



- LEGEND:**
- ⊕ SECTION CORNER MONUMENT
 - ⊕ EX. CHISELED CROSS FOUND
 - ⊕ EX. IRON ROD FOUND
 - ⊕ EX. IRON PIPE FOUND
 - ⊕ EX. STORM MANHOLE
 - ⊕ EX. CATCH BASIN ROUND
 - ⊕ EX. CATCH BASIN SQUARE
 - ⊕ EX. SIAMSE HYDRANT
 - ⊕ EX. GAS VALVE
 - ⊕ EX. AIR CONDITIONER
 - ⊕ EX. GAS METER
 - ⊕ EX. ELECTRIC METER
 - ⊕ EX. CLEANOUT
 - ⊕ EX. POWER POLE
 - ⊕ EX. MAILBOX
 - ⊕ EX. SANITARY MANHOLE
 - ⊕ EX. UNKNOWN MANHOLE
 - ⊕ EX. COMBINED SEWER MANHOLE
 - ⊕ EX. ELECTRIC MANHOLE
 - ⊕ EX. ELECTRIC TRANSFORMER
 - ⊕ EX. TELEPHONE MANHOLE
 - ⊕ EX. GUY WIRE
 - ⊕ EX. LIGHT POLE
 - ⊕ EX. SIGN
 - ⊕ EX. BOLLARD (BOL)
 - ⊕ EX. WATER VALVE
 - ⊕ EX. OVERHEAD WIRES
 - ⊕ EX. BUREAU OF ELECTRICAL SERVICES
 - ⊕ EX. FENCE LINE
 - ⊕ EX. COMMUNICATIONS
 - ⊕ EX. TELEPHONE LINE
 - ⊕ EX. GAS LINE
 - ⊕ EX. FIBER OPTICS
 - ⊕ EX. SANITARY SEWER (SAN)
 - ⊕ EX. STORM SEWER (STO)
 - ⊕ EX. WATER MAIN
 - ⊕ EX. TREE LINE
 - ⊕ UNDERGROUND COMBUSTIBLE GAS LINE

- ABBREVIATIONS:**
- AC. = ACRES
 - ARC = ARC OF CURVE
 - ASPH = ASPHALT
 - BM = BENCHMARK
 - CH. = CHORD LENGTH
 - COR = CORNER
 - CSM = CERTIFIED SURVEY MAP OR MAPPING
 - C.T.H. = COUNTY TRUNK HIGHWAY
 - D = DELTA
 - DEG = DEGREE OF CURVE
 - E = EAST
 - ELEV = ELEVATION
 - EX. = EXISTING
 - EXC. = EXCEPTION
 - FFE = FINISH FLOOR EL.
 - FOUND = FOUND
 - GFE = GARAGE FLOOR EL.
 - GND = GROUND
 - INV. = INVERT
 - IP = IRON PIPE
 - IRD = IRON ROD
 - NAD = NORTH AMERICAN DATUM
 - N = NORTH
 - NE = NORTHEAST
 - NO. = NUMBER
 - NW = NORTHWEST
 - PG. = PAGE
 - QTR = QUARTER
 - REC. = RECORDED
 - RIM = RIM OR TOP POINT
 - R/W = RIGHT OF WAY
 - S = SOUTH
 - SE = SOUTHEAST
 - SEWRPC = SOUTHEAST WISCONSIN REGIONAL PLANNING COMMISSION
 - SW = SOUTHWEST
 - SUR. = SURVEYED
 - U.S.H. = UNITED STATES HIGHWAY
 - U.S.G.S. = UNITED STATES GEOLOGICAL SURVEY
 - VAR. = VARIES
 - VPI = VERTICAL POINT OF INTERSECTION
 - W = WEST

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RE: FOX RUN DEVELOPMENT
 DRAWN BY: KDD
 CHECKED BY: PJJ
 FILE INDEX: WAUKESHA 1238
 DATE: DECEMBER 19, 2019
 JOB NUMBER: 19-043
 BOOK NUMBER: WAUK 191201 - PAGE NUMBER: 1-6
 AS BUILT OR RECORD DRAWING DATE: MONTH/DAY, YEAR

JAHNKE & JAHNKE ASSOCIATES, L.L.C.
 ENGINEERS - PLANNERS - SURVEYORS
 711 WEST WISCONSIN AVENUE, SUITE 200, WAUKESHA, WISCONSIN 53186
 TEL: 262.546.8800 FAX: 262.546.8801
 WWW.JAHNKEANDJAHNKE.COM

EXISTING BOUNDARY SURVEY
 ADDRESS: 2300 WEST ST. PAUL AVENUE
 PART OF THE SW 1/4 OF SECTION 8, T 6 N, R 19 E
 PART OF THE SW 1/4 OF SECTION 9, T 6 N, R 19 E
 CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

REVISIONS

01/16/2020	REV LEGAL & OWNER
01/17/2020	REV ANNOTATION
01/20/2020	REV UTILITIES
01/24/2020	REV BOUNDARY
01/26/2020	REV LEGAL DESC

SHEET: 01 OF 02

SURVEY NOTES:

- DATE OF THE SURVEY FIELD WORK: DECEMBER 12TH, 2019
- BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HERON, SHOULD REFER TO THE DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.
- ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS.
- REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
- UTILITIES HAVE NOT BEEN CERTIFIED. THEREFORE, CONTACT THE UTILITY COMPANY FOR EXACT LOCATION OR REFER TO THE DIGGERS HOTLINE NOTICE SHOWN HEREON.
- BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
- NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
- 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.
- COMPLETION OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
- TO INSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.

REFERENCE MERIDIAN: THE SOUTH LINE OF THE SE 1/4 OF SECTION 8, T6N, R19E WAS USED AS THE REFERENCED BEARING AND HAS A BEARING OF NORTH 88°17'36" EAST (SEWRPC).

FLOODPLAIN: NO FLOOD HAZARD PER MAP. NO. 5513303076 DATED 11-5-2014

ZONING: B-5 PUD RESTRICTED COMMUNITY BUSINESS DISTRICT

HEIGHT RESTRICTION: 35 FEET

SETBACKS: FRONT YARD-50 FEET
 SIDE YARD-10 FEET, TOTAL 30 FEET
 REAR YARD-25 FEET

BOUNDARY LEGAL DESCRIPTION:

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 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 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 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" West 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 13,439.8 acres of land.

Tax Key No.: WAUK 1328-999.001 & 1328-999.002
 Address: 2300 to 2350 W. St. Paul Avenue

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN } ss.
 COUNTY OF WAUKESHA

WE, JAHNKE & JAHNKE ASSOCIATES, L.L.C., DO HEREBY CERTIFY THAT WE HAVE MADE HIS SURVEY AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

John R. Stigler
 JOHN R. STIGLER - Wis. Reg. No. S-1820
 dated this 27th day of January, 2020

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
 Contact Diggers Hotline, Inc., Etc.
 1-800-242-8511

