#### 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 (SOUTH 1/4 COR.) SEC. 8-6-19 FOUND CONC. MON. W/ SEWRPC BRASS CAP SE LOT 2 LOT 1 H 2400 W. SUNSET DRIVE 2440 W. SUNSET DRIVE 1/4 1/4 N00° 27' 54"E 33' 10' SETBACK LINE (TYP) Z K 14 45 FT ACCESS EASEME TAX KEY NO. WAKC 1328,999.002 VICINITY MAP SE 1/4 OF SEC. 8, T6N, R19E & SEC. 9, T6N, R19E SCALE: 1" = 4000' WATER UTILITY EASEMENT 20 FT WIDE WATER SOUTH LINE OF SE 1/2 SEC. 8-6-19 S 89°17'36" W (SEWRPC) ADDRESS: 2320 W. SUNSET DR. SCALE IN FEET OWNER: CITY OF WAUKESHA WATER UTILITY OUTLOT 6 SUNSET DR 150' **POND** UNPLATTED LANDS AREA: 1.0814 acres 7,015.35 sq. ft. LOT 5 25' SETBACK LINE (TYP) AREA: 196,097.55 sq. ft. OUTLOT 6 DECLARATION: STORM WATER MANAGEMENT 10' SETBACK LINE (TYP) PROPOSED 45' WIDE ACCESS EASEMENT UNPLATTED LANDS LOT<sub>1</sub> OWNER: COOPER INDUSTRIES INC ARFA: 4.2159 acres 183,645.94 sq. ft. (C.T.H.SURVEYOR: JOHN R. STIGLER, PLS JAHNKE & JAHNKE ASSOC., LLC 711 WEST MORELAND BLVD. TAX KEY NO. WAKC 1328,999,001 "D") TOTAL AREA PARCEL: 13.4398 acres 585,436.49 sq. ft. WAUKESHA, WI. 53188-2479 (REC) LOT 4 PHONE: (262) 542-5797 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 EX. 12' WIDE UTIL EASEMENT PER DOC. No. 2733290 NE. COR. SE 1/4 (EAST 1/2 COR.) SEC. 8-6-19 FOUND CONC. ON. W/ SEWRPC EX. 20' WIDE EASEMENT 10' SETBACK LINE (TYP) LOT 2 N 00°26'13" E (SEWRP AREA: 300° 26' 13"W 174.73 0.3851 acres LOT 3 2 l W. ST. PAULAVE. 6,774.32 sq. ft. CSM 9343 AREA: LOT 1 EX. ROADWAY ACCESS LINE OF OWNER: KOHLS 32,. ZE SETBACK LINE (TVP. AN CIH X WHO OF ITE 2200 W. ST. PAUL AVE. OUTLOT 1 SW 1/2 SEC. 8-9-19 (SEWPC) 2664.12 CSM 9343 (FORMERS, T.H. 'So') DETENTION 07' 11**"**E N86° 09' 26"E (C.T.H. "X") S-1820 UKESHA **OUTLOT 7 UTILITIES** AREA: 0.3059 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 27th DAY of January, 2020 PLANE COORDINATE SYSTEM (SOUTH ZONE) REVISED this 26th DAY of February, 2020 **LEGEND**

