

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 10394 AND LOT 1 OF CERTIFIED SURVEY MAP NO. _____
 BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

PREPARED BY:

TRIO ENGINEERING, LLC
 19035 W. CAPITOL DR., SUITE 200
 BROOKFIELD, WI 53045
 PHONE: 262-790-1480

OWNER:

CAROL O. SMART SURVIVOR'S TRUST
 AND ROBERT F. AND CAROL O.
 SMART FAMILY TRUST
 144 W. BROADWAY
 WAUKESHA, WI 53186
 PHONE: 262-547-7755

OVERALL DETAIL SHEET

(SEE LOCALITY MAP ON SHEET 3)

COREN HILLS

DRIVE

OWNER:

PROHEALTH WAUKESHA
 MEMORIAL HOSPITAL, INC.
 1625 COLDWATER CREEK DR.
 WAUKESHA, WI 53186

**N.E. CORNER,
 SEC 31-7-19**

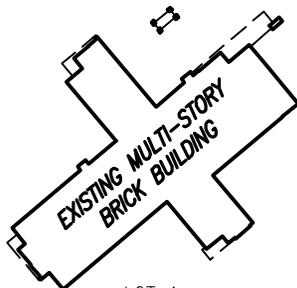
WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
 FND. CONC. MON. W/BRASS CAP
 N 380,866.32
 E 2,426,795.55

LOT 1 FND. CONC. MON. W/BRASS CAP
C.S.M. #12759

"COLDWATER CREEK DRIVE"
 (PUBLIC R/W WIDTH VARIES)



UNPLATTED
 LANDS



LOT 1
C.S.M. #10394

**CENTER,
 SEC 31-7-19**

WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
 FND. CONC. MON. W/BRASS CAP
 N 378,106.20
 E 2,424,199.64

1
 801304 SF

**(P.O.C.)
 E. 1/4 CORNER,
 SEC 31-7-19**

WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
 FND. CONC. MON. W/BRASS CAP
 N 378,183.27
 E 2,426,851.94

S. LINE, NE. 1/4, SEC. 31-7-19
 N. LINE, S.E. 1/4, SEC. 31-7-19
 (N88°20'08"E 2653.65)

LOT 1
C.S.M. #

NORTH

SCALE: 1"=200'



**COUNTRY CREST
 LANE**

LOT 1
C.S.M. #12306

**S.E. CORNER,
 SEC 31-7-19**

WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
 FND. CONC. MON. W/BRASS CAP
 N 375,512.92
 E 2,426,915.27

E. LINE, NE. 1/4, SEC. 31-7-19
 (N01°12'14"W 2683.87)

"S.T.H. 318" MEADOWBROOK ROAD
 (PUBLIC R/W WIDTH VARIES)

E. LINE, S.E. 1/4, SEC. 31-7-19
 (N01°12'31"W 2671.32)

LEGEND:

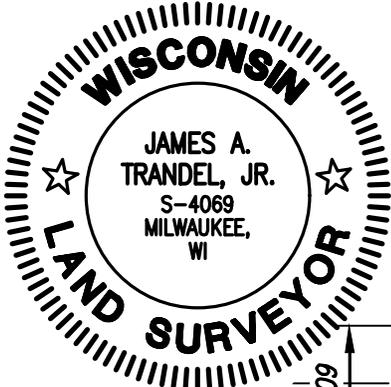
- - INDICATES Section Corner
- - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" Monumentation (See Survey)

NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83/2011), IN WHICH THE NORTH LINE OF THE S.E. 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, BEARS N88°20'08"E.
- TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

CERTIFIED SURVEY MAP NO.

