

April 9, 2020

Tim Clancy,
Medxcel
4300 W. Brown Deer Road
Brown Deer, WI 53223

RE: 2250 to 2360 W. St. Paul Avenue Waukesha, WI – Fox Run

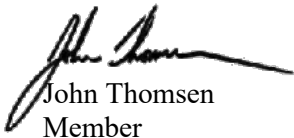
On behalf of Fox Run, 3 LLC ownership for the above-mentioned property, we are currently in the process of drafting a declaration of restrictions and easements for the overall redevelopment consisting of approximately 13.42 acres. The draft declaration shall be shared with Ascension for review prior to recording. In the declaration the intention is to have Lot 5 owner Fox Run 3, LLC named as the declarant. Fox Run 3, LLC shall be the controlling party responsible for all of the common areas throughout the development.

Common areas shall include all common roads, ingress/egress points, protected drive aisles, retention ponds, landscaping and lighting as shown on the preliminary attached herein as **Exhibit A**. Each Lot owner or user shall be responsible for reimbursing Fox Run 3, LLC the declarant their pro-rata share of the actual expenses associated with maintaining, repairing and replacing the designated common areas throughout the development, along with any costs associated with oversight of existing easement areas.

Ascension shall be responsible for its own ongoing maintenance, repair and replacement and all other expenses specifically associated with all the non-common designated areas on Lot 1.

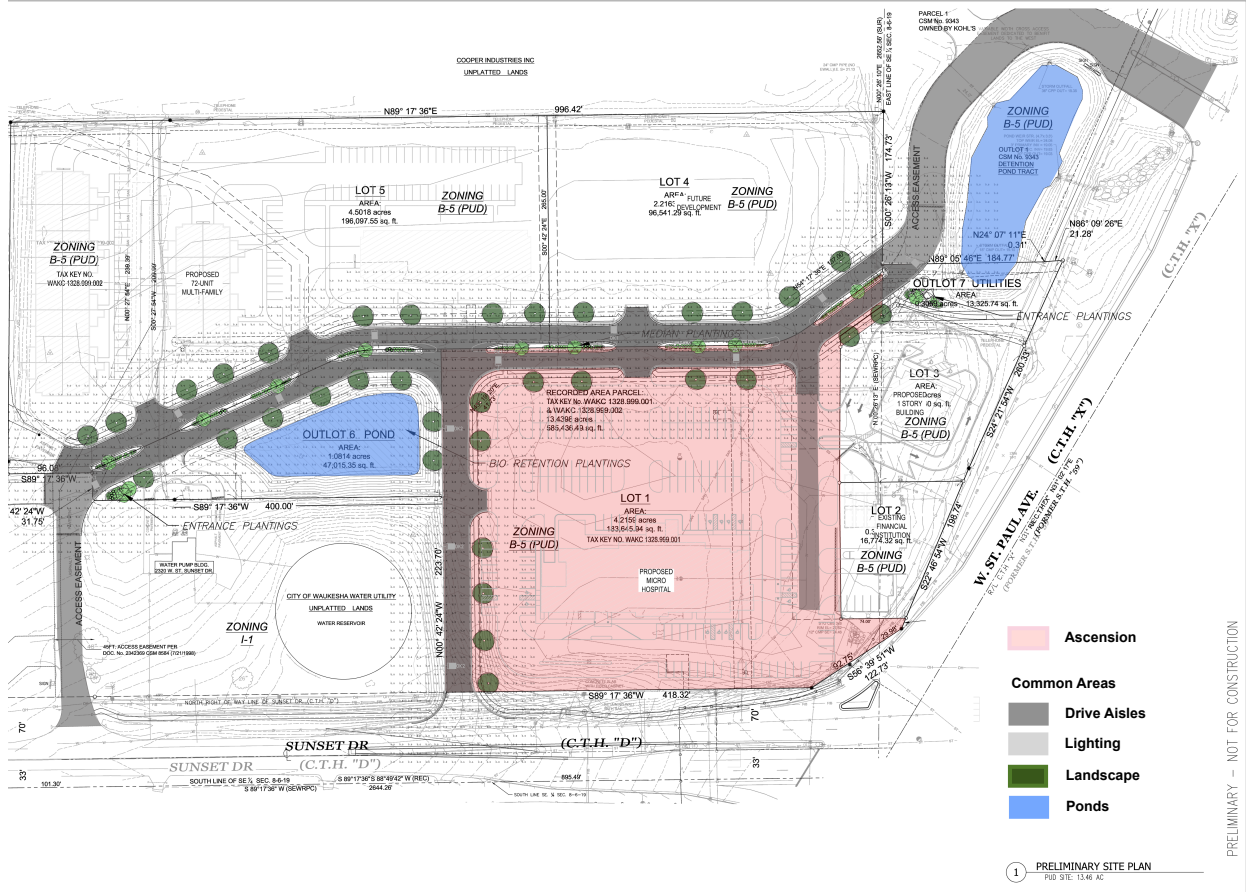
Sincerely,

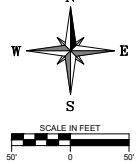
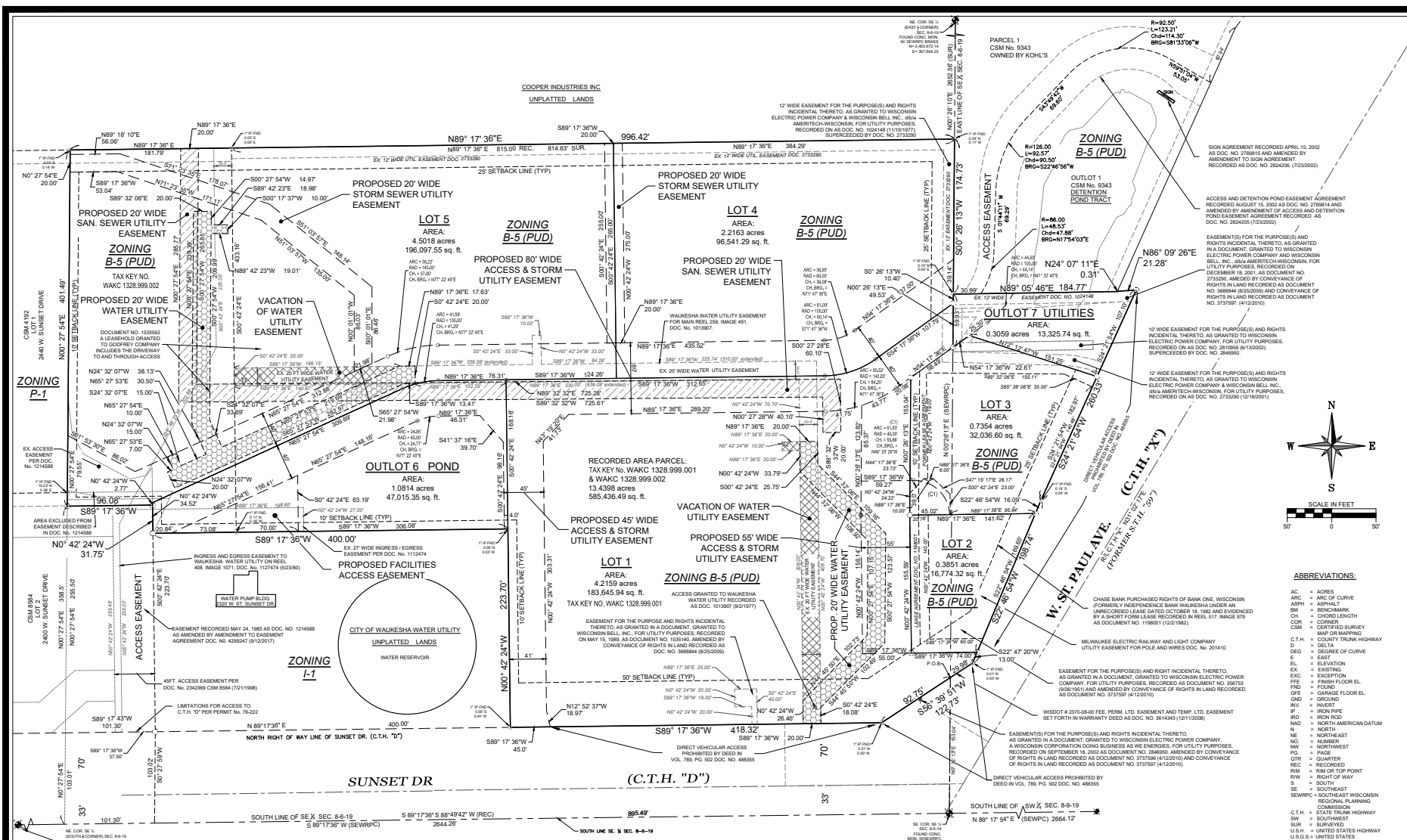
Fox Run 3, LLC



John Thomsen
Member

EXHIBIT A





ABBREVIATIONS:

AC	=	ARC
ARC	=	ARC OF CURVE
ASPM	=	ASPHALT
BM	=	BENCHMARK
CHORD	=	CHORD LENGTH
COR	=	CORNER
CORNER	=	CORNER
C.S.M.	=	CERTIFIED SURVEY MAP OR MAPPING
C.T.H.	=	CITY TRUNK HIGHWAY
D	=	DELTA
DEG	=	DEGREE OF CURVE
E	=	ELEVATION
EX	=	EXISTING
EXC	=	EXCAVATION
FF	=	FINISH FLOOR EL.
FND	=	FUND
GRD	=	GARAGE FLOOR EL.
GRO	=	GROUNDS
INV	=	INVERT
IP	=	IRON PIPE
IR	=	IRON ROD
NAD	=	NORTH AMERICAN DATUM
N	=	NORTH
NE	=	NORTHEAST
NO	=	NUMBER
NW	=	NORTHWEST
Q	=	QUARTER
PG	=	PAGE
PL	=	PLAT
REC	=	RECORDED
RI	=	RIGHT OF WAY
RW	=	RIGHT OF WAY
SE	=	SOUTHEAST
SEW	=	SEWER
SEWPC	=	SOUTHWEST REGIONAL PLANNING COMMISSION
C.T.H.	=	STATE TRUNK HIGHWAY
SW	=	SOUTHWEST
SUR	=	SURVEYED
U.S.H.	=	UNITED STATES HIGHWAY
U.S.G.S.	=	UNITED STATES GEOLOGICAL SURVEY
VAR	=	VARIAS
VP	=	VERTICAL INTERSECTION
W	=	WEST

