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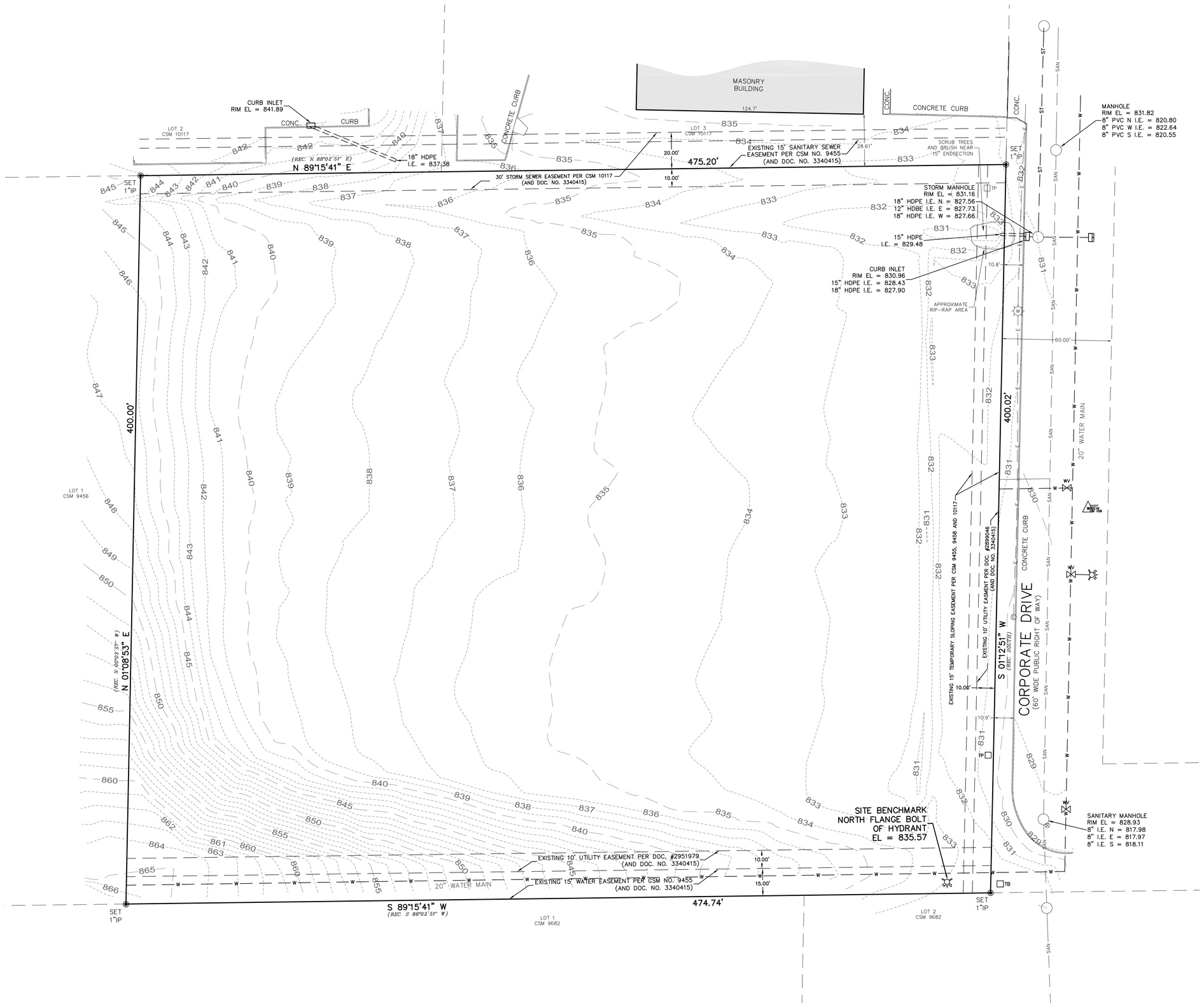

LEGAL DESCRIPTION:

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'

BRELIE GEAR
CORPORATE ROAD WAUKESHA, WI

CJE NO.: 184IRIEX
JANUARY 21, 2019

LEGEND

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

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

SV1.0