

CERTIFIED SURVEY MAP NO.

A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 11803, BEING A PART OF THE
SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

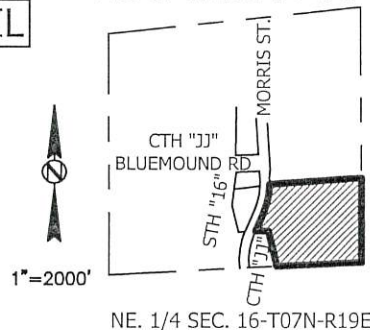
SUBDIVIDER/LAND OWNER:
PARKWAY RIDGE, LLC
N27 W24025 PAUL CT.,
STE 100
PEWAUKEE, WI, 53072
(262) 542-9200

OVERALL DETAIL

LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 11/16" REBAR FOUND (UNLESS OTHERWISE STATED)
- 11/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

LOCATION MAP



NE. 1/4 SEC. 16-T07N-R19E

NE CORNER
SEC. 16-7-19

EASEMENT
—SEE SHEETS 3 AND 4

LANDSCAPE EASEMENT
—SEE SHEETS 3 AND 4

UNPLATTED LANDS
WAUKESHA COUNTY

N82°30'14"E 8.39'

N85°39'14"E 962.94'

LOT 1

707,893 S.F.
16.25 AC.

L=311.13'
R=766.20'
CH=309.00'
CH BRG=N11°53'06"E
DELTA=23°15'58"

LOT 2
CSM 11803

N23°31'05"E
203.74'

MADELINE
BOULEVARD

92.00' DEDICATED
TO THE PUBLIC
FOR STREET
PURPOSES

PARKWAY
RIDGE CIRCLE

LOT 2
53,345 S.F.
1.22 AC.

N14°28'59"W
253.82'

60.00' DEDICATED
TO THE PUBLIC FOR
STREET PURPOSES—
SEE DETAIL SHEET 2

N13°12'55"W
126.93'

SOUTH LINE OF THE NE 1/4 SEC. 16-7-19
S87°04'25"W 2660.65'

S87°04'25"W 893.95'

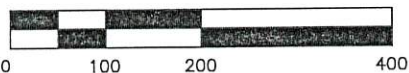
UNPLATTED LANDS
WAUKESHA COUNTY

S00°21'46"E 881.15'

UNPLATTED LANDS
WAUKESHA COUNTY

E 1/4
CORNER
SEC.
16-7-19

SCALE: 1" = 200'



BEARINGS ARE REFERENCED TO THE WISCONSIN
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
(NAD 1927) GRID NORTH ON THE SOUTH LINE OF
THE NE 1/4 OF SECTION 16-7-19 AS N87°04'25"E



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REVISED THIS 2ND DAY OF JUNE, 2020
REVISED THIS 14TH DAY OF APRIL, 2020
REVISED THIS 13TH DAY OF JANUARY, 2020
DATED THIS 7TH DAY OF JANUARY, 2020

PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 1 OF 8

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STREET DEDICATION DETAIL

CURVE TABLE SHEET 3

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STE 100
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(262) 542-9200

LEGEND

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- 11/16" REBAR FOUND
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- 11/16" REBAR SET, 18" LONG,
WT. = 1.13 LBS./LIN. FT.



