

# PLAT OF SURVEY W/ TOPOGRAPHIC DATA

KNOWN AS: 2141 E. MORELAND BOULEVARD, WAUKESHA, WISCONSIN

LOT 1 OF CERTIFIED SURVEY MAP NO. 12184, BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

PREPARED FOR: PROFESSIONAL CONSULTANTS, INC.  
SURVEY NO: 169065-KAC

KNOWN AS: 2145 E MORELAND BLVD, WAUKESHA, WI

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 5767, PART OF LOTS 1 AND 2 IN HULBURT HILLS SUBDIVISION, AND LANDS IN THE THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

## METES & BOUNDS DESCRIPTION:

Parcel 1 of Certified Survey Map No. 5767, part of Lot 1 and Lot 2 of Hulburt Hills Subdivision, and unplatted lands in the Northwest 1/4 of Section 31, Township 7 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Easterly most corner of Lot 2 of Hulburt Hills Subdivision; thence South 35°59'34" West along the Northwest line of Lot 16, 17 & 18 of Hulburt Hills Addition No. 1, a distance of 278.57 feet to a point; thence South 16°55'35" East along the West line of said Lot 18, a distance of 114.23 feet to a point; thence South 00°41'19" East along said West line 57.70 feet to the Southwest corner of said Lot 18; thence South 75°47'27" West 374.73 feet to the Southeast corner of Lot 1, of Certified Survey Map No. 12184; thence North 00°30'53" West 365.86 feet to a point; thence North 57°08'24" East 220.88 feet to a point; thence South 32°58'11" East 33.38 feet to a point; thence North 57°38'16" East along the South line of Longview Drive 75.22 feet to a point; thence North 48°04'38" East along said South line 69.20 feet to a point; thence North 38°46'21" East along said South line 25.35 feet to a point; thence North 38°32'04" East along said South line 23.20 feet to a point; thence North 57°01'49" East along said South line 70.34 feet to a point on the Northeast line of Lot 2 of Hulburt Hills Subdivision; thence South 32°58'11" East along said Northeast line 162.19 feet to the point of beginning.

Said lands containing 174,791 square feet or 4.0126 acres.

## NOTES:

-VERTICAL DATUM: NAVD 88, STARTING BENCHMARK: NORTHWEST CORNER OF NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 20 EAST; FOUND CONCRETE MONUMENT WITH BRASS CAP, ELEVATION (CITY) 120.75+780.45= 901.20' NAVD 88

