

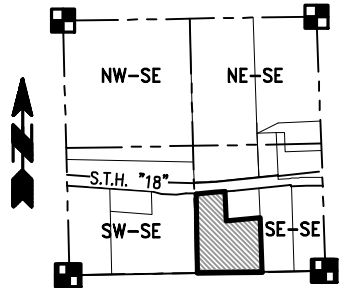
CERTIFIED SURVEY MAP NO. _____

BEING A REDMISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1723, LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

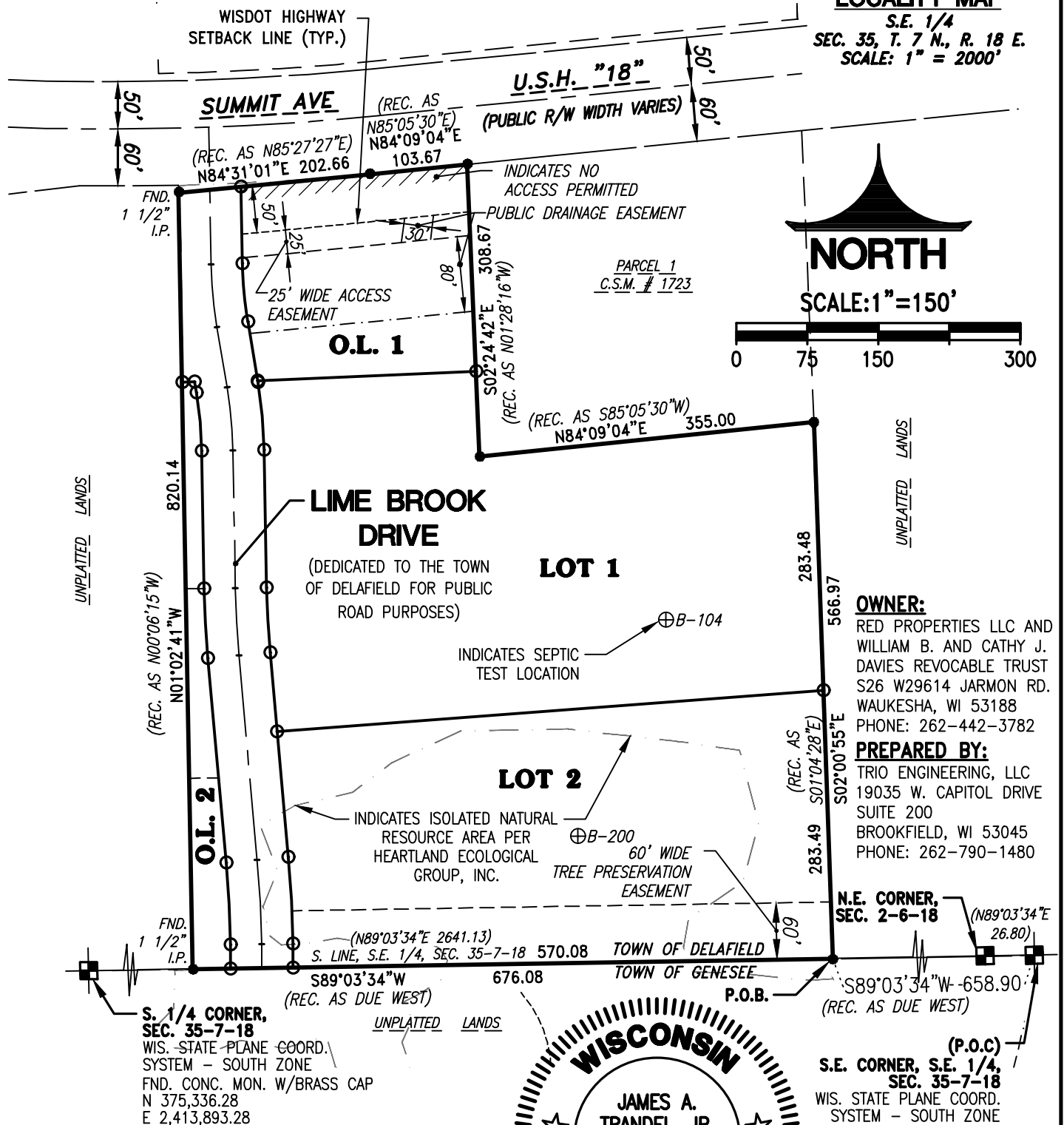
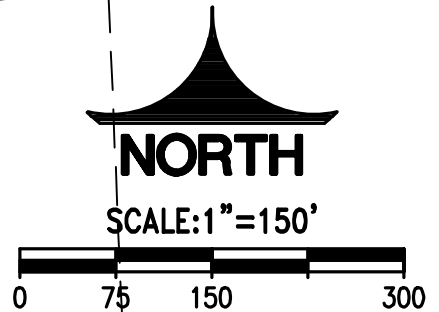
NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83/2011), IN WHICH THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 35, TOWN 7 NORTH, RANGE 18 EAST, BEARS N89°03'34"E.
- 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.



