CERTIFIED SURVEY MAP NO. Sheet 1 of 9 Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN NE. COR. SE 1/4 LOT 1 (SOUTH // COR.) SEC. 8-6-19 FOUND CONC. MON. W/ SEWRPC BRASS CAP H 2400 W. SUNSET DRIVE 2440 W. SUNSET DRIVE 1/4 1/4 10' SETBACK LINE (TYP) Š 1/4 45 FT ACCESS FASEMENT TAX KEY NO. WAKC 1328.999.002 VICINITY MAP SE 1/4 OF SEC 8, T6N, R19E & SEC. 9, T6N, R19E SCALE: 1" = 4000' FT WIDE WATER 'EASEMENT ADDRESS SCALE IN FEFT OWNER: CITY OF WAUKESHA WATER UTILITY OUTLOT 6 SUNSET DR 150' **POND** UNPLATTED LANDS SE % SEC. 8-6-19 AREA: 1.0814 acres 17,015.35 sq. ft. LOT 5 AREA: 4 5018 20 E OUTLOT 6 DECLARATION: STORM WATER MANAGEMENT 10' SETBACK LINE (TYP) 3 BASIN FOR LOTS 1 & 5 PROPOSED 40' WIDE ACCESS EASEMENT PROPOSED 60' WIDE ACCESS EASEMENT UNPLATTED LANDS PROPOSED 20' WIDE PRIVATE SANITARY SEWER UTILITY EASEMENT LOT 1 OWNER: COOPER INDUSTRIES INC AREA: 4.2025 acres 183,061.10 sq. ft. 50' SETBACK <u>(C.T.H.</u> SURVEYOR: JOHN R. STIGLER, PLS JAHNKE & JAHNKE ASSOC., LLC TAX KEY NO. WAKC 1328.999.001 Ī ("d" TOTAL AREA PARCEL: 13.4398 acres 585,436.49 sq. ft. 895.49 711 WEST MORELAND BLVD. 3 WAUKESHA, WI. 53188-2479 PHONE: (262) 542-5797 LOT 4 AREA: 2.2163 acres ADDRESS: 2300 W. ST. PAUL AVE. OWNER/SUBDIVIDER: FOX RUN 3 LLC 96.541.29 sq. ft. C/O SOMMERSTONE LLC 19035 W. CAPITOL DR#108 BROOKFIELD, WI 53045 EX. 20 FT WIDE WATER UTIL. EA 'ROPOSED 20' WIDE WATER UTILITY EASEMENT NE. COR. SE 1/4 (EAST 1/4 COR.) SEC. 8-6-19 FOUND CONC. ON. W/ SEWRPC 1" IP FND -0.10' N 0.04' E 25' SETBACK LINE (TYP) LOT 2 N 00°26'13" E (SEWR AREA LOT 3 W. ST. PAUL AVE CSM 9343 AREA: 1.0548 acres 45,946.88 sq. ft. LOT 1 EX. ROADWAY OWNER: KOHLS 25'SETBACK LINE (TYP) All CHA NOT NOT THE 2200 W. ST. PAUL AVE. OUTLOT 1 JOHN R. STIGGOSTICE STIFE STIFE <u>СЅМ 9349</u> DETENTION POND TRACT **£** (C.T.H. "X") NO SURVE L LA. 12 WIDE COMBINE PER DOC. No. 3737597 EX. UTILITY EASEMENT PER DOC. No. 3840656 REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A HN R. STIGLER - Wis. Reg. No. S -1820 BEARING OF S 89°17'36 W BASED ON THE WISCONSIN STATE

LEGEND

- - 1" IRON PIPE FOUND
- IRON PIPE 18" x 1" DIA. PLACED
 1.13 LBS. PER LIN. FT.

