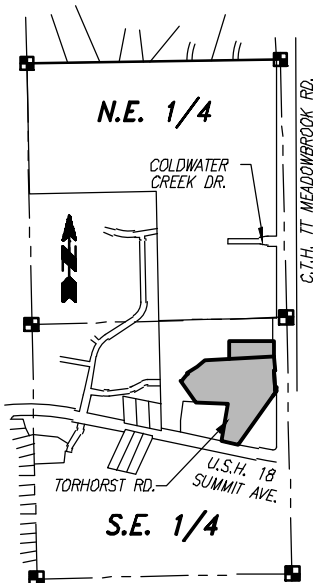


CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 151 ALSO WITH A PART OF THE NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET



VICINITY MAP
S.E. 1/4 & N.E. 1/4
SEC. 31, T. 7 N., R. 19 E.
SCALE: 1" = 2000'

PREPARED FOR: (LOT 1)

FAITH BAPTIST CHURCH INC.
2028 SHERRYL LN.
WAUKESHA, WI 53188

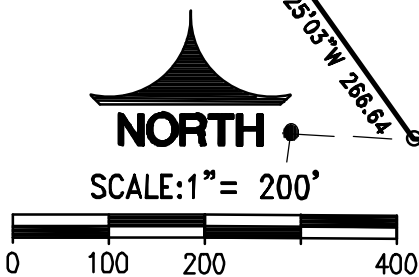
CENTER OF SEC. 31-7-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON.
W/ BRASS CAP
N 378,097.25
E 2,455,736.89

PREPARED BY:

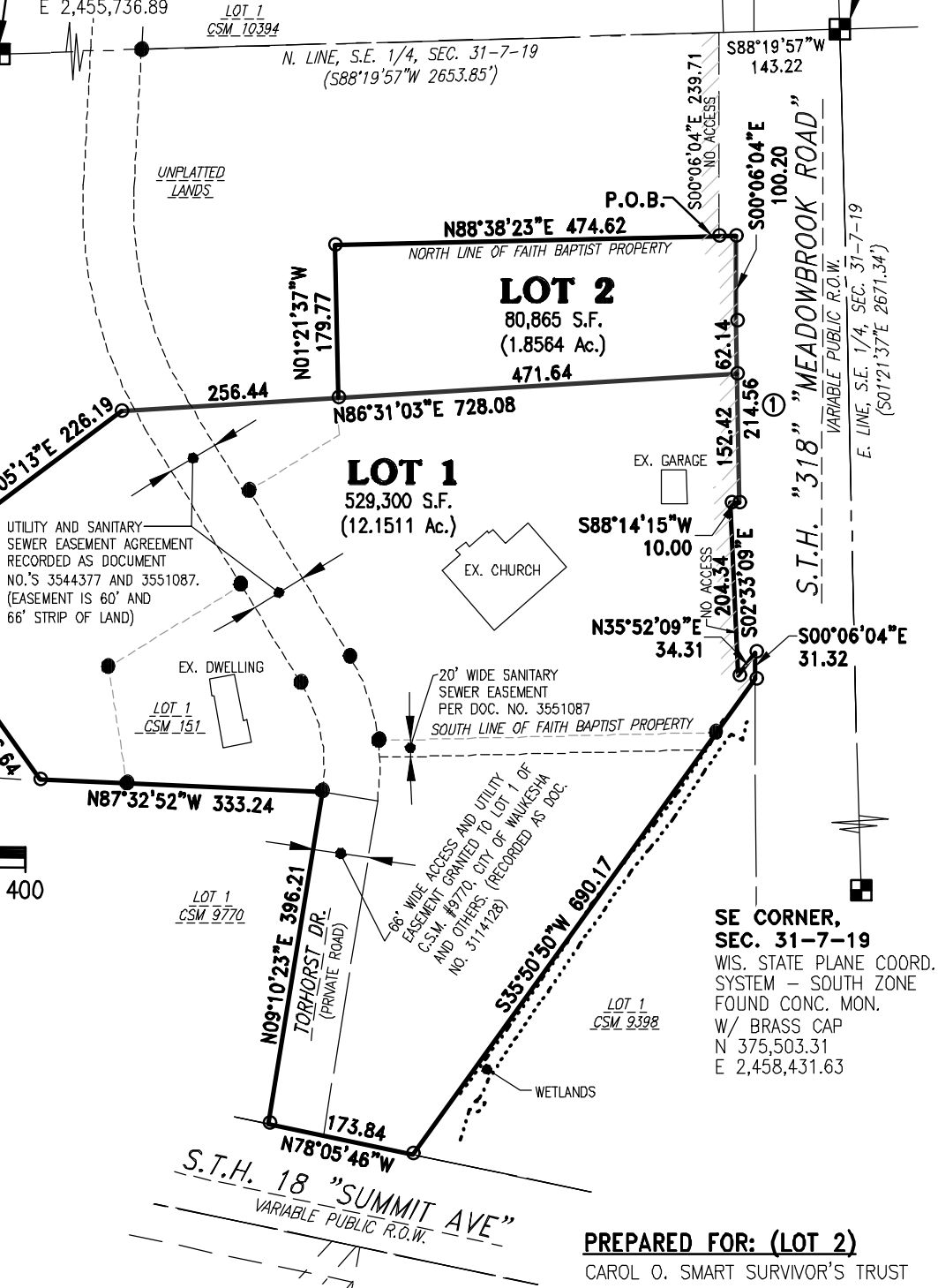
TRIO ENGINEERING, LLC
4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480
FAX: 262-790-1481

