

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of Parcel 1 and part of Parcel 2 in Certified Survey Map No. 4080, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin.

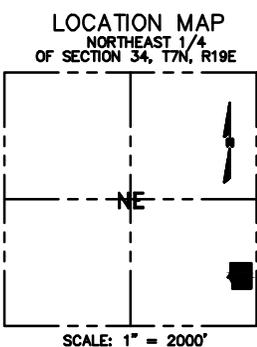
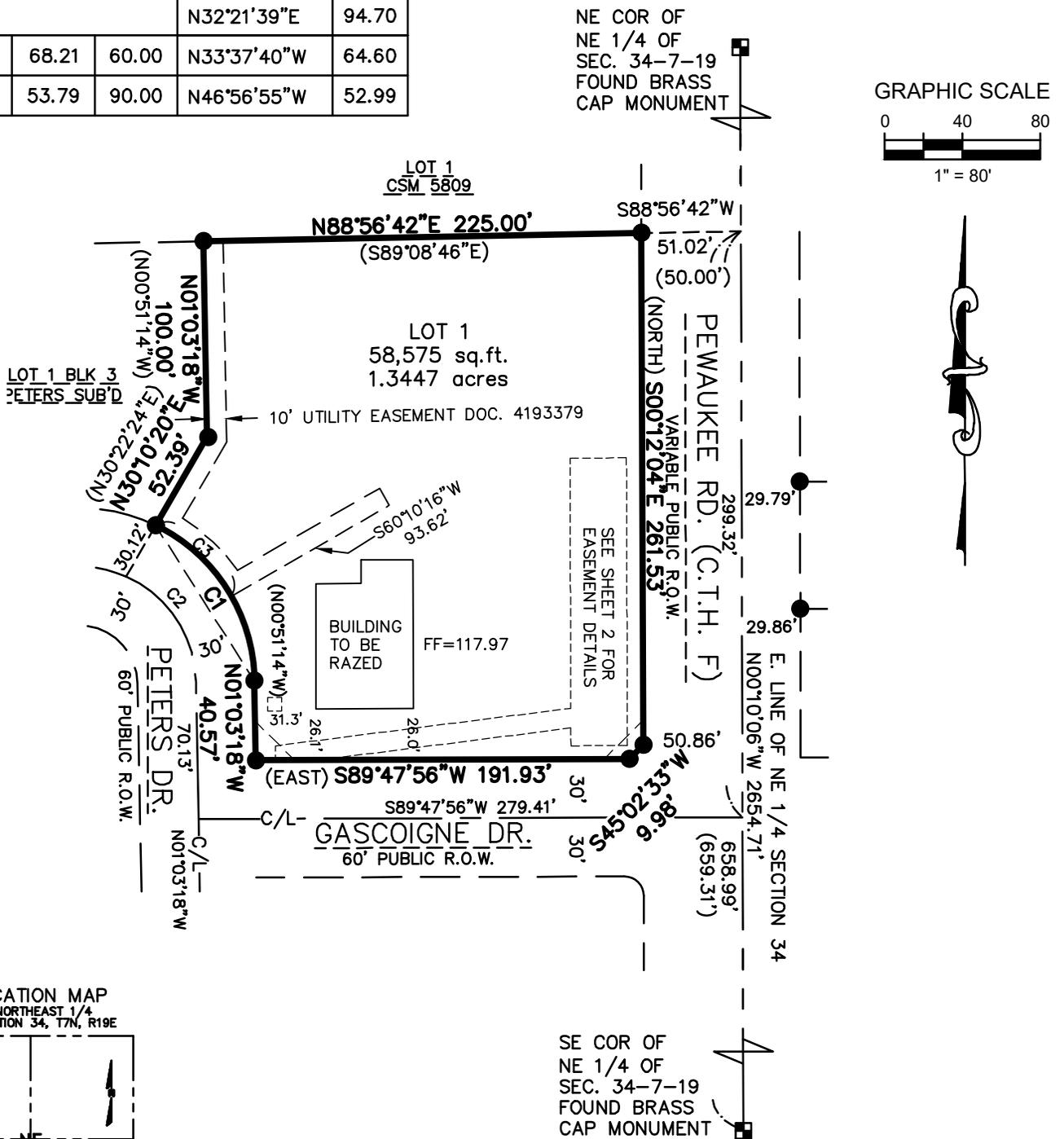
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- ( ) INDICATES REC'D AS

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
 ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 34, T 7 N, R 19 E, WHICH BEARS N 00°10'06"W . WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

ELEVATIONS ARE CITY OF WAUKESHA DATUM.

SEE SHEET 2 FOR EASEMENT DETAILS.