CONTRACT NOTICE
 DATE: DECEMBER 15, 2019
 JOB NUMBER: 1904H
 DRAWN BY: MD
 CHECKED BY: FUJ
 FILE NUMBER: WALK190101-PAVE NUMBER 15
 BOON NUMBER: WALK190101-PAVE NUMBER 15
 AS BUILT (C) RECORD DRAWING DATE: MONTH DAY YEAR

RE FOX RUN DEVELOPMENT
 DATE: DECEMBER 15, 2019
 JOB NUMBER: 1904H
 DRAWN BY: MD
 CHECKED BY: FUJ
 FILE NUMBER: WALK190101-PAVE NUMBER 15
 BOON NUMBER: WALK190101-PAVE NUMBER 15
 AS BUILT (C) RECORD DRAWING DATE: MONTH DAY YEAR

JAHNKE & JAHNKE ASSOCIATES, L.L.C.
 ENGINEERS AND SURVEYORS
 2300 WEST ST. PAUL AVENUE
 SUITE 200
 WALKESHA, WISCONSIN 53090
 TEL: 920.854.4444 FAX: 920.854.4445
 WWW.JAHNKEANDJAHNKE.COM

PROPOSED DEVELOPMENT PUD
 ADDRESS: 2300 WEST ST. PAUL AVENUE
 PART OF THE SE 1/4 OF SECTION 10, T 9 N, R 16 E
 CITY OF WALKESHA, WISCONSIN COUNTY, WISCONSIN

REVISIONS

NO.	DATE	DESCRIPTION
1	12/20/2019	REVISIONS
2	12/20/2019	REVISIONS
3	12/20/2019	REVISIONS
4	12/20/2019	REVISIONS
5	12/20/2019	REVISIONS
6	12/20/2019	REVISIONS
7	12/20/2019	REVISIONS
8	12/20/2019	REVISIONS
9	12/20/2019	REVISIONS
10	12/20/2019	REVISIONS

02 OF 02

1. SURVEY NOTES:
 1) DATE OF THE SURVEY FIELD WORK: DECEMBER 10TH, 2019
 2) BUILDING, LOTS, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREIN SHOULD REFER TO THE DEED, TITLE PLAT AND LOCAL ZONING ORDINANCES.
 3) ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
 4) REVIEW LOCAL ZONING ORDINANCES AND CITY ORDINANCES ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
 5) UTILITIES HAVE NOT BEEN LOCATED. THEREFORE, CONTACT THE UTILITY COMPANY FOR EXACT LOCATION OR REFER TO THE DIGGER'S HOLE NOTICE SHEET.
 6) BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
 7) NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
 8) ANY COMMENTS, MODIFICATIONS, ALTERATIONS & REVISIONS TO THIS SURVEY MUST BE BROUGHT TO OUR ATTENTION WITHIN 30 DAYS FROM THE DATE OF COMPLETION ON THIS SHEET.
 9) CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
 10) TO INSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.

2. REFERENCE MERIDIAN: THE SOUTH LINE OF THE SE 1/4 OF SECTION 10, T 9 N, R 16 E OF THE Southeast Quarter (SE 1/4) of Section 8, Town 9 North, Range 16 East and Southeast Quarter (SE 1/4) of the Southwest Quarter of Section 9, Town 6 North, Range 19 East. In the City of Walkesha, County of Walkesha, State of Wisconsin, bounded and described as follows:
 Commencing at the Southeast corner of said Southeast 1/4 of Section 8; thence North 00°26'13" East 153.04 feet to the north right of way line of Sunset Drive (C.T.H. "D") and the place of beginning of the land to be described; thence South 89°09'01" West, 92.75 feet; thence South 89°17'30" West, 418.32 feet; thence North 02°42'24" West, 223.70 feet; thence South 89°17'30" West, 400.00 feet to the east line of Certified Survey Map No. 8934; thence North 02°42'24" West, along said east line 31.75 feet; thence North 89°17'30" West, 98.08 feet to the east line of Certified Survey Map No. 4162; thence North 02°27'54" East, along said east line 431.49 feet; thence North 89°17'30" East, 198.42 feet to the west line of Certified Survey Map No. 9343; thence South 00°26'13" West, along said west line 174.73 feet; thence North 89°09'01" East, 184.77 feet; thence North 24°07'11" East, 0.31 feet; thence North 89°09'01" East, 21.28 feet; thence West 09°26'13" East, 184.77 feet; thence North 89°09'01" East, 184.77 feet; thence South 24°21'54" West, along said westerly line 200.33 feet; thence South 27°45'24" West, 198.74 feet; thence South 90°39'21" West, 29.98 feet to the place of beginning.
 Total area of boundary contains 585,436.49 square feet or 13,439.86 acres of land.

3. FLOODPLAIN: NOT FLOODPLAIN PER MAP NO. 5513030076 DATED 11-5-2014

4. ZONING: RESTRICTED COMMUNITY BUSINESS DISTRICT

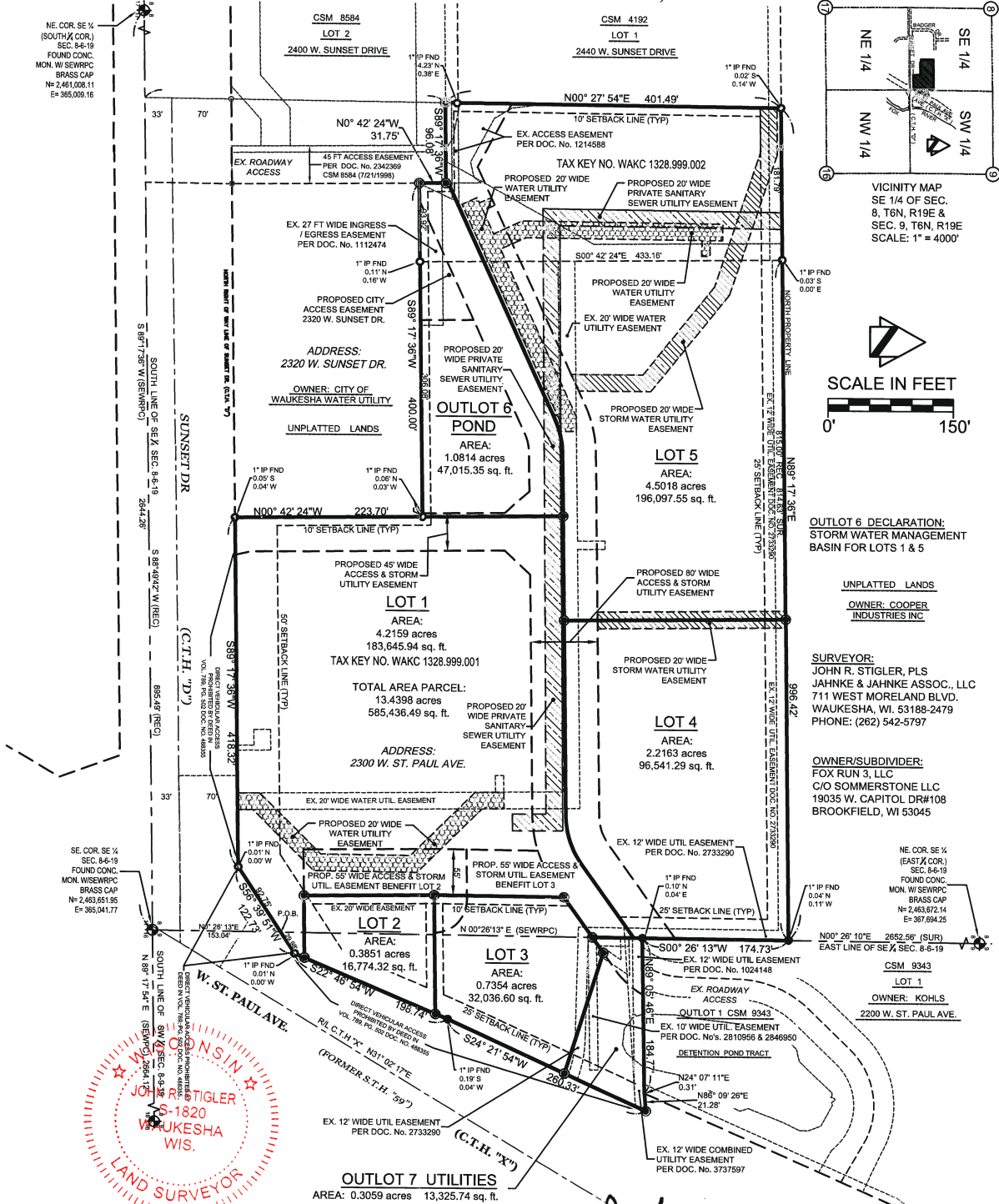
5. HEIGHT RESTRICTION: 35 FEET

6. SETBACKS: FRONT: 50 FEET
 SIDE: 10 FEET, TOTAL 30 FEET
 REAR: 10 FEET

7. TAX KEY NO.: WAKC 1328.999.001 & 1328.999.002
 Address: 2300 to 2350 W. St. Paul Avenue

8. SURVEYOR'S CERTIFICATE:
 STATE OF WISCONSIN
 COUNTY OF WALKESHA
 WE, JAHNKE & JAHNKE ASSOCIATES, L.L.C., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.
 John R. Stigler
 12/20/2019 2:10 PM 5/19/2020

CERTIFIED SURVEY MAP NO. _____ Sheet 1 of 9
 Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
 Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of
 the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 89°17'36" W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊕ - SECTION CORNER MONUMENT

