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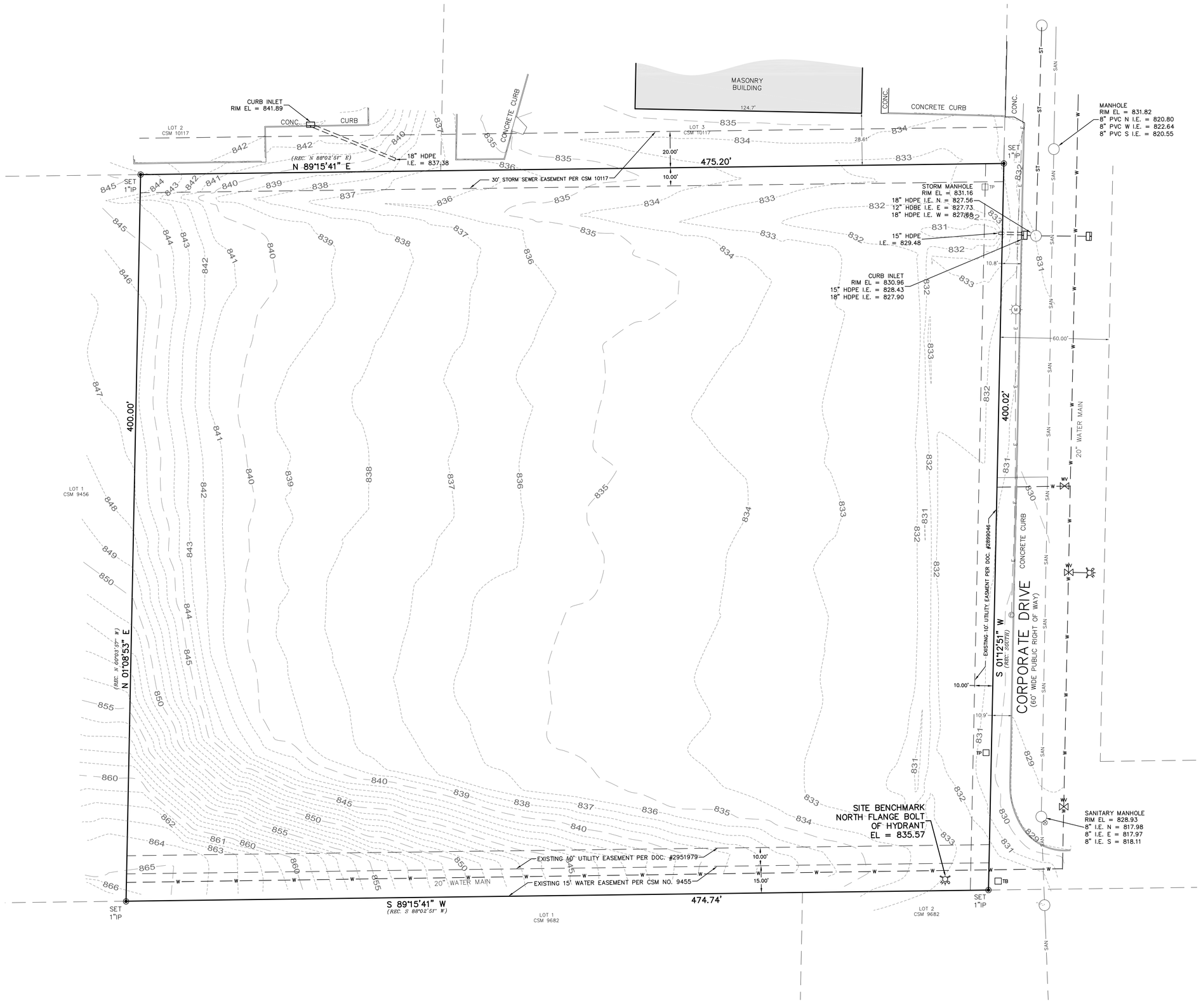

LEGAL DESCRIPTION:

LOT 4 OF CERTIFIED SURVEY MAP NO. 10,117, BEING A REDIVISION OF LOT 3 OF CSM NO. 9458 AND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CONTAINING: 189,885 SQUARE FEET OR 4.3591 ACRES.

NOTES

1. LEGAL DESCRIPTION FROM CSM 10117.

2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0326G, WITH A DATE OF IDENTIFICATION OF 11/05/2014, IN COMMUNITY NO. 550491, THE CITY OF WAUKESHA, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. PROJECT BENCHMARK – CHISELED CROSS FOUND IN TOP OF NW SIDE OF HYD. FLANGE OF HYDRANT 27.55 FEET SE OF THE WEST CORNER OF SECTION 22-6-19, EL = 857.384.

5. SITE BENCHMARK – NORTH FLANGE BOLT OF HYDRANT AS SHOWN HEREON.

6. ELEVATIONS BASED ON INFORMATION FROM SEWRPC AND ARE AT NGVD 29 DATUM.

7. SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WAUKESHA COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)).

8. ZONING: M-3 LIMIT BUSINESS AND INDUSTRIAL PARK DISTRCIT

SETBACKS: FRONT = 40'
SIDE = 10'
REAR = 25'

LEGEND

SAN — SANITARY SEWER	ELECTRIC TRANSFORMER
ST — STORM SEWER	ELECTRIC METER
W — WATER MAIN	ELECTRIC PEDESTAL
G — BURIED GAS LINE	ELECTRIC BOX AT GRADE
TEL — BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE
E — BURIED ELECTRIC LINE	TELEPHONE PEDESTAL
FO — BURIED FIBER OPTIC LINE	TV PEDESTAL
// — OVERHEAD UTILITY LINES	GAS METER
CATV — BURIED CABLE TELEVISION LINES	AIR CONDITIONER
COMB — COMBINATION SEWER	UTILITY POLE
WOOD FENCE	WOOD SIGN
METAL FENCE	METAL SIGN
EDGE OF TREES AND BRUSH	FLAG POLE
994.32 DS — DOOR SILL ELEVATION	BOLLARD
FIRE DEPARTMENT CONNECTION	BOLLARD LIGHT
	YARD LIGHT

HYDRANT	
WATER VALVE	
GAS VALVE	
MANHOLE	
STORM MANHOLE	
CATCH BASIN	
CURB INLET	
METAL LIGHT POLE	
CONCRETE LIGHT POLE	
WOOD LIGHT POLE	
MAIL BOX	
FIBER OPTIC MARKER	
GUY WIRE	

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

NOVEMBER 14, 2017
DATE

MICHAEL J. BERRY, R.L.S.
REGISTERED LAND SURVEYOR S-2545

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

PLAT OF SURVEY WITH TOPOGRAPHY

FOR

BRIELE GEAR
CORPORATE DRIVE
WAUKESAHA, WI

DRAWN BY:	NJF	DATE:	NOV. 14, 2018
CHECKED BY:	MJB	DRAWING NO.	P - 0
CSE JOB NO.:	18 - 096	SHEET	1 OF 1