

CERTIFIED SURVEY MAP NO.

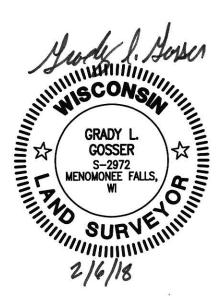
BEING A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 11590, BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

- 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.
- 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 FFASIBLE.
- 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.

NOTE "A":

THERE SHALL BE NO DIRECT VEHICULAR INGRESS OR EGRESS TO "RIVER ROAD" (C.T.H. "I") FROM LOTS 1, 2, 3 AND 4 OF THIS MAP EXCEPT AT THE 3 LOCATIONS SHOWN. IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BUBLIC 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) 790-1480 Fax: (262) 790-1481

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'			

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CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 11590, BEING 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 Lots 1 and 2 of Certified Survey Map No. 11590, being 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; Thence South 01°30'29" East and along the West line of the said Northwest 1/4 of said Section 32, 54.75 feet to a point; Thence South 47°15'47" East and along the Southwest line of Outlot 1 of said Certified Survey Map No. 11590, 137.53 feet to a point being the place of beginning of lands hereinafter described;

Continuing thence South 47°15'47" East and along the Southwest line of said Certified Survey Map No. 11590, 253.32 feet to a point on the Northwest Right-of-Way line of "River Road" (C.T.H. "I"); Thence North 24°41'55" East and along the said Northwest Right-of-Way line, 1777.38 feet to a point; Thence Southwesterly along the Easterly line of said Certified Survey Map No. 11590 the following courses; Thence South 88°35'30" West, 178.97 feet to a point; Thence South 08°22'39" West, 78.62 feet to a point; Thence South 26°45'51" West, 94.79 feet to a point; Thence South 42°25'26" West, 172.32 feet to a point; Thence South 63°08'11" West, 166.51 feet to a point; Thence South 20°54'19" West, 108.56 feet to a point; Thence South 25°56'29" West, 74.18 feet to a point; Thence South 03°28'24" West, 228.46 feet to a point; Thence South 15°45'40" West, 97.03 feet to a point; Thence South 25°30'56" West, 327.26 feet to a point; Thence South 39°19'05" West, 182.20 feet to a point; Thence South 18°01'20" West, 54.81 feet to a point; Thence South 25°44'36" West, 106.18 feet to the point of beginning of this description.

Said Parcel contains 368,774 Square Feet (or 8.4659 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 6th day of February, 20 18.

GRADY L.
GOSSER
S-2972
MENOMONEE FALLS,
WI

SURVE

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 6th day of FEBRUARY, 2018
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 16-006-037-01 SHEET 3 OF 5

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CERTI	IFIED SUR	EVEY MAP NO.
BEING A REDIVISION OF L OF THE SOUTHWEST 1.	OTS 1 AND 2 OF CE /4 OF THE SOUTHW TON 32, ALL IN TOW	RTIFIED SURVEY MAP NO. 11590, BEING LOCATED IN A PART EST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF THE VN 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, HA COUNTY, WISCONSIN.
CORPORATE OWNER	R'S CERTIFICA	TE OF DEDICATION:
Wisconsin, as owner, does her	reby certify that said C ed as represented on odivision Regulations of	anized and existing under and by virtue of the laws of the State of Corporation has caused the land described on this map to be surveyed, this map in accordance with the provisions of Chapter 236 of the of the Town of Waukesha,
		RED-LATHERS, LLC Y: 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 above named Corporation, to n President and CEO of said Cor- deed of said Corporation, by its	rporation, and acknow	, 20, Brett K. Miller, President and CEO of the rson who executed the foregoing instrument, and to me known to be the dedged that he executed the foregoing instrument as such officer as the
		Print Name: Notary Public,County, WI My commission expires:
CONSENT OF CORPO	ORATE MORTG	AGEE:
Wisconsin, mortgagee of the a	bove described land, d Certified Survey Map, a	organized and existing under and by virtue of the laws of the State of does hereby consent to the surveying, dividing, mapping and dedicating and does hereby consent to the above certificate of FRED-LATHERS ,
		BMO HARRIS BANK, N.A.
		Alicia Kopp, Vice President
STATE OF WISCONSIN)	
COUNTY OF) ss)	

President of said corporation, and acknowledged that she executed the foregoing instrument as such officer as the deed of said corporation, by its authority. Print Name: Notary Public, County, WI GOSSER My commission expires: S-2972 MENOMONEE FALLS

named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice

Drafted this 6th day of FEBRUARY, 2018

Personally came before me this __

___ day of ____

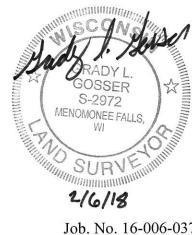
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972 L:\LOBBYS\WPDOCS\DOCUMENT\037\16006-01\530-Certified Survey Map\West CSM Redivision\CSM-FRED-Lathers-WEST REDIVISION.doc

Job. No. 16-006-037-01

_, 20____, Alicia Kopp, Vice President of the above

SHEET 4 OF 5

CERTIFIED SURVEY M	IAP NO	•	
BEING A REDIVISION OF LOTS 1 AND 2 OF CERTIFIED SUP OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF S NORTHWEST 1/4 OF SECTION 32, ALL IN TOWN 6 NORTH WAUKESHA COUNTY	RVEY MAP NO ECTION 29 A , RANGE 19 E	O. 11590, BEING LOC ND THE NORTHWES AST, IN THE TOWN	ST 1/4 OF THE
TOWN OF WAUKESHA TOWN BOARD API	PROVAL:		
Approved by the Town Board of the Town of Waukesha on this	da	y of	, 20
Kathy Nickolaus, Town Clerk	John Marek,	Town Chairman	
EXTRA-TERRITORIAL APPROVAL: CITY OF WAUKESHA PLANNING COMMIS	SSION AP	PROVAL:	
Approved by the Planning Commission of the City of Waukesha	on this	day of	, 20
Jennifer Andrews, Secretary	Shawn N. Re	illy, Chairman	
EXTRA-TERRITORIAL APPROVAL: CITY OF WAUKESHA COMMON COUNCIL	. APPROV	'AL:	
Approved by the Common Council of the City of Waukesha on	this	day of	, 20
Gina Kozlik, City Clerk	Shawn N. Re	illy, Mayor	
WAUKESHA COUNTY DEPARTMENT OF F	PARKS AN	D LAND USE A	APPROVAL:
The above, which has been filed for approval as required by C approved on this day of, 20	Chapter 236 of	the Wisconsin State	Statutes, is hereby
Dale R. Shaver, Director			
		minimining & C.C.C	To the same



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