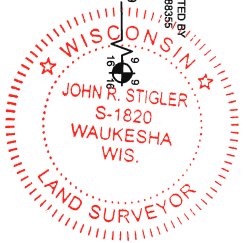
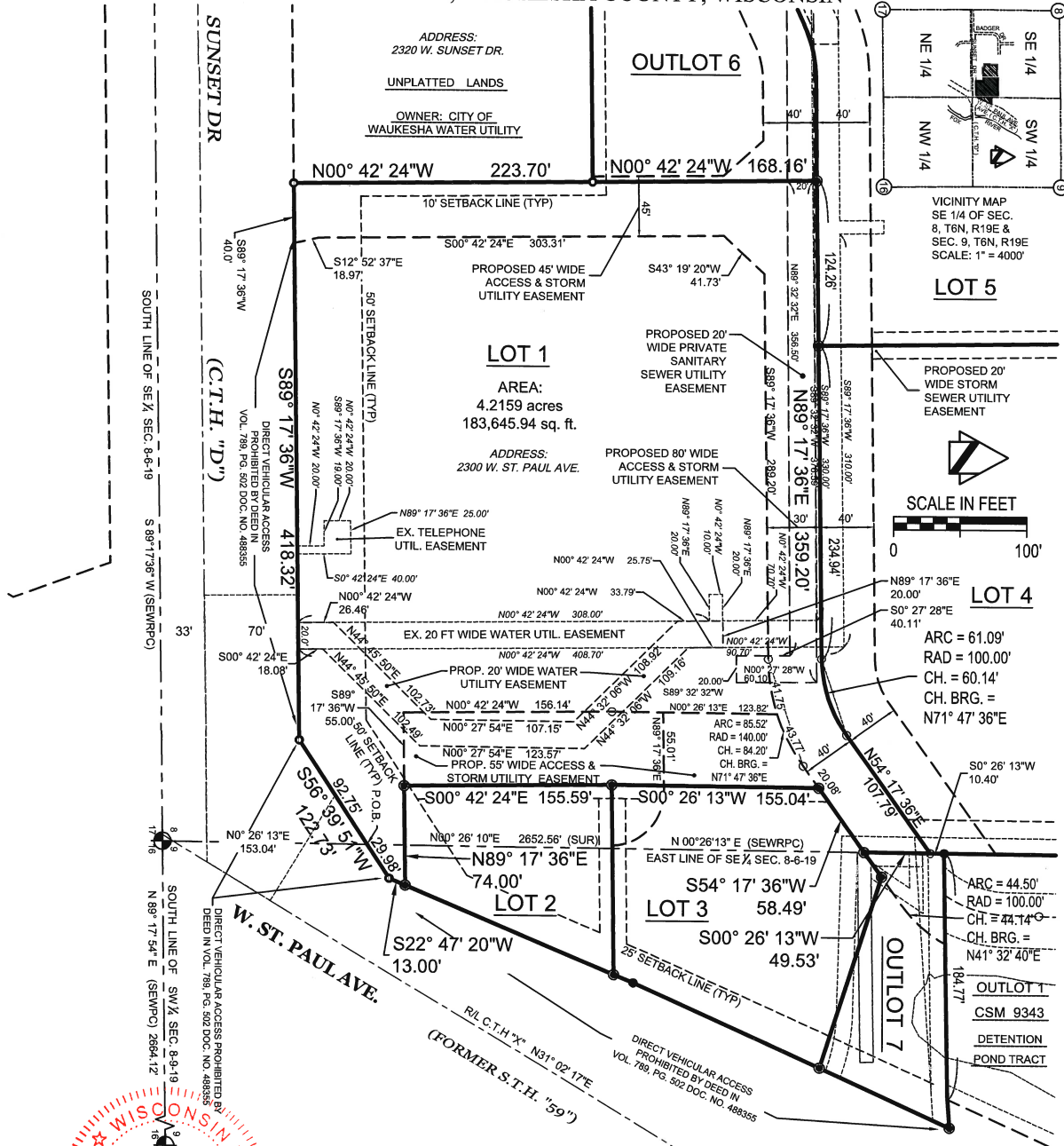
John R Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 DATED this 27th DAY of January, 2020
 REVISED this 27th DAY of March, 2020

INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. WAUK 5422

FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

CERTIFIED SURVEY MAP NO. _____ Sheet 2 of 9
 Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
 Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of
 the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



SURVEYOR:
 JOHN R. STIGLER, PLS
 JAHNKE & JAHNKE ASSOC., LLC
 711 WEST MORELAND BLVD.
 WAUKESHA, WI. 53188-2479
 PHONE: (262) 542-5797

OWNER/SUBDIVIDER:
 FOX RUN 3 LLC
 C/O SOMMERSTONE LLC
 19035 W. CAPITOL DR#108
 BROOKFIELD, WI 53045

John R Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 DATED this 27th DAY of January, 2020
 REVISED this 27th DAY of March, 2020

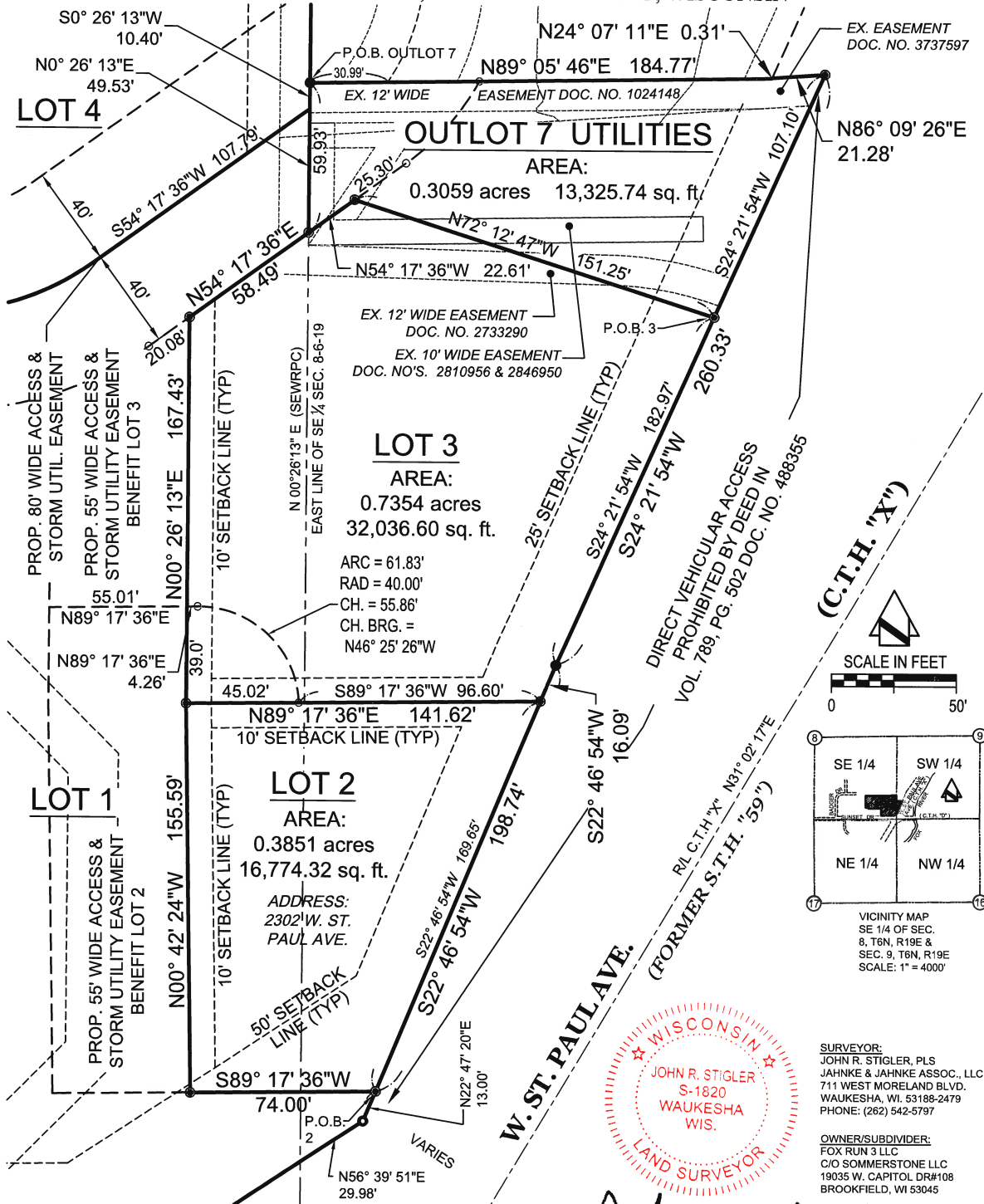
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NOTES:
 - ITALICIZED DIMENSIONS REFER TO EXISTING LINE DISTANCES.

INSTRUMENT DRAFTED BY JOHN R. STIGLER
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 FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

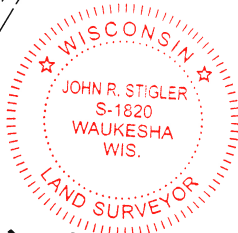
CERTIFIED SURVEY MAP NO. _____ Sheet 3 of 9
 Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
 Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of
 the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East
 CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN



REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 89°17'36"W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

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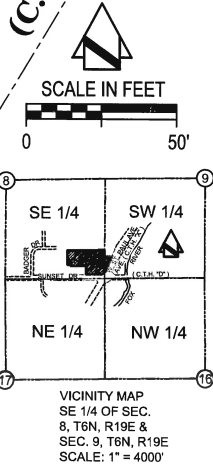


John R Stigler
 JOHN R. STIGLER - Wis. Reg. No. S -1820
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 REVISED this 27th DAY of March, 2020

INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. WAUK 5422

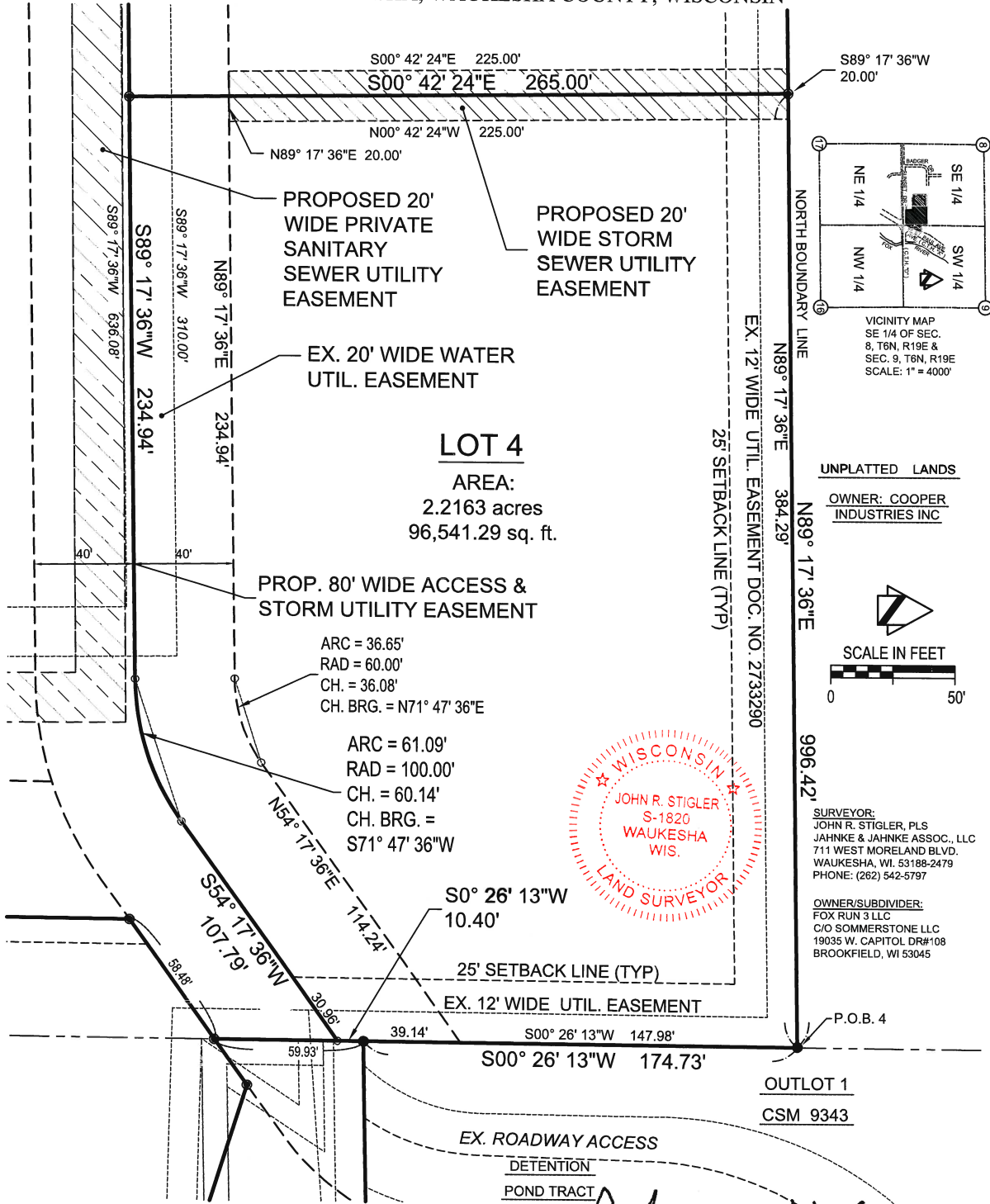
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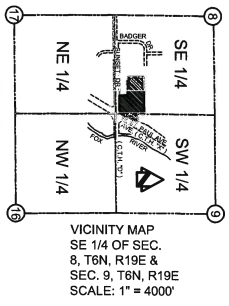
SURVEYOR:
 JOHN R. STIGLER, PLS
 JAHNKE & JAHNKE ASSOC., LLC
 711 WEST MORELAND BLVD.
 WAUKESHA, WI. 53189-2479
 PHONE: (262) 542-5797

