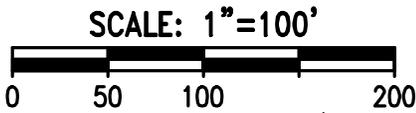


THIS CSM DOES NOT ADDRESS SPAR REVIEW COMMENTS RELATED TO VACATION OF EXISTING ROW & "FUTURE ROW" AS SHOWN ON PRELIMINARY SITE PLANS. CLARIFICATION IS NEEDED ON INTENT OF USH 18 CONNECTION & PRIVATE VS PUBLIC INFRASTRUCTURE

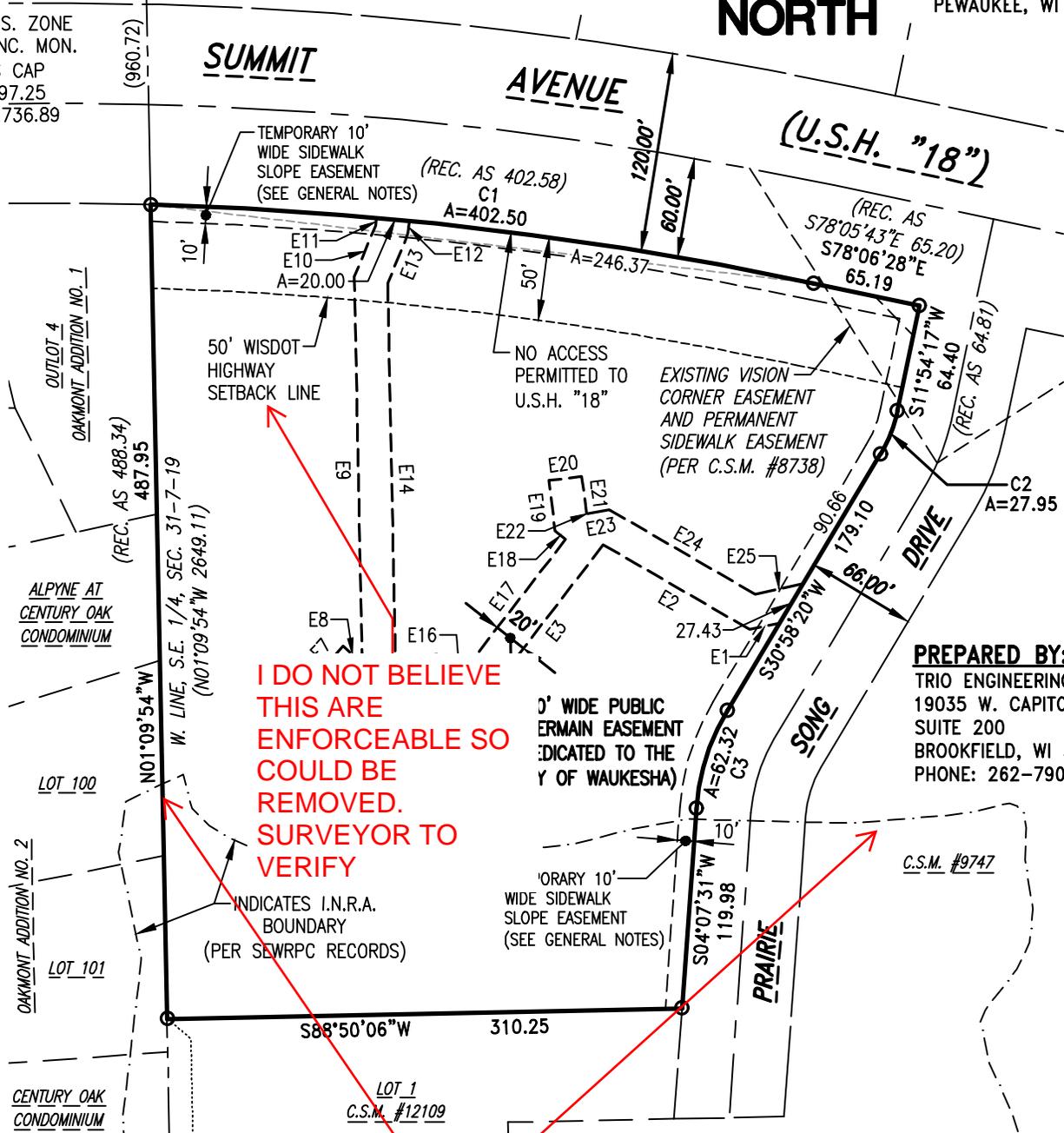
CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8738, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CENTER,
SEC. 31-7-19
 WIS. STATE PLANE
 COORD.
 SYSTEM-S. ZONE
 FND. CONC. MON.
 w/BRASS CAP
 N-378,097.25
 E-2,455,736.89



OWNER:
 BIELINSKI HOMES, INC.
 1830 MEADOW LN
 SUITE A
 PEWAUKEE, WI 53027



I DO NOT BELIEVE THIS ARE ENFORCEABLE SO COULD BE REMOVED. SURVEYOR TO VERIFY

LINEWORK DOES NOT APPEAR TO MATCH MOST RECENT ENV. COOR. LIMITS. POSSIBLY SHOWING OUT OF DATE LIMITS?

