

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

PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN

NO STRUCTURE, DRIVEWAY OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION TRIANGLE. NO VEGETATION, BUSHES, TREES, OR OTHER VISUAL OBSTRUCTIONS MAY EXCEED 24 INCHES IN HEIGHT WITHIN THE VISION CORNER EASEMENTS PLATTED HEREON. SAID VISION CORNER EASEMENT IS GRANTED TO THE CITY OF WAUKESHA. NO DIRECT VEHICULAR ACCESS IS ALLOWED OVER ANY VISION CORNER EASEMENTS.



80' 0' 80'

SCALE 1"=80'

RECORDING DATA

Easement Line Table

Line #	Length	Direction
L1	15.67	S00° 13' 59"E
L2	84.69	S88° 11' 01"W
L3	42.77	S01° 48' 59"E
L4	83.51	N88° 11' 01"E
L5	42.79	N00° 13' 59"W

FIRST ASSEMBLY OF GOD CHURCH  
UNPLATTED LANDS

LOT 1  
1.085 Acres  
47,251 Sq.Ft.

SOUTH GRAND AVENUE  
(90' WIDTH)

WITNESS CORNER  
SOUTHWEST CORNER  
SE 1/4 SECTION 10-6-19  
N 365,179.35  
E 2,440,083.88

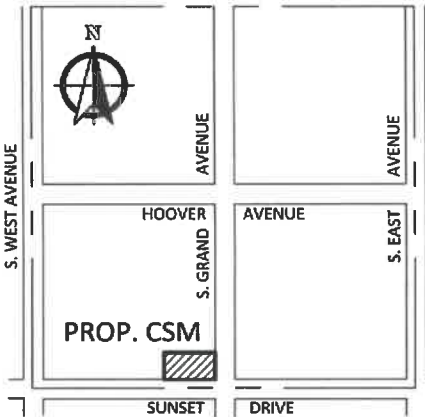
ACTUAL SW CORNER  
SE 1/4 SECTION 10-6-19  
(FALLS ON MANHOLE)  
N 365,180.77  
E 2,440,133.86

WEST SUNSET DRIVE  
(100' WIDTH)

ACTUAL SE CORNER  
SE 1/4 SECTION 10-6-19  
(FALLS ON MANHOLE)  
N 365,265.42  
E 2,442,803.27

WITNESS CORNER  
SOUTHEAST CORNER  
SOUTHEAST 1/4  
SECTION 10-6-19  
N 365,264.40  
E 2,442,771.01

LOCATION MAP



SE 1/4 SECTION 10-6-19



*Mark R. Madsen*  
1-3-23

NOTES:  
ZONING OF PARCELS IS B-3

OWNER/LAND SPLITTER: PEAK INCORPORATED  
ADDRESS: 250 S. DIVERSATECH DRIVE, MANTENO, IL

ALL ELEVATIONS REFER TO NAVD 1988 (12).

BEARINGS BASE: GRID NORTH, WISCONSIN  
COORDINATE SYSTEM, SOUTH ZONE. BASED UPON  
NAD 1983 / 2011. THE SOUTH LINE OF THE SE 1/4  
OF SECTION 10-6-19 IS ASSUMED TO BEAR  
N 88°11'01" E.

- LEGEND:
- 1-1/4" O.D. IRON PIPE FOUND
  - ▲ "PK" NAIL FOUND
  - ✕ CUT CROSS FOUND
  - ⊗ 3/4" O.D. REBAR FOUND
  - ⊗ CONCRETE NAIL FOUND
  - ⊕ 6" CONC. WITNESS MON. W / SEWRPC BRASS CAP FOUND
  - ⊞ ACTUAL CORNER FALLS IN SANITARY MANHOLE