OWNER/SUBDIVIDER:
 FOX RUN 3 LLC
 C/O SOMMERSTONE LLC
 19035 W. CAPITOL DR#108
 BROOKFIELD, WI 53045

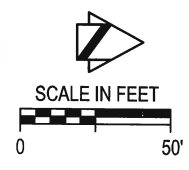
CERTIFIED SURVEY MAP NO. _____ Sheet 4 of 9
 Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
 Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of
 the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East
 CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN



LOT 4
 AREA:
 2.2163 acres
 96,541.29 sq. ft.



UNPLATTED LANDS
 OWNER: COOPER INDUSTRIES INC



SURVEYOR:
 JOHN R. STIGLER, PLS
 JAHNKE & JAHNKE ASSOC., LLC
 711 WEST MORELAND BLVD.
 WAUKESHA, WI. 53188-2479
 PHONE: (262) 542-5797

OWNER/SUBDIVIDER:
 FOX RUN 3 LLC
 C/O SOMMERSTONE LLC
 19035 W. CAPITOL DR#108
 BROOKFIELD, WI 53045

REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 89°17'36"W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

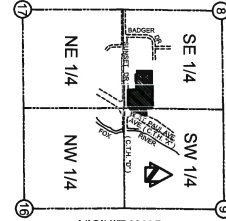
- LEGEND**
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NOTES:
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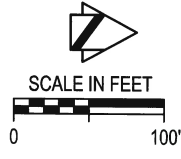
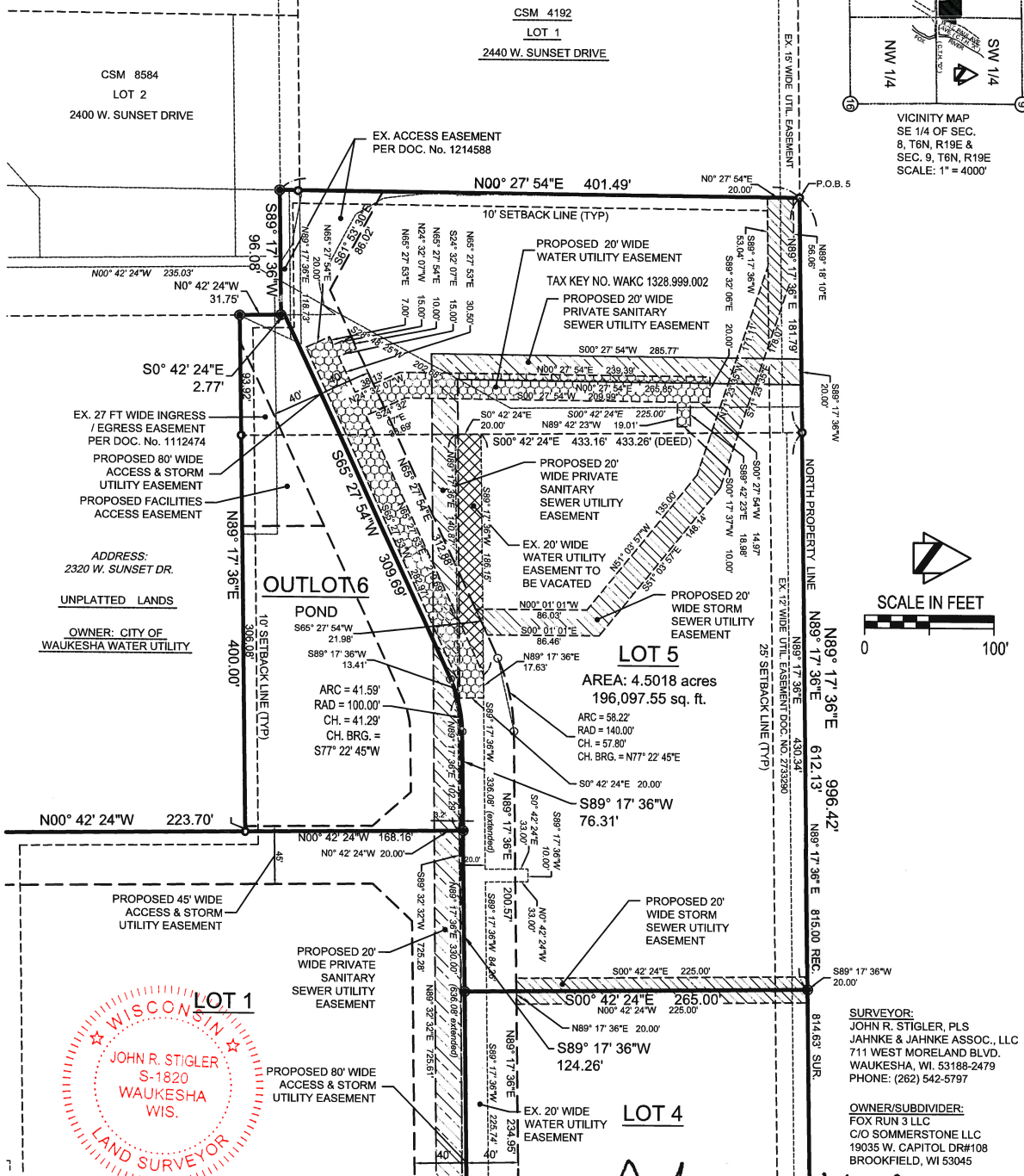
John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 DATED this 27th DAY of January, 2020
 REVISED this 27th DAY of March, 2020

INSTRUMENT DRAFTED BY JOHN R. STIGLER
 P.S. WAUK 5422
 FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

CERTIFIED SURVEY MAP NO. _____ Sheet 5 of 9
 Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4)
 Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of
 the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



VICINITY MAP
 SE 1/4 OF SEC.
 8, T6N, R19E &
 SEC. 9, T6N, R19E
 SCALE: 1" = 4000'



REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 89°17'36" W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

- LEGEND**
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 - ⊕ - SECTION CORNER MONUMENT

NOTES:
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John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 DATED this 27th DAY of January, 2020
 REVISED this 27th DAY of March, 2020

INSTRUMENT DRAFTED BY JOHN R. STIGLER
 P.S. WAUK 5422
 FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

CERTIFIED SURVEY MAP NO.

Sheet 7 of 9

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 9, Town 6 North, Range 19 East
CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW ¼) of the Southwest Quarter of Section 9, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Southeast ¼ of Section 8; thence North 00°26'13" East 153.04 feet to the north right of way line of Sunset Drive (C.T.H. "D") and the place of beginning of the land to be described; thence South 56°39'51" West, 92.75 feet; thence South 89°17'36" West, 418.32 feet; thence North 00°42'24" West, 223.70 feet; thence South 89°17'32" West, 400.00 feet to the east line of Certified Survey Map No. 8584; thence North 00°42'24" West, along said east line 31.75 feet; thence South 89°17'36" West, 96.08 feet to the east line of Certified Survey Map No. 4192; thence North 00°27'54" East along said east line 401.49 feet; thence North 89°17'36" East, 996.42 feet to the west line of Certified Survey Map No. 9343; thence South 00°26'13" West, along said west line 174.73 feet; thence North 89°05'46" East, 184.77 feet; thence North 24°07'11" East, 0.31 feet; thence North 86°09'26" East, 21.28 feet the Westerly right of way line of W. St. Paul Avenue (C.T.H. "X"); thence South 24°21'54" West, along said westerly line 260.33 feet; thence South 22°46'54" West, 198.74 feet; thence South 56°39'51" West, 29.98 feet to the place of beginning.
Total area of boundary contains 585,436.49 square feet or 13.4398 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Waukesha in surveying, dividing and mapping the same.



John R Stigler
JOHN R STIGLER – Wis. Reg. No. S-917

STATE OF WISCONSIN) ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 21st day of FEB, 2020.

My commission expires July 5, 2023.

Peter A. Muehl
PETER A. MUEHL, NOTARY PUBLIC



OWNER: FOX RUN 3 LLC / C/O SUMMERSTONE LLC

Instrument drafted by John R Stigler

P.S. Waukesha 5422

CERTIFIED SURVEY MAP NO.

Sheet 8 of 9

Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East
CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, I do hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Waukesha

FOX RUN 3 LLC / C/O SUMMERSTONE LLC

OWNER REPRESENTATIVE

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2020, the above named, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC -

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, consents to the surveying, dividing and mapping of the land described in the foregoing affidavit of John R Stigler, surveyor, and consents to the above certificate of _____.

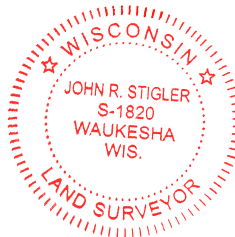
STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2020, _____ of the above named _____, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the _____ and acknowledged that they executed the foregoing instrument as such officer as the deed of _____ by its authority.

