

RECEIVED

MAR 24 2017

CITY PLAN COMMISSION

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

PIPING LEGEND:

○ - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.

W. 1/4 CORNER, SEC. 29-6-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N-351,619.33, E-2,458,454.73;

UNPLATTED LANDS

N. LINE, S. 1/2, SEC. 29-6-19

INDICATES EXISTING WETLAND LINE

INDICATES EXISTING 100 YEAR FLOODPLAIN LINE

APPROXIMATE OHWM & SHORE SHOWN ONLY FOR REFERENCE

INDICATES 300' WAUKESHA COUNTY SHORELAND AND FLOODLAND JURISDICTIONAL LIMITS LINE

WETLAND SETBACK LINE (TYP.)

INDICATES EXISTING P.E.C. LINE

TOP OF BANK EL.=785.30

UNPLATTED LANDS

W. LINE, S.W. 1/4, SEC. 29-6-19

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CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

GENERAL 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 N.W. 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 19 EAST, BEARS NORTH 88°41'30" EAST.
- EACH LOT TO BE LIMITED TO ONE ACCESS LOCATION. ACCESS LOCATION TO BE OBTAINED THROUGH THE DRIVEWAY PERMITTING PROCESS AT WAUKESHA COUNTY.
- OUTLOT 1 HEREIN DEDICATED TO WAUKESHA COUNTY FOR PARK PURPOSES.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

ENVIRONMENTAL NOTES:

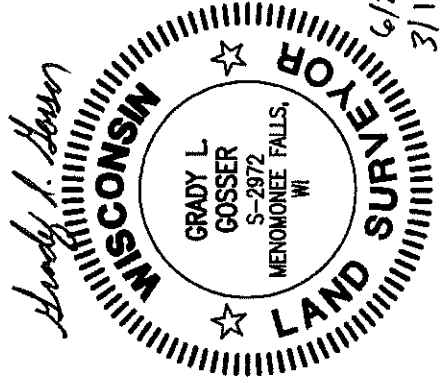
- WETLAND SHOWN HEREON WAS FIELD DELINEATED IN NOVEMBER, 2012 BY STANTEC CONSULTING, INC.
- PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) SHOWN HEREON WAS FIELD DELINEATED IN NOVEMBER, 2012 AND ADJUSTED IN MAY, 2013 BY STANTEC CONSULTING, INC. AFTER FIELD CONCURRENCE BY SEWRPC.
- THE 100-YEAR FLOODPLAIN BOUNDARY SHOWN HEREON IS BASED ON FEMA MAP NO. 56133C0308G, MAP REVISED: NOVEMBER 5, 2014 AND FIELD SURVEYED ELEVATIONS. REFERENCE BENCHMARK USED IS THE S.W. CORNER OF SECTION 29-6-19. CONCRETE MONUMENT WITH BRASS CAP ELEVATION = 780.33. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- TOP OF BANK ELEVATION SHOWN HEREON ARE BASED ON FIELD SURVEY DATA COLLECTION BY R.A. SMITH NATIONAL, INC. IN FEBRUARY, 2015.
- BASEMENT FLOOR SURFACE SHALL NOT BE DEEPER THAN 2.0 FEET BELOW THE GROUND SURFACE DUE TO THE POTENTIAL FOR HIGH GROUNDWATER. AN AMENDMENT TO THESE ELEVATIONS MAY BE MADE UPON ADDITIONAL ON-SITE SOILS EVALUATION AND WRITTEN ACCEPTANCE BY WAUKESHA COUNTY AND THE TOWN.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR/FLOODPLAIN PRESERVATION AREA RESTRICTIONS:

- GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED EXCEPT IN CONNECTION WITH THE CONSTRUCTION OF A PROPOSED TRAIL SYSTEM, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED EXCEPT IN CONNECTION WITH THE CONSTRUCTION OF A PROPOSED TRAIL SYSTEM, AND WITH THE EXCEPTION THAT DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. SILVICULTURAL THINKING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION SHALL ALSO BE PERMITTED.
- GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC, IS PROHIBITED WITHIN THE CONSERVANCY/WETLAND/FLOODPLAIN AREA AND SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE WITHIN THE PRIMARY ENVIRONMENTAL CORRIDOR AREA.
- THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
- PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
- THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

NOTE "A":

THERE SHALL BE NO DIRECT VEHICULAR INGRESS OR EGRESS TO "RIVER ROAD" (C.T.H. "I") FROM LOTS 1 AND 2 OF THIS MAP EXCEPT AT THE 2 LOCATIONS SHOWN, IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S.236.293 OF THE WISCONSIN STATUTES AND SHALL BE ENFORCED BY THE COUNTY OF WAUKESHA.



