

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 151 ALSO WITH A PART OF THE NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**OVERALL DETAIL SHEET**

**CENTER OF SEC. 31-7-19**  
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE  
FOUND CONC. MON.  
W/ BRASS CAP  
N 378,097.25  
E 2,455,736.89

**PREPARED BY:**  
TRIO ENGINEERING, LLC  
12660 W. NORTH AVE., BLDG. "D"  
BROOKFIELD, WI 53005  
PHONE: 262-790-1480  
FAX: 262-790-1481

**P.O.C. E 1/4 CORNER, SEC. 31-7-19**  
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE  
FOUND CONC. MON.  
W/ BRASS CAP  
N 378,174.47  
E 2,458,389.38

**VICINITY MAP**  
S.E. 1/4 & N.E. 1/4  
SEC. 31, T. 7 N., R. 19 E.  
SCALE: 1" = 2000'

**OWNER: (LOT 2)**  
FAITH BAPTIST CHURCH INC.  
2028 SHERRYL LN.  
WAUKESHA, WI 53188

**OWNER: (LOT 1)**  
CAROL O. SMART SURVIVOR'S TRUST &  
ROBERT F. SMART AND CAROL O. SMART FAMILY TRUST  
c/o R F SMART DEVELOPMENT LLC  
144 W. BROADWAY AVENUE  
WAUKESHA, WI 53186  
PHONE: 262-547-7755

**LOT 1**  
283,966 S.F.  
(6.5190 Ac.)

**LOT 2**  
538,947 S.F.  
(12.3725 Ac.)

**UTILITY EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 3544377.**  
(EASEMENT IS 60' AND 66' STRIP OF LAND)

**EX. DWELLING**

**EX. CHURCH**

**EX. GARAGE**

**20' WIDE SANITARY SEWER EASEMENT**

**SOUTH LINE OF FAITH BAPTIST PROPERTY**

**86' WIDE ACCESS AND UTILITY EASEMENT GRANTED TO LOT 1 OF C.S.M. #9770, CITY OF WAUKESHA AND OTHERS (RECORDED AS DOC. NO. 311428)**

**WETLANDS**

**TORHORST DR. (PRIVATE ROAD)**

**S.T.H. 18 "SUMMIT AVE"**  
VARIABLE PUBLIC R.O.W.

**C.I.H. TT "MEADOWBROOK ROAD"**  
VARIABLE PUBLIC R.O.W.

**NORTH**  
SCALE: 1" = 200'

**Scale Bar:** 0 100 200 400

- 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 S.E. 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, BEARS S88°19'57"W.
- 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.
- WETLAND LINE FIELD DELINEATED BY OTIE ON MAY 10, 2018 AND FIELD LOCATED BY TRIO ON AUGUST 31, 2018.

DRAFTED THIS 10th DAY OF SEPTEMBER, 2018  
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE. S-3119

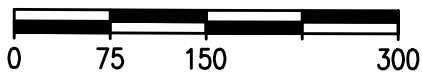
- - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- - INDICATES "FOUND" 1" IRON PIPE.

JOB NO. 05-006-889-01  
SHEET 1 OF 7

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 151 ALSO WITH A PART OF THE NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



**NORTH**  
SCALE: 1" = 150'



- - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- - INDICATES "FOUND" 1" IRON PIPE

JOB NO. 05-006-889-01  
SHEET 2 OF 7

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 151 ALSO WITH A PART OF THE NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



- - INDICATES "SET" 0.750" O.D. X 18" LONG REINFORCING BAR WEIGHING 1.502 LBS. PER LINEAL FOOT.
- - INDICATES "FOUND" 1" IRON PIPE.

JOB NO. 05-006-889-01  
SHEET 3 OF 7

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BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 151 ALSO WITH A PART OF THE  
NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY  
OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

STATE OF WISCONSIN )  
 )ss  
COUNTY OF WAUKESHA)

Being a redivision of Lot 1 of Certified Survey Map Number 151 and all that part of the Northeast 1/4 of the Southeast 1/4 of Section 31, Town 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of the Southeast 1/4 of said Section, Thence South 88°19'57" West along the North line of the Southeast 1/4, 143.22 feet to the West Right-of-Way line of "Meadowbrook Road" (County Highway "TT") and the place of beginning of lands hereinafter described.

