

3891686



# CERTIFIED SURVEY MAP NO. 10945

A division of Lot 4 of Certified Survey Map No. 10943, being in the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 36, all in Town 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

● INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED

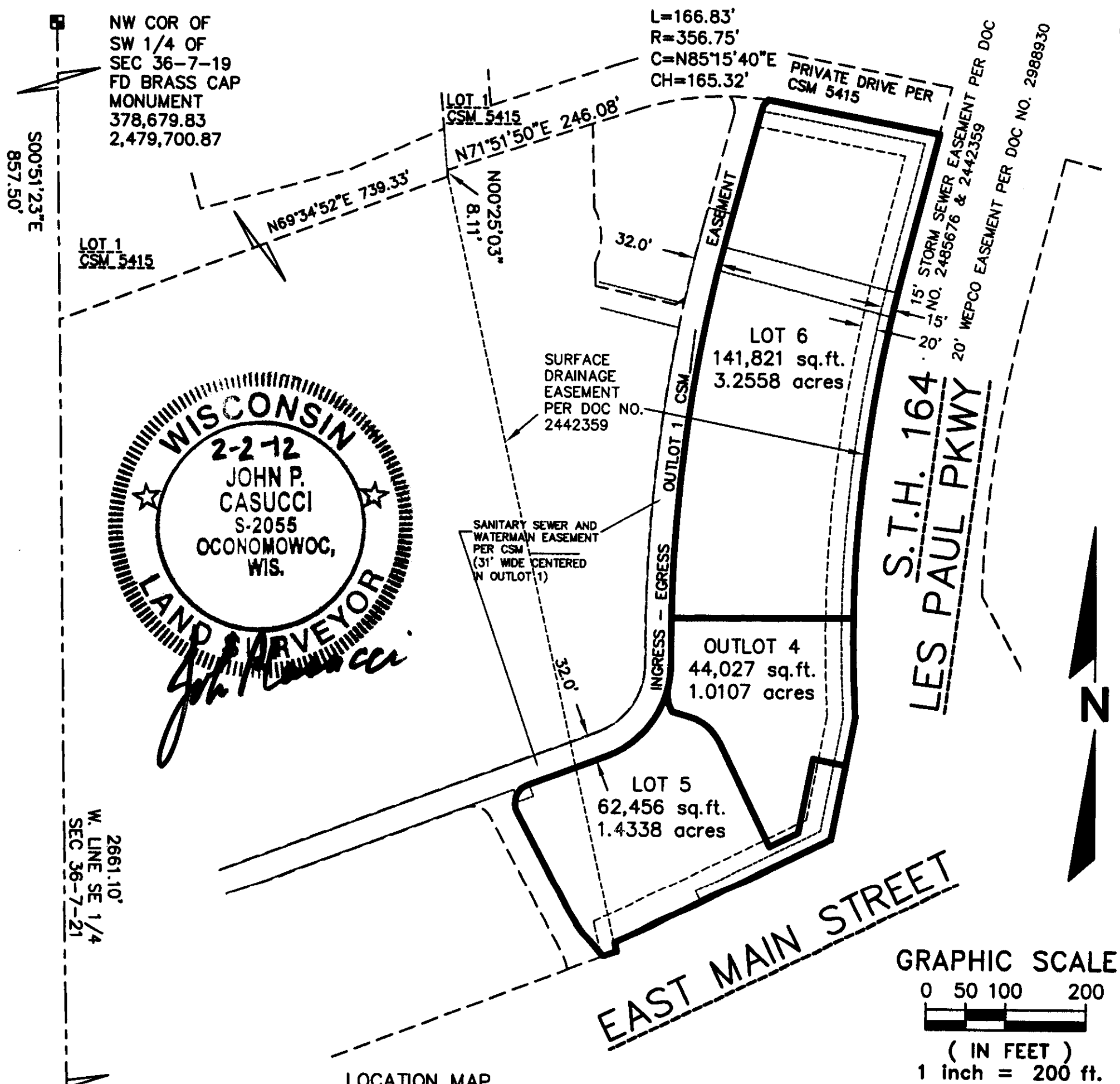
○ INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE W. LINE OF THE SW 1/4 OF SECTION 36, T 7 N, R 19 E, WHICH BEARS S00°51'23"E