- 1" IRON PIPE FOUND

1.13 LBS. PER LIN. FT.
- SECTION CORNER MONUMENT

IRON PIPE 18" x 1" DIA. PLACED

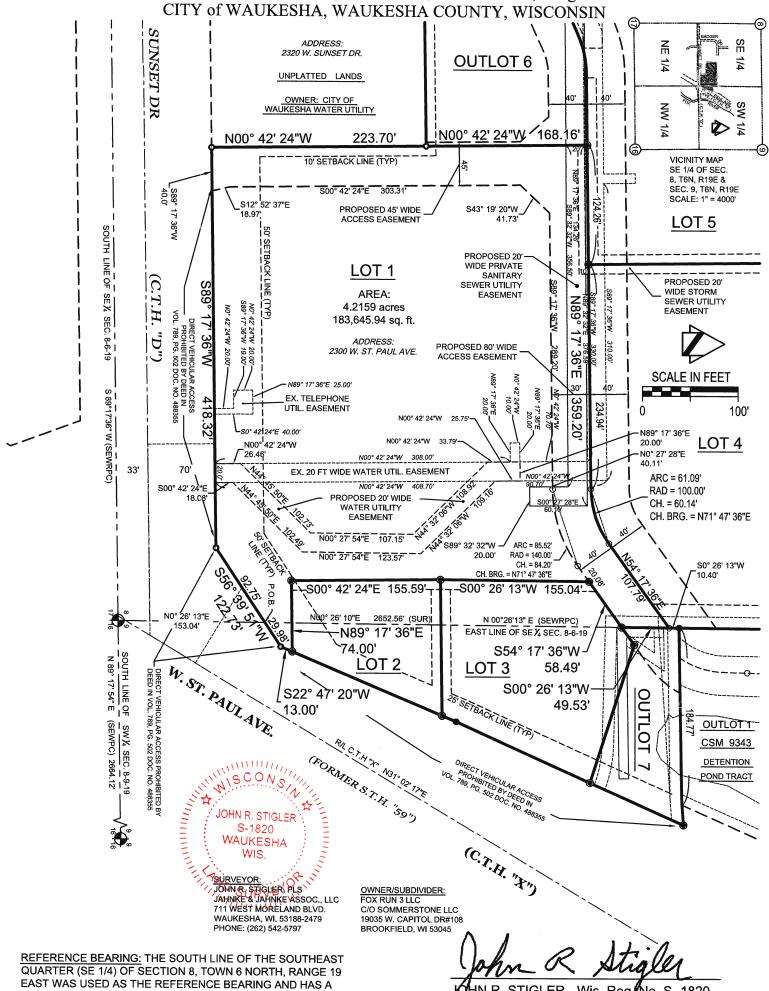
INSTRUMENT DRAFTED BY JOHN R. STIGLER

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

P.S. WAUK 5422

Sheet 2 of 9

Being part of the Southeast Quarter (SE ½) of the Southeast Quarter (SE ½) Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW ½) of the Southwest Quarter (SW ½) of Section 9, Town 6 North, Range 19 East



### LEGEND

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

### NOTES:

BEARING OF S 89°17'36 W BASED ON THE WISCONSIN STATE

PLANE COORDINATE SYSTEM (SOUTH ZONE)

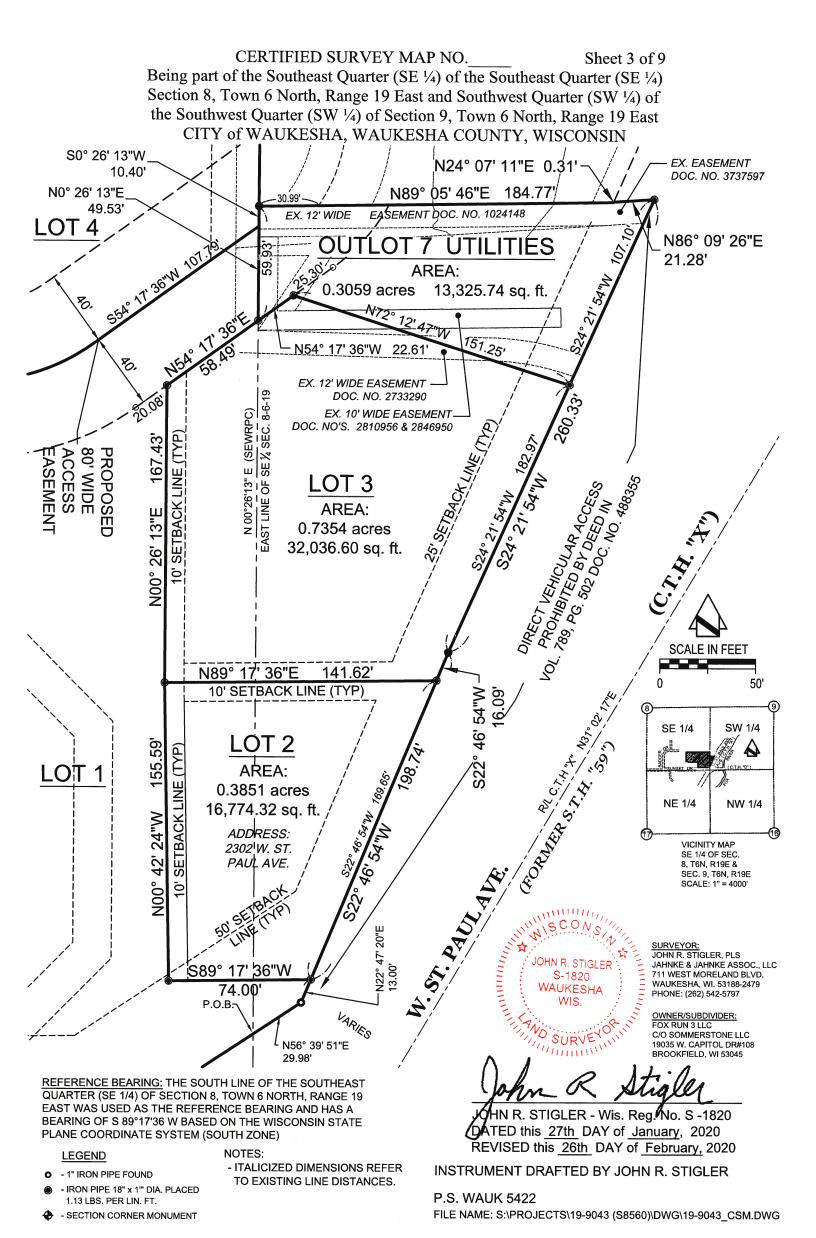
ITALICIZED DIMENSIONS REFER
 TO EXISTING LINE DISTANCES.