LINE TABLE:		
Line #	BEARING	LENGTH
L1	S88°35'30"W	178.97'
L2	S8°22'39"W	78.62'
L3	S26°45'51"W	94.79'
L4	S42°25'26"W	172.32'
L5	S63°08'11"W	166.51'
L6	S20°54'19"W	108.56'
L7	S25°56'29"W	74.18'
L8	S3°28'24"W	228.46'
L9	S15°45'40"W	97.03'
L10	S25°30'56"W	327.26'
L11	S39°19'05"W	182.20'
L12	S18°01'20"W	54.81'
L13	S25°44'36"W	106.18'

DRAFTED THIS 27th DAY OF JUNE, 2016 (REVISED: 3/13/17)
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 16-006-037-01
SHEET 2 OF 5

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of lands located in a part of the Southwest 1/4 of the Southwest 1/4 of Section 29 and the Northwest 1/4 of the Northwest 1/4 of Section 32, all in Town 6 North, Range 19 East, in the Town of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southwest Corner of said Section 29; said point being the place of beginning of lands hereinafter described;

Thence North 01°20'38" West and along the West line of the said Southwest 1/4 Section, 1309.07 feet to a point; Thence North 88°35'30" East and along the North line of the South 1/2 of the said Southwest 1/4 Section, 984.51 feet to a point; Thence South 01°24'30" East, 5.00 feet to a point; Thence North 88°35'30" East and parallel to the said North line of the said South 1/2, 138.40 feet to a point on the Centerline of "River Road" (C.T.H. "I"); Thence South 24°41'55" West and along said Centerline, 1848.98 feet to a point; Thence North 47°15'47" West and along the Northeasterly line of Unplatted Lands, 432.92 feet to a point on the West line of the said Northwest 1/4 of said Section 32; Thence North 01°30'29" West and along the said West line of the said Northwest 1/4 Section, 54.75 feet to the point of beginning of this description.

The gross area of said Parcel contains 1,148,500 Square Feet (or 26.3659 Acres) of land, more or less. The net area of said Parcel after the Right-of-Way dedication of "River Road" (C.T.H. "I") contains 1,075,193 Square Feet (or 24.6830 Acres) of land, more or less.

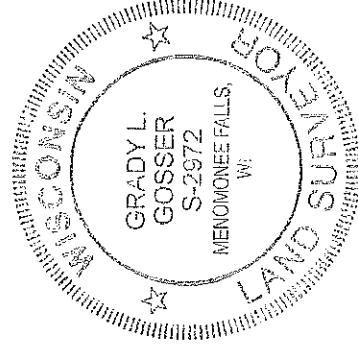
That I have made such survey, land division and map by the direction of **FRED-LATHERS, LLC**, owner of said lands.

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, the Subdivision Regulations of Waukesha County and the Subdivision Regulations of the Town of Waukesha in surveying, dividing and mapping the same.

Dated this 27th day of JUNE, 2016.

REVISED: 3/13/17



Grady L. Gosser

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

FRED-LATHERS, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Waukesha, this _____ day of _____, 20_____.

FRED-LATHERS, LLC

BY: Fiduciary Real Estate Development, Inc., its sole Member

Brett K. Miller, President and CEO

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, Brett K. Miller, President and CEO of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the President and CEO of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE:

BMO HARRIS BANK, N.A., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of **FRED-LATHERS, LLC**, owner, this _____ day of _____, 20_____.

BMO HARRIS BANK, N.A.