SEE SHEETS 2 AND 3 FOR LOT DETAILS

LOTS 5, 6 AND OUTLOT 4 SHALL HAVE NO DIRECT ACCESS TO S.T.H. "164" AND EAST MAIN STREET

SEE SHEET 4 FOR EASEMENT NOTES



## R.A. Smith National, Inc.

*Beyond Surveying  
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005  
262-781-1000 Fax 262-797-7373 www.rasmithnational.com  
Appleton, WI Orange County, CA Pittsburgh, PA

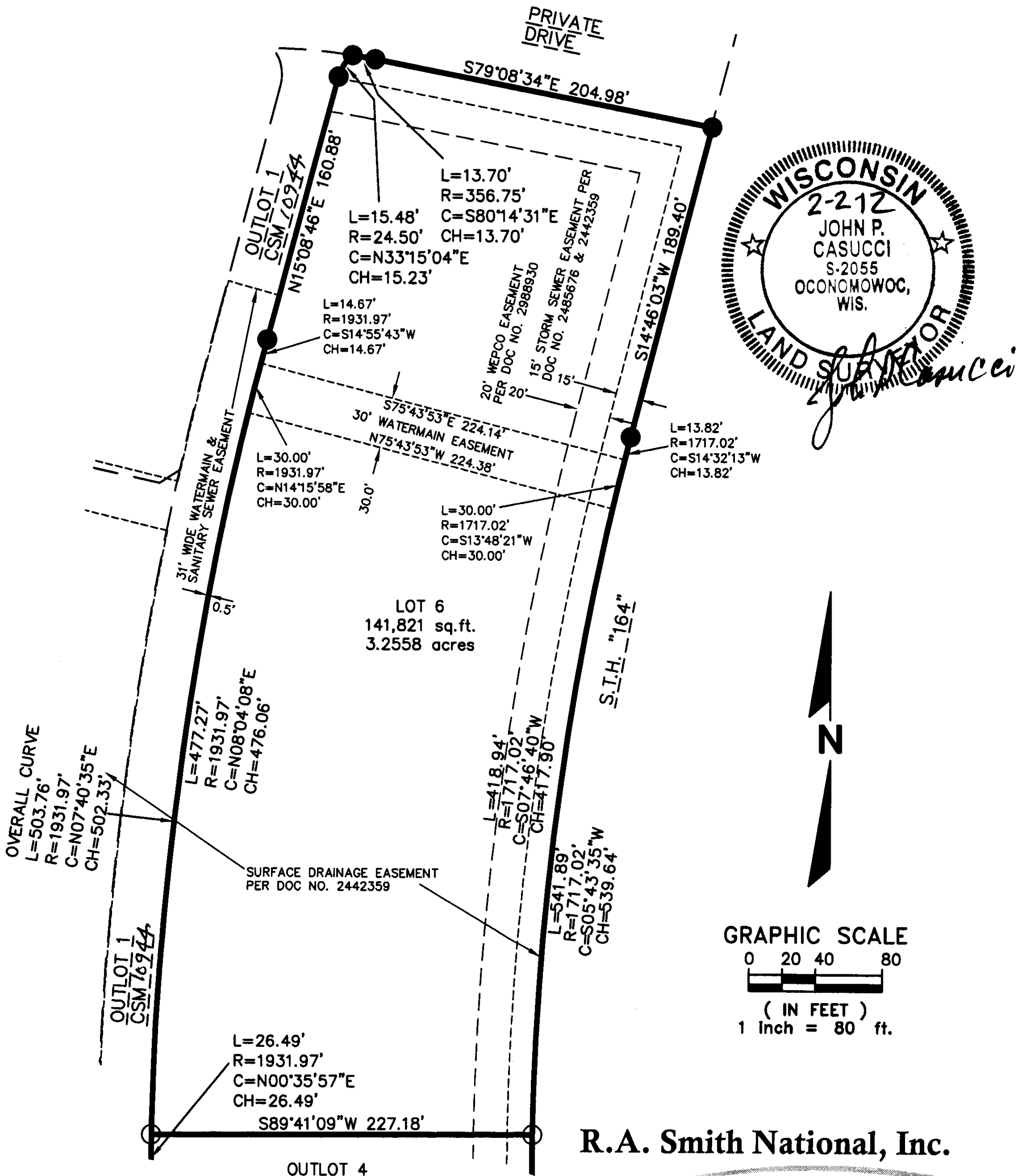
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SHEET 1 OF 6 SHEETS

