

## PRELIMINARY

### WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE NE 1/4 AND SE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 25, TOWN 5 NORTH, RANGE 17 EAST, TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.

N. LINE OF THE SE 1/4 OF SECTION 25-5-17

N 89°30'28" W 2640.33'

CENTER OF  
SECTION 25-5-17  
CONC. MON. W/ SEWRPC  
BRASS CAP FND.

EAST 1/4 CORNER  
SECTION 25-5-17  
CONC. MON. W/ SEWRPC  
BRASS CAP FND.

APPROX  
CENTERLINE OF  
JERICHO CREEK

UNPLATTED LANDS  
N & L KONICHEK REV. TRUST

WAUKESHA COUNTY  
SHORELAND AND  
FLOODLAND PROTECTION  
ORDINANCE JURISDICTIONAL  
LIMITS PER WAUKESHA  
COUNTY GIS

**LOT 1**  
TO MEANDER  
281,891 S.F.  
6.471 ACRES  
TO C/L OF CREEK  
289,371 S.F.  
6.643 ACRES

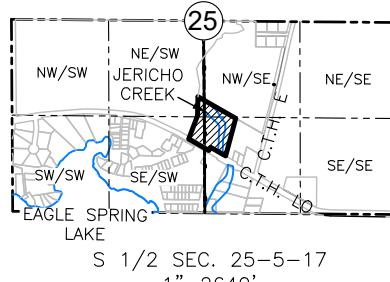
**C.T.H. LO**  
DEDICATED TO THE PUBLIC  
FOR R.O.W. PURPOSES  
16,129 S.F. OR 0.370 ACRES



0' 150' 300'  
1 INCH = 150 FEET

BEARINGS BASED ON GRID NORTH OF  
THE WISCONSIN COUNTY COORDINATE  
SYSTEM, WAUKESHA COUNTY ZONE (NAD  
83 WISCORS 2011) AND REFERENCED TO  
THE NORTH LINE OF THE SE 1/4 OF SEC.  
25-5-17 MEASURED AS N 89°30'28" W.

#### VICINITY MAP



S 1/2 SEC. 25-5-17  
1"=2640'



PREPARED FOR:  
NORMAN B & LINDA L KONICHEK  
JOINT REV. TRUST  
S101W34628 COUNTY RD. LO  
EAGLE, WI. 53119

SEE SHEET 2 FOR CONTOURS  
AND SOILS.  
SEE SHEET 3 FOR NOTES AND  
LEGEND.