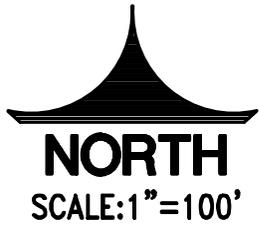
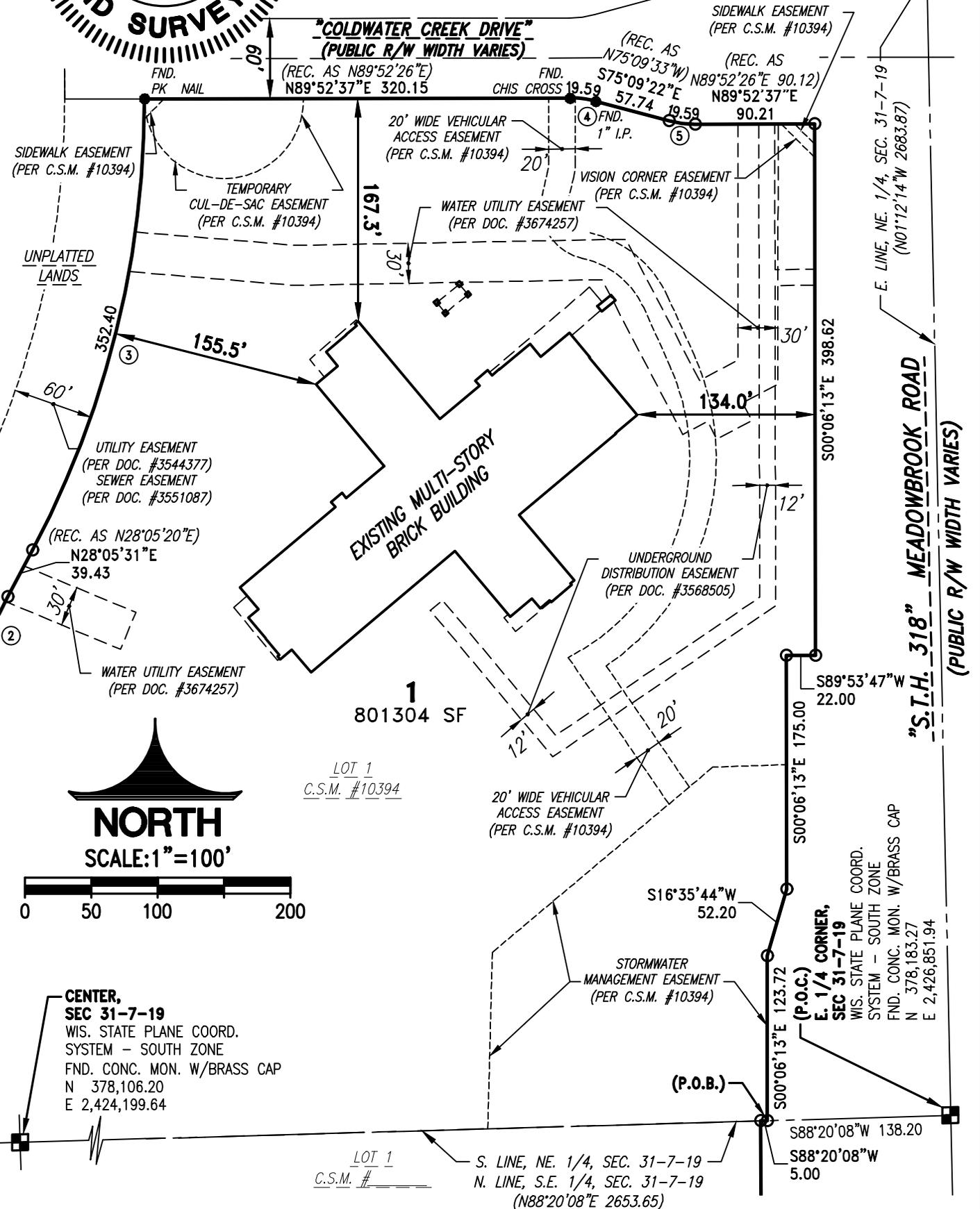
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 WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
 FND. CONC. MON. W/BRASS CAP
 N 380,866.32
 E 2,426,795.55

LOT 1
 C.S.M. #12759

"COLDWATER CREEK DRIVE"
 (PUBLIC R/W WIDTH VARIES)



CENTER, SEC 31-7-19
 WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
 FND. CONC. MON. W/BRASS CAP
 N 378,106.20
 E 2,424,199.64