Thence South 00°06'04" East along said West line, 239.71 feet to a point; Thence North 88°38'23" East along said West line, 20.00 feet to a point; Thence South 00°06'04" East along said West line, 100.19 feet to a point; Thence 214.56 feet along the arc of a curve whose center lies to the East, whose radius is 7400.00 feet and whose chord bears South 00°55'54.5" East 214.55 feet to a point; Thence South 88°14'15" West along said West line, 10.00 feet to a point; Thence South 02°33'09" East along said West line, 204.34 feet to a point; Thence North 35°52'09" East along said West line, 34.31 feet to a point; Thence South 00°06'04" East along said West line, 31.32 feet to a point on the Westerly line of Certified Survey Map Number 9398; Thence South 35°50'50" West along said Northerly line, 691.23 feet to a point on the North line of "Summit Avenue" (State Highway "18"), Thence North 78°06'37" West along said North line, 173.78 feet to a point on the East line of Certified Survey Map Number 9770; Thence North 09°10'23" East along said East line, 396.38 feet to a point on the North line of said Certified Survey Map; Thence North 87°32'52" West along said North line, 333.24 feet to a point; Thence North 35°25'03" West 266.64 feet to a point; Thence 108.18 feet along the arc of a curve whose center lies to the Southeast, whose radius is 240.00 feet and whose chord bears North 40°10'27" East 107.26 feet to a point; Thence North 53°05'13" East 73.75 feet to a point; Thence 288.43 feet along the arc of a curve whose center lies to the Northwest, whose radius is 330.00 feet and whose chord bears North 28°02'52" East 279.33 feet to a point; Thence North 03°00'32" East 271.35 feet to a point on the North line of said Southeast 1/4; Thence North 88°19'57" East along said North line, 682.35 feet to the point of beginning of this description.

Said Parcel contains 822,913 Square Feet (or 18.8914 Acres of land), more or less.

That I have made such survey, land division and map by the direction of **ROBERT F. SMART AND CAROL O. SMART REVOCABLE TRUST OF 2010 and Faith Baptist Church Inc.**, owners 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 and the Platting Ordinances of the City of Waukesha in surveying, dividing and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Ted R. Indermuehle, P.L.S.  
Registered Land Surveyor, S-3119  
**TRIO ENGINEERING, LLC**  
12660 W. North Avenue, Bldg. "D"  
Brookfield, WI 53005  
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 10th Day of September, 2018

Job. No. 05-006-889-01

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119

SHEET 4 OF 7

***CERTIFIED SURVEY MAP NO. \_\_\_\_\_***

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 151 ALSO WITH A PART OF THE  
NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY  
OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE OF DEDICATION:**

**ROBERT F. SMART AND CAROL O. SMART REVOCABLE TRUST OF 2010**, as owner, does hereby certify  
that it 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 Platting Ordinances of the City of  
Waukesha, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

**ROBERT F. SMART AND CAROL O. SMART  
REVOCABLE TRUST OF 2010**

\_\_\_\_\_  
Carol O. Smart, Trustee

STATE OF WISCONSIN        )  
  ) ss  
COUNTY OF                    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Carol O. Smart,  
Trustee of the Robert F. Smart and Carol O. Smart Revocable Trust of 2010, to me known to be the person who  
executed the foregoing instrument and acknowledged the same, on behalf of the Trust.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, WI  
My commission expires: \_\_\_\_\_

***CERTIFIED SURVEY MAP NO.***\_\_\_\_\_

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 151 ALSO WITH A PART OF THE  
NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY  
OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**CORPORATE OWNER'S CERTIFICATE OF DEDICATION:**

**FAITH BAPTIST, INC.**, 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 \_\_\_\_.

**FAITH BAPTIST, INC.**

\_\_\_\_\_

STATE OF WISCONSIN            )  
  ) ss  
COUNTY OF                        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, , 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: \_\_\_\_\_

***CERTIFIED SURVEY MAP NO.***\_\_\_\_\_

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 151 ALSO WITH A PART OF THE  
NORTHEAST OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY  
OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

**PLAN COMMISSION APPROVAL:**

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

\_\_\_\_\_  
Shawn N. Reilly, Chairman

\_\_\_\_\_  
Jennifer Andrews, Secretary

**COMMON COUNCIL APPROVAL:**

Approved by the Common Council of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_,  
20 \_\_\_\_\_, by Resolution No. \_\_\_\_\_.

\_\_\_\_\_  
Shawn N. Reilly, Mayor

\_\_\_\_\_  
Gina Kozlik, City Clerk