PLANE COORDINATE SYSTEM (SOUTH ZONE)

+ - SECTION CORNER MONUMENT

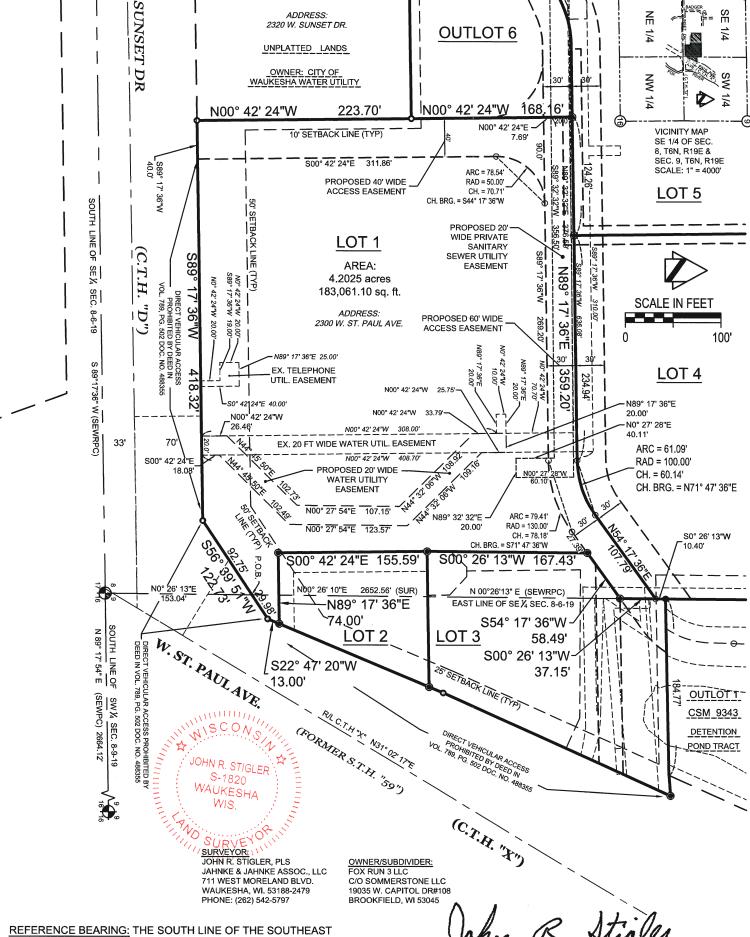
INSTRUMENT DRAFTED BY JOHN R. STIGLER

DATED this <u>27th</u> DAY of <u>January</u>, 2020

P.S. WAUK 5422

FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

CERTIFIED SURVEY MAP NO. Sheet 2 of 9 Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN



REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 89°17'36 W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

LEGEND

- 1" IRON PIPE FOUND
- 1.13 LBS. PER LIN. FT. - SECTION CORNER MONUMENT
- IRON PIPE 18" x 1" DIA. PLACED

NOTES:

- ITALICIZED DIMENSIONS REFER TO EXISTING LINE DISTANCES.