LOT 1
 C.S.M. # _____
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 N. LINE, S.E. 1/4, SEC. 31-7-19
 (N88°20'08"E 2653.65)

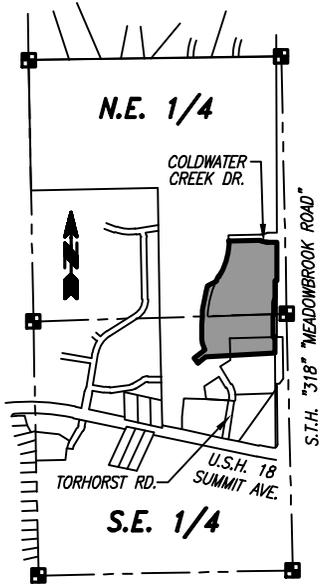
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 N 378,183.27
 E 2,426,851.94

"S.T.H. 318" MEADOWBROOK ROAD
 (PUBLIC R/W WIDTH VARIES)

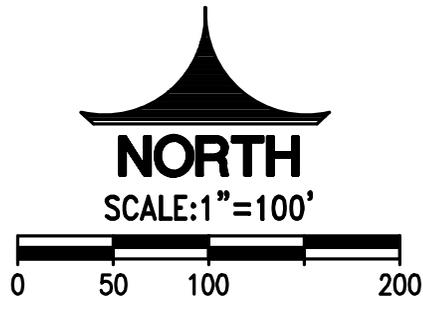
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 BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



LOCALITY MAP
 N.E. 1/4 & S.E. 1/4
 SEC. 31, T. 7 N., R. 19 E.
 SCALE: 1" = 2000'



LOT 1
 C.S.M. #10394

**N.E. CORNER,
 SEC 31-7-19**
 WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
 FND. CONC. MON. W/BRASS CAP
 N 380,866.32
 E 2,426,795.55

STORMWATER
 MANAGEMENT EASEMENT
 (PER C.S.M. #10394)

S16°35'44"W
 52.20

**E. 1/4 CORNER,
 SEC 31-7-19**
 WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
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 N 378,183.27
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(P.O.B.)

(P.O.C.)

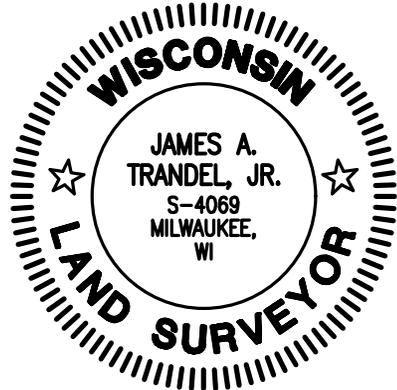
S. LINE, NE. 1/4, SEC. 31-7-19
 N. LINE, S.E. 1/4, SEC. 31-7-19
 (N88°20'08"E 2653.65)

S00°06'13"E 123.72
 S88°20'08"W 138.20
 S88°20'08"W 5.00

**CENTER,
 SEC 31-7-19**
 WIS. STATE PLANE COORD.
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 FND. CONC. MON. W/BRASS CAP
 N 378,106.20
 E 2,424,199.64

1
 801304 SF

LOT 1
 C.S.M. # _____



S86°31'09"W 728.12

N88°33'01"E
 20.01
 FND. 3/4" REBAR

S00°06'13"E
 100.85

62.14
 FND. 3/4" REBAR

"S.T.H. 318" MEADOWBROOK ROAD
 (PUBLIC R/W WIDTH VARIES)