Alicia Kopp, Vice President

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, Alicia Kopp, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said corporation, and acknowledged that she executed the foregoing instrument as such officer as the deed of said corporation, by its authority.



Drafted this 27th day of JUNE, 2016 (REVISED: 3/13/17)

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

L:\LOBBYS\WPDOCS\DOCUMENT\037116006-01\310-Certified Survey Map West CSM\CSM-FRED-Lathers-WEST.doc

Job. No. 16-006-037-01
SHEET 4 OF 5

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

TOWN OF WAUKESHA TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Waukesha on this _____ day of _____, 20____.

Kathy Nickolaus, Town Clerk

John Marek, Town Chairman

EXTRA-TERRITORIAL APPROVAL:
CITY OF WAUKESHA PLANNING COMMISSION APPROVAL:

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

Jennifer Andrews, Secretary

Shawn N. Reilly, Chairman

EXTRA-TERRITORIAL APPROVAL:
CITY OF WAUKESHA COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 20____.

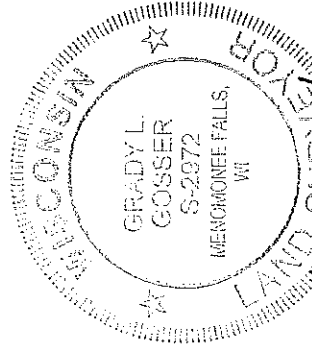
Gina Kozlik, City Clerk

Shawn N. Reilly, Mayor

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this _____ day of _____, 20____.

Dale R. Shaver, Director



Drafted this 27th day of JUNE, 2016 (REVISED: 3/13/17)

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

L:\JOB\BYS\WPDOCS\DOCUMENT\93716096-01539-Certified Survey Map West CSM\CSM-FRED-LandUse-WEST.doc

Job. No. 16-006-037-01

SHEET 5 OF 5

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 29, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 32 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SCALE: 1" = 200'



NORTH

CENTER, SEC. 29-6-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON. WITH BRASS CAP
N-351,689.01, E-2,461,101.58
(1313.69)

PARCEL 4
C.S.M. #1076

TOP OF BANK
EL.=785.86

N. LINE, S. 1/2, S.W. 1/4, SEC. 29-6-19
1472.58

1517.12

NAVIGABLE STREAM

WETLAND AREA

LOT 3
1,136,133 S.F.
26.0820 Ac.

INDICATES EXISTING WETLAND LINE

INDICATES EXISTING P.E.C. LINE

TOP OF BANK
EL.=786.53

EX. POND
(W.E. 784.66
10/21/16)

TOP OF BANK
EL.=788.16

INDICATES EXIST. 100 YEAR FLOODPLAIN LINE

S77°59'45"E 704.53

NBS°18'46"E

WAUKESHA COUNTY SHORELAND & FLOODLAND PROTECTION ORDINANCE
JURISDICTIONAL LIMITS - 300' FROM WATERWAY OR LANDWARD OF FLOODPLAIN, WHICHEVER IS GREATER

LOT 2
871,200 S.F.
20.0000 Ac.

P.O.B.

(1632.60)

S77°59'45"E 963.75

1482.87

S45°15'59"E 1428.4

S45°15'59"E 1515.51

ENVIRONMENTAL NOTES:

- WETLAND SHOWN HEREON WAS FIELD DELINEATED IN NOVEMBER, 2012 BY STANTEC CONSULTING, INC.
- PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) SHOWN HEREON WAS FIELD DELINEATED IN NOVEMBER, 2012 AND ADJUSTED IN MAY, 2013 BY STANTEC CONSULTING, INC. AFTER FIELD CONCURRENCE BY SEWRPC.
- THE 100-YEAR FLOODPLAIN BOUNDARY SHOWN HEREON IS BASED ON FEMA MAP NO'S. 55133C03086 AND 55133C03086, MAPS REVISED: NOVEMBER 5, 2014 AND FIELD SURVEYED ELEVATIONS. REFERENCE BENCHMARK USED IS THE S. 1/4 CORNER OF SECTION 29-6-19. CONCRETE MONUMENT WITH BRASS CAP ELEVATION = 785.50. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- TOP OF BANK ELEVATION SHOWN HEREON ARE BASED ON FIELD SURVEY DATA COLLECTION BY TRIO ENGINEERING, LLC ON OCTOBER 21, 2016.
- THE AREA WITHIN THE WETLAND, P.E.C. AND 100 YEAR FLOODPLAIN ARE SUBJECT TO THE WETLAND / P.E.C. / FLOODPLAIN PRESERVATION AREA RESTRICTIONS NOTED ON SHEET 5.
- BASEMENT FLOOR SURFACE SHALL NOT BE DEEPER THAN 1.0 FEET BELOW THE GROUND SURFACE DUE TO THE POTENTIAL FOR HIGH GROUNDWATER. AN AMENDMENT TO THESE ELEVATIONS MAY BE MADE UPON ADDITIONAL ON-SITE SOILS EVALUATION AND WRITTEN ACCEPTANCE BY WAUKESHA COUNTY AND THE TOWN.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

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THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

UNPLAIED LANDS + - - INDICATES SOIL BORING

UNPLAIED LANDS

UNPLAIED LANDS

UNPLAIED LANDS

S. 1/4 CORNER, SEC. 29-6-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N-349,062.31, E-2,461,152.27

(N88°41'30"E 2637.02)