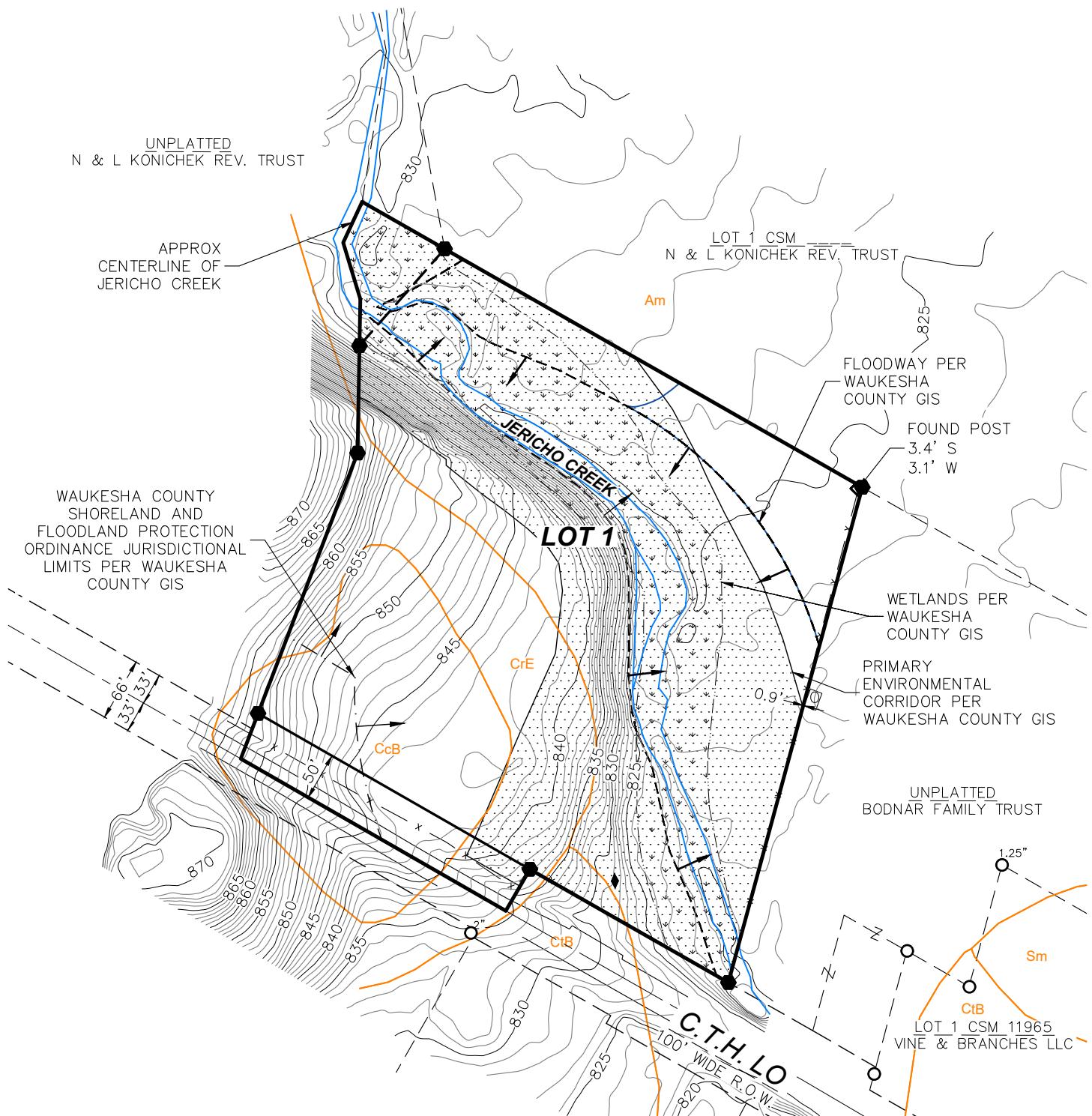
DATED 02/06/2026  
JOB# 23187

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771 SHEET 1 OF 6



WAUKESHA CO. CERTIFIED SURVEY MAP NO. 1

UNPLATTED LANDS BEING A PART OF THE NE 1/4 AND SE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 25, TOWN 5 NORTH, RANGE 17 EAST, TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.



0' 150' 300'

\*\*THIS SHEET IS INTENDED TO  
SHOW SOIL AND CONTOUR  
DETAIL. SEE SHEET 1 FOR  
BEARINGS AND DISTANCE AND  
SECTION LINE INFO.\*\*

1 INCH = 150 FEET

## WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE NE 1/4 AND SE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 25, TOWN 5 NORTH, RANGE 17 EAST, TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.

### BASEMENT RESTRICTION — GROUNDWATER

THIS CERTIFIED SURVEY MAP IS LOCATED IN AN AREA WITH MAPPED SOILS KNOWN TO HAVE SEASONAL HIGH GROUNDWATER. THE WAUKESHA COUNTY SHORELAND PROTECTION ORDINANCE CURRENTLY REQUIRES THAT THE LOWEST LEVEL OF ANY RESIDENCE MUST BE AT AN ELEVATION THAT IS AT LEAST ONE (1) FOOT HIGHER THAN THE HIGHEST SEASONAL GROUNDWATER LEVEL, UNLESS A VARIANCE FROM THAT REQUIREMENT IS OBTAINED FROM THE WAUKESHA COUNTY BOARD OF ADJUSTMENT. THEREFORE, ADDITIONAL SOIL TESTING IN THE VICINITY OF ANY PROPOSED RESIDENCE WILL BE REQUIRED TO ENSURE COMPLIANCE WITH THIS REQUIREMENT. IF THE REQUIREMENT REGARDING VERTICAL SEPARATION DISTANCE FROM THE HIGHEST SEASONAL GROUNDWATER LEVEL IS MODIFIED BY A FUTURE AMENDMENT TO THE WAUKESHA COUNTY SHORELAND PROTECTION ORDINANCE, THE REQUIREMENT AT THE TIME OF CONSTRUCTION SHALL APPLY. ALL GROUNDWATER SEPARATION REQUIREMENTS SET FORTH BY THE TOWN OF EAGLE MUST ALSO BE COMPLIED WITH.

### WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

THOSE AREAS IDENTIFIED AS A PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA ON PAGE 1 AND 2 OF 5 OF THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. 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 WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE—PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE—PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC, IS PROHIBITED UNLESS GRAZING IS CONDUCTED IN ORDER TO MANAGE INVASIVE VEGETATION AND APPROVAL IS OBTAINED BY THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE—PLANNING AND ZONING DIVISION.
4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

### NOTES:

- WETLANDS, ENVIRONMENTAL CORRIDOR, SHORELAND ZONING, CONTOURS, FLOODPLAIN AND SOILS ARE SHOWN PER WAUKESHA COUNTY GIS MAPPING.
- THE WAUKESHA COUNTY PARK AND PLANNING COMMISSION GRANTED A WAIVER ON XXXXXXXX, FROM THE REQUIREMENT OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND SUBDIVISION CONTROL ORDINANCE THAT CERTIFIED SURVEY MAP MUST ALSO INCLUDE THE REMNANT 107 ACRE PARCEL.
- LOT 1 CONTAINS STEEP SLOPES, THE BUILDING ENVELOPE SHALL EXCLUDE SLOPES OF 12% OR GREATER.
- THE P.E.C. (PRIMARY ENVIRONMENTAL CORRIDOR) BOUNDARY SHOWN ON THIS CERTIFIED SURVEY MAP IS AN APPROXIMATE BOUNDARY TAKEN FROM THE WAUKESHA COUNTY GIS MAPPING SITE. IF A FUTURE BUILDING/STRUCTURE IS PROPOSED TO BE CONSTRUCTED IN CLOSE PROXIMITY TO THE P.E.C., IT MAY BE NECESSARY FOR THE P.E.C. TO BE FIELD DELINEATED.
- LOT 1 OF THIS CSM IS SUBJECT TO THE CONDITIONS OF CONDITIONAL USE PERMIT (CU108) REDUCING THE SIZE OF THE PARCEL THE HORSE BOARDING OPERATION IS LOCATED ON.

