

CERTIFIED SURVEY MAP NO.

BEING A PART OF THE NORTHEAST 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

OWNER:

SMART TRUSTS
(CAROL O SMART TRUSTEE)
144 W. BROADWAY
WAUKESHA, WI 53186
PHONE: 262-547-7755

OVERALL DETAIL SHEET

PREPARED BY:

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

NORTH

SCALE: 1" = 300'

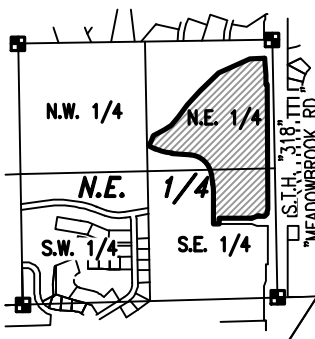
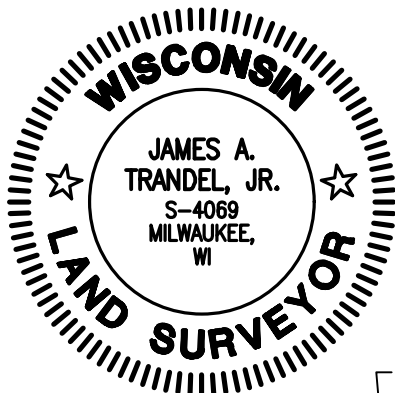


**N. 1/4 CORNER,
31-7-19**

WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FND. CONC. MON. W/BRASS CAP
N 380,817.42
E 2,455,688.11

**(P.O.C.)
N.E. CORNER,
31-7-19**

WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FND. CONC. MON. W/BRASS CAP
N 380,857.65
E 2,458,332.52



VICINITY MAP

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

LEGEND:

- - INDICATES Section Corner
- - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 1" Iron Pipe (Unless otherwise noted)

ENVIRONMENTAL NOTES:

- WETLAND SHOWN HEREON WAS DELINEATED BY OTIE ON _____, 2025.
- SECONDARY ENVIRONMENTAL CORRIDOR (S.E.C.) SHOWN HEREON IS PER WAUKESHA COUNTY RECORDS.

NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE N.E. 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, BEARS N89°07'42"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.

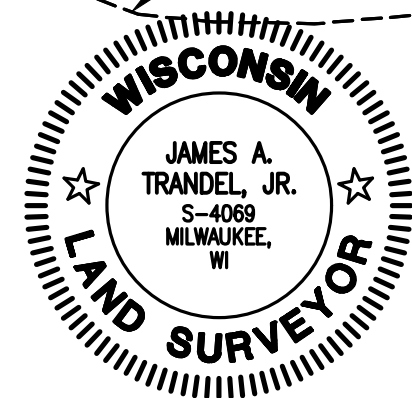
DRAFTED THIS 21st DAY OF SEPTEMBER, 2025