P.O.C. E 1/4 CORNER, SEC. 31-7-19

WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON.
W/ BRASS CAP
N 378,174.47
E 2,458,389.38



NORTH
SCALE: 1" = 200'



PREPARED FOR: (LOT 2)

CAROL O. SMART SURVIVOR'S TRUST & ROBERT F. SMART AND CAROL O. SMART FAMILY TRUST
c/o R F SMART DEVELOPMENT LLC
144 W. BROADWAY AVENUE
WAUKESHA, WI 53186
PHONE: 262-547-7755

PIPING LEGEND:

- - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- - INDICATES "FOUND" 1" IRON PIPE.

NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE S.E. 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, BEARS S88°19'57"W.
- FACILITIES FOR DISTRIBUTION OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE LOCATED WITHIN A RESIDENTIAL SUBDIVISION, OR OTHER RESIDENTIAL DIVISION, SHALL BE INSTALLED UNDERGROUND EXCEPT WHERE THE COUNCIL UPON RECOMMENDATION OF THE PLAN COMMISSION FINDS ADVERSE SOIL CONDITIONS OR PROBLEMS OF UTILITY DISTRIBUTION MAKE SUCH INSTALLATIONS PROHIBITIVELY EXPENSIVE. TRANSFORMERS, JUNCTION BOXES, METER POINTS, OR SIMILAR EQUIPMENT MAY BE INSTALLED UPON THE GROUND SURFACE PROVIDED THEY ARE NOT LOCATED IN THE REQUIRED FRONT YARD OR REQUIRED STREET SIDE YARD.
- WETLAND LINE FIELD DELINEATED BY OTIE ON MAY 10, 2018 AND FIELD LOCATED BY TRIO ON AUGUST 31, 2018.
- A TEMPORARY 10' WIDE SIDEWALK SLOPE EASEMENT ALONG THE STREET FRONTAGES SHALL BE IN EFFECT UNTIL CONCRETE SIDEWALKS ARE INSTALLED.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO STATE HIGHWAY "318" (MEADOWBROOK ROAD).

DRAFTED THIS 30th DAY OF NOVEMBER, 2021
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119

JOB NO. 05-006-889-01
SHEET 1 OF 7

CERTIFIED SURVEY MAP NO.