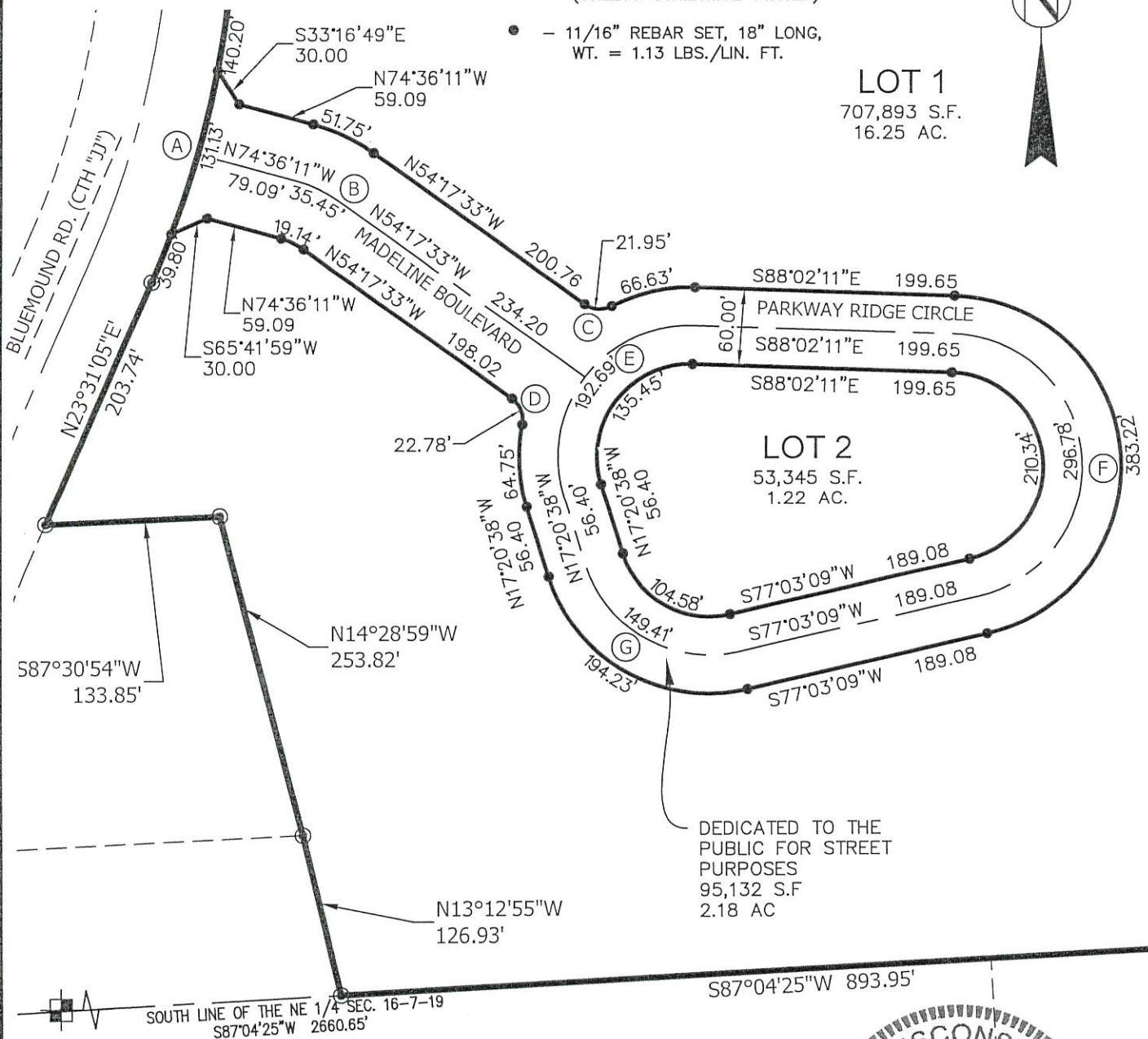
LOT 1

707,893 S.F.
16.25 AC.

LOT 2

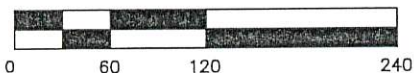
53,345 S.F.
1.22 AC.