E. LINE, S.E. 1/4,
 SEC. 31-7-19
 (N01°12'31"W 2671.32)

**S.E. CORNER,
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FND. 3/4" REBAR FND. 3/4" REBAR

LOT 1
 C.S.M. #12306

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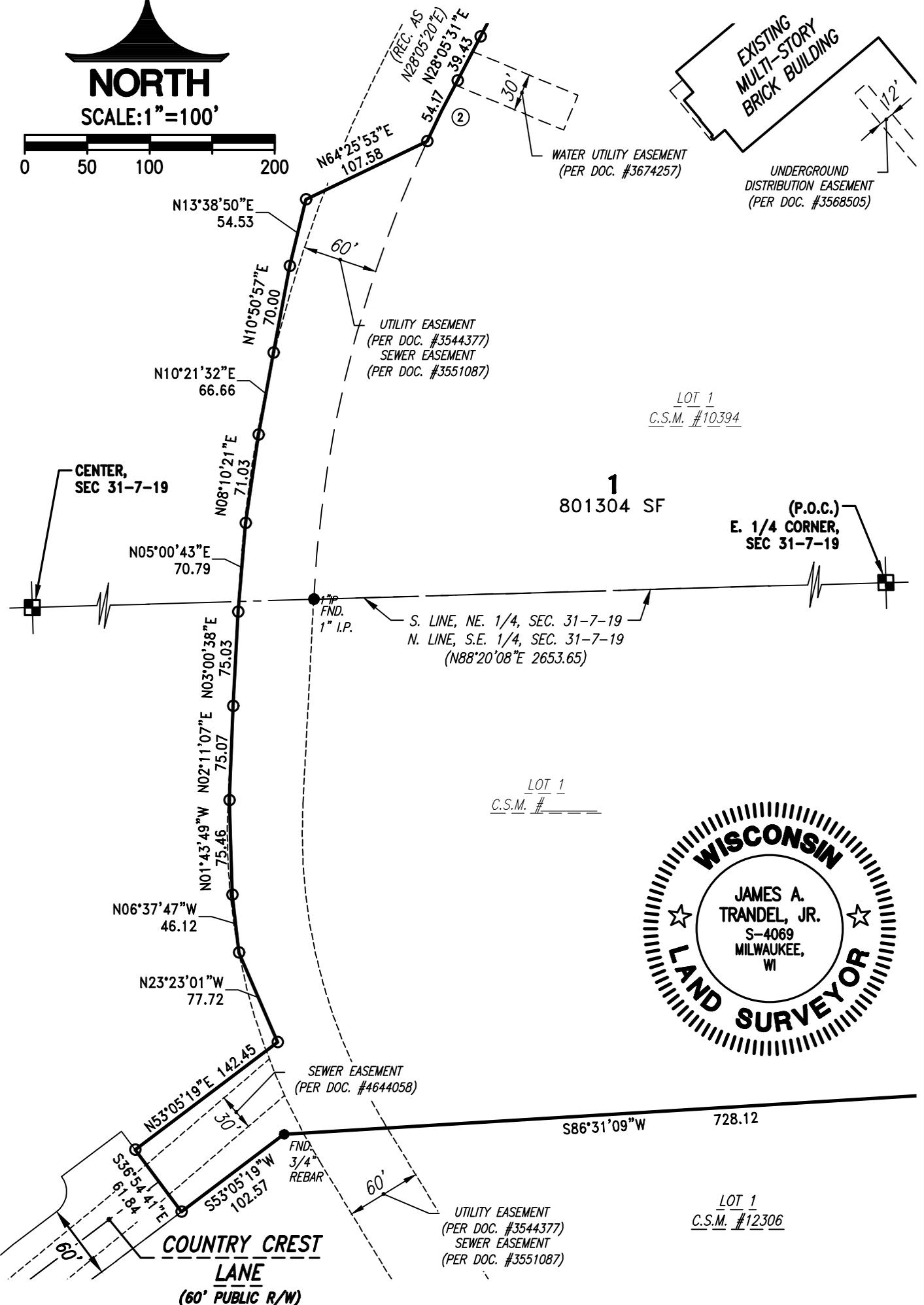
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NORTH

SCALE: 1" = 100'



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CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	7400.00	0°28'52"	62.14	62.13	S00°20'39"E	S00°06'13"E	S00°35'05"E
2	987.15	3°08'39"	54.17	54.17	N26°31'11.5"E	N24°56'52"E	N28°05'31"E
3	715.62	28°12'54"	352.40	348.85	N13°59'04"E	N28°05'31"E	N00°07'23"W
4	75.00	14°58'01"	19.59	19.54	S82°38'22.5"E	N89°52'37"E	S75°09'22"E
5	75.00	14°58'01"	19.59	19.54	S82°38'22.5"E	S75°09'22"E	N89°52'37"E