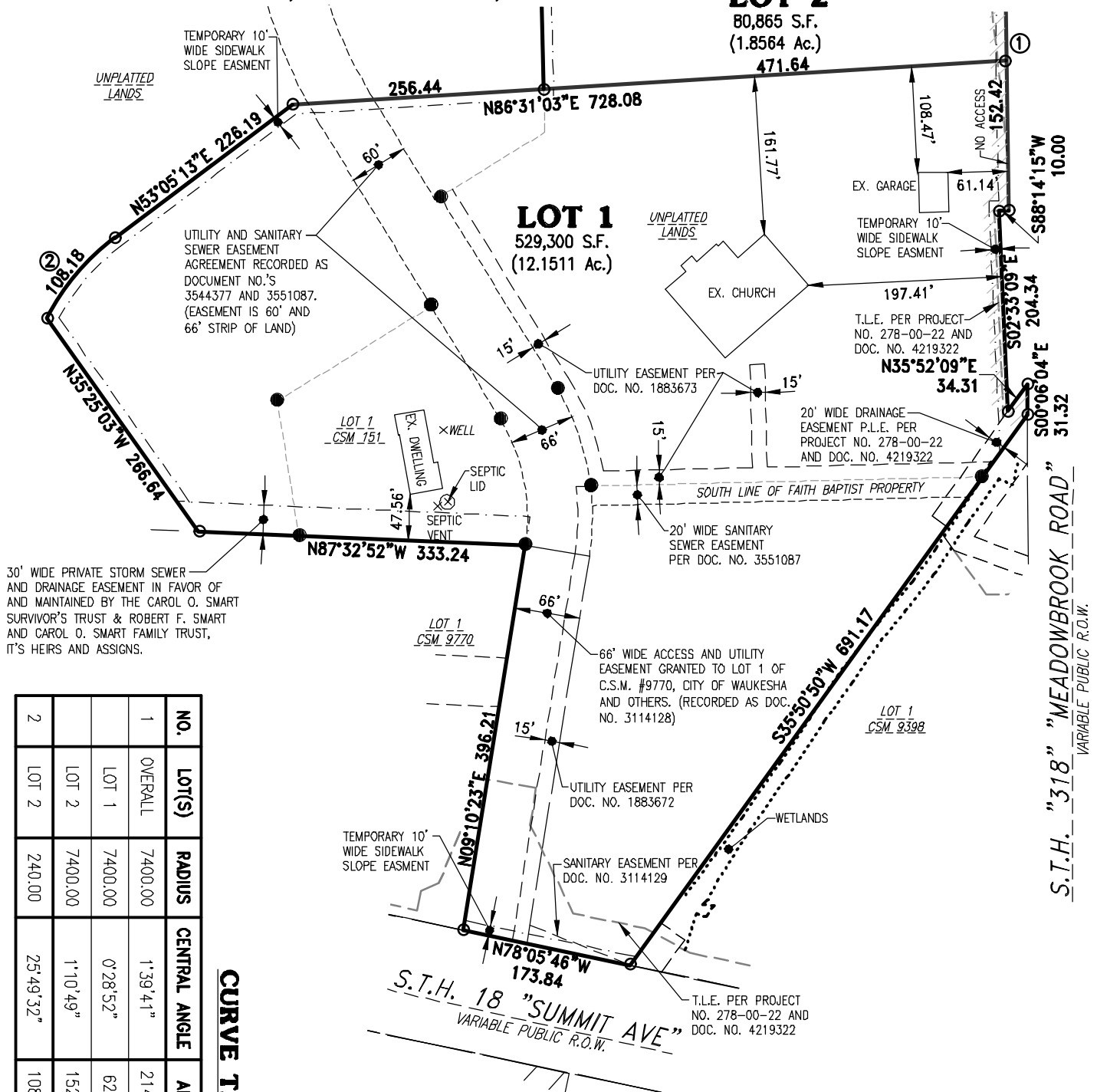
BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 151 ALSO WITH A PART OF THE NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

LOT 2

80,865 S.F.
(1.8564 Ac.)
471.64

LOT 1

529,300 S.F.
(12.1511 Ac.)



30' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT IN FAVOR OF AND MAINTAINED BY THE CAROL O. SMART SURVIVOR'S TRUST & ROBERT F. SMART AND CAROL O. SMART FAMILY TRUST, IT'S HEIRS AND ASSIGNS.