S. LINE, S.W. 1/4, SEC. 29-6-19

N. LINE, N.W. 1/4, SEC. 32-6-19

1004.42

S88°41'30"W

1202.08

6/27/16

3/13/17

Grady L. Gosser

GRADY L.
GOSSER
S-2972
MEMONONEE FALLS,
WI

WISCONSIN LAND SURVEYOR

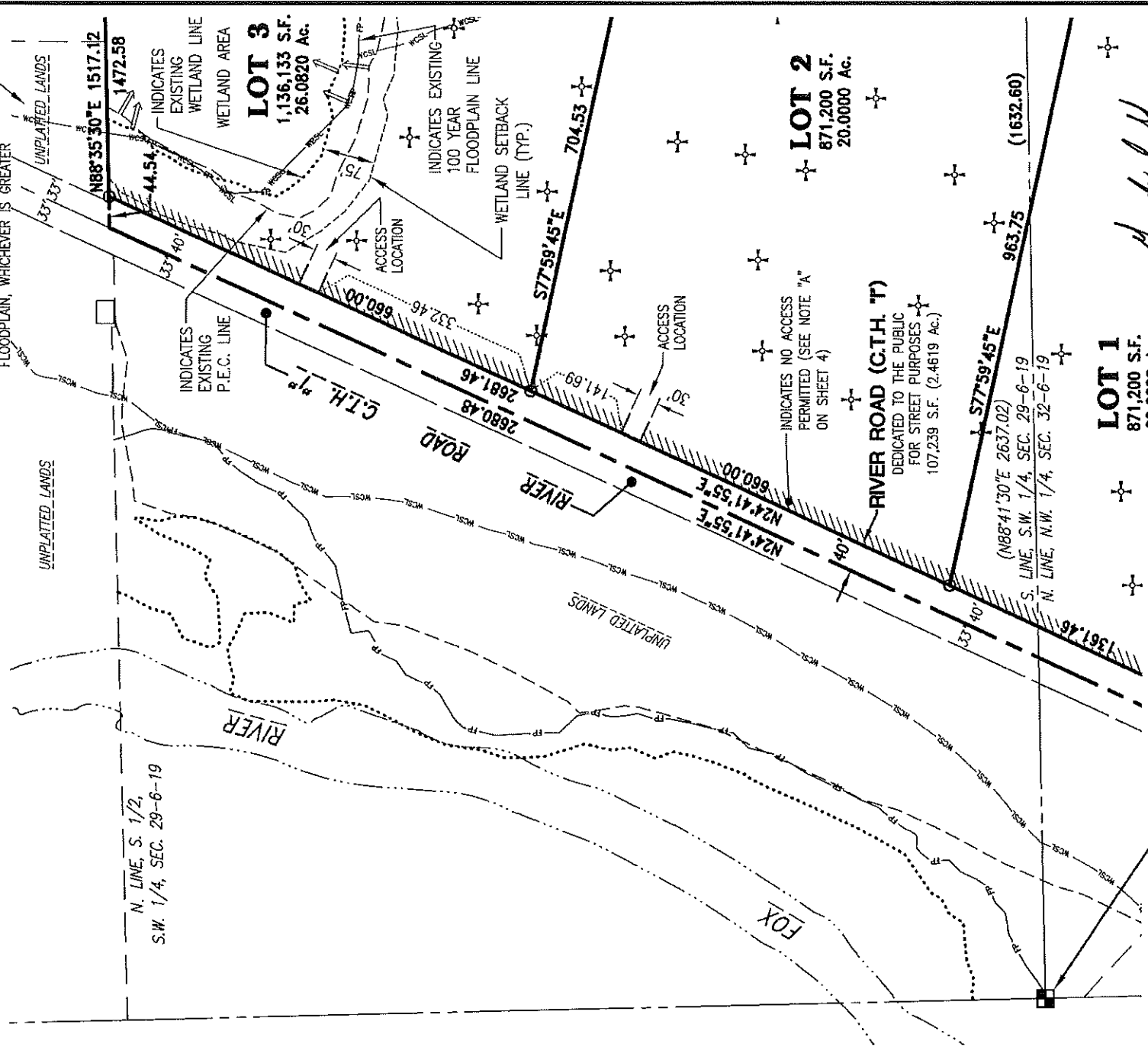
JOB NO. 16-006-037-01
SHEET 2 OF 7

CERTIFIED SURVEY MAP NO.

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✦-- INDICATES SOIL BORING

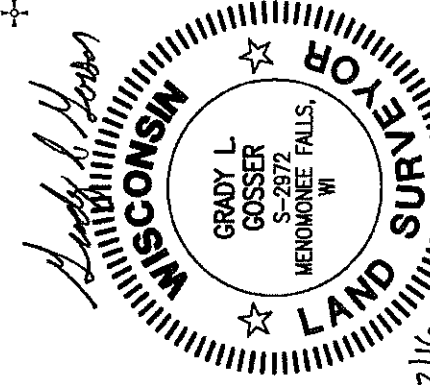
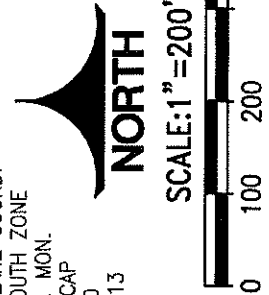
WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE JURISDICTIONAL LIMITS
 - 300' FROM WATERWAY OR LANDWARD OF FLOODPLAIN, WHICHEVER IS GREATER



S.W. CORNER,
 SEC. 29-6-19
 WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
 FOUND CONC. MON.
 WITH BRASS CAP
 N-349,002.10
 E-2,458,516.13



