



- 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: 19-9043  
 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: 262.781.8888 FAX: 262.781.8889  
 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 13.4398 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

