

# 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:**

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

## OVERALL DETAIL SHEET

(SEE LOCALITY MAP ON SHEET 3)

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

WIS. STATE PLANE COORD.  
 SYSTEM - SOUTH ZONE

LOT 1 FND. CONC. MON. W/BRASS CAP  
 C.S.M. #12759 N 380,866.32  
 E 2,426,795.55

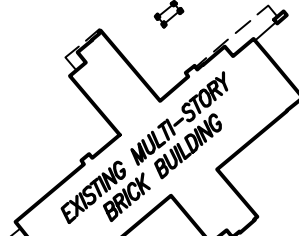
COREN HILLS  
 DRIVE

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

"S.T.H. 318" MEADOWBROOK ROAD  
 (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

(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

1  
 801304 SF

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. # \_\_\_\_\_

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

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



NORTH  
 SCALE: 1"=200'

COUNTRY CREST  
 LANE

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

LOT 1  
 C.S.M. #12306

**LEGEND:**

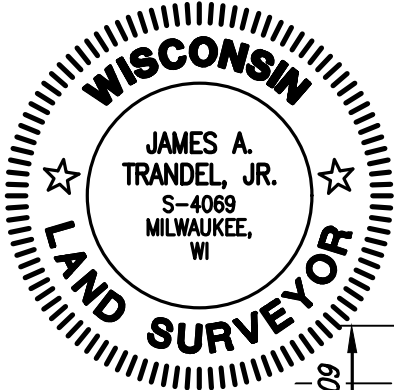
- - INDICATES Section Corner
- - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" Monumentation (See Survey)

**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.

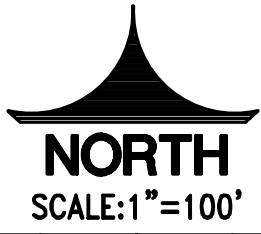
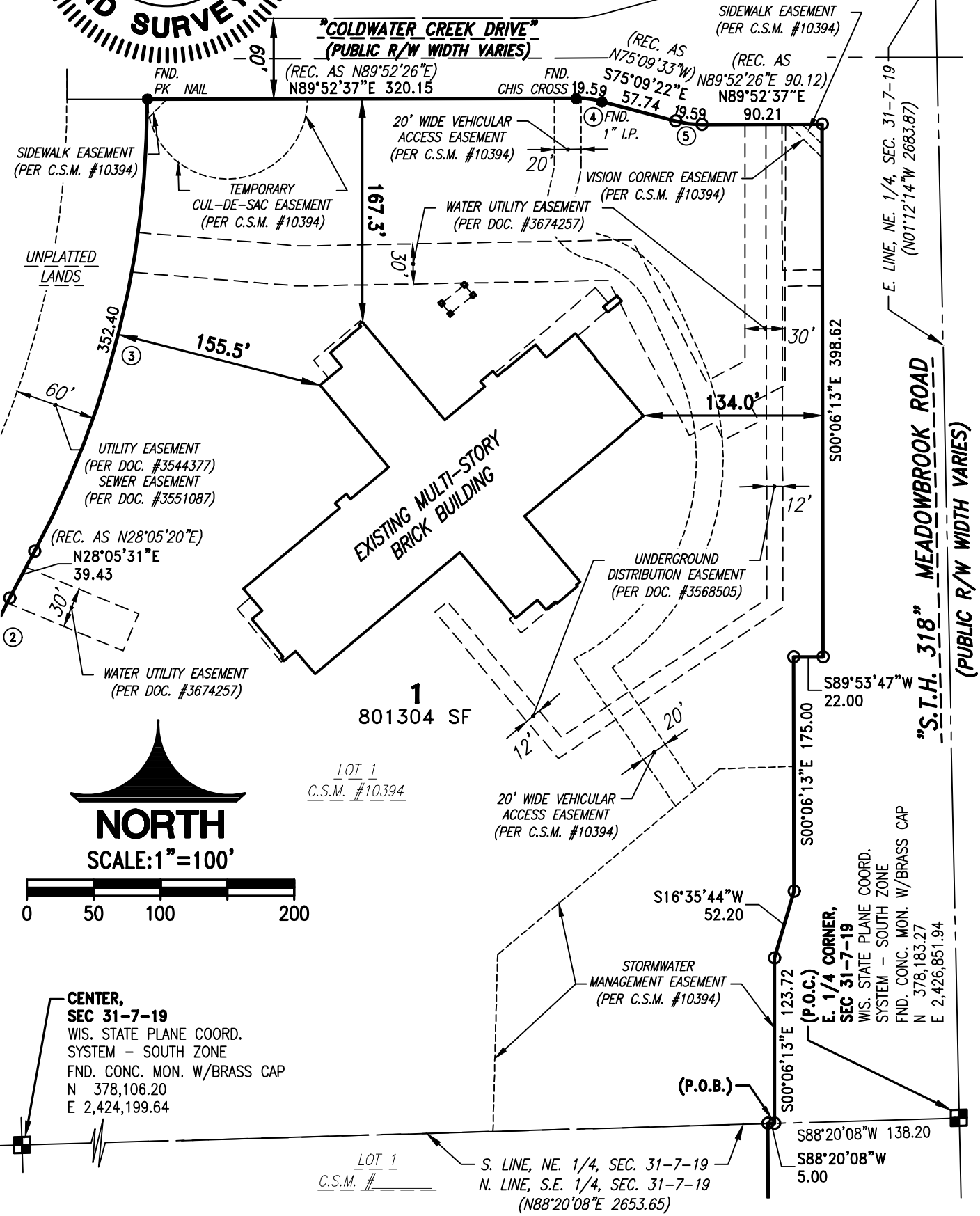
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 BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4  
 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