12660 W. North Avenue
 Building "D"
 Brookfield, WI 53005
 Phone: (262) 790-1480
 Fax: (262) 790-1481



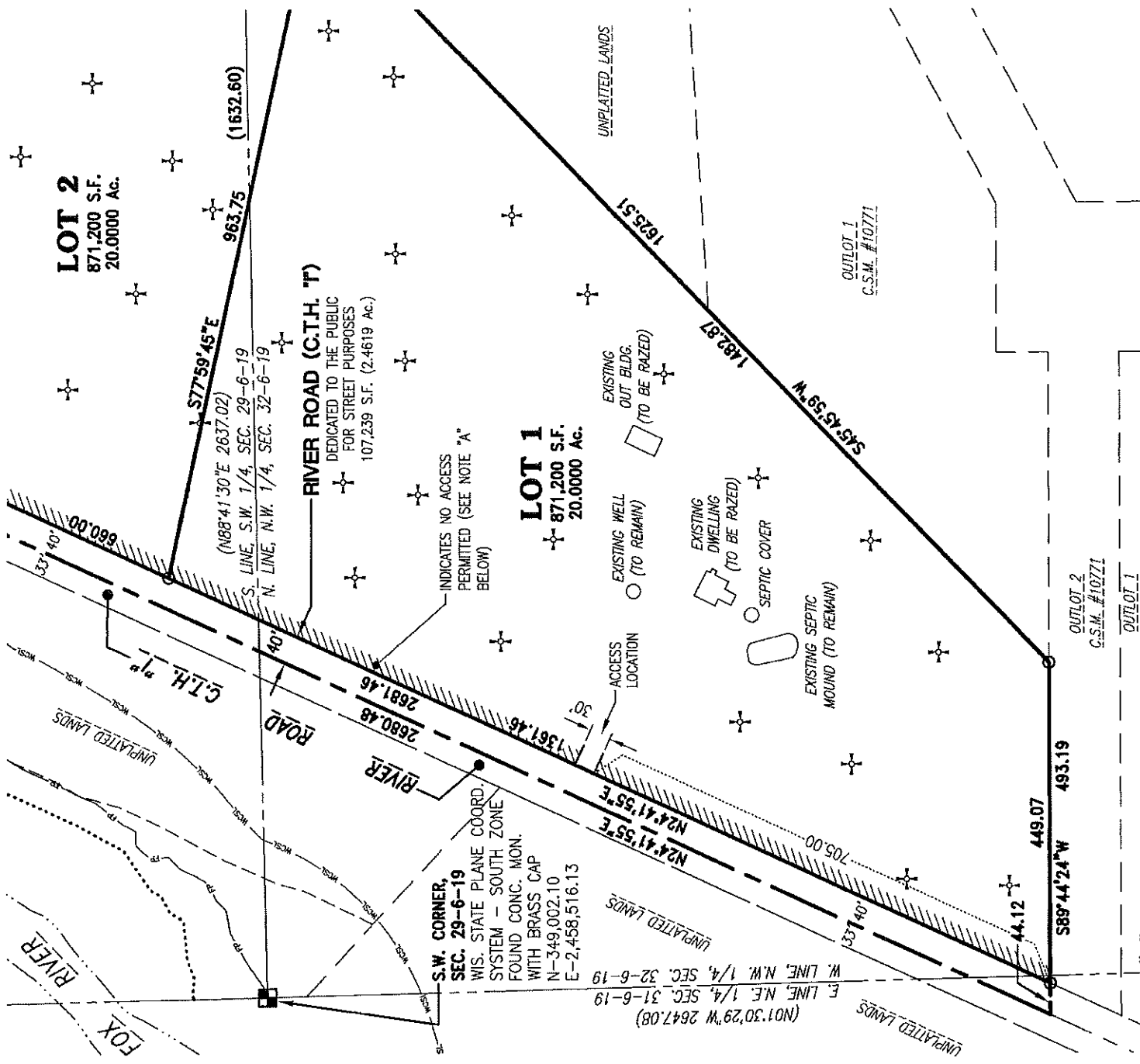
6/27/16
 3/13/17

DRAFTED THIS 27th DAY OF JUNE, 2016 (REVISED: 3/13/17)
 THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 16-006-037-01
 SHEET 3 OF 7

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



S.W. CORNER, SEC. 29-6-19
 WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
 FOUND CONC. MON.
 WITH BRASS CAP
 N-349,002.10
 E-2,458,516.13

LOT 1
 871,200 S.F.
 20.0000 Ac.

LOT 2
 871,200 S.F.
 20.0000 Ac.

NOTE "A":

THERE SHALL BE NO DIRECT VEHICULAR INGRESS OR EGRESS TO "RIVER ROAD" (C.T.H. "T") FROM LOTS 1, 2 AND 3 OF THIS MAP EXCEPT AT THE 3 LOCATIONS SHOWN. IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S.236.293 OF THE WISCONSIN STATUTES AND SHALL BE ENFORCED BY THE COUNTY OF WAUKESHA.

