning.

Said lands contain 371,794 Sq.Ft. Or 8.54 Acres.

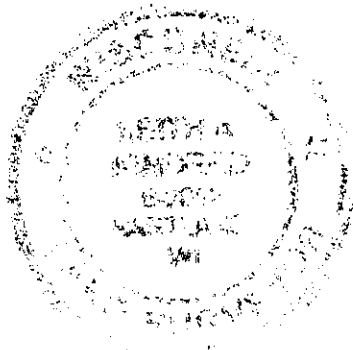
That I have made such survey, land division and plat by the direction of the owner(s) of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of Waukesha and Waukesha County in surveying, dividing and mapping the same.

Dated this 30th day of July, 2014.

Keith A Kindred, RLS 2082  
REVISED THIS 12TH DAY  
OF NOVEMBER 2014



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## OWNER'S CERTIFICATE:

Clearwater Apartments, LLC, as owners, hereby certify and have caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the Certified Survey Map, in accordance with the requirements of the City of Waukesha Land Division Ordinance and Chapter 236.34 of the Wisconsin State Statutes

Date: November 25, 2014 Signed: Abigal Brzezinski  
Abigal Brzezinski, member

STATE OF Wisconsin  
Waukesha COUNTY) SS

Personally came before me this 25<sup>th</sup> day of November, 2014, the above named Abigal Brzezinski to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Eugene Bial  
Notary Public  
Waukesha County, Wisconsin  
My Commission Expires 11-15-2015

## CONSENT OF MORTGAGEE:

I, Ryan W. Petri, Westbury Bank mortgagee of the above described land, do hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and I do hereby consent to the above certificate of Clearwater Apartments, LLC owners.

WITNESS the hand and seal of Ryan W. Petri, mortgagee, this 25<sup>th</sup> day of November, 2014

IN the presence of:

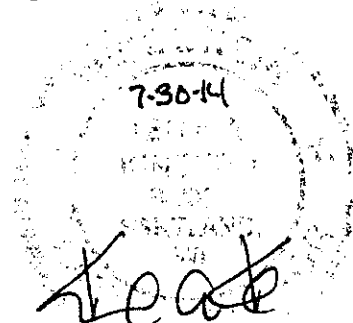
Matthew Mancuso (Seal)

Mortgagee  
Ryan W. Petri

STATE OF WISCONSIN)  
Waukesha COUNTY) SS

Personally came before me this 25<sup>th</sup> day of November, 2014, the above named Ryan Petri, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Eugene Bial  
Notary Public  
Waukesha County, Wisconsin  
My Commission Expires 11-22-15



REVISED 11-12-14

ARC™  
(262) 542-8200

FORM ARC-101

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## CITY OF WAUKESHA PLAN COMMISSION APPROVAL CERTIFICATE:

Approved by the Plan Commission of the City of Waukesha this 13<sup>th</sup> day of AUGUST, 2014.

Date: 11-25-14 Signed Shawn N. Reilly  
Shawn N. Reilly, Chairman

Date: 11-25-14 Signed Jennifer Andrews  
Gina Kozlik, City Clerk/Treasurer  
Jennifer Andrews, Secretary to Plan Commission

## CITY OF WAUKESHA COMMON COUNCIL APPROVAL CERTIFICATE:

Approved by the Common Council of the City of Waukesha on this 19<sup>th</sup> day of AUGUST, 2014.

Shawn N. Reilly  
Shawn N. Reilly, Mayor

Gina Kozlik  
Gina Kozlik, City Clerk/Treasurer

4112816

REGISTER OF DEEDS  
WAUKESHA COUNTY, WI  
RECORDED ON

December 02, 2014 03:14 PM  
James R Behrend  
Register of Deeds

6 PGS  
TOTAL FEE: \$30.00  
TRANS FEE: \$0.00

Book 111 Page 61-66