DATED this <u>27th</u> DAY of <u>January</u>, 2020 REVISED this <u>26th</u> DAY of <u>February</u>, 2020

INSTRUMENT DRAFTED BY JOHN R. STIGLER

P.S. WAUK 5422

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



#### 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 S00° 42' 24"E 255.00' S89° 17' 36"W S00° 42' 24"E 20.00' 265.00' N00° 42' 24"W 275.00' SE $\mathbb{H}$ PROPOSED 20' 1/4 1/2 **WIDE PRIVATE** S89° PROPOSED 20' S89° 17' 36"W S89° 17' 36"W **SANITARY** WIDE STORM 17' 36"W Š **SEWER UTILITY** SEWER UTILITY 898 898 898 **EASEMENT EASEMENT** VICINITY MAP SE 1/4 OF SEC. 8, T6N, R19E & SEC. 9, T6N, R19E SCALE: 1" = 4000' EX. 12' WIDE 36"E EX. 20 FT WIDE WATER **UTIL. EASEMENT** 17' 36"E .94 UTIL. EASEMENT DOC. NO. 2733290 LOT 4 SETBACK LINE (TYP) UNPLATTED LANDS AREA: OWNER: COOPER 2.2163 acres INDUSTRIES INC 89° 96,541.29 sq. ft. 40' 40 36"E PROPOSED 80' WIDE **ACCESS EASEMENT** ARC = 36.65' RAD = 60.00'CH. = 36.08'50' CH. BRG. = N71° 47' 36"E 996. ARC = 61.09'RAD = 100.00'CH. = 60.14'AUKESHA SURVEYOR: JOHN R. STIGLER, PLS CH. BRG. = JOHN R. STIGLER, PLS JAHNKE & JAHNKE ASSOC., LLC 711 WEST MORELAND BLVD. WAUKESHA, WI. 53188-2479 PHONE: (262) 542-5797 S71° 47' 36"W SURVE S0° 26' 13"W OWNER/SUBDIVIDER: FOX RUN 3 LLC 10.40' C/O SOMMERSTONE LLC 19035 W. CAPITOL DR#108 BROOKFIELD, WI 53045 25' SETBACK LINE (TYP) EX. 12' WIDE UTIL. EASEMENT 39.14' S00° 26' 13"W 147.98 S00° 26' 13"W OUTLOT 1 CSM 9343 EX. ROADWAY ACCESS DETENTION POND TRACT 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 ATED this <u>27th</u> DAY of <u>January</u>, 2020 PLANE COORDINATE SYSTEM (SOUTH ZONE) REVISED this 26th DAY of February, 2020 NOTES: **LEGEND** - ITALICIZED DIMENSIONS REFER INSTRUMENT DRAFTED BY JOHN R. STIGLER - 1" IRON PIPE FOUND TO EXISTING LINE DISTANCES. IRON PIPE 18" x 1" DIA. PLACED P.S. WAUK 5422 1.13 LBS. PER LIN. FT. FILE NAME: S:\PROJECTS\19-9043 (S8560)\DWG\19-9043\_CSM.DWG