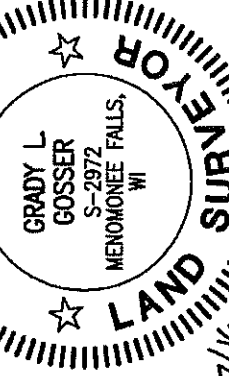


12660 W. North Avenue
 Building "D"
 Brookfield, WI 53005
 Phone: (262) 790-1680
 Fax: (262) 790-1481



--- INDICATES SOIL BORING

Grady L. Gosser
WISCONSIN



6/27/16
 3/13/17

DRAFTED THIS 27th DAY OF JUNE, 2016 (REVISED: 3/13/17)
 THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 16-006-037-01
 SHEET 4 OF 7

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR/ FLOODPLAIN PRESERVATION AREA RESTRICTIONS:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Conservancy/Wetland/Floodplain area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of lands located in a part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 29, the Northwest 1/4 and Northeast 1/4 of Section 32 and the Northeast 1/4 of the Northeast 1/4 of Section 31, all in Town 6 North, Range 19 East, in the Town of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

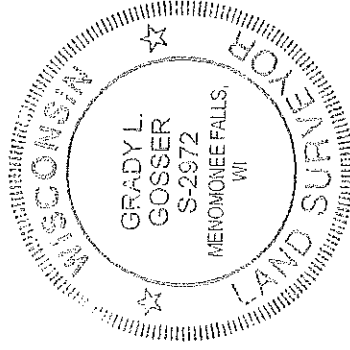
Commencing at the South 1/4 Corner of said Section 29; Thence South 88°41'30" West and along the South line of the said Southwest 1/4 of said Section 29, 1004.42 feet to the place of beginning of lands hereinafter described; Thence South 45°45'59" West and along the Northwesterly line of Unplatted Lands and then the Northwesterly line of Outlot 1 of Certified Survey Map No. 10771, 1625.51 feet to a point on the North line of Outlot 2 of said Certified Survey Map 10771; Thence South 89°44'24" West and along the said North line, 493.19 feet to a point on the Centerline of "River Road" (C.T.H. "J"); Thence North 24°41'55" East and along said Centerline, 2680.48 feet to a point on the North line of the South 1/2 of the said Southwest 1/4 of said Section 29; Thence North 88°35'30" East and along the said North line of the said North 1/2, 1517.12 feet to a point on the East line of the said Southwest 1/4 of said Section 29; Thence South 01°06'20" East and along the said East line, 656.845 feet to a point; Thence South 55°34'11" West and along the said Northwesterly line of said Unplatted Lands, 1202.08 feet to the point of beginning of this description.

The gross area of said Parcel contains 2,985,772 Square Feet (or 68.5439 Acres) of land, more or less. The net area of said Parcel after the Right-of-Way dedication of "River Road" (C.T.H. "J") contains 2,878,533 Square Feet (or 66.0820 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **FRED-LATHERS, LLC**, owner 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, the Subdivision Regulations of Waukesha County and the Subdivision Regulations of the Town of Waukesha in surveying, dividing and mapping the same.

Dated this 27th day of JUNE, 2016.

REVISED: 3/13/17



Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 27th Day of JUNE, 2016 (REVISED: 3/13/17)

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

L:\LOBBYS\WPDDCS\DOCUMENT\03716906-01\530-Certified Survey Map\East_CSM\C5M-FRED-LATHERS-EAST.dwg

Job. No. 16-006-037-01
SHEET 5 OF 7

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

FRED-LATHERS, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Waukesha, this _____ day of _____, 20____.

FRED-LATHERS, LLC

BY: Fiduciary Real Estate Development, Inc., its sole Member

Brett K. Miller, President and CEO

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Brett K. Miller, President and CEO of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the President and CEO of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE:

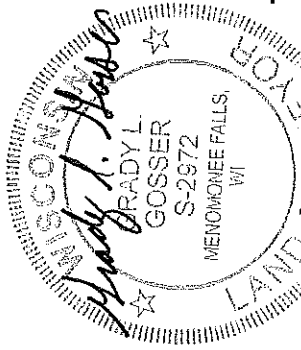
BMO HARRIS BANK, N.A., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of **FRED-LATHERS, LLC**, owner, this _____ day of _____, 20____.

BMO HARRIS BANK, N.A.

Alicia Kopp, Vice President

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Alicia Kopp, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said corporation, and acknowledged that she executed the foregoing instrument as such officer as the deed of said corporation, by its authority.