**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  
 C.S.M. #12759



**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

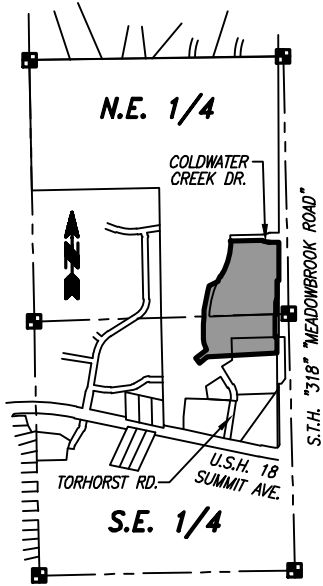
LOT 1  
 C.S.M. # \_\_\_\_\_  
 S. LINE, NE. 1/4, SEC. 31-7-19  
 N. LINE, S.E. 1/4, SEC. 31-7-19  
 (N88°20'08"E 2653.65)

**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

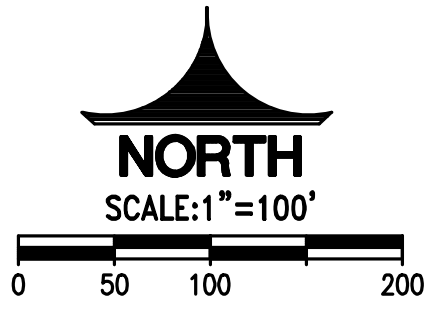
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# CERTIFIED SURVEY MAP NO.

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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

LOT 1  
 C.S.M. #10394

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  
 FND. CONC. MON. W/BRASS CAP  
 N 378,183.27  
 E 2,426,851.94

(P.O.B.)

(P.O.C.)  
 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.  
 SYSTEM - SOUTH ZONE  
 FND. CONC. MON. W/BRASS CAP  
 N 378,106.20  
 E 2,424,199.64

**1**  
 801304 SF

LOT 1  
 C.S.M. # \_\_\_\_\_

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 239.09

N88°33'01"E  
 20.01  
 FND.  
 3/4" REBAR

S00°06'13"E  
 100.85

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

62.14

FND.  
 3/4" REBAR

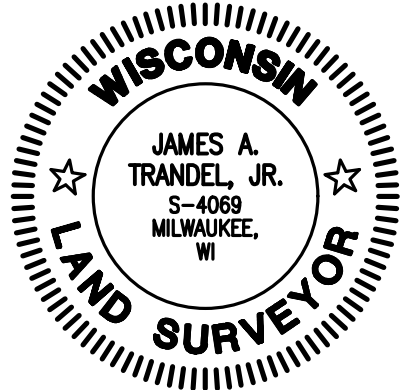
S86°31'09"W 728.12

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

FND. 3/4" REBAR FND. 3/4" REBAR

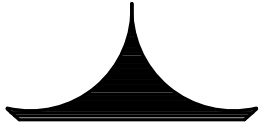
E. LINE, S.E. 1/4,  
 SEC. 31-7-19  
 (N01°12'31"W 2671.32)