LOCALITY MAP

S.E. 1/4
SEC. 35, T. 7 N., R. 18 E.
SCALE: 1" = 2000'



OWNER:

RED PROPERTIES LLC AND
WILLIAM B. AND CATHY J.
DAVIES REVOCABLE TRUST
S26 W29614 JARMON RD.
WAUKESHA, WI 53188
PHONE: 262-442-3782

PREPARED BY:

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

N.E. CORNER, SEC. 2-6-18

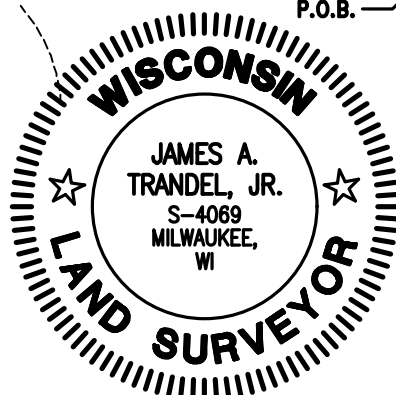
(N89°03'34"E
26.80)
S89°03'34"W-658.90'
(REC. AS DUE WEST)

(P.O.C) S.E. CORNER, S.E. 1/4, SEC. 35-7-18

WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FND. CONC. MON.
W/BRASS CAP
N 375,380.07
E 2,416,560.61

LEGEND:

- - INDICATES Section Corner
- - INDICATES "Set" 0.75" O.D. x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 1" Iron Pipe, unless otherwise noted.

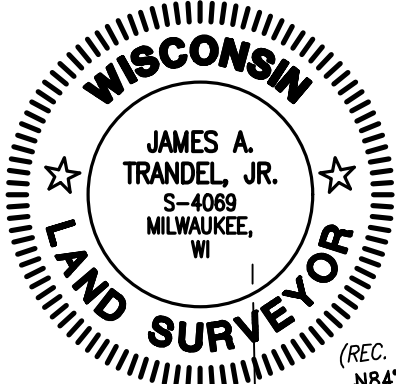


DRAFTED THIS 11th DAY OF NOVEMBER, 2025 (REVISED 4/15/26)
THIS INSTRUMENT WAS DRAFTED BY JAMES A. TRANDEL, JR., S-4069

JOB NO. 24-039-1229
SHEET 1 OF 9

CERTIFIED SURVEY MAP NO. _____

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SUMMIT AVE

U.S.H. "18"

(PUBLIC R/W WIDTH VARIES)

FND.
1 1/2"
I.P.

(REC. AS N85°27'27"E)
N84°31'01"E 202.66

(REC. AS N85°05'30"E)
N84°09'04"E 103.67

INDICATES NO ACCESS PERMITTED

S07°12'53"W 25.66

WISDOT HIGHWAY SETBACK LINE (TYP.)

25' WIDE ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 C.S.M. #1723

PUBLIC DRAINAGE EASEMENT

OUTLOT 1
50,654 S.F.
1.1629 Ac.

PARCEL 1
C.S.M. # 1723

UNPLATTED LANDS

INDICATES ISOLATED NATURAL RESOURCE AREA PER HEARTLAND ECOLOGICAL GROUP, INC.

N87°35'18"E 230.78

N84°09'04"E 355.00
(REC. AS S85°05'30"W)

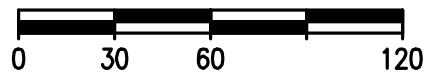
OUTLOT 2
16,349 S.F.
0.3753 Ac.

LOT 1
182,481 S.F.
4.1892 Ac.