THIS INSTRUMENT WAS DRAFTED BY JAMES A. TRANDEL, JR., S-4069

JOB NO. 05-006-889-01

SHEET 1 OF 9

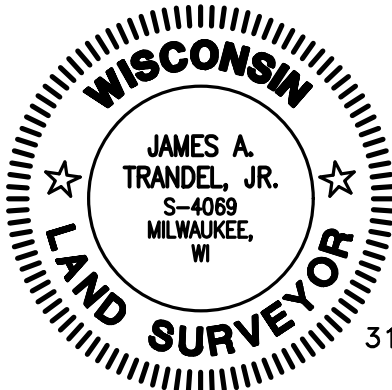
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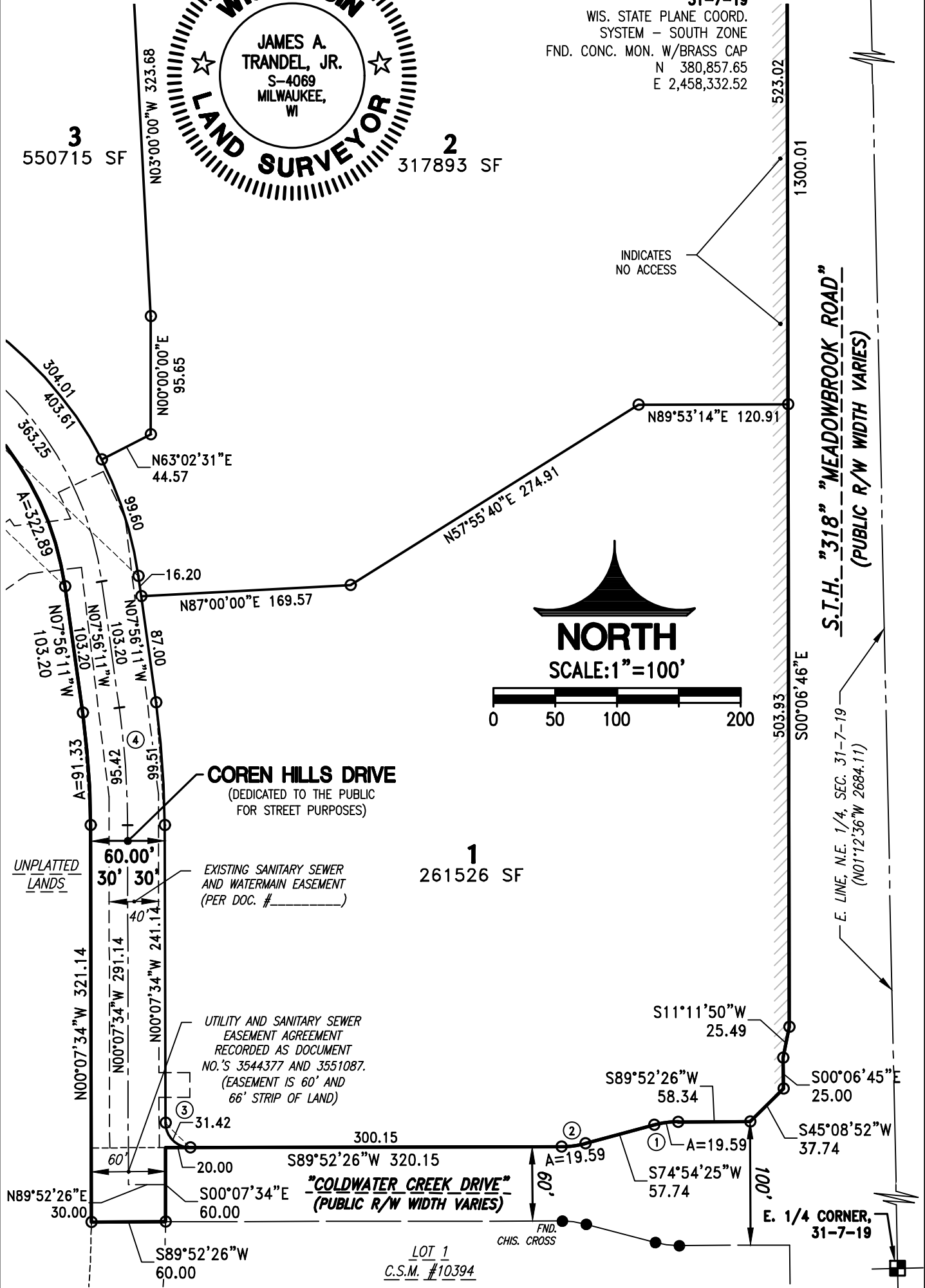
JOB NO. 05-006-889-01
SHEET 2 OF 9

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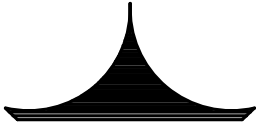
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N.E. CORNER,
31-7-19
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
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NORTH
SCALE: 1"=100'