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

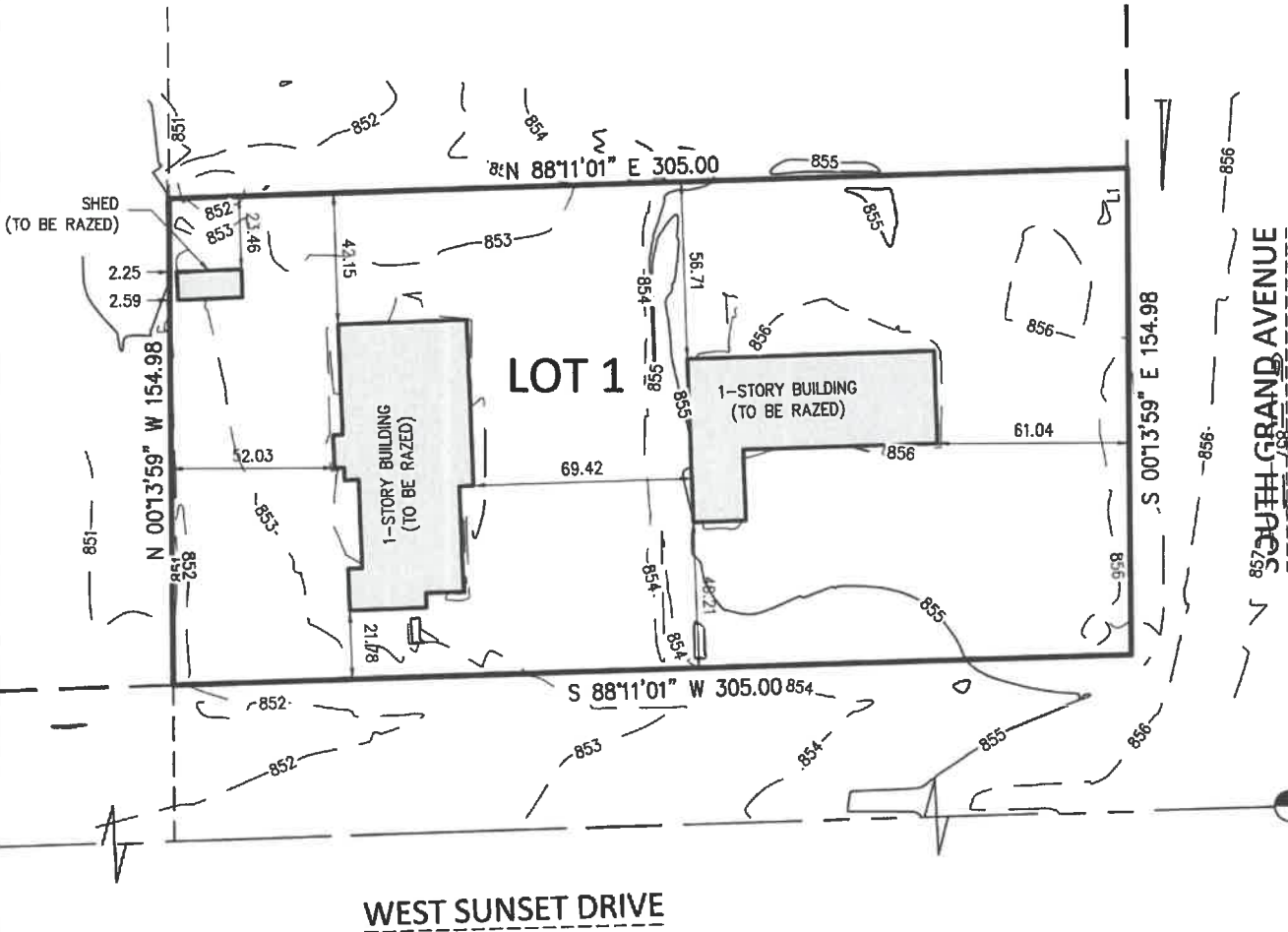
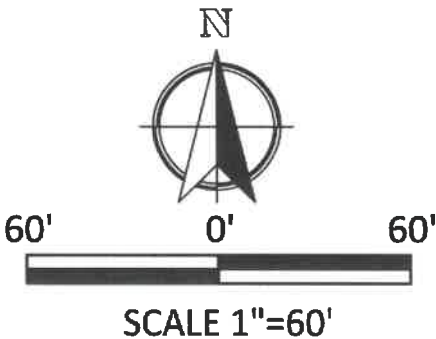
This Instrument was drafted by Mark R. Madsen January 3, 2023

2022.0186.01.DWG  
SHEET 1 OF 4 SHEETS

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EXISTING SITE DETAILS



*Mark R. Madsen*  
1-3-23

NOTES:

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BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983 / 2011. THE SOUTH LINE OF THE SE 1/4 OF SECTION 10-6-19 IS ASSUMED TO BEAR N 88°11'01" E.



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SHEET 2 OF 4 SHEETS

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

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### SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Peak Incorporated, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 6 North, Range 19 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Commence at a Witness Monument for the Southwest corner of the Southeast 1/4 of said Section 10; run thence N88°22'27"E, 50.00 feet along the South line of the Southwest 1/4 of said Section 10 to the Southwest corner of the Southeast 1/4 of said Section 10, not monumented; thence N88°11'01"E, 967.00 feet along the South line of the Southeast 1/4 of said Section 10; thence N00°13'59"W, 50.02 feet to the North line of West Sunset Drive and the point of beginning of this description; continue thence N00°13'59"W, 154.98 feet parallel to the West line of South Grand Avenue; thence N88°11'01"E, 305.00 feet parallel to the South line of the Southeast 1/4 of said Section 10 to the West line of South Grand Avenue; thence S00°13'59"E, 154.98 feet along the West line of South Grand Avenue to the North line of said West Sunset Drive; thence S88°11'01"E, 305.00 feet along the North line of said West Sunset Drive and parallel to the South line of the Southeast 1/4 of said Section 10 to the point of beginning. Said land being in the City of Waukesha, County of Waukesha and State of Wisconsin. Containing 47,251 square feet or 1.085 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Land Division Control Ordinances of the City of Waukesha. That such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made.

January 3, 2023



Mark R. Madsen, P.E., P.L.S. (S-2271)  
Nielsen Madsen & Barber, S.C.  
1458 Horizon Blvd. Suite 200  
Racine, WI 53406  
(262)634-5588



### OWNER'S CERTIFICATE

Peak Incorporated, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owners, hereby certifies that said limited liability company caused the lands described on this map to be surveyed, divided and mapped as represented on this Certified Survey Map. It also does further certify that this Certified Survey Map is required to be submitted to the following for approval: Planning Commission and Common Council of the City of Waukesha, Waukesha County, Wisconsin.

IN WITNESS WHEREOF the said Peak Incorporated, has caused these presents to be signed as Owners at \_\_\_\_\_ Wisconsin on this \_\_\_\_\_ day of \_\_\_\_\_ 202\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name and Title here  
Peak Incorporated



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

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SHEET 3 OF 4 SHEETS

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NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF  
WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN**

STATE OF WISCONSIN       )  
COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_, \_\_\_\_\_ of  
the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me  
known to be such \_\_\_\_\_ of said corporation, and acknowledged that he executed the  
foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, \_\_\_\_\_  
My commission expires: \_\_\_\_\_

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Waukesha, this \_\_\_\_\_ day of  
\_\_\_\_\_, 202\_.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of Waukesha, this \_\_\_\_\_ day of  
\_\_\_\_\_, 202\_.

\_\_\_\_\_  
City Clerk



*Mark R Madsen*  
1-3-23



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