Curve #	Length	Radius	Chord Bearing	Chord
C1	98.98	90.00	N32°33'47"W	94.07
			Rec'd	Rec'd
			N32°21'39"E	94.70
C2	68.21	60.00	N33°37'40"W	64.60
C3	53.79	90.00	N46°56'55"W	52.99



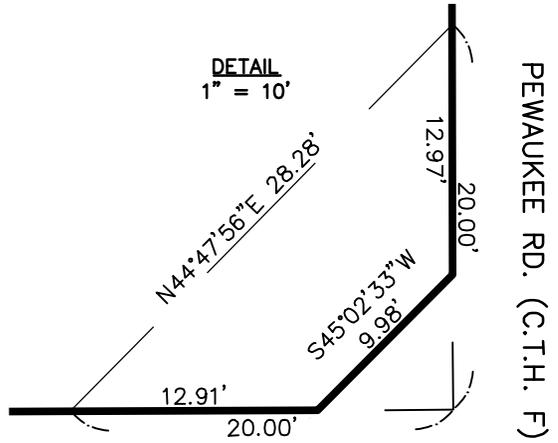
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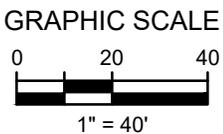
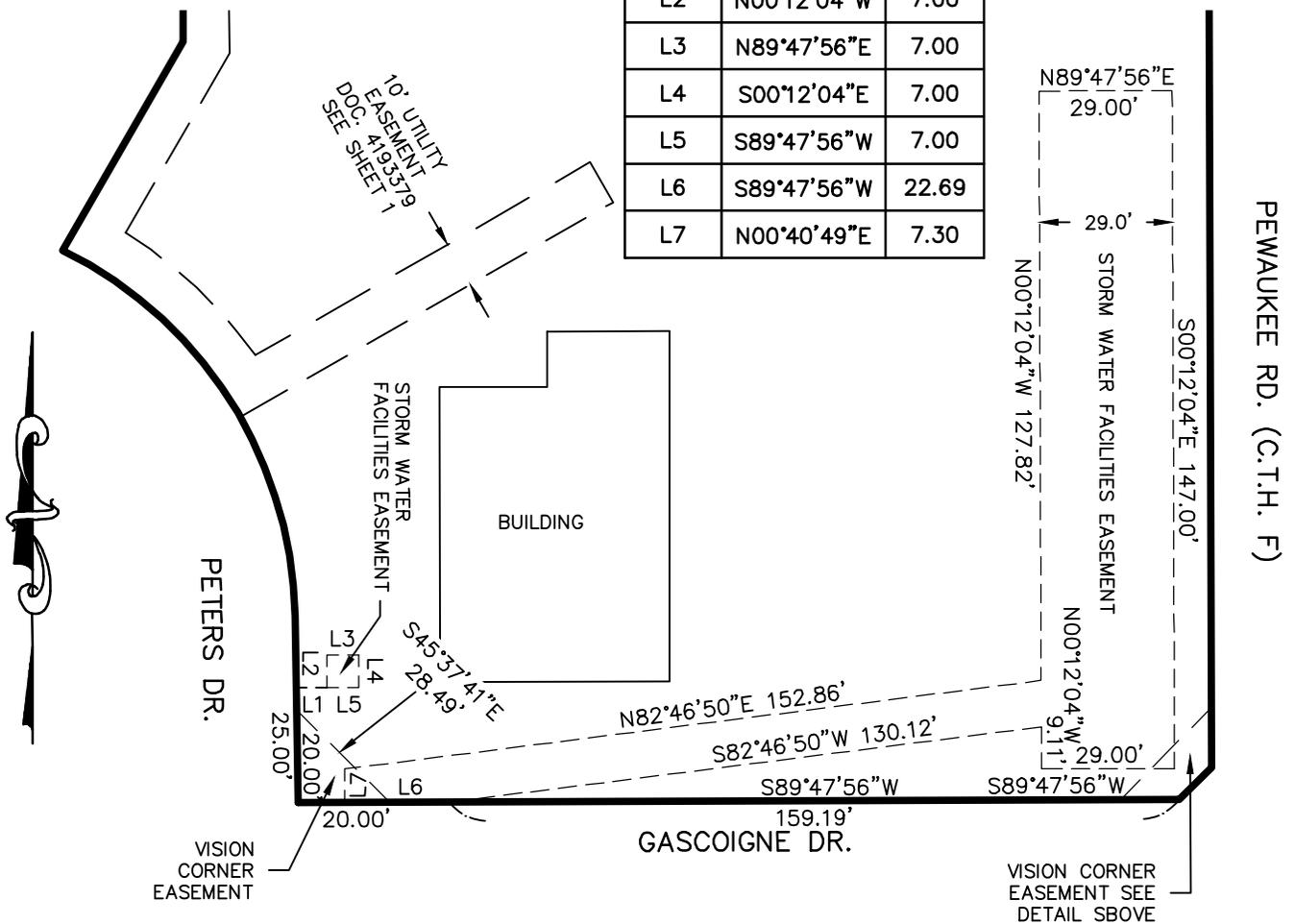
VISION CORNER EASEMENTS: NO STRUCTURE, DRIVEWAY OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION TRIANGLE. NO VEGETATION, BUSHES, TREES, OR OTHER VISUAL OBSTRUCTIONS MAY EXCEED 24 INCHES IN HEIGHT WITHIN VISION CORNER EASEMENTS PLATTED HEREON. SAID VISION CORNER EASEMENT IS GRANTED TO THE CITY OF WAUKESHA. NO DIRECT VEHICULAR ACCESS IS ALLOWED OVER ANY VISION CORNER EASEMENTS