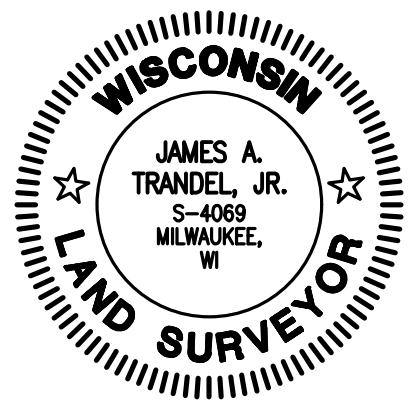
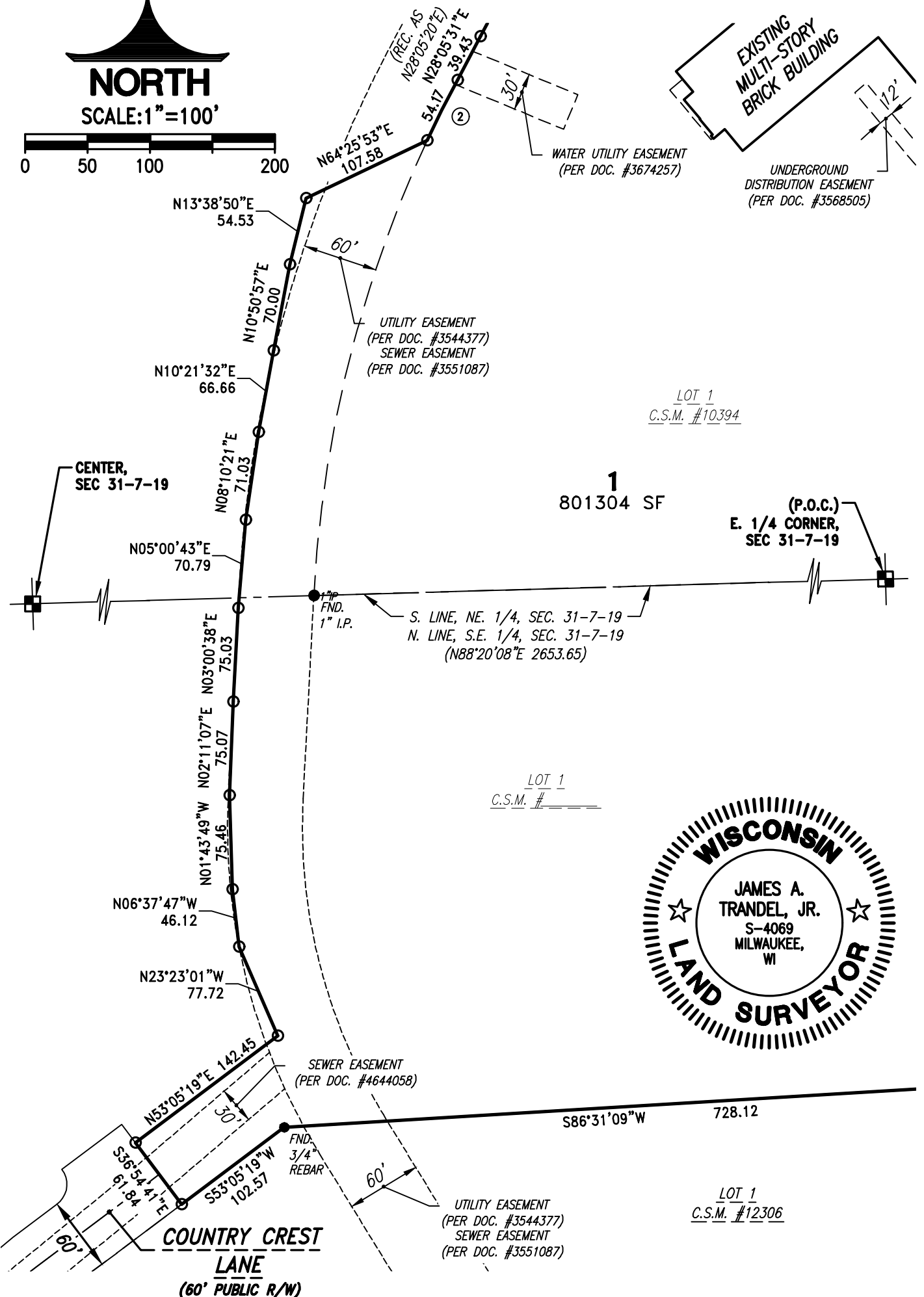
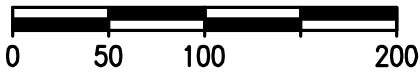
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 OF SECTION 31, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN



**NORTH**  
 SCALE: 1" = 100'



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## ***CERTIFIED SURVEY MAP NO.*** \_\_\_\_\_

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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

### **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





## ***CERTIFIED SURVEY MAP NO.*** \_\_\_\_\_

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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.**, 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**  
19035 W. Capitol Drive, Suite 200  
Brookfield, WI 53045  
Phone: (262)790-1480 Fax: (262)790-1481



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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