LIME BROOK DRIVE
(DEDICATED TO THE PUBLIC)



SCALE: 1" = 60'

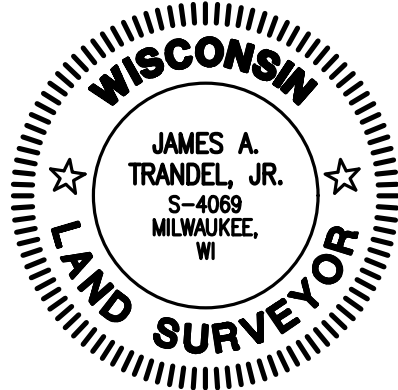


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SHEET 2 OF 9

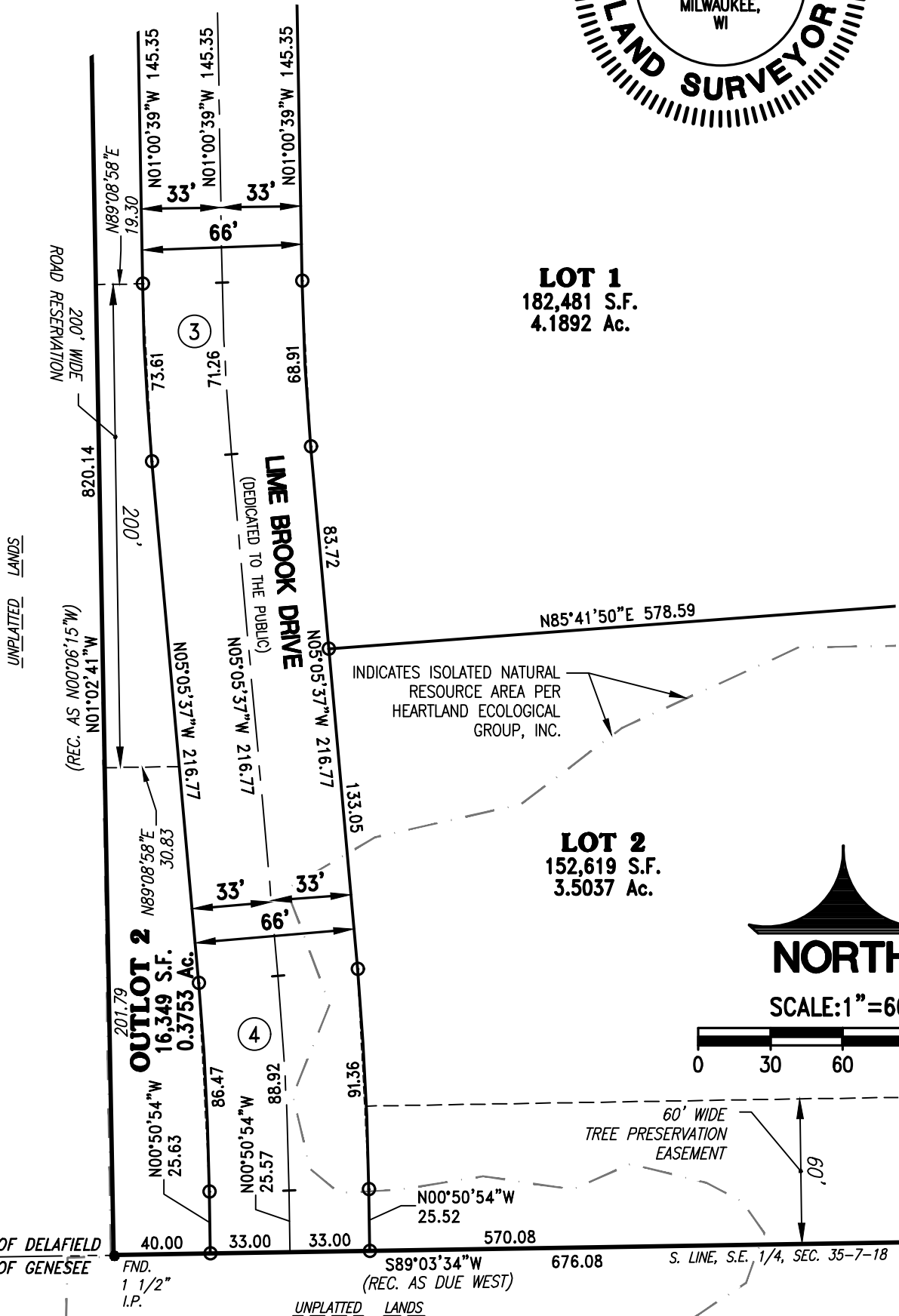
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LOT 1
182,481 S.F.
4.1892 Ac.