DEDICATED TO THE
PUBLIC FOR STREET
PURPOSES
95,132 S.F.
2.18 AC



CENTER OF SEC.
SEC. 16-7-19

SCALE: 1" = 120'



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STREET DEDICATION
CURVE TABLE

Curve Table								
	CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	EXTERIOR	766.20	23°15'58"	311.13	309.00	N11°53'06"E	N23°31'05"E	N00°15'07"E
	SOUTH	766.20	2°58'35"	39.80	39.80	N22°01'48"E	N23°31'05"E	N20°32'31"E
	STREET	766.20	9°48'21"	131.13	130.97	N15°38'20"E	N20°32'31"E	N10°44'09"E
	NORTH	766.20	10°29'02"	140.20	140.00	N05°29'38"E	N10°44'09"E	N00°15'07"E
B	C/L	100.00	20°18'38"	35.45	35.26	N64°26'52"W	N54°17'33"W	N74°36'11"W
	N R/W	146.00	20°18'38"	51.75	51.48	N64°26'52"W	N54°17'33"W	N74°36'11"W
	S R/W	54.00	20°18'38"	19.14	19.04	N64°26'52"W	N54°17'33"W	N74°36'11"W
C	N R/W	20.00	62°53'04"	21.95	20.87	S85°44'05"E	S54°17'33"E	N62°49'24"E
D	S R/W	20.00	65°16'03"	22.78	21.57	N21°39'31"W	N10°58'30"E	N54°17'33"W
E	C/L	101.00	109°18'28"	192.68	164.77	N37°18'35"E	N17°20'38"W	S88°02'11"E
		101.00	54°39'14"	96.34	92.73	S64°38'12"W	N88°02'11"W	S37°18'35"W
		101.00	54°39'14"	96.34	92.73	S09°58'58"W	S37°18'35"W	S17°20'38"E
	N R/W	131.00	29°08'25"	66.63	65.91	S77°23'36"W	N88°02'11"W	S62°49'24"W
	S R/W	131.00	28°19'08"	64.75	64.09	S03°11'04"E	S10°58'30"W	S17°20'38"E
	E R/W	71.00	109°18'28"	135.45	115.83	N37°18'35"E	N17°20'38"W	S88°02'11"E
F	C/L	103.00	165°05'20"	296.78	204.26	S05°29'31"E	S88°02'11"E	S77°03'09"W
	E R/W	133.00	165°05'20"	383.22	263.75	N05°29'31"W	N77°03'09"E	N88°02'11"W
	W R/W	73.00	165°05'20"	210.34	144.77	S05°29'31"E	S88°02'11"E	S77°03'09"W
G	C/L	100.00	85°36'13"	149.41	135.89	N60°08'45"W	S77°03'09"W	N17°20'38"W
	N R/W	130.00	85°36'13"	194.23	176.66	S60°08'45"E	S17°20'38"E	N77°03'09"E
	S R/W	70.00	85°36'13"	104.58	95.12	N60°08'45"W	S77°03'09"W	N17°20'38"W