My commission expires _____.

NOTARY PUBLIC -

John R Stigler
JOHN R STIGLER – Wis. Reg. No. S-917
Dated this 26th day of February, 2020



OWNER: FOX RUN 3 LLC / C/O SUMMERSTONE LLC

Instrument drafted by John R Stigler

P.S. Waukesha 5422

CERTIFIED SURVEY MAP NO.

Sheet 9 of 9

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼)
of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW ¼) of
the Southwest Quarter (SW ¼) of Section 9, Town 6 North, Range 19 East
CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

CITY OF WAUKESHA PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Waukesha, this ____ day of _____, 2020.

SHAWN N. REILLY – CHAIRMAN

MARIA PANDAZI - SECRETARY

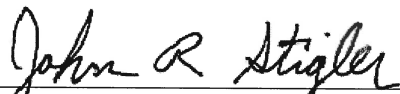
CITY OF WAUKESHA COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Waukesha, this ____ day of _____, 2020.

SHAWN N. REILLY – MAYOR

GINA KOZLIK – CLERK TREASURER





JOHN R STIGLER – Wis. Reg. No. S-917
Dated this _26th_ day of _February_, 2020

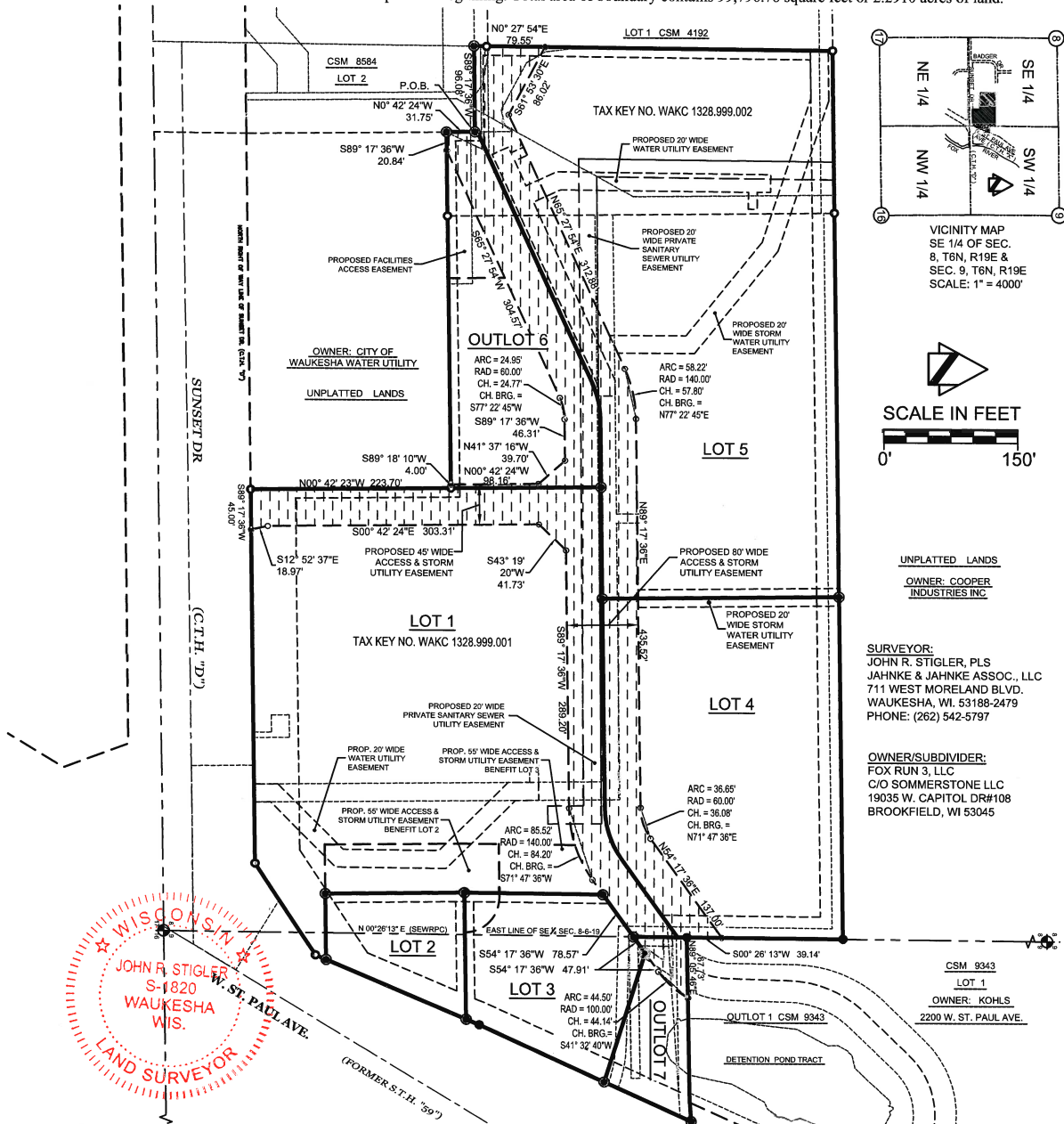
OWNER: FOX RUN 3 LLC / C/O SUMMERSTONE LLC

Instrument drafted by John R Stigler

P.S. Waukesha 5422

EXHIBIT "A1" - ACCESS AND STORM UTILITY EASEMENT(S)

Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Town 6 North, Range 19 East in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner Lot 2 CSM 8584 on the south line of Proposed Lot 5 and the place of beginning of land to be described; thence South 89°17'36" West 96.08 feet to the southwest corner of WAKC 1328.999.002 and the east line of Lot 1 CSM 4192; thence along said east line of Lot 1, North 00°27'54" East 79.55 feet; thence South 61°53'30" East 86.02 feet; thence North 65°27'54" East 312.88 feet; thence Northeasterly 58.22 feet along an arc with a curve having a radius 140.00 feet, curve center lies to the southeast, chord bears North 77°22'45" East 57.80 feet; thence North 89°17'36" East 435.52 feet; thence Northeasterly 36.65 feet along an arc with a curve having a radius 60.00 feet, curve center lies to the northwest, chord bears North 71°47'36" East 36.08 feet; thence North 54°17'36" East 137.00 feet to the west line of Outlot 1 CSM 9343 on the east line of section 8, thence South 00°26'13" West 39.14 feet to the south line of said Outlot 1; thence North 89°05'46" East 67.73 feet; thence Southwesterly 44.50 feet along an arc with a curve having a radius 100.00 feet, curve center lies to the northwest, chord bears South 41°32'40" West 44.14 feet; thence South 54°17'36" West 47.91 feet to the east line of Section 8; thence continuing South 54°17'36" West 78.57 feet; thence Southwesterly 85.52 feet along an arc with a curve having a radius 140.00 feet, curve center lies to the northwest, chord bears South 71°47'36" West 84.20 feet; thence South 89°17'36" West 289.20 feet; thence South 43°19'20" West 41.73 feet; thence South 00°42'24" East 303.31 feet; thence South 12°52'37" East 18.97 feet; South 89°17'36" East 45.00 feet; thence South 89°18'10" West 4.00 feet; thence North 00°42'24" West 98.16 feet; thence North 41°37'16" West 39.70 feet; thence Southwesterly 24.95 feet along an arc with a curve having a radius 60.00 feet, curve center lies to the southeast, chord bears South 77°22'45" West 24.77 feet; thence South 65°27'54" West 304.57 feet to the south line of Outlot 6 on the north line of upland lands; thence South 89°17'36" West 20.84 feet; thence North 00°42'24" West 31.75 feet to the place of beginning. Total area of boundary contains 99,796.78 square feet or 2.2910 acres of land.



John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 DATED this 27th DAY of January, 2020
 REVISED this 27th DAY of March, 2020

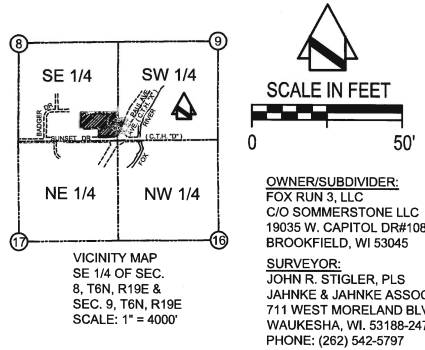
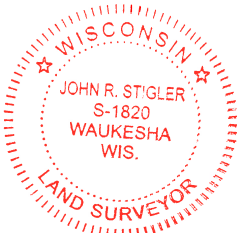
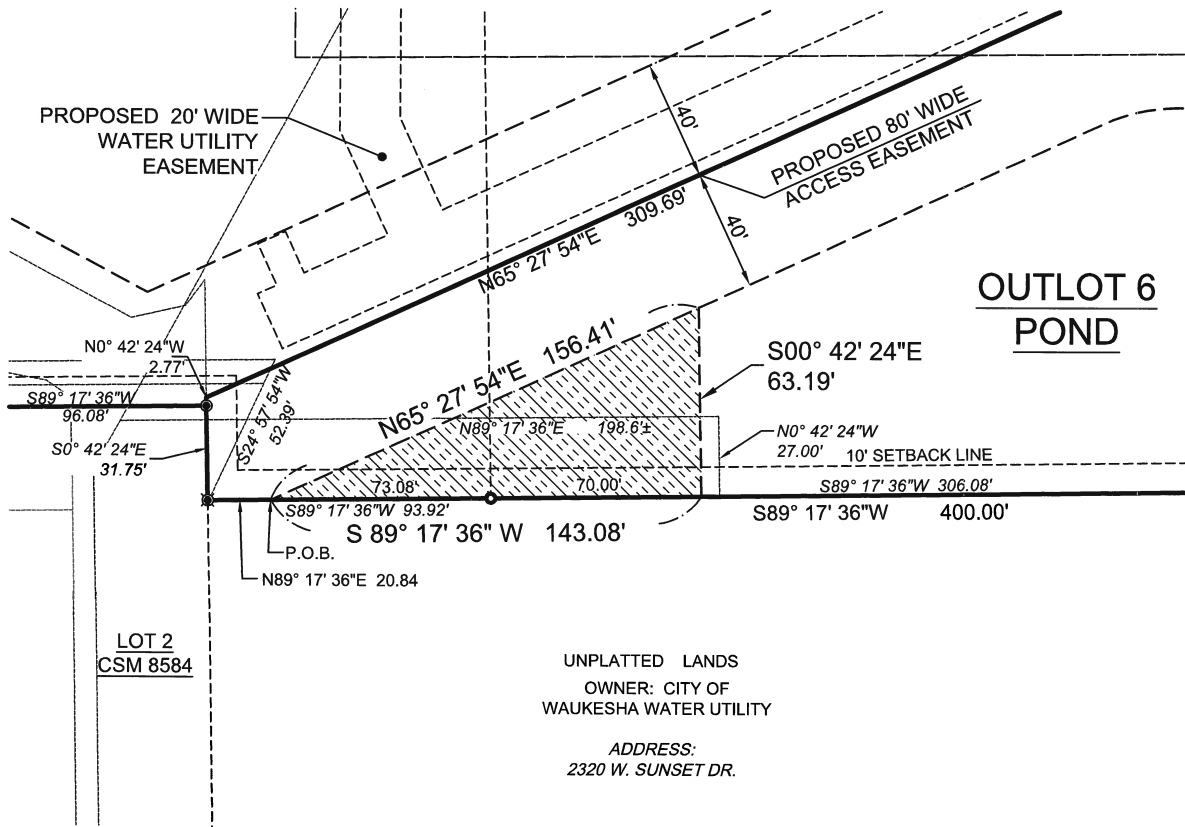
INSTRUMENT DRAFTED BY JOHN R. STIGLER