303

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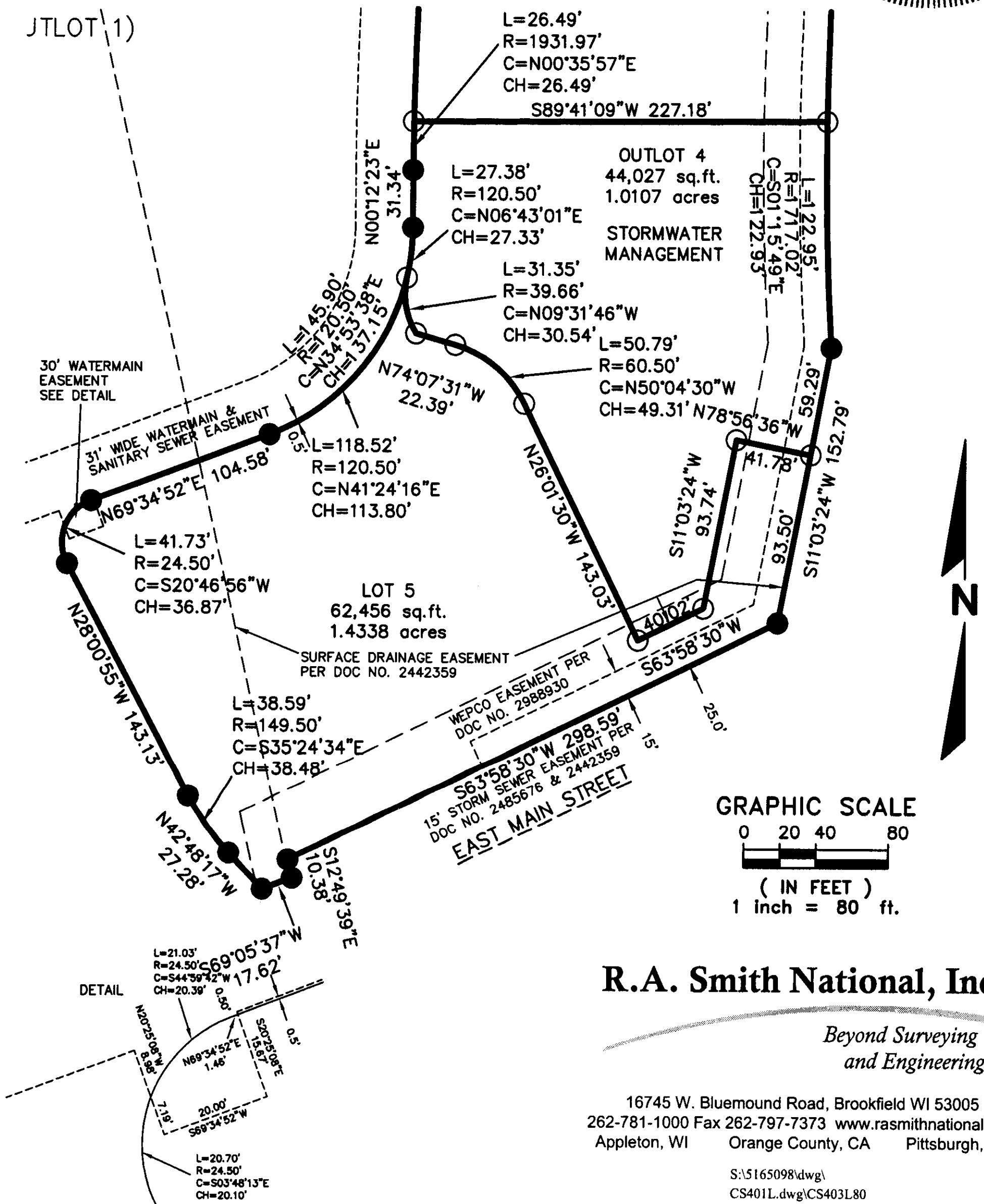
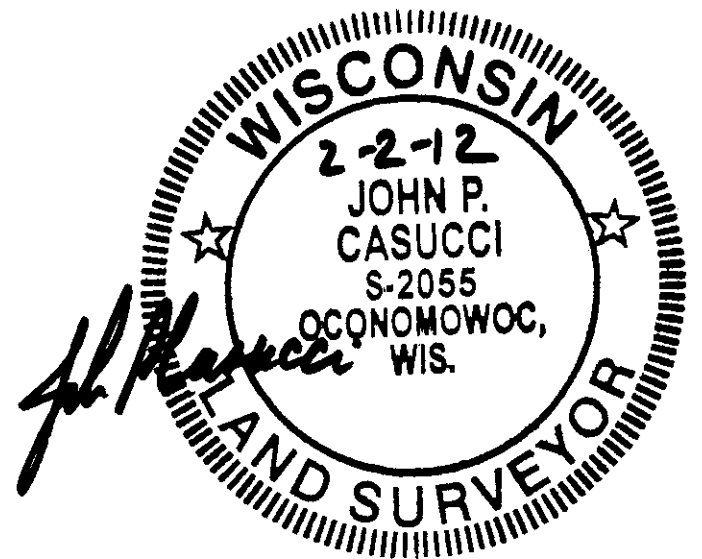
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704