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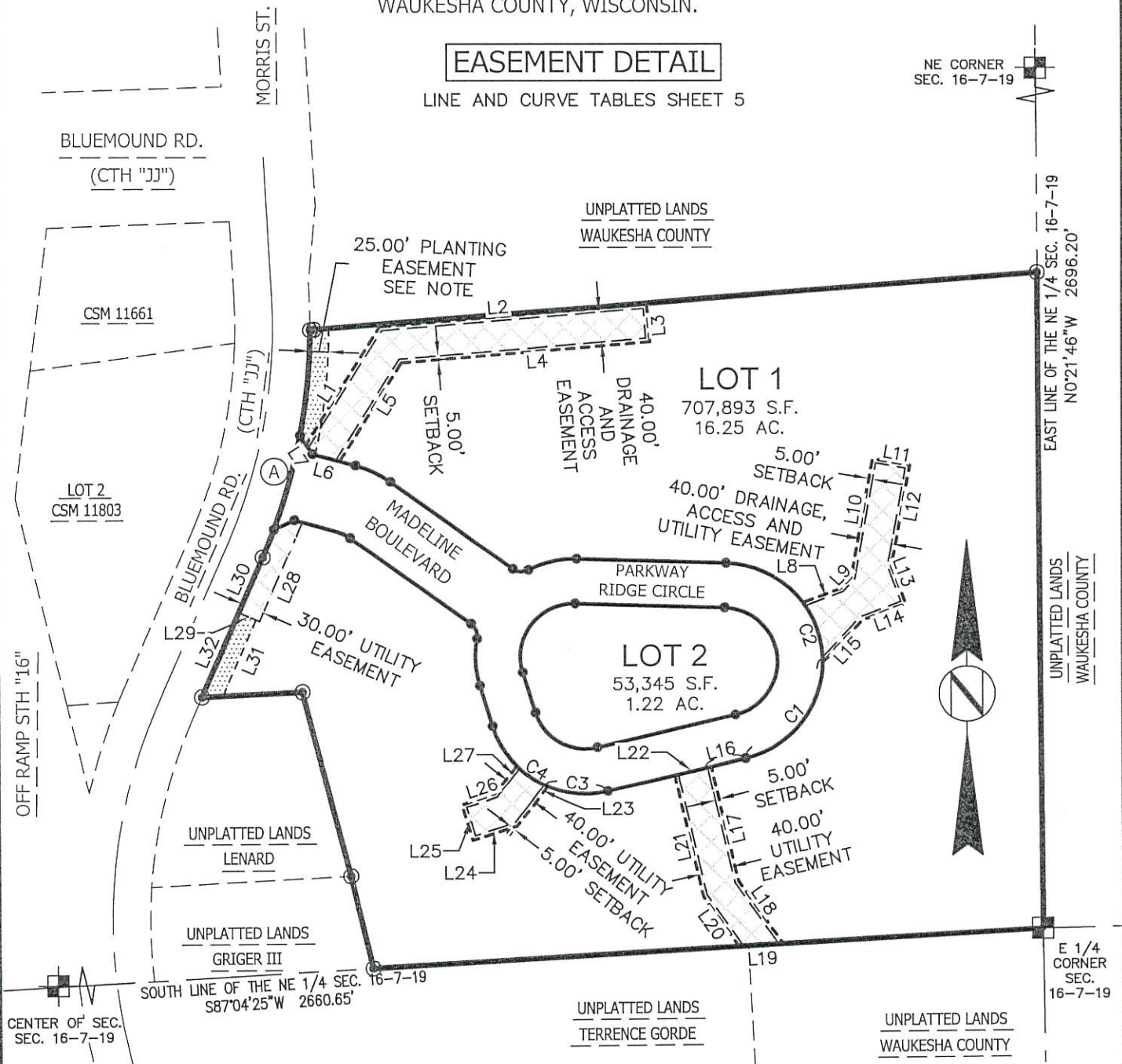
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WAUKESHA COUNTY, WISCONSIN.

EASEMENT DETAIL

LINE AND CURVE TABLES SHEET 5

NE CORNER
SEC. 16-7-19



PLANTING EASEMENT NOTE: THIS STRIP OF LAND RESERVED FOR THE PLANTING OF TREES AND SHRUBS FOR THE PURPOSES OF VISUAL SCREENING. THE BUILDING OF STRUCTURES HEREON IS PROHIBITED.

DRAINAGE, ACCESS AND UTILITY EASEMENTS GRANTED TO THE CITY OF PEWAUKEE. CONSTRUCTION OF A BUILDING WITHIN THE SETBACK AREA IS PROHIBITED.