A SEPARATELY RECORDED STORM WATER MAINTENANCE AGREEMENT DESCRIBING THE RIGHTS, CONDITIONS, AND RESTRICTIONS OF THE STORM WATER FACILITIES IS RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS

THERE SHALL BE A GENERAL ACCESS EASEMENT ACROSS LOT 1 FROM THE PUBLIC RIGHTS-OF-WAY FOR STORM WATER MAINTENANCE ACCESS PURPOSES



Line #	Direction	Length
L1	N89°47'56"E	6.67
L2	N00°12'04"W	7.00
L3	N89°47'56"E	7.00
L4	S00°12'04"E	7.00
L5	S89°47'56"W	7.00
L6	S89°47'56"W	22.69
L7	N00°40'49"E	7.30



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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN        }  
  :SS  
WAUKESHA COUNTY         }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Parcel 1 and part of Parcel 2 in Certified Survey Map No. 4080, all being a part of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 34; thence North 00° 10' 06" West along the East line of said 1/4 Section a distance of 658.99 feet to a point; thence South 88° 56' 42" West 51.02 feet to a point in the West line of Pewaukee Road, said point also the point of beginning of lands to be described; thence South 00° 12' 04" East along said West line 261.53 feet to a point; thence South 45° 02' 33" West along said West line 9.98 feet to a point in the North line of Gascoigne Drive; thence South 89° 47' 56" West along said North line 191.93 feet to a point in the Easterly line of Peters Drive; thence North 01° 03' 18" West along said Easterly line 40.57 feet to a point; thence Northwesterly 98.98 feet along said Easterly line and an arc of a curve whose center lies to the Southwest, whose radius is 90.00 feet, and whose chord bears North 32° 33' 47" West 94.07 feet to a point in the East line of Lot 1, Block 3, in Peters Subdivision; thence North 30° 10' 20" East along said East line 52.39 feet to a point; thence North 01° 03' 18" West along said East line 100.00 feet to a point in the South line of Lot 1 of Certified Survey Map No. 5809; thence North 88° 56' 42" East along said South line 225.00 feet to the point of beginning.

Said lands contain 58,575 square feet or 1.3447 acres.

THAT I have made the survey, land division and map by the direction of KWIK TRIP, INC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Waukesha in surveying, dividing, and mapping the same.

2/14/2020  
DATE

\_\_\_\_\_  
JOHN P. CASUCCI  
PROFESSIONAL LAND SURVEYOR S-2055 (SEAL)

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OWNER'S CERTIFICATE

KWIK TRIP, INC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, and mapped in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Waukesha.

KWIK TRIP, INC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Waukesha

IN Witness Whereof, KWIK TRIP, INC. has caused these presents to be signed by

\_\_\_\_\_, its \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_

STATE OF WISCONSIN     }  
                                      :SS  
\_\_\_\_\_ COUNTY        }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

\_\_\_\_\_, of the above named KWIK TRIP, INC, to me known to be the person

who executed the foregoing instrument, and to me known to be the \_\_\_\_\_ of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

\_\_\_\_\_(SEAL)

Notary Public, State of \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

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PLANNING COMMISSION OF CERTIFICATE OF APPROVAL

Certified Survey Map accepted by the Planning Commission of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
SHAWN N. REILLY, MAYOR, CHAIRPERSON

\_\_\_\_\_  
, SECRETARY

COMMON COUNCIL CERTIFICATE OF APPROVAL

Certified Survey Map approved by the Common Council of the City of Waukesha on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
SHAWN REILLY, MAYOR

\_\_\_\_\_  
GINA L. KOZLIK, CITY CLERK