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feet to a point of curvature; Thence Northeasterly 352.40 feet along the said West line and the arc of a curve, whose center lies to the Northwest, whose radius is 715.62 feet, whose central angle is 28°12'54", and whose chord bears North 13°59'04" East, 348.85 feet to a point on the South Right-of-Way line of "Coldwater Creek Drive"; Thence North 89°52'37" East and along the said South Right-of-Way line, 320.15 feet to a point of curvature; Thence Southeasterly 19.59 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 75.00 feet, whose central angle is 14°58'01", and whose chord bears South 82°38'22.5" East, 19.54 feet to a point of tangency; Thence South 75°09'22" East along the said South Right-of-Way line, 57.74 feet to a point of curvature; Thence Southeasterly 19.59 feet along the said South Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 75.00 feet, whose central angle is 14°58'01", and whose chord bears South 82°38'22.5" East, 19.54 feet to a point of tangency; Thence North 89°52'37" East and along the said South Right-of-Way line, 90.21 feet to a point on the said West Right-of-Way line of said "Meadowbrook Road" (S.T.H. "318"); Thence South 00°06'13" East and along the said West Right-of-Way line, 398.62 feet to a point; Thence South 89°53'47" West and along the said West Right-of-Way line, 22.00 feet to a point; Thence South 00°06'13" East and along the said West Right-of-Way line, 175.00 feet to a point; Thence South 16°35'44" West and along the said West Right-of-Way line, 52.20 feet to a point; Thence South 00°06'13" East and along the said West Right-of-Way line, 123.72 feet to the point of beginning of this description.

Said parcel contains 801,304 Square Feet (or 18.3954 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **PROHEALTH WAUKESHA MEMORIAL HOSPITAL, INC., ROBERT F. AND CAROL O. SMART FAMILY TRUST** and **CAROL O. SMART SURVIVOR'S TRUST**, owners of said lands.

That such 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 the provisions of Chapter 236 of the Wisconsin Statutes and the Platting Ordinances of the City of Waukesha in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20_____.

James A. Trandel, Jr., P.L.S.
Professional Land Surveyor, S-4069
TRIO ENGINEERING, LLC
19035 W. Capitol Drive, Suite 200
Brookfield, WI 53045
Phone: (262)790-1480 Fax: (262)790-1481

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OWNER'S CERTIFICATE OF DEDICATION:

ROBERT F. AND CAROL O. SMART FAMILY TRUST, as owner, does hereby certify that it caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Platting Ordinances of the City of Waukesha, this day of _____, 20 ____.

ROBERT F. AND CAROL O. SMART FAMILY TRUST

ROBERT F. AND CAROL O. SMART FAMILY TRUST

Carol O. Smart, Co-Trustee

Brian F. Smart, Co-Trustee

STATE OF WASHINGTON)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, the above named Brian F. Smart, Co-Trustee of the Robert F. and Carol O. Smart Family Trust, to me known to be the person who executed the foregoing instrument and acknowledged the same, on behalf of the Trust.

Print Name: _____
Notary Public, _____ County, WA
My commission expires: _____

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, the above named Carol O. Smart, Co-Trustee of the Robert F. and Carol O. Smart Family Trust, to me known to be the person who executed the foregoing instrument and acknowledged the same, on behalf of the Trust.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

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PLAN COMMISSION APPROVAL CERTIFICATE:

Approved by the Plan Commission of the City of Waukesha on this _____ day of _____, 20____.

Doug Koehler, Secretary

Shawn N. Reilly, Chairman

COMMON COUNCIL APPROVAL CERTIFICATE:

Approved by the Common Council of the City of Waukesha on this _____ day of _____, 20____, by Resolution No. _____.

Katie Panella, Clerk

Shawn N. Reilly, Mayor