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SHEET 3 OF 6 SHEETS

305

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN        }  
                                      :SS  
WAUKESHA COUNTY        }

I, JOHN P. CASUCCI, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 4 of Certified Survey Map No. \_\_\_\_\_, being in the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 36, all in Town 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 36; thence South 00°51'23" East along the West line of said Section 857.50 feet to a point in the South line of Certified Survey Map No. 5415; thence North 69°34'52" East along said South line 739.33 feet to a point; thence North 00°25'03" West along said South line 8.11 feet to a point; thence North 71°51'50" East along said South line 246.08 feet to a point; thence Northeasterly 166.83 feet along said South line and an arc of a curve whose center lies to the Southeast, whose radius is 356.75 feet and whose chord bears North 85°15'40" East 165.32 feet to the point of beginning of lands to be described; thence Southeasterly 13.70 feet along said South line and an arc of a curve whose center lies to the Southwest, whose radius is 356.75 feet and whose chord bears South 80°14'31" East 13.70 feet to a point; thence South 79°08'34" East 204.98 feet to a point in the West line of State Trunk Highway 164; thence South 14°46'03" West along said West line 189.40 feet to a point; thence Southwesterly 541.89 feet along said West line and an arc of a curve whose center lies to the Southeast, whose radius is 1717.02 feet and whose chord bears South 05°43'35" West 539.64 feet to a point; thence South 11°03'24" West along said West line 152.79 feet to a point in the North line of East Main Street; thence South 63°58'30" West along said North line 298.59 feet to a point; thence South 12°49'39" East along said North line 10.38 feet to a point; thence South 69°05'37" West along said North line 17.62 feet to a point; thence North 42°48'17" West 27.28 feet to a point; thence Northwesterly 38.59 feet along an arc of a curve whose center lies to the Northeast, whose radius is 149.50 feet and whose chord bears North 35°24'34" West 38.48 feet to a point; thence North 28°00'55" West 143.13 feet to a point; thence Northeasterly 41.73 feet along an arc of a curve whose center lies to the Southeast, whose radius is 24.50 feet and whose chord bears North 20°46'56" East 36.87 feet to a point; thence North 69°34'52" East 104.58 feet to a point; thence Northeasterly 145.90 feet along an arc of a curve whose center lies to the Northwest, whose radius is 120.50 feet and whose chord bears North 34°53'38" East 137.15 feet to a point; thence North 00°12'23" East 57.82 feet to a point; thence Northeasterly 477.29 feet along an arc of a curve whose center lies to the Southeast, whose radius is 1938.02 feet and whose chord bears North 08°05'27" East 476.09 feet to a point; thence North 15°08'46" East 160.88 feet to a point; thence Northeasterly 15.48 feet along an arc of a curve whose center lies to the Southeast, whose radius is 24.50 feet and whose chord bears North 33°15'04" East 15.23 feet to the point of beginning.