THE PORTION WITHIN CSM DOES APPEAR TO BE SIMILAR.

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

S.W. CORNER,
S.E. 1/4,
SEC. 31-7-19
 WIS. STATE PLANE
 COORD. SYSTEM-S. ZONE
 FND. CONC. MON.
 w/BRASS CAP
 N-375,448.93
 E-2,455,790.75

GENERAL NOTES:

- ALL ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE S.E. 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, BEARS N01°09'54"W.
- A TEMPORARY 10' WIDE SIDEWALK SLOPE EASEMENT ALONG THE STREET FRONTAGES OF LOT 1 SHALL BE IN EFFECT UNTIL CONCRETE SIDEWALKS ARE INSTALLED.
- ALL 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 3RD DAY OF FEBRUARY, 2026
 THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

LOCATION MAP

SCALE: 1"=2000'



PIPING LEGEND:

- - INDICATES "Found" Monuments (See Plan)
- - INDICATES "Set" 0.750" O.D. by 18" long Reinforcing Bar weighing 1.502 lbs. per lined foot.



JOB NO. 01-006-966-K
 SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8738, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:							
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	2231.83	10°19'59"	402.50	401.96	S83°16'28"E	S88°26'27"E	S78°06'28"E
<i>(REC. AS)</i>		<i>10°20'06"</i>	<i>402.58</i>	<i>402.03</i>	<i>S83°16'40"E</i>		
C2	84.00	19°04'03"	27.95	27.83	S21°26'18"W	S11°54'17"W	S30°58'20"W
<i>(REC. AS)</i>					<i>S21°26'19"W</i>		
C3	133.00	26°50'49"	62.32	61.75	S17°32'56"W	S30°58'20"W	S04°07'31"W
<i>(REC. AS)</i>		<i>26°50'50"</i>			<i>S17°32'55"W</i>		

EASEMENT LINE TABLE		
Line #	BEARING	LENGTH
E1	S77°46'58"W	18.31'
E2	N60°02'32"W	101.76'
E3	S37°46'25"W	115.92'
E4	S63°18'15"W	14.53'
E5	S88°50'06"W	59.62'
E6	N48°09'54"W	35.65'
E7	N41°50'06"E	20.00'
E8	S48°09'54"E	15.55'

EASEMENT LINE TABLE		
Line #	BEARING	LENGTH
E9	N1°09'55"W	231.67'
E10	N22°29'48"E	33.20'
E11	N5°20'36"E	4.67'
E12	S5°20'36"W	7.70'
E13	S22°29'48"W	32.03'
E14	S1°09'55"E	235.82'
E15	N88°50'06"E	36.15'
E16	N63°18'15"E	5.47'

EASEMENT LINE TABLE		
Line #	BEARING	LENGTH
E17	N37°46'25"E	100.14'
E18	N52°13'35"W	7.95'
E19	N7°13'35"W	30.50'
E20	N82°46'25"E	20.00'
E21	S7°13'35"E	22.22'
E22	S52°13'35"E	0.76'
E23	N78°51'56"E	13.33'
E24	S60°02'32"E	101.55'
E25	N77°46'58"E	29.37'

ACCESS RESTRICTION CLAUSE (U.S.H. "18") 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 U.S.H. "18" 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.

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.



**19035 W. CAPITOL DR.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480**

SINCE A CSM (AND NOT PLAT) TRANS 233 IS NOT ENFORCEABLE. CONSIDER REMOVING NOTES.

SINCE OWNER SIGNED ACCESS RESTRICTION ON PREVIOUS CSM, IT MAY BE DEEMED AS EXISTING RESTRICTION.

I REALIZE THAT DEVELOPMENT IS NOT LOOKING FOR ACCESS AND DOT WOULD LIKELY NOT ALLOW IT ANYWAY IT IS SOMEWHAT OF A MOOT POINT BUT AS MISTED ON CSM, IT COULD BE REMOVED.

WISDOT HWY SETBACK NOTATION COULD BE REMOVED.

DRAFTED THIS 3RD DAY OF FEBRUARY, 2026
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GC

CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 8738, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

BIELINSKI HOMES, INC., 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 _____.

BIELINSKI HOMES, INC.

Paul Bielinski, President

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally, came before me this _____ day of _____, 20_____, the above named Paul Bielinski, President, to me known to be the person who executed the foregoing instrument and acknowledged the same, on behalf of BIELINSKI HOMES, INC.

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

PLAN COMMISSION APPROVAL:

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

Shawn N. Reilly, Chairman

**DOUG KOEHLER,
PRINCIPAL PLANNER**

Katie Panella, City Clerk

COMMON COUNCIL APPROVAL:

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

Shawn N. Reilly, Mayor

Katie Panella, City Clerk