- LEGEND**
- - 1" IRON PIPE FOUND
 - - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
 - ◆ - SECTION CORNER MONUMENT

P.S. WAUK 5422
 FILE NAME: S:\PROJECTS\19-9043 (S8560)DWG\19-9043_CSM.DWG

EXHIBIT "A2" - FACILITIES ACCESS EASEMENT

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner Lot 2 CSM 8584 on the south line of Proposed Lot 5, thence South 00°42'24" East 31.75 feet to the south of Outlot 6 and along the North line of unplatted lands; thence North 89°17'36" East 20.84 feet to the place of beginning of land to be described; thence North 65°27'54" East 96.08 feet; thence South 00°42'24" East 63.19 feet to the south of said Outlot 6; thence South 89°17'36" West 143.08 feet to the place of beginning. Total area of boundary contains 4,520.71 square feet or 0.1038 acres of land.



NOTES:
- ITALICIZED DIMENSIONS REFER TO EXISTING LINE DISTANCES.

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊕ - SECTION CORNER MONUMENT

John R Stigler
 JOHN R. STIGLER - Wis. Reg. No. S -1820
 DATED this 6th DAY of February, 2020
 REVISED this 27th DAY of March, 2020

INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. WAUK 5422

FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

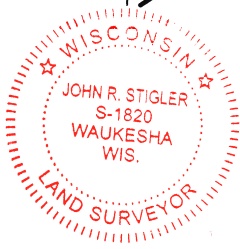
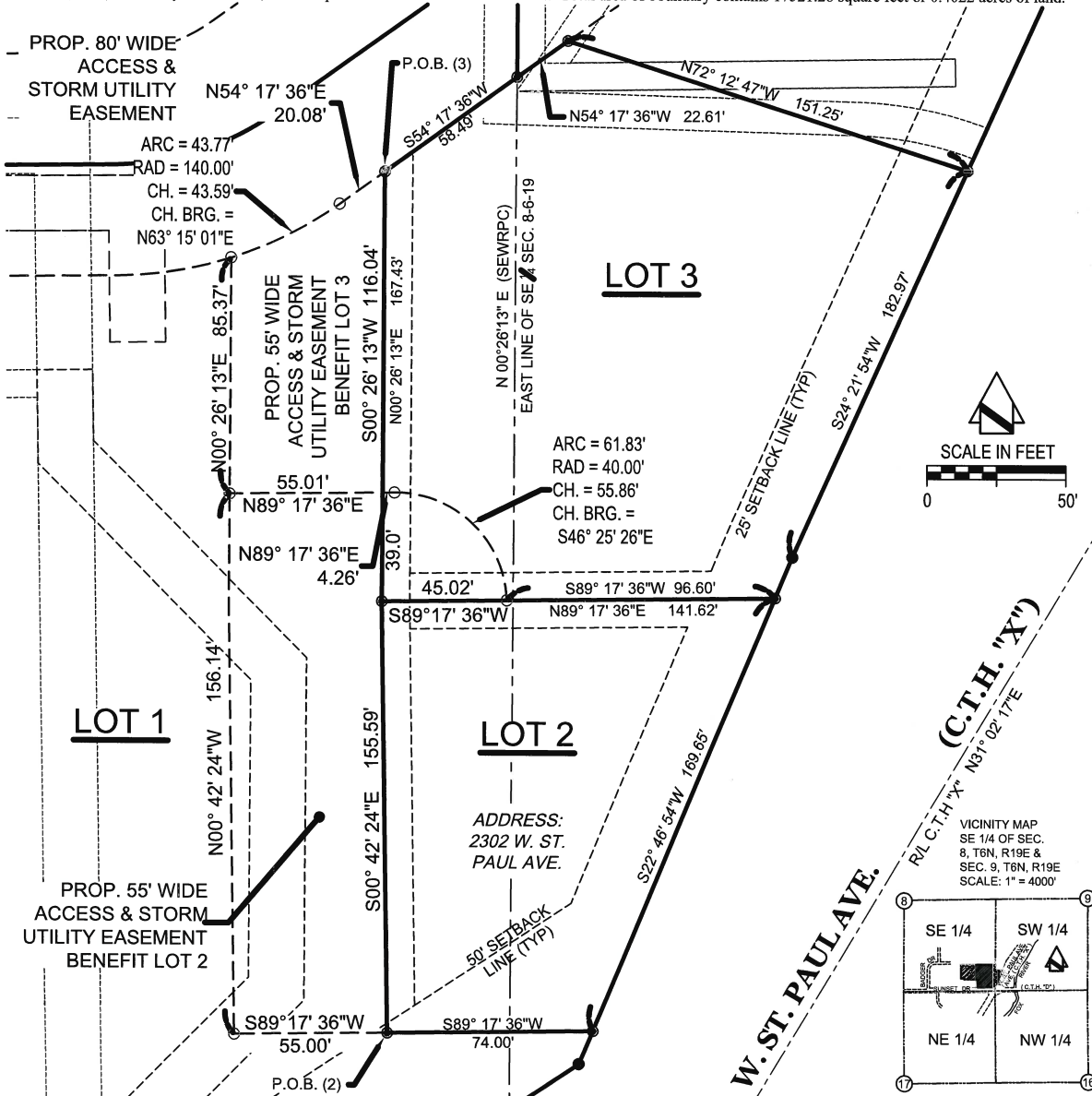
EXHIBIT "A3" - ACCESS AND STORM UTILITY EASEMENT(S)

Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Town 6 North, Range 19 East in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: (Lot 3) Commencing at the Southeast corner of proposed Lot 2 along the West right-of-way line of West St. Paul Avenue, thence South 89°17'36" West 74.00 to the place of beginning of land to be described; thence South 89°17'36" West 55.00 feet; thence North 00°42'24" West 156.14 feet; thence North 89°17'36" East 55.01 feet; thence Southeasterly 61.83 feet along an arc with a curve having a radius 40.00 feet, curve center lies to the southwest, chord bears South 46°25'26" East 55.86 feet; thence South 89°17'36" West 45.02 feet; thence South 00°42'24" East 155.59 feet to the place of beginning.

(Lot 3) Boundary contains 5,420.74 square feet or 0.1244 acres of Land.

Also, including land described as follows: (Lot 2) Commencing at point on the East line of Section 8 and along the Northwest line of proposed Lot 3, thence South 54°17'26" West 58.49 feet to the place of beginning of land to be described; thence South 00°26'13" West 116.04 feet; thence South 89°17'36" West 55.01 feet; thence North 00°26'13" East 85.37 feet; thence Northeasterly 43.77 feet along an arc with a curve having a radius 140.00 feet, curve center lies to the northwest, chord bears North 63°15'01" East 43.59 feet; thence North 54°17'36" West 20.08 feet to the place of beginning.

(Lot 2) Boundary contains 12,100.54 square feet or 0.2778 acres of Land. Total area of boundary contains 17521.28 square feet or 0.4022 acres of land.



SURVEYOR:
 JOHN R. STIGLER, PLS
 JAHNKE & JAHNKE ASSOC., LLC
 711 WEST MORELAND BLVD.
 WAUKESHA, WI. 53188-2479
 PHONE: (262) 542-5797

OWNER/SUBDIVIDER:
 FOX RUN 3, LLC
 C/O SOMMERSTONE LLC
 19035 W. CAPITOL DR#108
 BROOKFIELD, WI 53045

John R Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 DATED this 6th DAY of February, 2020
 REVISED this 27th DAY of March, 2020

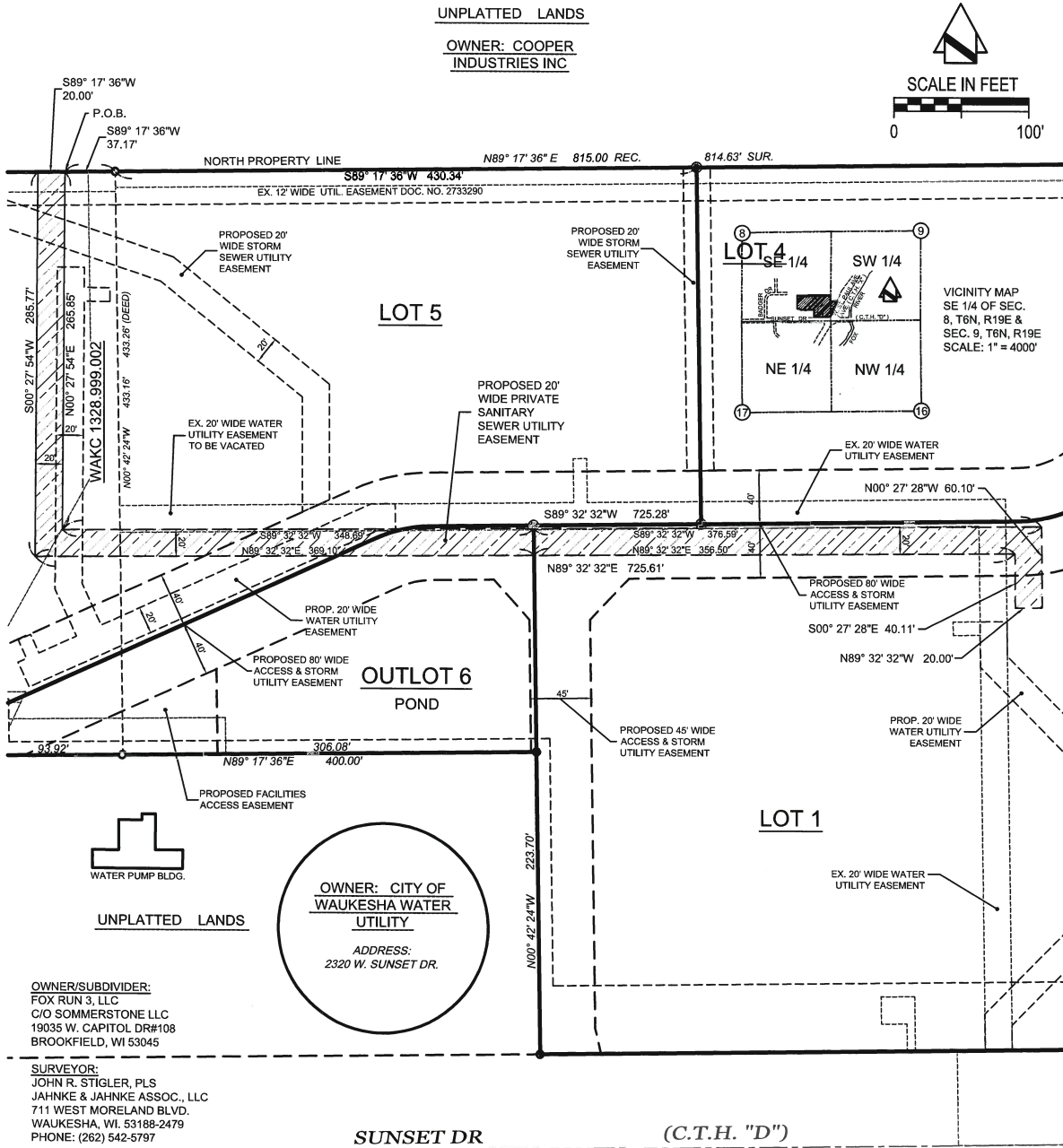
NOTES:
 - ITALICIZED DIMENSIONS REFER TO EXISTING LINE DISTANCES.