Drafted this 27th Day of JUNE, 2016 (REVISED: 3/13/17)

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 16-006-037-01
SHEET 6 OF 7

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

TOWN OF WAUKESHA TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Waukesha on this _____ day of _____, 20_____.

Kathy Nickolaus, Town Clerk

John Marek, Town Chairman

EXTRA-TERRITORIAL APPROVAL:
CITY OF WAUKESHA PLANNING COMMISSION APPROVAL:

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

Jennifer Andrews, Secretary

Shawn N. Reilly, Chairman

EXTRA-TERRITORIAL APPROVAL:
CITY OF WAUKESHA COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 20_____.

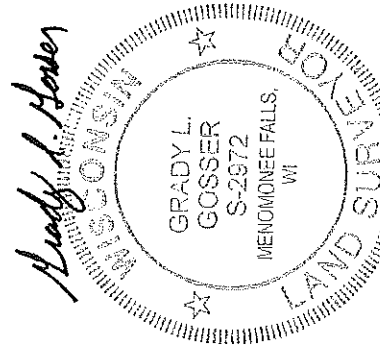
Gina Kozlik, City Clerk

Shawn N. Reilly, Mayor

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this _____ day of _____, 20_____.

Dale R. Shaver, Director



Drafted this 27th Day of JUNE, 2016 (REVISED: 3/13/17)

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 16-006-037-01
SHEET 7 OF 7

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

FRED-LATHERS, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Town of Waukesha, this _____ day of _____, 20_____.

FRED-LATHERS, LLC

BY: Fiduciary Real Estate Development, Inc., its sole Member

Brett K. Miller, President and CEO

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, Brett K. Miller, President and CEO of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the President and CEO of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE:

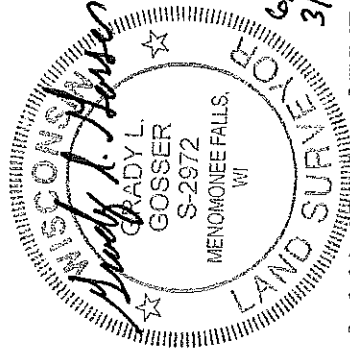
BMO HARRIS BANK, N.A., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of **FRED-LATHERS, LLC**, owner, this _____ day of _____, 20_____.

BMO HARRIS BANK, N.A.

Alicia Kopp, Vice President

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, Alicia Kopp, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said corporation, and acknowledged that she executed the foregoing instrument as such officer as the deed of said corporation, by its authority.



Drafted this 27th day of JUNE, 2016 (REVISED: 3/13/17)

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

L:\LOBBYS\WPDOCS\DOCUMENT\0371.6006-01\550-Certified Survey Map West CSM\CSM-FRED-Lathers-WEST.doc

Job. No. 16-006-037-01

SHEET 4 OF 5

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LANDS LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

TOWN OF WAUKESHA TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Waukesha on this _____ day of _____, 20_____.

Kathy Nickolaus, Town Clerk

John Marek, Town Chairman

EXTRA-TERRITORIAL APPROVAL:
CITY OF WAUKESHA PLANNING COMMISSION APPROVAL:

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

Jennifer Andrews, Secretary

Shawn N. Reilly, Chairman

EXTRA-TERRITORIAL APPROVAL:
CITY OF WAUKESHA COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 20_____.

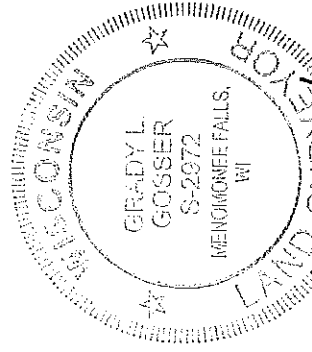
Gina Kozlik, City Clerk

Shawn N. Reilly, Mayor

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this _____ day of _____, 20_____.

Dale R. Shaver, Director



6/27/16
3/13/17

Drafted this 27th day of JUNE, 2016 (REVISED: 3/13/17)

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 16-006-037-01

SHEET 5 OF 5