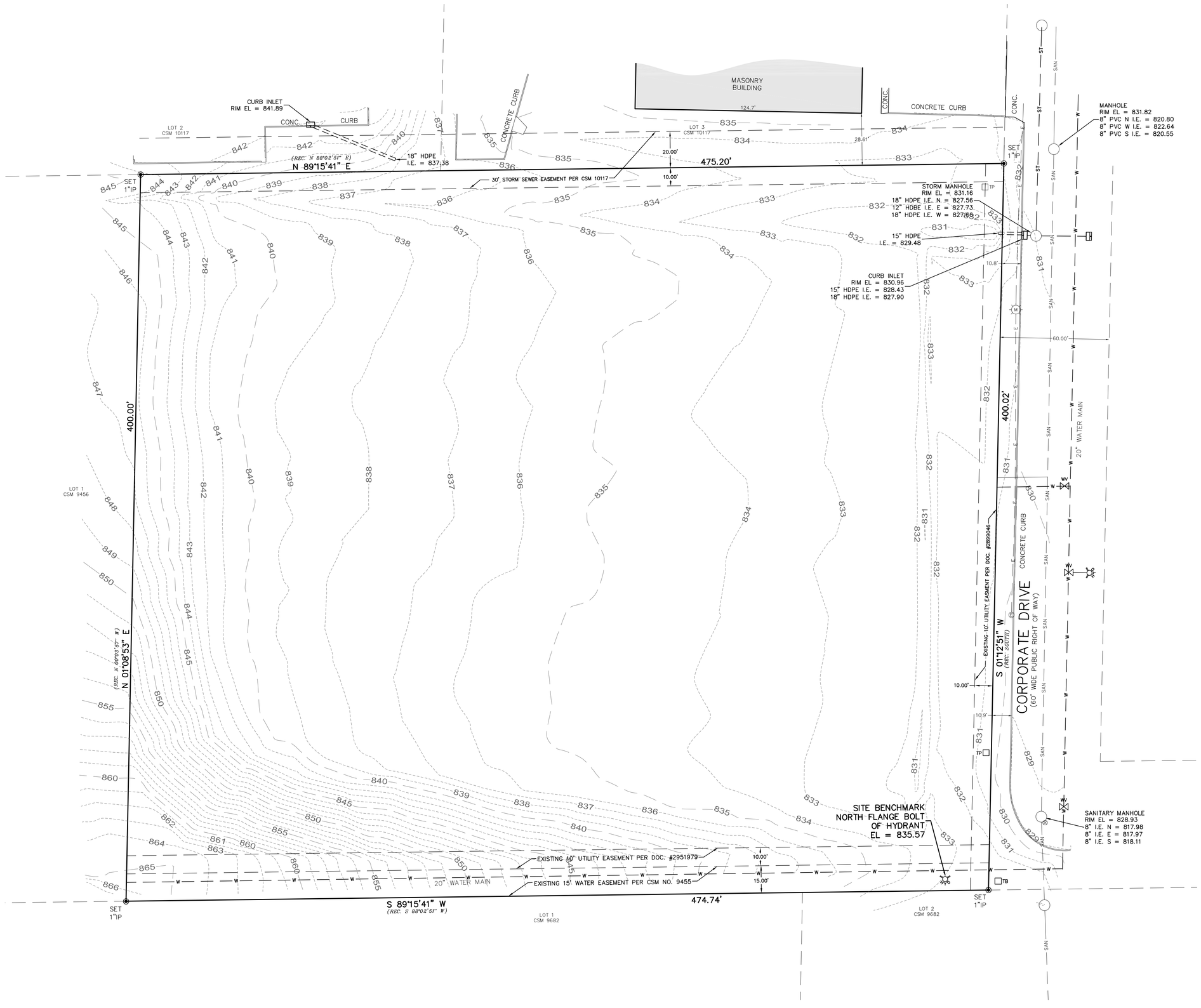
CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM




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 |