- LEGEND**
- - 1" IRON PIPE FOUND
 - - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
 - ◆ - SECTION CORNER MONUMENT

INSTRUMENT DRAFTED BY JOHN R. STIGLER
 P.S. WAUK 5422
 FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

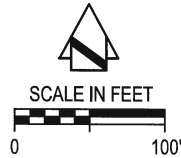
EXHIBIT "B" - PRIVATE SANITARY SEWER UTILITY EASEMENT

Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Town 6 North, Range 19 East in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner proposed Lot 5, along the north property line, thence South 89°17'36" West, 430.64 feet to the northeast corner of WAKC 1328.999.002; continuing along said north property line, thence South 89°17'36" West 37.17 feet to the place of beginning of the land to be described; thence South 00°27'54" West, 285.77 feet; thence North 89°32'32" East, 725.61 feet; thence South 00°27'28" East, 40.11 feet; thence North 89°32'32" West 20.00 feet; North 00°27'28" East, 60.10 feet; thence South 89°32'32" West 725.28 feet; thence North 00°27'54" West, 265.85 feet to the place of beginning. Total area of boundary contains 21,027.16 square feet or 0.4827 acres of land.



UNPLATTED LANDS

OWNER: COOPER
INDUSTRIES INC



OWNER/SUBDIVIDER:
FOX RUN 3, LLC
C/O SOMMERSTONE LLC
19035 W. CAPITOL DR #108
BROOKFIELD, WI 53045

SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., LLC
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

OWNER: CITY OF
WAUKESHA WATER
UTILITY
ADDRESS:
2320 W. SUNSET DR.

SUNSET DR

(C.T.H. "D")

NOTES:
- ITALICIZED DIMENSIONS REFER
TO EXISTING LINE DISTANCES.

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED
1.13 LBS. PER LIN. FT.
- ⊕ - SECTION CORNER MONUMENT



John R Stigler
JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 6th DAY of February, 2020
REVISED this 27th DAY of March, 2020

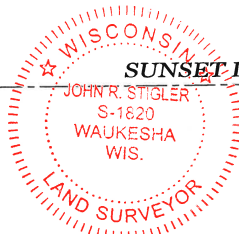
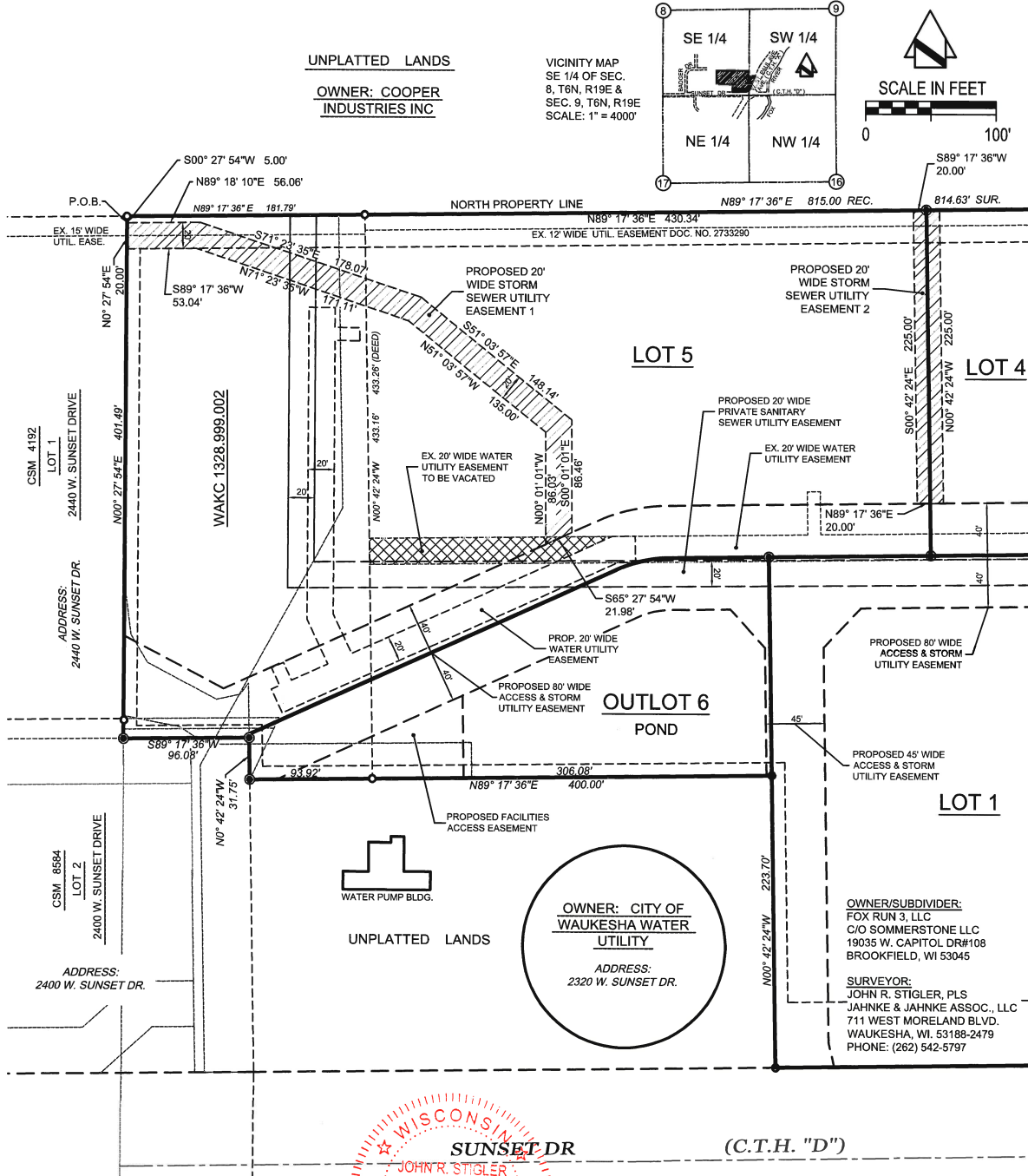
INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. WAUK 5422

FILE NAME: S:\PROJECTS\19-9043 (S8560)DWG\19-9043_CSM.DWG

EXHIBIT "C" - STORM SEWER UTILITY EASEMENT(S)

Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Town 6 North, Range 19 East in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: (1) Commencing at the Northeast corner Lot 1 CSM 4192 on the east property line, thence South 00°27'54" West, 5.00 feet to the place of beginning of the land to be described; thence North 89°18'10" East, 56.06 feet; thence South 71°23'35" East, 178.07 feet; thence South 51°03'57" East, 148.14 feet; thence South 00°01'01" East 86.46 feet; thence South 65°27'54" West, 21.98 feet; thence North 00°01'01" West 86.03 feet; thence North 51°03'57" West, 135.00 feet; thence North 71°23'35" West 171.11 feet; thence south 89°17'36" West 53.04 feet to the east property line of Lot 1 CSM 4192; thence North 00°27'54" East 20.00 feet to the place of beginning. Boundary of Easement 1 contains 9,138.85 square feet or 0.2098 acres of land. In addition, the lands described as follows: (2) The East 10 feet of Prop. Lot 5 and the West 10 feet of Proposed Lot 4. Boundary of Easement 2 contains 4,500 square feet or 0.1033 acres of land. Total area of boundary contains 13,638.85 square feet or 0.3131 acres of land.



NOTES:
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LEGEND

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- ⊕ - SECTION CORNER MONUMENT

John R Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 6th DAY of February, 2020
REVISED this 27th DAY of March, 2020