INSTRUMENT DRAFTED BY JOHN R. STIGLER

DATED this 27th DAY of January, 2020

P.S. WAUK 5422

FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

HN R. STIGLER - Wis. Reg. No. S -1820

Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN ARC = 34.28 RAD = 90.00 S0° 26' 13"W N24° 07' 11"E 0.31' EX. EASEMENT 10.40' сн. = 34**,**07 DOC. NO. 3737597 =/N43° 22',59"E N89° 05' 46"E 184.77 S0° 26' 13"W 37.15 10' SETBACK LINE (TYP LOT 4 N86° 09' 26"E N00° 26' 13"E 21.28' 47.55 N89° 07<u>'</u> PROPOSED 17' 36"E _40.61' 48' WIDE STORM N89° 07' 27"E UTILITY EASEMENT EX. 12' WIDE EASEMENT EX. EASEMENT DOC. NO. 2810956 S89° 32' 06"E 155.11 PROPOSED 25' WIDE ACCESS EASEMENT N 00°26'13" E (SEWRPC) EAST LINE OF SE ½ SEC. 8-6-7 S65° 38' 06"E 43 35.00 167. LOT 3 NOO° 42' 24"W AREA: 13"E 1.0548 acres 45,946.88 sq. ft. 26' N89° 17' 36"E N44° 17′ 36″E 6.00 23.73 S47° 15' 17"E 26.17 N0° 42′ 24″W S00° 42′ 24″E 24.22 23.00' SCALE IN FEET N89° 17' 36"E 95.84 N89° 17' 36"E 50' 10.00 N89° 36"E 141.62 S22° 46' 54"W SE 1/4 SW 1/4 LQT 2 155. 20' WIDE EASEMENT AREA: TiO_ 0.3851 acres 522° 46' 54"W NE 1/4 NW 1/4 16,774.32 sq. ft. 522° 46' 54"W ADD VICINITY MAP 2302 W. ST. SE 1/4 OF SEC. 8, T6N, R19E & SEC. 9, T6N, R19E SCALE: 1" = 4000' PAUL AVE. N22° 47' 20"E SURVEYOR: JOHN R. STIGLER, PLS JAHNKE & JAHNKE ASSOC., LLC 711 WEST MORELAND BLVD. OHN R. STIGL 17' 36"W WAUKESHA, WI. 53188-2479 74.00 NUKESHA P.O.B VARIES C/O SOMMERSTONE LLC 19035 W. CAPITOL DR#108 BROOKFIELD, WI 53045 N56° 39' 51"E REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A STIGLER - Wis. Reg. No. S -1820 BEARING OF S 89°17'36 W BASED ON THE WISCONSIN STATE DATED this 27th DAY of January, 2020 PLANE COORDINATE SYSTEM (SOUTH ZONE) NOTES: **LEGEND** - ITALICIZED DIMENSIONS REFER INSTRUMENT DRAFTED BY JOHN R. STIGLER - 1" IRON PIPE FOUND

TO EXISTING LINE DISTANCES.