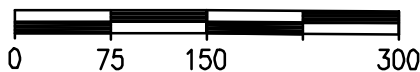
CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	OVERALL	7400.00	1°39'41"	214.56	214.55	S00°55'54.5"E	S00°06'04"E	S01°45'45"E
	LOT 1	7400.00	0°28'52"	62.14	62.14	S00°20'30"E	S00°06'04"E	S00°34'56"E
	LOT 2	7400.00	1°10'49"	152.42	152.42	S01°10'20.5"E	S00°34'56"E	S01°45'45"E
2	LOT 2	240.00	25°49'32"	108.18	107.26	S40°10'27"W	S53°05'13"W	S27°15'41"W



NORTH

SCALE: 1" = 150'



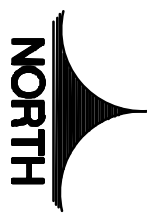
PIPING LEGEND:

- - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- - INDICATES "FOUND" 1" IRON PIPE

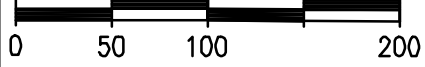
S.T.H. "318" "MEADOWBROOK ROAD" VARIABLE PUBLIC R.O.W.

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 151 ALSO WITH A PART OF THE NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



SCALE: 1" = 100'



PIPING LEGEND:	
○	INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
●	INDICATES "FOUND" 1" IRON PIPE.

DRAFTED THIS 30th DAY OF NOVEMBER, 2021
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119

JOB NO. 05-006-889-01
SHEET 3 OF 7

H:\C800\889\05006-01\Survey\C5M_530CSM03_2021-11-29.dwg

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 151 ALSO WITH A PART OF THE
NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY
OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

Being a redivision of Lot 1 of Certified Survey Map Number 151 also with a part of the Northeast 1/4 of the Southeast 1/4 of Section 31, Town 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section, Thence South 88°19'57" West along the North line of the Southeast 1/4, 143.22 feet to the West Right-of-Way line of "Meadowbrook Road" (State Highway "318"); Thence South 00°06'04" along said West line, 239.71 feet to the place of beginning of lands hereinafter described.

Thence North 88°38'23" East along said West line, 20.00 feet to a point; Thence South 00°06'04" East along said West line, 100.20 feet to a point; Thence 214.56 feet along the arc of a curve whose center lies to the East, whose radius is 7400.00 feet, whose delta angle is 01°39'41" and whose chord bears South 00°55'54.5" East along said West line, 214.55 feet to a point; Thence South 88°14'15" West along said West line, 10.00 feet to a point; Thence South 02°33'09" East along said West line, 204.34 feet to a point; Thence North 35°52'09" East along said West line, 34.31 feet to a point; Thence South 00°06'04" East along said West line, 31.32 feet to a point on the Westerly line of Certified Survey Map Number 9398; Thence South 35°50'50" West along said Northerly line, 691.17 feet to a point on the North line of "Summit Avenue" (State Highway "18"), Thence North 78°05'46" West along said North line, 173.84 feet to a point on the East line of Certified Survey Map Number 9770; Thence North 09°10'23" East along said East line, 396.21 feet to a point on the North line of said Certified Survey Map; Thence North 87°32'52" West along said North line, 333.24 feet to a point; Thence North 35°25'03" West 266.64 feet to a point; Thence 108.18 feet along the arc of a curve whose center lies to the Southeast, whose radius is 240.00 feet, whose delta angle is 25°49'32" and whose chord bears North 40°10'27" East 107.26 feet to a point; Thence North 53°05'13" East 226.19 feet to a point; Thence North 86°31'03" East 256.44 feet to a point; Thence North 01°21'37" West 179.77 feet to a point; Thence North 88°38'23" East 454.62 feet to the point of beginning of this description.

Said Parcel contains 610,165 Square Feet (or 14.0075 Acres of land), more or less.

That I have made such survey, land division and map by the direction of **ROBERT F. SMART AND CAROL O. SMART REVOCABLE TRUST OF 2010 (Lot 2) and Faith Baptist Church Inc. (Lot 1)**, owners of said lands.

That such map 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 provisions of Chapter 236 of the Wisconsin Statutes and the Platting Ordinances of the City of Waukesha in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20_____.

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
4100 N. Calhoun Rd., Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 151 ALSO WITH A PART OF THE
NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY
OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL:

Approved by the Planning Commission of the City of Waukesha on this _____ day of _____,
20 _____.

Shawn N. Reilly, Chairman

Jennifer Andrews, Secretary

COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Waukesha on this _____ day of _____,
20 _____, by Resolution No. _____.

Shawn N. Reilly, Mayor

Gina Kozlik, City Clerk