LOT 2
152,619 S.F.
3.5037 Ac.



X:\2024\24-39-1229 Davies Farm - Waukesha Drawings\Survey\CSM\530CSM01.dwg

TOWN OF DELAFIELD
TOWN OF GENESEE

FND.
1 1/2"
I.P.

UNPLATTED LANDS

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SHEET 3 OF 9

CERTIFIED SURVEY MAP NO. _____

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SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35. TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF
DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	C/L	450.00	8°29'25"	66.68	66.62	N05°17'23.5"W	N09°32'06"W	N01°02'41"W
	OUTLOT 1	417.00	8°29'25"	61.79	61.73	N05°17'23.5"W	N09°32'06"W	N01°02'41"W
2	C/L	450.00	8°31'27"	66.95	66.89	N05°16'22.5"W	N01°00'39"W	N09°32'06"W
	OUTLOT 2	417.00	8°31'27"	62.04	61.98	N05°16'22.5"W	N01°00'39"W	N09°32'06"W
	LOT 1	483.00	8°31'27"	71.86	71.79	N05°16'22.5"W	N01°00'39"W	N09°32'06"W
3	C/L	1000.00	4°04'59"	71.26	71.24	N03°03'08.5"W	N05°05'38"W	N01°00'39"W
	OULOT 2	1033.00	4°04'59"	73.61	73.60	N03°03'08.5"W	N05°05'38"W	N01°00'39"W
	LOT 1	967.00	4°04'59"	68.91	68.89	N03°03'08.5"W	N05°05'38"W	N01°00'39"W
4	C/L	1200.00	4°14'43"	88.92	88.90	N02°58'15.5"W	N00°50'54"W	N05°05'37"W
	OUTLOT 2	1167.00	4°14'43"	86.47	86.45	N02°58'15.5"W	N00°50'54"W	N05°05'37"W
	LOT 2	1233.00	4°14'43"	91.36	91.34	N02°58'15.5"W	N00°50'54"W	N05°05'37"W

Lot #	Soil Observ. (#)	Surface Elev. (NGVD 29)	Bottom Elev. of Soil Profile	Soil Map Unit Symbol (NRCS)	Elevation of Highest Groundwater Table	Depth to Highest Ground-Water Table (Feet)	Proposed Basement Floor Elevation	Notes: List information used to determine the highest groundwater table, including any soil color pattern exemptions under SPS 385.30(3) for a basement floor proposed less than 1-foot above redoximorphic features shown in the referenced soil evaluation reports.
1	104	1083.36	1074.36	HmC2	<1074.36	>9'	>1075.36	No low chroma mottles observed
2	200	1087.81	1078.81	HmC2	<1078.81	>9'	>1079.81	No low chroma mottles observed



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SHEET 4 OF 9

CERTIFIED SURVEY MAP NO. _____

BEING A REDMISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1723, LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35. TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

NOTES:

- The majority of the property is located within an Isolated Natural Resource Area (INRA) per Heartland Ecological Group, Inc. 2025 Environmental Corridor Delineation. The INRA is subject to the Isolated Natural Resource Area Preservation Restrictions below.
 - Grading, filling, or the removal of topsoil or other earthen materials are prohibited, except within an approved Disturbance Envelope as identified in No. 6 below.
 - The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Town of Delafield. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Town of Delafield staff, shall also be permitted. The removal of any vegetative cover that is necessitated by the approved construction of a residence or accessory building within a designated pre-approved building envelope shall be permitted.
 - Grazing by domesticated animals, i.e., horses, cows, etc., shall be discouraged to the greatest extent possible.
 - The introduction of plant material not indigenous to the existing environment of the Isolated Natural Resource Preservation Area is prohibited.
 - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - Disturbance on Lot 1 and Lot 2 is limited to 30,000 sq. ft. on each lot, excluding the grading required for the public road construction. The Disturbance Envelope includes grading, tree removal, all structures and a septic system.
- This property is subject to a Town rezone from the A-1 District to the A-2 District (Ordinance No. 2025-06)
- The Owners of Lots 1 and 2 of this Certified Survey Map shall each own an equal, undivided fractional interest in Outlots 1 and 2 of this Certified Survey Map.
- The owners of Lots 1 and 2 shall each hold a 1/2 undivided and nontransferable interest in Outlot 1 of this Certified Survey Map where the storm water management practices are located. There are one or more separate documents recorded on the property title through the Waukesha County Register of Deeds entitled "Storm Water Management Practice Maintenance Agreement" ("Maintenance Agreement") that apply to Outlot 1 of this Certified Survey Map. The maintenance agreements subject this Certified Survey Map, any land dividing documentation for development on the abutting parcel to the South (Tax Key No. GNT 1445999), and all lot owners therein, to covenants, conditions and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The agreement also outlines a process by which the Town of Delafield may levy and collect special assessments or charges for any services the community might provide relating to enforcement of the Maintenance Agreement.
- In accordance with Chapter 14 – Article VIII of the Waukesha County Code of Ordinances ("Storm Water Ordinance"), the Storm Water Permit Holder is responsible for constructing the storm water management practices following plans approved by Waukesha County and is responsible for maintaining the storm water practices until permit termination by Waukesha County. Upon termination of the Storm Water Permit, the owners of Lots 1 and 2 and all future lots created as part any development on the abutting parcel to the South (Tax Key No. GNT 1445999), shall be responsible for maintenance of the storm water management practices in accordance with the Maintenance Agreement.
- The 30' Wide Access Easement across part of Outlot 1 is herein granted to the owner of Parcel 1 of Certified Survey Map No. 1723 for the purpose of constructing, maintaining, repairing, replacing and using a driveway for vehicular and pedestrian access to and from the public street. The benefiting property owner may construct such driveway improvements in the future at their sole cost and expense, subject to obtaining any required permits. The owner(s) of the burdened parcel shall not obstruct or interfere with reasonable use of the easement area for access purposes. This easement shall run with the land and be binding upon the owners, heirs, successors and assigns of both the benefited and burdened parcels.
- A 60' Wide Tree Preservation Easement is hereby established over the area shown hereon and labeled "Tree Preservation Easement." The removal or destruction of trees having a diameter at breast height (DBH) of six (6) inches or greater is prohibited without prior written approval from the Town of Delafield, if applicable, with the exception that invasive, dead, dying or diseased trees may be removed at the discretion of the land owner under the recommendation of a forester or naturalist.



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BEING A REDMISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1723, LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35. TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

NOTES:

- A Tree Preservation Easement is hereby established over the entirety of Outlot 2. The removal or destruction of trees having a diameter at breast height (DBH) of six (6) inches or greater is prohibited without prior written approval from the Town of Delafield, with the exception that invasive, dead, dying or diseased trees may be removed at the discretion of the land owner under the recommendation of a forester or naturalist. The following may be permitted with written approval from the Town of Delafield, or their designee, if applicable:
 - Removal of established vegetation through the "200' Wide Road Reservation" limits for the purpose of constructing a public road extension.
 - Removal of established vegetation within the entirety of Outlot 2 for the purpose of private driveway connections to the Public Road. All efforts shall be taken to preserve established trees when determining driveway locations.
 - Proposed public road extension location, driveway connection points, and associated vegetation removal limits shall be determined, with Town of Delafield Engineer Approval, prior to any removal activities.
- All lands within the area labeled "Public Drainage Easement" are reserved for stormwater collection, conveyance, treatment or infiltration. No buildings are allowed in these areas. No structures, obstructions (bushes, trees, etc.), grading or filling is allowed in areas that may interrupt stormwater flows in any way. The Maintenance Agreement may contain specific maintenance requirements for these areas. The Town of Delafield, Waukesha County or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement.
- There shall be no direct vehicular ingress or egress to "Summit Ave." (U.S.H. "18") from Outlot 1. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the County of Waukesha.
- The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing U.S. Highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.



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JOB NO. 24-039-1229
SHEET 6 OF 9

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TOWN OF DELAFIELD PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Town of Delafield on this _____ day of _____, 20_____.

Jennifer Janusiak, Chairperson

Michelle Luedtke, Administrator-Clerk/Treasurer

TOWN OF DELAFIELD TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Delafield on this _____ day of _____, 20_____.

Edward Kranick, Chairman

Michelle Luedtke, Administrator-Clerk/Treasurer

EXTRATERRITORIAL REVIEW AND APPROVALS:

CITY OF WAUKESHA PLAN COMMISSION APPROVAL:

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

Katie Panella, City Clerk

Shawn N. Reilly, Chairman

CITY OF WAUKESHA COMMON COUNCIL APPROVAL:

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

Katie Panella, City Clerk

Shawn N. Reilly, Mayor