### LEGEND

	SECTION CORNER MONUMENT
	CONCRETE MONUMENT
	FOUND 1" IRON PIPE OR NOTED
	SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
	FOUND POST
	WIRE FENCE
	CONTOUR PER GIS
	SOILS PER GIS
	SOIL TYPE
	FLOODWAY PER GIS
	P.E.C. PER GIS
	WETLANDS PER GIS
	SHORELAND ZONING
	OUTBUILDING
	EXISTING DRIVEWAY LOCATION

## WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS BEING A PART OF THE NE 1/4 AND SE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 25, TOWN 5 NORTH, RANGE 17 EAST, TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.

### **SURVEYOR'S CERTIFICATE:**

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF UNPLATTED LANDS BEING A PART OF THE THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 5 NORTH, RANGE 17 EAST TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 25 TOWN 5 NORTH, RANGE 17 EAST; THENCE N 89°30'28" W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, 2640.33 FEET TO THE CENTER OF SECTION; THENCE S 00°23'02" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 25, 1095.29 FEET TO THE POINT OF BEGINNING; THENCE S 60°17'20" E, 501.28 FEET; THENCE S 15°08'40" W, 534.74 FEET TO THE NORTH RIGHT-OF-WAY OF C.T.H. "LO"; THENCE N 60°18'52" W ALONG THE NORTH RIGHT-OF-WAY OF C.T.H. "LO", 238.12 FEET; THENCE S 30°06'01" W, 50.00 FEET TO A POINT ON THE CENTERLINE OF C.T.H. "LO"; THENCE N 60°09'27" W ALONG THE CENTERLINE OF C.T.H. "LO", 318.55 FEET; THENCE N 20°55'43" E, 341.10 FEET; THENCE N 01°01'47" E, 111.97 FEET TO THE BEGINNING OF THE MEANDER LINE OF JERICHO CREEK; SAID POINT LYING S 01°01'47" W 161 FEET MORE OR LESS FROM THE CENTERLINE OF JERICHO CREEK; THENCE N 41°19'50" E, ALONG THE MEANDER LINE OF JERICHO CREEK, 134.35 FEET TO THE POINT OF BEGINNING SAID POINT LYING S 60°17'20" E 99 FEET MORE OR LESS FROM THE CENTERLINE OF JERICHO CREEK.

DESCRIBED LANDS HAVING AN AREA OF 305,500 SQUARE FEET OR 7.013 ACRES MORE OR LESS, INCLUDING THE LANDS LYING BETWEEN THE MEANDER LINE AND THE CENTERLINE OF JERICHO CREEK.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE NORMAN B & LINDA L KONICHEK JOINT REV. TRUST OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF WAUKESHA COUNTY AND THE TOWN OF EAGLE AND VILLAGE OF EAGLE (EXTRATERRITORIAL) IN SURVEYING, DIVIDING, DEDICATING AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

MATTHEW T. O'ROURKE, S-2771

**WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

UNPLATTED LANDS BEING A PART OF THE NE 1/4 AND SE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 25, TOWN 5 NORTH, RANGE 17 EAST, TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE:**

AS OWNERS THE NORMAN B & LINDA L KONICHEK JOINT REVOCABLE LIVING TRUST DATED JANUARY 27, 2003 HAS CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. IT ALSO CERTIFIES THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF EAGLE, WAUKESHA COUNTY AND THE VILLAGE OF EAGLE (EXTRATERRITORIAL).

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

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NORMAN B KONICHEK

---

LINDA L KONICHEK

STATE OF WISCONSIN )SS  
COUNTY OF \_\_\_\_\_)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, THE ABOVE NAMED NORMAN B & LINDA L KONICHEK JOINT REVOCABLE LIVING TRUST DATED JANUARY 27, 2003, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

UNPLATTED LANDS BEING A PART OF THE NE 1/4 AND SE 1/4 OF THE SW 1/4 AND PART OF THE NW 1/4 AND SW 1/4 OF THE SE 1/4 OF SECTION 25, TOWN 5 NORTH, RANGE 17 EAST, TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.

**TOWN OF EAGLE BOARD APPROVAL**

THIS LAND DIVISION AND ROADWAY DEDICATION IS HEREBY APPROVED BY THE TOWN OF EAGLE BOARD,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.  
  
CHRIS MOMMAERTS, CHAIRPERSON

MARCI CHRISTIAN, CLERK

**VILLAGE OF EAGLE EXTRATERRITORIAL APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF EAGLE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.  
  
RICHARD SPURRELL, PRESIDENT

JESSICA WOOD, SECRETARY

**WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE**

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATE STATUTES, IS HEREBY APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.  
  
DALE R. SHAVER, DIRECTOR