P.S. WAUK 5422

FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG

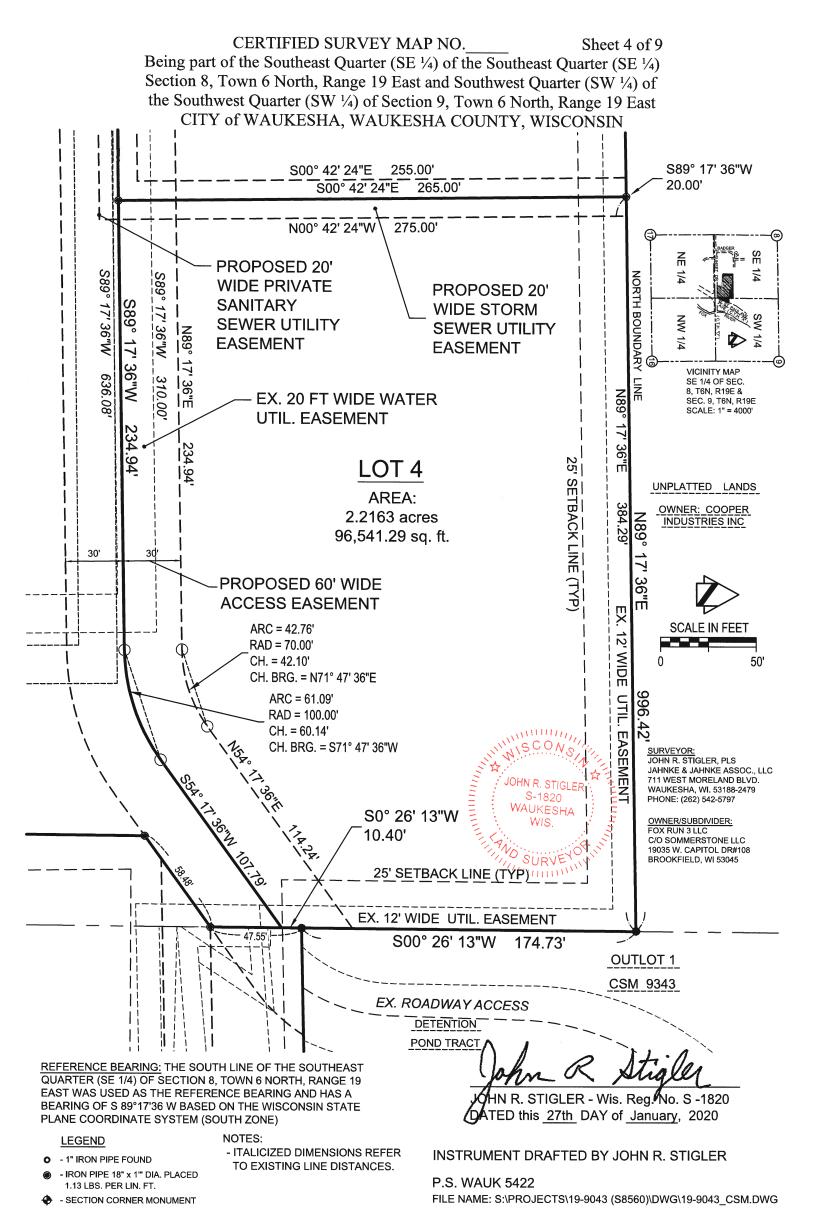
IRON PIPE 18" x 1" DIA, PLACED

SECTION CORNER MONUMENT

1.13 LBS. PER LIN. FT.

CERTIFIED SURVEY MAP NO.

Sheet 3 of 9



CERTIFIED SURVEY MAP NO. Sheet 5 of 9 Being part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 9, Town 6 North, Range 19 East CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN SE M 1/4 1/4 CSM 4192 LOT 1 Š 2440 W. SUNSET DRIVE CSM 8584 1/4 LOT 2 VICINITY MAP 2400 W. SUNSET DRIVE SE 1/4 OF SEC EX. ACCESS EASEMENT 8, T6N, R19E & SEC. 9, T6N, R19E SCALE: 1" = 4000' PER DOC. No. 1214588 N0° 27' 54"E N00° 27' 54"E 401.49 10' SETBACK LINE (TYP) N24° 32' 07"W N65° 27' 54"E S24° N24° PROPOSED 20' WIDE WATER UTILITY EASEMENT N65° 27' 53"E 32' 07"W TAX KEY NO. WAKC 1328,999,002 N0° 42' 24"W 31.75' PROPOSED 20' WIDE PRIVATE SANITARY SEWER UTILITY EASEMENT S00° 27' 54"W 285.7 S0° 42' 24"E S00° 27′ 54"W S00° 42' 24"E N89° 42' 23"W 19.0 1"E 225.00' PROPOSED 60' WIDE ACCESS EASEMENT N00° 42' 24"W 433.16 PROPOSED FACILITIES PROPOSED 20' WIDE PRIVATE SANITARY SEWER UTILITY ° 27' 54"W 9° 42' 23"E ACCESS EASEMENT N89° **EASEMENT** 14.97' 18.98' ADDRESS: 2320 W. SUNSET DR. 17 36"E EASEMENT OUTLOT 6 ° 17' 36"E 7' 36"E SCALE IN FEFT UNPLATTED LANDS POND OWNER: CITY OF WAUKESHA WATER UTILITY LOT 5 N89° 17' 36"E 430.34' EX. 12 WIDE UTIL. EASEMENT 25' SETBACK LINE (TYP) S65° 27' 21.98' 100' AREA: 612. 4.5018 acres 17' 36"V 196,097.55 sq. ft. ARC = 41.59RAD = 130.00' CH. = 53.68' CH. BRG. = N77° 22' 45"E RAD = 100.00 CH = 41.29'24"E **188** CH. BRG. = S77° 22' 45"W PROPOSED 20' S89° 17' 36"W WIDE STORM SEWER UTILITY EASEMENT 76.31 N00° 42' 24"W 223.70 S89° N8998 PROPOSED 40' WIDE ACCESS EASEMENT PROPOSED 60' WIDE 17' 36"E 134.26 ACCESS EASEMENT 815.00 S00° 42' 24"E . \$00° 42' 24"E LOT₁ SURVEYOR: JOHN R. STIGLER, PLS JAHNKE & JAHNKE ASSOC., LLC 711 WEST MORELAND BLVD. 32"E S89° 17' 36"W JOHN R. STIGLER N89° 17' 36"E 124.26' S-1820 WAUKESHA, WI, 53188-2479 UKESHA WIS OWNER/SUBDIVIDER: FOX RUN 3 LLC C/O SOMMERSTONE LLC 19035 W. CAPITOL DR#108 BROOKFIELD, WI 53045 LOT 4 310.00 636.08 AND SURVE REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 8, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A HN R. STIGLER - Wis. Reg. No. S -1820 BEARING OF S 89°17'36 W BASED ON THE WISCONSIN STATE DATED this <u>27th</u> DAY of <u>January</u>, 2020