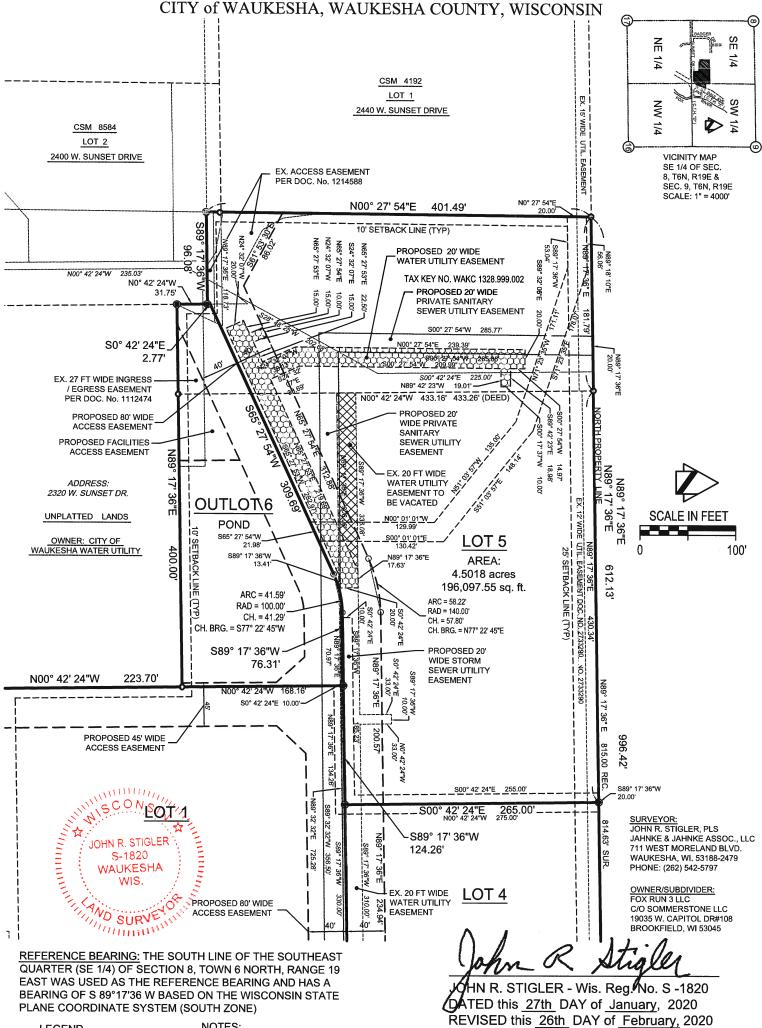
- SECTION CORNER MONUMENT

CERTIFIED SURVEY MAP NO.