Said described lands containing 248,335 square feet or 5.7010 acres of land.

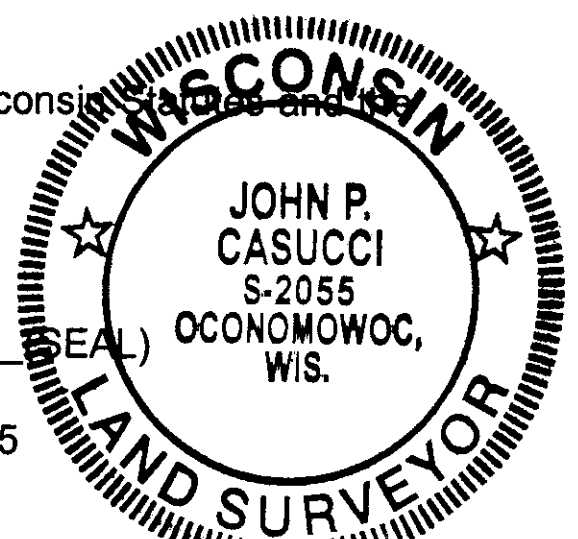
THAT I have made such survey, land division and map by the order and direction of SPANCRETE INDUSTRIES INC, owner of said land.

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 Ordinances of the City of Waukesha in surveying, dividing and mapping the same.

FEB 2, 2012  
DATE

John P. Casucci  
JOHN P. CASUCCI,  
REGISTERED LAND SURVEYOR S-2055



Sheet 4 of 6 Sheets

300

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## CORPORATE OWNER'S CERTIFICATE

SPANCRETE INDUSTRIES INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, do hereby certify that said corporation caused the land described above to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the City of Waukesha.

SPANCRETE INDUSTRIES INC., as owner, does further certify that this map is required by S.236.20 or 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection: City of Waukesha

IN Witness Whereof, the said SPANCRETE INDUSTRIES INC, has caused these presents to be signed by TODD BACKUS, its SECRETARY at WAUKESHA, Wisconsin, this 3<sup>rd</sup> day of FEBRUARY, 2012.

SPANCRETE INDUSTRIES INC.,

Todd Backus

TODD BACKUS

STATE OF WISCONSIN }

:SS

WAUKESHA COUNTY }

PERSONALLY came before me this 3<sup>rd</sup> day of FEBRUARY, 2012, TODD BACKUS, its SECRETARY of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the SECRETARY of the corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the corporation, by its authority.

Diane Krause (SEAL)

Notary Public, State of Wisconsin

My commission expires 7/26/2015

## EASEMENT NOTES

No building or fence shall be constructed in sanitary, storm sewer, drainage and watermain easements. No trees or bushes which would grow to more than 4' in height shall be planted within said easements without the approval of the City of Waukesha Engineering Department and the Waukesha Water Utility.

In the event the water utility finds it necessary to disturb the premises in the exercise of its duties and responsibilities (future repairs, if necessary), The Utility agrees to restore the premises of the Grantor, as nearly as is reasonably possible, to the condition existing prior to such disturbance, however, not including the replacement of pavement, trees, shrubbery and other items existing on or within the described easement.