LEGEND

- 1" IRON PIPE FOUND
- 1.13 LBS. PER LIN. FT.
- IRON PIPE 18" x 1" DIA. PLACED

- SECTION CORNER MONUMENT

PLANE COORDINATE SYSTEM (SOUTH ZONE)

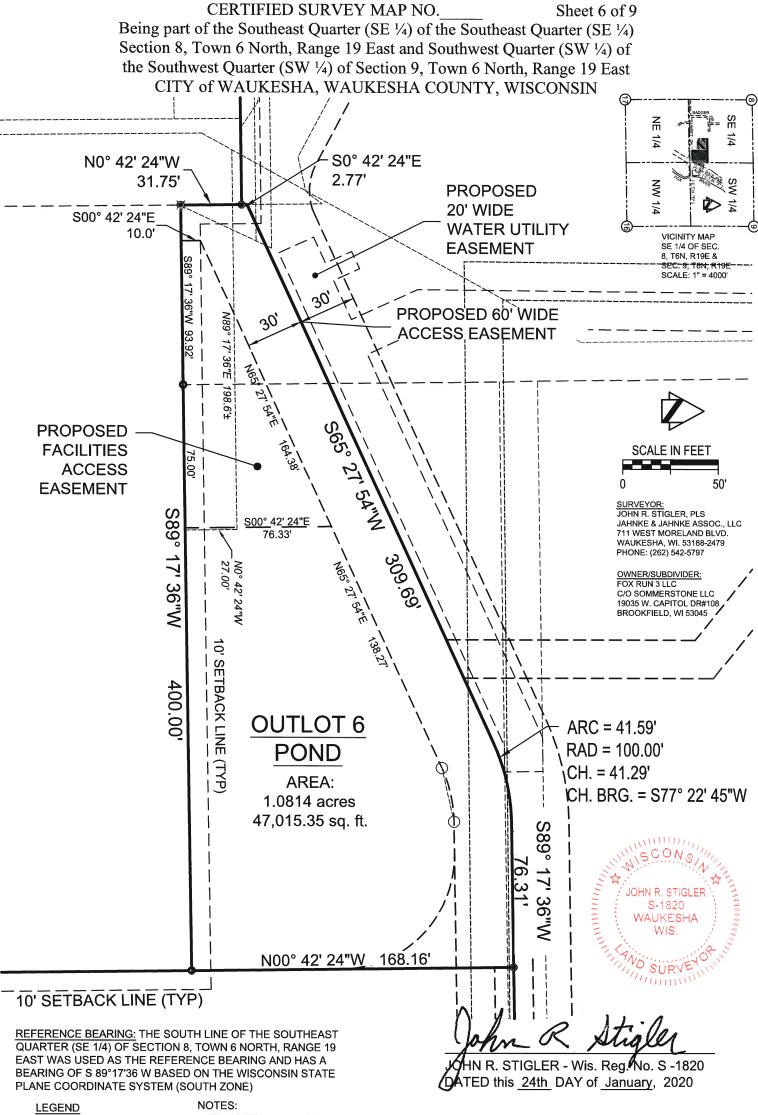
NOTES:

- ITALICIZED DIMENSIONS REFER TO EXISTING LINE DISTANCES.

INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. WAUK 5422

FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043_CSM.DWG



- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- SECTION CORNER MONUMENT

- ITALICIZED DIMENSIONS REFER TO EXISTING LINE DISTANCES.

INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. WAUK 5422

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CERTIFIED SURVEY MAP NO.