UNPLATTED
LANDS

INDICATES SECONDARY
ENVIRONMENTAL CORRIDOR
BOUNDARY (PER AVAILABLE
WAUKESHA COUNTY RECORDS)

3
550715 SF

COREN HILLS DRIVE
(DEDICATED TO THE PUBLIC
FOR STREET PURPOSES)



UNPLATTED
LANDS

EXISTING SANITARY SEWER
AND WATERMAIN EASEMENT
(PER DOC. #)

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LOT 4
WOODLAND HILLS

DRAFTED THIS 21st DAY OF SEPTEMBER, 2025
THIS INSTRUMENT WAS DRAFTED BY JAMES A. TRANDEL, JR., S-4069

JOB NO. 05-006-889-01
SHEET 4 OF 9

CERTIFIED SURVEY MAP NO.

BEING A PART OF THE NORTHEAST 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

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	75.00	14°58'01"	19.59	19.54	S82°23'25.5"W	S89°52'26"W	S74°54'25"W
2	BOUNDARY	75.00	14°58'01"	19.59	19.54	S82°23'25.5"W	S74°54'25"W	S89°52'26"W
3	1	20.00	90°00'00"	31.42	28.28	N45°07'34"W	S89°52'26"W	N00°07'34"W
4	C/L	700.00	7°48'37"	95.42	95.35	N04°01'52.5"W	N00°07'34"W	N07°56'11"W
	BOUNDARY	670.00	7°48'37"	91.33	91.26	N04°01'52.5"W	N00°07'34"W	N07°56'11"W
	1	730.00	7°48'37"	99.51	99.43	N04°01'52.5"W	N00°07'34"W	N07°56'11"W
5	C/L	270.00	77°05'05"	363.25	336.47	N46°28'43.5"W	N07°56'11"W	N85°01'16"W
	BOUNDARY	240.00	77°05'05"	322.89	299.08	N46°28'43.5"W	N07°56'11"W	N85°01'16"W
	NORTH R/W	300.00	77°05'05"	403.61	373.85	N46°28'43.5"W	N07°56'11"W	N85°01'16"W
	2	300.00	19°01'18"	99.60	99.14	N17°26'50"W	N07°56'11"W	N26°57'29"W
	3	300.00	58°03'47"	304.01	291.17	N55°59'22.5"W	N26°57'29"W	N85°01'16"W
6	C/L	400.00	20°54'44"	145.99	145.19	N74°33'54"W	N85°01'16"W	N64°06'32"W
	BOUNDARY	430.00	20°54'44"	156.94	156.07	N74°33'54"W	N85°01'16"W	N64°06'32"W
	3	370.00	20°54'44"	135.04	134.30	N74°33'54"W	N85°01'16"W	N64°06'32"W

ACCESS RESTRICTION CLAUSE (S.T.H. "164") PER s. TRANS 233.05 (1):

As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. "164" as shown on this Plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the Department of Transportation.

HIGHWAY TRANS. 233.08 SETBACK RESTRICTIONS:

There shall be no improvements or structures placed between the highway and the highway setback line.

VISION CORNER RESTRICTION PER s. TRANS 233.105 (2):

No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height

NOISE LEVEL RESTRICTION PER s. TRANS 233.105 (1):

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHEAST 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.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF MILWAUKEE)

I, James A. Trandel, Jr., Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of the Northeast 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, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of said Section 31; Thence South 89°07'42" West and along the North line of the said Northeast 1/4 of said Section 31, 81.83 feet to a point on the West Right-of-Way line of "Meadowbrook Road" (S.T.H. "318"); Thence South 0°06'45" East and along the said West Right-of-Way line, 37.06 feet to a point; Thence South 89°53'15" West and along the said West Right-of-Way line, 15.00 feet to a point; Thence South 00°06'45" East and along the said West Right-of-way Line, 95.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 10.00 feet to a point; Thence South 06°18'58" East and along the said West Right-of-Way line, 59.51 feet to the place of beginning of lands hereinafter described;