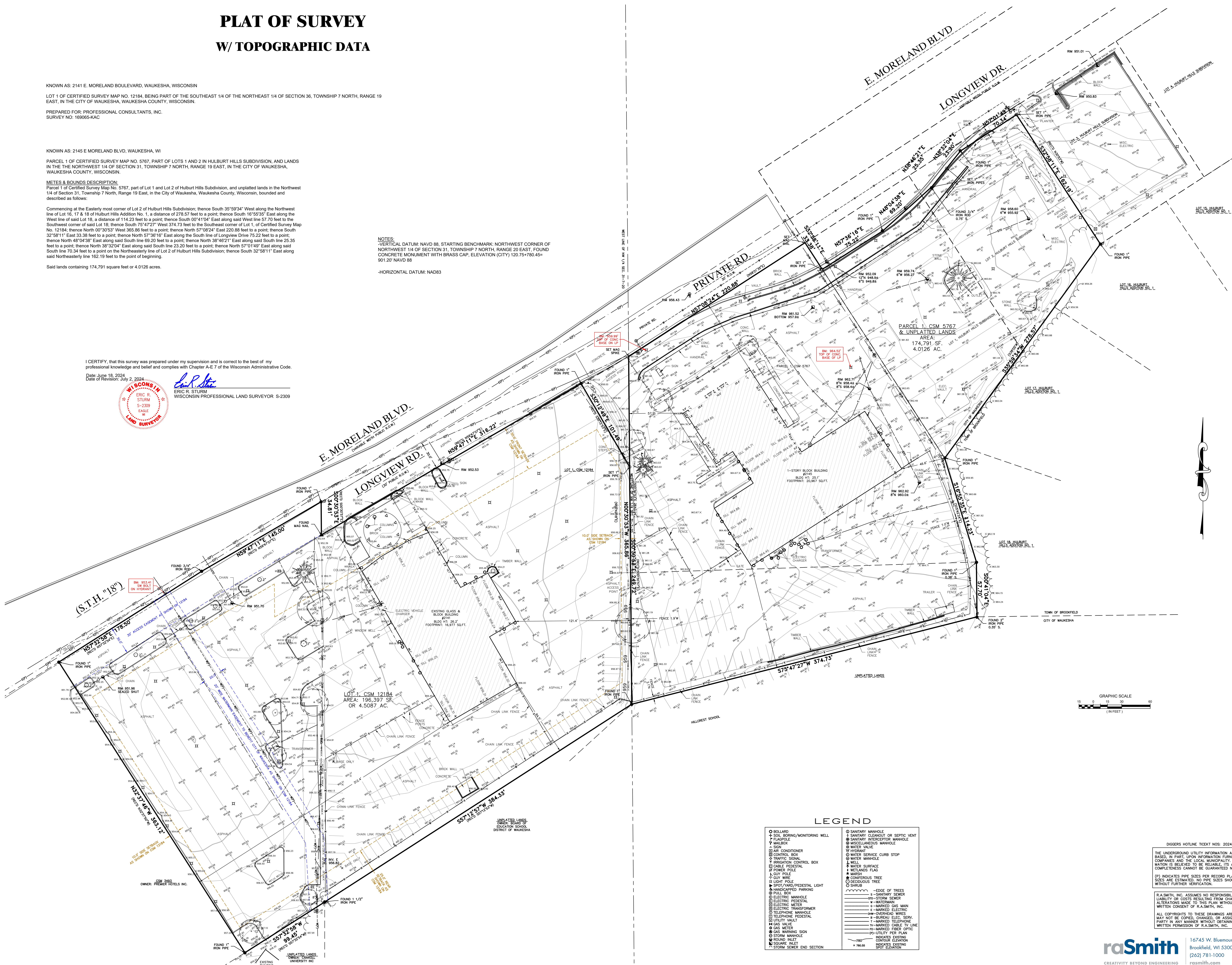
-HORIZONTAL DATUM: NAD83

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

Date: June 18, 2024  
Date of Revision: July 2, 2024



**Eric R. Sturm**  
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2309



## LEGEND

- |                               |                                    |
|-------------------------------|------------------------------------|
| ○ BOLLARD                     | ○ SANITARY MANHOLE                 |
| + SOIL BORING/MONITORING WELL | ○ SANITARY CLEANOUT OR SEPTIC VENT |
| △ FLAGPOLE                    | ○ SANITARY INTERCEPTOR MANHOLE     |
| □ MAILBOX                     | ○ MISCELLANEOUS MANHOLE            |
| - SIGN                        | ○ WATER VALVE                      |
| □ AIR CONDITIONER             | ○ HYDRANT                          |
| □ CONTROL BOX                 | ○ WATER SERVICE CURB STOP          |
| □ TRAFFIC SIGNAL              | ○ WELL                             |
| □ IRRIGATION CONTROL BOX      | ○ WATER SURFACE                    |
| □ CABLE PEDESTAL              | ○ WETLANDS FLAG                    |
| □ POWER POLE                  | ○ MARSH                            |
| □ GUY WIRE                    | ○ CONIFEROUS TREE                  |
| □ LIGHT POLE                  | ○ DECIDUOUS TREE                   |
| □ SPOT/MAG/PEDESTAL LIGHT     |                                    |
| △ HANDICAPPED PARKING         |                                    |
| □ FILL BOX                    |                                    |
| ○ ELECTRIC MANHOLE            |                                    |
| ○ ELECTRIC PEDESTAL           |                                    |
| ○ ELECTRIC METER              |                                    |
| ○ ELECTRIC TRANSFORMER        |                                    |
| ○ TELEPHONE MANHOLE           |                                    |
| ○ TELEPHONE PEDESTAL          |                                    |
| ○ UTILITY VAULT               |                                    |
| ○ GAS VALVE                   |                                    |
| ○ GAS METER                   |                                    |
| ○ FOUND INLET                 |                                    |
| ○ STORM MANHOLE               |                                    |
| ○ SQUARE INLET                |                                    |
| ○ STORM SEWER END SECTION     |                                    |
- |                                |                                    |
|--------------------------------|------------------------------------|
| ○ SANITARY MANHOLE             | ○ SANITARY CLEANOUT OR SEPTIC VENT |
| ○ SANITARY INTERCEPTOR MANHOLE | ○ MISCELLANEOUS MANHOLE            |
| ○ WATER VALVE                  | ○ HYDRANT                          |
| ○ WATER SERVICE CURB STOP      | ○ WELL                             |
| ○ WATER SURFACE                | ○ WETLANDS FLAG                    |
| ○ MARSH                        | ○ CONIFEROUS TREE                  |
| ○ DECIDUOUS TREE               |                                    |
|                                |                                    |
| --- EDGE OF TREES              |                                    |
| --- STORM SEWER                |                                    |
| --- WATER MAIN                 |                                    |
| --- MARKED GAS MAIN            |                                    |
| --- OVERHEAD WIRE              |                                    |
| --- MARKED ELECTRIC            |                                    |
| --- MARKED TELEPHONE           |                                    |
| --- MARKED CABLE TV LINE       |                                    |
| --- MARKED FIBER OPTIC         |                                    |
| --- UTILITY PER PLAN           |                                    |
| --- INDICATES EXISTING         |                                    |
| --- INDICATES EXISTING         |                                    |
| --- SPOT ELEVATION             |                                    |

DIGGERS HOTLINE TICKET NOS: 2024202534 & 5345

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