Sheet 4 of 9

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



# **LEGEND**

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

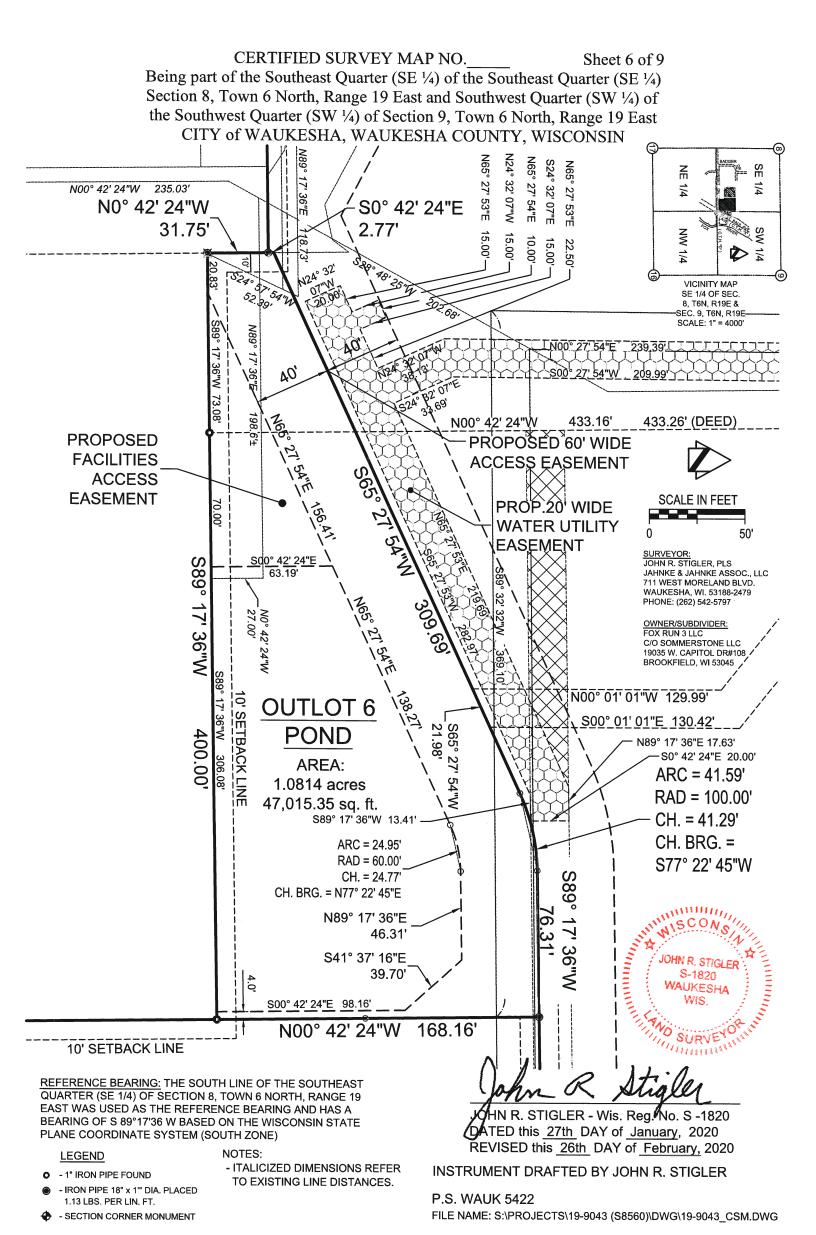
## NOTES:

- 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



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 ½) of the Southeast Quarter (SE ½) of Section 8, Town 6 North, Range 19 East and Southwest Quarter (SW ½) 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" East 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.

STATE OF WISCONSIN) ss
WAUKESHA COUNTY)
The above certificate subscribed and sworn to me this \_\_\_\_\_day of \_\_\_\_\_\_\_\_\_, 2020.

My commission expires July 5, 2023.

PETER A. MUEHL – NOTARY PUBLIC

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

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	3 LLC / C/O SUN	MMERSTONE LLC
	OWNER RI	EPRESENTATIV	/E
STATE OF WISCONSIN) ss COUNTY OF WAUKESHA) Personally came before me this known to be the person who executed the for	_day ofegoing instrument a	, 202	20, the above named, to me d the same.
My commission expires	·	TARY PUBLIC -	
CONSENT OF CORPORATE MORTGAGE of the State of Wisconsin, mortgagee of the a mapping of the land described in the foregoir certificate of	EE: _, a corporation dul bove described lance g affidavit of John	y organized and o	existing by virtue of the laws surveying, dividing and
STATE OF WISCONSIN ) ss			-
COUNTY OF WAUKESHA)	1 0	2020	_
Personally came before me this, to the above named, to and to me known to be the	o me known as the r	person who execu	ited the foregoing instrument.
and to me known to be theexecuted the foregoing instrument as such of	ficer as the deed of	-	by its authority.
My commission expires		TARY PUBLIC -	
John R Stigler JOHN R STIGLER - Wis. Reg. No. S-917	JOHN R. ST S-182 WAUKES WIS.	o : E	

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

Dated this \_26th\_ day of \_February\_, 2020

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

Approved by the Plan Commission, City of Waukesha, t		, 2020.
SHAWN N. REILLY – CHAIRMAN	MARIA PANDAZI - SECRETAR	ŻY
CITY OF WAUKESHA COMMON COUNCIL APPROApproved by the Common Council, City of Waukesha, t		, 2020.
SHAWN N. REILLY – MAYOR	GINA KOZLIK – CLERK TREAS	SURER

JOHN R. STIGLER S-1820
WAUKESHA
WIS.

SURVEYORM

JOHN R STIGLER – Wis. Reg. No. S-917
Dated this \_26th\_ day of \_February\_, 2020

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