Sheet 7 of 9

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 9, Town 6 North, Range 19 East CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW ¼) of the Southwest Quarter of Section 9, Town 6 North, Range 19 East, in the City of Waukesha, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Southeast ¼ of Section 8; thence North 00°26'13" East 153.04 feet to the north right of way line of Sunset Drive (C.T.H. "D") and the place of beginning of the land to be described; thence South 56°39'51" West, 92.75 feet; thence South 89°17'36" West, 418.32 feet; thence North 00°42'24" West, 223.70 feet; thence South 89°17'32" West, 400.00 feet to the east line of Certified Survey Map No. 8584; thence North 00°42'24" West, along said east line 31.75 feet; thence South 89°17'36" West, 96.08 feet to the east line of Certified Survey Map No. 4192; thence North 00°27'54" West along said east line 401.49 feet; thence North 89°17'36" East, 996.42 feet to the west line of Certified Survey Map No. 9343; thence South 00°26'13" West, along said west line 174.73 feet; thence North 89°05'46" East, 184.77 feet; thence North 24°07'11" East, 0.31 feet; thence North 86°09'26" East, 21.28 feet the Westerly right of way line of W. St. Paul Avenue (C.T.H. "X"); thence South 24°21'54" West, along said westerly line 260.33 feet; thence South 22°46'54" West, 198.74 feet; thence South 56°39'51" West, 29.98 feet to the place of beginning. Total area of boundary contains 585,436.49 square feet or 13.4398 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Waukesha in surveying, dividing and mapping the same.

JOHN R. STIGLER
S-1820
WAUKESHA
WIS.

SURVEY

ONLY

ON

IN R STIGLER – Wis. Reg. No. S-917

STATE OF WISCONSIN) SS WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this <u>A1</u>

My commission expires July 5, 2023.

<u>JANUARY</u>, 2020

PETER A. MUEHL - NOTARY PUBLIC

RY PUBLIC

ETER A

OF WIS

OWNER: FOX RUN 3 LLC / C/O SUMMERSTONE LLC

Instrument drafted by John R Stigler

P.S. Waukesha 5422

CERTIFIED SURVEY MAP NO.

Sheet 8 of 9

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 9, Town 6 North, Range 19 East CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner, I do hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Waukesha

	FOX RUN 3 LLC / C/O SUMMERSTONE LLC		
	OWNER REPRESENTATIVE		
STATE OF WISCONSIN) ss COUNTY OF WAUKESHA) Personally came before me thisday known to be the person who executed the foregoin	of of instrument and acknowle	, 2020, the above named, to me edged the same.	
My commission expires	NOTARY PUBI		
CONSENT OF CORPORATE MORTGAGEE:	ffidavit of John R Stigler, su		
STATE OF WISCONSIN) ss COUNTY OF WAUKESHA) Personally came before me this day the above named, to me and to me known to be the executed the foregoing instrument as such officer	y of, 2020, e known as the person who e of the ras the deed of	of of executed the foregoing instrument, and acknowledged that they by its authority.	
My commission expires	NOTARY PUBI	LIC -	
John R. Stales JOHN R STIGLER - Wis. Reg. No. S-917 Dated this 27th day of JANUARY, 2020	JOHN R. STIGLE S-1820 WAUKESHA WIS.	<u> </u>	

OWNER: FOX RUN 3 LLC / C/O SUMMERSTONE LLC

CERTIFIED SURVEY MAP NO.

Sheet 9 of 9

Being part of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 9, Town 6 North, Range 19 East CITY of WAUKESHA, WAUKESHA COUNTY, WISCONSIN

CITY OF WAUKESHA PLAN COMMISSION APPROVA Approved by the Plan Commission, City of Waukesha, this		, 2020.
SHAWN N. REILLY – CHAIRMAN	MARIA PANDAZI - SECRETARY	
CITY OF WAUKESHA COMMON COUNCIL APPROV. Approved by the Common Council, City of Waukesha, this		, 2020.
SHAWN N. REILLY – MAYOR	GINA KOZLIK – CLERK TREASUR	ER

OHN & STIGLER – Wis. Reg. No. S-917

Dated this 27th day of JANUARY, 2020

JOHN R. STIGLER
S-1820
WAUKESHA
WIS.

SURVE

OWNER: FOX RUN 3 LLC / C/O SUMMERSTONE LLC