Thence South 06°18'58" East and along the said West Right-of-Way line, 171.84 feet to a point; Thence South 00°06'45" East and along the said West Right-of-Way line, 100.00 feet to a point; Thence North 89°53'15" East and along the said West Right-of-Way line, 11.99 feet to a point; Thence South 00°06'46" East and along the said West Right-of-Way line, 1300.01 feet to a point; Thence South 11°11'50" West and along the said West Right-of-Way line, 25.49 feet to a point; Thence South 00°06'45" East and along the said West Right-of-Way line, 25.00 feet to a point; Thence South 45°08'52" West and along the said West Right-of-Way line, 37.74 feet to a point on the North Right-of-Way line of "Coldwater Creek Drive"; Thence South 89°52'26" West and along the said North Right-of-Way line, 58.34 feet to a point of curvature; Thence Southwesterly 19.59 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 75.00 feet, whose central angle is 14°58'01", and whose chord bears South 82°23'25.5" West, 19.54 feet to a point of tangency; Thence South 74°54'25" West and along the said North Right-of-Way line, 58.34 feet to a point of curvature; Thence Southwesterly 19.59 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 75.00 feet, whose central angle is 14°58'01", and whose chord bears South 82°23'25.5" West, 19.54 feet to a point of tangency; Thence South 89°52'26" West and along the said North Right-of-Way line, 320.15 feet to a point on the West Right-of-Way line of said "Coldwater Creek Drive"; Thence South 00°07'34" East and along the said West Right-of-Way line, 60.00 feet to a point; Thence South 89°52'26" West, 60.00 feet to a point; Thence North 00°07'34" West, 321.14 feet to a point of curvature; Thence Northwesterly 91.33 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 670.00 feet, whose central angle is 07°48'37", and whose chord bears North 04°01'52.5" West, 91.26 feet to a point of tangency; thence North 07°56'11" West, 103.20 feet to a point of curvature; Thence Northwesterly 322.89 feet along the arc of a curve, whose center lies to the Southwest, whose radius is 240.00 feet, whose central angle is 77°05'05", and whose chord bears North 46°28'43.5" West, 299.08 feet to a point of tangency; Thence North 85°01'16" West, 218.30 feet to a point of curvature; Thence Northwesterly 156.94 feet along the arc of a curve, whose center lies to the Northeast, whose radius is 430.00 feet, whose central angle is 20°54'44", and whose chord bears North 74°33'54" West, 134.30 feet to a point of tangency; Thence North 64°06'32" West. 76.45 feet to a point; Thence North 25°53'28" East, 60.00 feet to a point; Thence North 22°51'14" East, 61.04 feet to a point; Thence North 64°48'42" East, 126.66 feet to a point; Thence North 55°02'58" East, 85.68 feet to a point; Thence North 39°29'19" East, 115.27 feet to a point; Thence North 36°44'00" East, 159.18 feet to a point; Thence North 41°45'49" East, 195.74 feet to a point; Thence North 46°00'38" East, 268.31 feet to a point; Thence North 65°49'50" East, 360.07 feet to a point; Thence North 88°09'30" East, 150.66 feet to the point of beginning of this description.

Said parcel contains 1,209,645 Square Feet (or 27.7696 Acres) of land, more or less.

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BEING A PART OF THE NORTHEAST 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.

That I have made such survey, land division and map by the direction of **SMART TRUSTS (CAROL O. SMART TRUSTEE)**, owner 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
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CERTIFIED SURVEY MAP NO._____

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TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

SMART TRUSTS (CAROL O. SMART TRUSTEE), as owner, does hereby certify that it caused the land described on this map to be surveyed, divided, mapped, and dedicated 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 _____.

**SMART TRUSTS
(CAROL O. SMART TRUSTEE)**

Carol O. Smart, Trustee

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, the above named Carol O. Smart, Trustee of the Smart Trusts, 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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TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

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. _____.

Doug Koehler, Secretary

Shawn N. Reilly, Chairman