Grade changes within the Permanent Water Main Easements which exceed 12" (one foot) shall not be made without prior written approval of the Waukesha Water Utility.

There shall be a 10' wide temporary slope easement across the street frontage on all Lots. Said easement not to be permanently improved and to be in effect until sidewalk is installed.



John P. Casucci

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## CITY OF WAUKESHA PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Waukesha on this 21<sup>st</sup> day of December, 2012

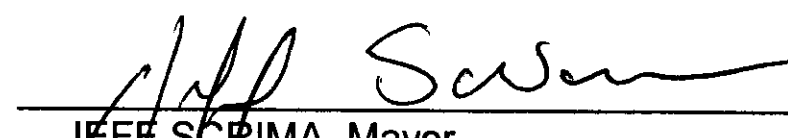
  
JEFF SCRIMA, Chairman

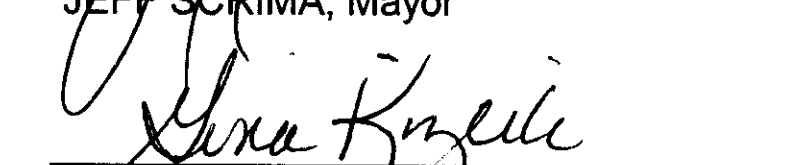
  
STEVE CRANDELL, Community Development Director

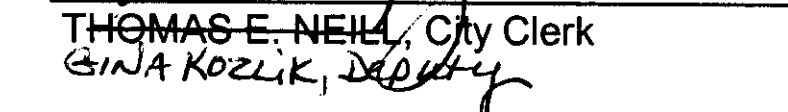
## COMMON COUNCIL APPROVAL AND ACCEPTANCE OF DEDICATION

Approved by the Common Council of the City of Waukesha on this 3<sup>rd</sup> day of January, 2012

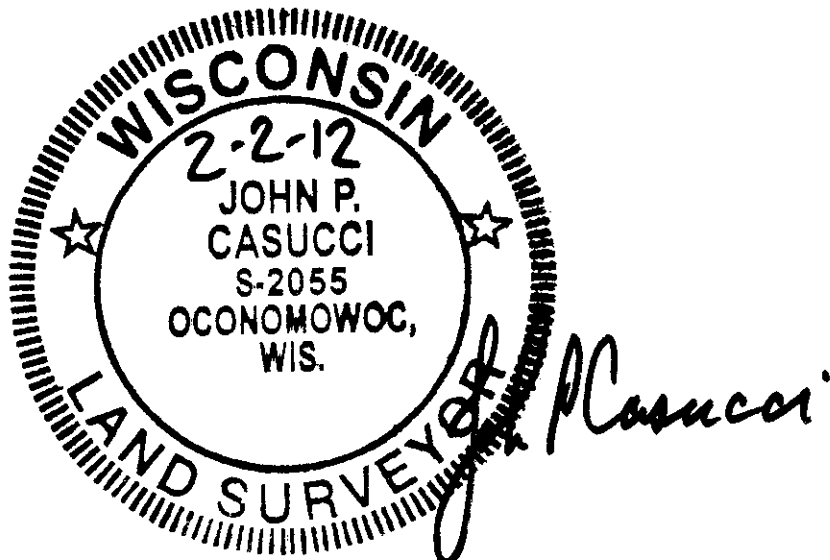


  
JEFF SCRIMA, Mayor

  
THOMAS E. NEILL, City Clerk

  
GINA KOZLIK, Deputy

All conditions of the approval of the City of Waukesha were met as of the 3<sup>rd</sup> day of February, 2012.



3891686

REGISTER OF DEEDS  
WAUKESHA COUNTY, WI  
RECORDED ON

February 03, 2012 12:56 PM  
James R Behrend  
Register of Deeds

6 PGS  
TOTAL FEE: \$30.00  
TRANS FEE: \$0.00  
Book 106 Page 303-308