SCALE: 1" = 200'



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SHEET 4 OF 8



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EASEMENT CURVE TABLE

EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION
L1	183.47'	N32°13'18"E
L2	350.27'	N85°21'22"E
L3	40.00'	S04°38'38"E
L4	330.27'	S85°21'22"W
L5	158.37'	S32°13'18"W
L6	32.14'	N74°36'11"W
L7	10.15'	N33°16'49"W
L8	53.45'	N69°27'49"E
L9	22.83'	N43°02'43"E
L10	158.58'	N10°16'26"E
L11	40.00'	S79°43'34"E

EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION
L12	134.35'	S10°16'26"W
L13	50.47'	S20°32'11"E
L14	57.82'	S69°27'49"W
L15	73.33'	S43°02'43"W
L16	52.05'	S77°03'09"W
L17	157.84'	S12°56'51"E
L18	101.84'	S34°55'50"E
L19	47.17'	S87°04'25"W
L20	84.61'	S34°55'50"E
L21	165.61'	S12°56'51"E
L22	40.00'	S77°03'09"W

EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION
L23	63.99'	N38°15'07"E
L24	55.14'	N72°47'24"E
L25	40.00'	S17°12'36"E
L26	42.70'	S72°47'24"W
L27	48.63'	S38°15'07"W
L28	143.58'	N23°31'05"E
L29	30.00'	S66°28'55"E
L30	80.01'	N23°31'05"E
L31	111.53'	N23°31'05"E
L32	123.73'	S23°31'05"W

EASEMENT CURVE TABLE							
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
C1	133.00	82°26'39"	191.38	175.29	N35°49'49"E	N77°03'09"E	N05°23'30"W
C2	133.00	31°42'48"	73.62	72.68	N18°18'04"W	N02°26'40"W	N34°09'28"W
C3	130.00	38°08'41"	86.55	84.96	S83°52'31"E	S64°48'10"E	N77°03'09"E
C4	130.00	17°44'51"	40.27	40.11	S55°55'45"E	S47°03'20"E	S64°48'10"E



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WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 11803, being part of the Southeast 1/4 of the Northeast 1/4 and of Section 16, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, more particularly described as follows:

All of Lot 1 of Certified Survey Map No. 11803.

Said Lands Contain 856,370 square feet or 19.65 acres.

That I have made such survey, land division and Certified Survey Map by the direction of Parkway Ridge, LLC, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of Pewaukee in surveying, dividing and mapping the same.

Dated this 7th day of January, 2020.

Revised this 13th day of January, 2020.

Revised this 14th day of April, 2020.

Revised this 2nd day of June, 2020.



Keith A. Kindred

Keith A. Kindred, PLS S-2082



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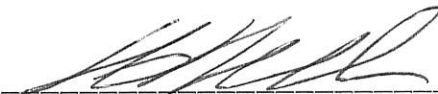
CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Parkway Ridge, LLC, a Wisconsin Limited Liability Company, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Parkway Ridge, LLC does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) City of Pewaukee

Parkway Ridge, LLC



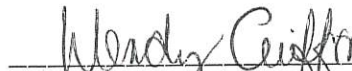
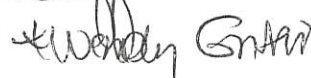
Steven DeCleene, President of Neumann Development Inc.,
the sole member of Parkway Ridge, LLC

STATE OF WISCONSIN)

WAUKESHA COUNTY) SS

Personally came before me this 28 day of October,
2020, the above named Steven DeCleene, President of Neumann Development Inc., the
sole member of Parkway Ridge, LLC of the above named corporation, to me known to be such
President and Vice President of said corporation, and acknowledged that they executed the
foregoing instrument as such officers as the deed of said corporation, by its authority.




Notary Public 

Waukesha County, Wisconsin

My Commission Expires 2/5/21



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PLAN COMMISSION APPROVAL:

Approved by the City of Pewaukee Plan Commission on this 17th day of January, 2019.

Date: 4/20/21 Signed [Signature]
Steve Bierce, Chairman

Date: 4/20/21 Signed [Signature]
~~Nick Fuchs~~, Recording Secretary
Brandon Bergman

COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Pewaukee on this 4th day of February, 2019.

[Signature]
Steve Bierce, Mayor

[Signature]
Kelly Tarczewski, City Clerk



[Signature]

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