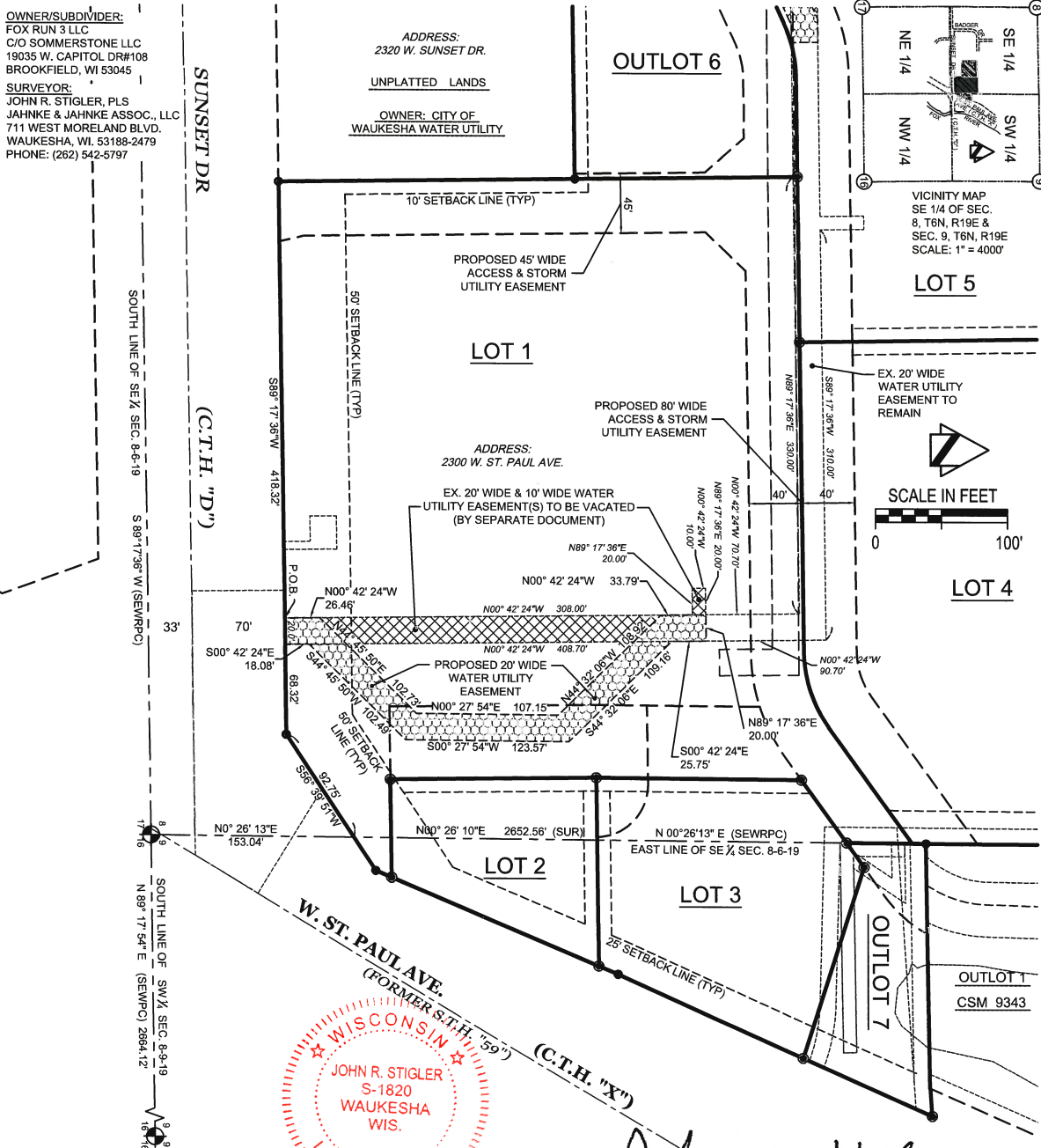
INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. WAUK 5422

FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

EXHIBIT "D1" - WATER MAIN EASEMENT

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Southeast corner of said Southeast ¼ of Section 8; thence North 00°26'13" East 153.04 feet to the north right of way line of Sunset Drive (C.T.H. "D"); thence South 56°39'51" West, 92.75 feet; thence South 89°17'36" West along the north right of way of W Sunset Drive, 68.32 feet to the Southeastern most point of an existing Water main utility easement and the place of beginning of the land to be described; thence continuing South 89°17'36" West, 20.00 feet; thence North 00°42'24" West, 26.46 feet; thence North 44°45'50" East, 102.73 feet; thence North 00°27'54" East, 107.15 feet; thence North 44°32'06" West, 108.92 feet; thence North 00°42'24" West, 33.79 feet; thence North 89°17'36" East, 20.00 feet; thence South 00°42'24" East, 25.75 feet; thence South 44°32'06" East, 109.16 feet; thence South 00°27'54" West, 123.57 feet; thence South 44°45'50" West, 102.49 feet; thence South 00°42'24" East, 18.08 feet to the place of beginning. Total area of boundary contains 7,581 square feet or 0.1740 acres of land.



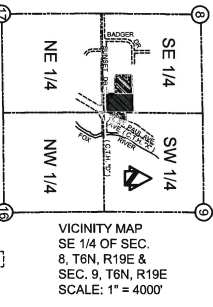
OWNER/SUBDIVIDER:
 FOX RUN 3 LLC
 C/O SOMMERSTONE LLC
 19035 W. CAPITOL DR#108
 BROOKFIELD, WI 53045

SURVEYOR:
 JOHN R. STIGLER, PLS
 JAHNKE & JAHNKE ASSOC., LLC
 711 WEST MORELAND BLVD.
 WAUKESHA, WI 53188-2479
 PHONE: (262) 542-5797

ADDRESS:
 2320 W. SUNSET DR.

UNPLATTED LANDS

OWNER: CITY OF WAUKESHA WATER UTILITY



WISCONSIN
 JOHN R. STIGLER
 S-1820
 WAUKESHA
 WIS.
 LAND SURVEYOR

John R Stigler
 JOHN R. STIGLER - Wis. Reg. No. S -1820
 DATED this 6th DAY of February, 2020
 REVISED this 27th DAY of March, 2020

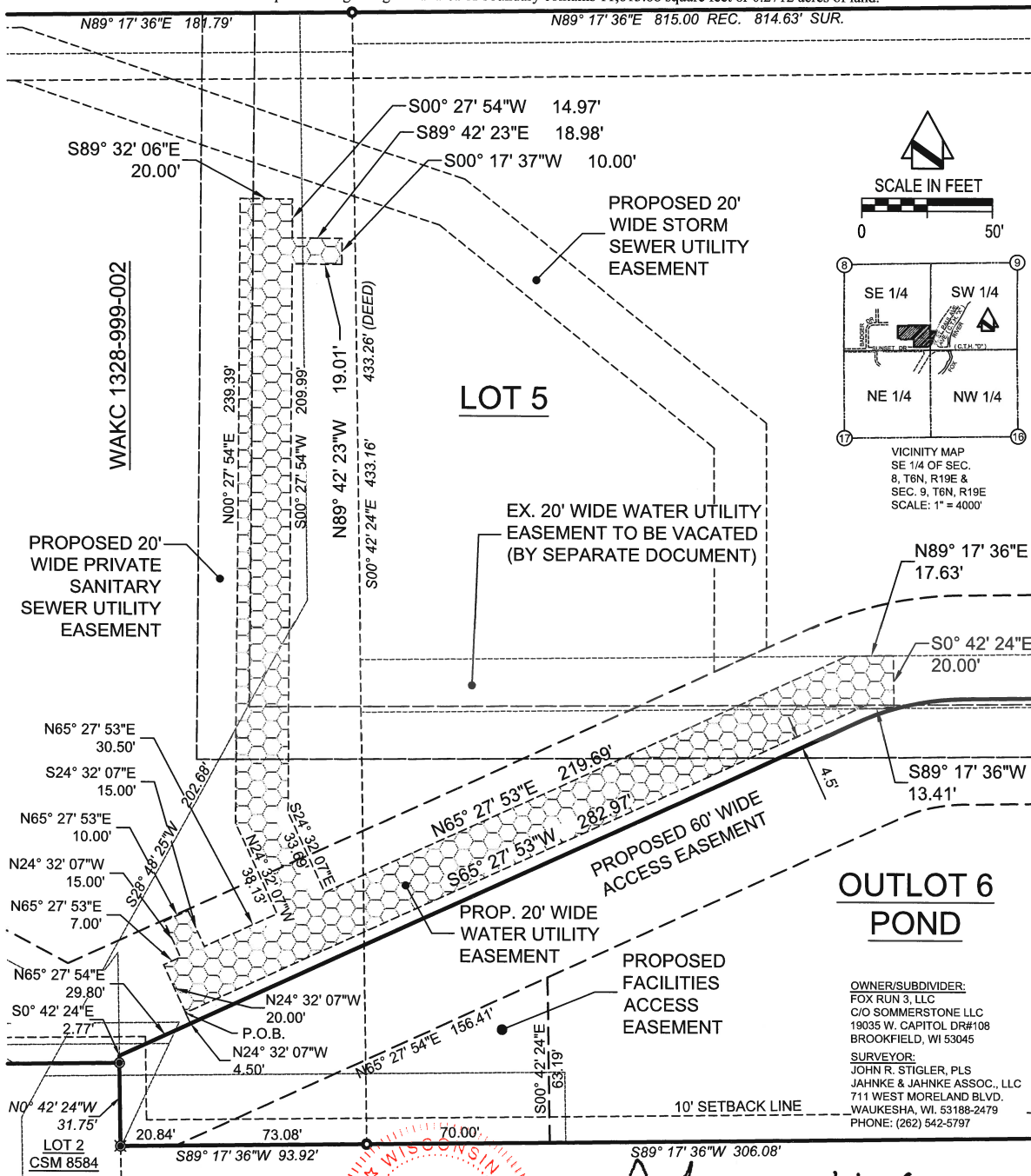
NOTES:
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- LEGEND**
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INSTRUMENT DRAFTED BY JOHN R. STIGLER
 P.S. WAUK 5422
 FILE NAME: S:\PROJECTS\19-9043 (S8560)DWG\19-9043_CSM.DWG

EXHIBIT "D2" - WATER MAIN EASEMENT

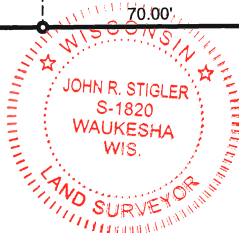
Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 8, Town 6 North, Range 19 East in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at the Northeast corner Lot 2 CSM 8584 on the south line of Proposed Lot 5; thence North 00°42'42" West, 2.77 feet; thence North 65°27'54" East along the south line of said proposed Lot 5, 29.80 feet; thence North 24°32'06" West, 4.50 feet to the Southwestern most point of an existing Water main utility easement and the place of beginning of the land to be described; thence continuing North 24°32'07" West, 20.00 feet; thence North 65°27'53" East, 7.00 feet; thence North 24°32'07" West, 15.00 feet; thence North 65°27'53" East, 10.00 feet; thence South 24°32'07" West, 15.00 feet; thence North 65°27'53" East, 30.50 feet; thence North 24°32'07" West 38.13 feet; North 00°27'54" East, 239.39 feet; thence South 89°32'06" East, 20.00 feet; thence South 00°27'54" West, 14.97 feet; thence South 89°42'23" East, 18.98 feet; thence South 00°17'37" West, 10.00 feet; thence North 89°42'33" West, 19.01; thence South 00°27'54" West, 209.99 feet, thence South 24°32'07" East, 33.69 feet; thence North 65°27'53" East, 219.69 feet; thence North 89°17'36" East, 17.63 feet; thence South 00°42'24" East, 20.00 feet; thence South 89°17'36" West, 13.41 feet; thence South 65°27'53" West, 282.97 feet to the place of beginning. Total area of boundary contains 11,813.88 square feet or 0.2712 acres of land.



NOTES:
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LEGEND

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- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
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John R Stigler
 JOHN R. STIGLER - Wis. Reg. No. S -1820
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