

**PRELIMINARY PLAT
AUTUMN RUN**

PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8628, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, ON SEPTEMBER 21, 1998 IN V.76, P.111, AS DOCUMENT NO. 2364464 AND UNPLATTED LANDS BEING A PART OF THE NORTHEAST, SOUTHEAST, SOUTHWEST AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, IN TOWNSHIP 5 NORTH, RANGE 18 EAST, IN THE TOWN OF MUKWONAGO, COUNTY OF WAUKESHA, STATE OF WISCONSIN

CENTER OF SECTION
16-5-18
CONC. MON. W/ SEWRPC
BRASS CAP FND

OWNER /DEVELOPER:
RYANS BUYING, LLC
RYAN JANSSEN
PO BOX 277,
EAGLE, WI 53119

ENGINEER:
TRIO ENGINEERING
4100 N. CALHOUN DR.
SUITE 300
BROOKFIELD, WI 53045

SURVEYOR:
LANDTECH SURVEYING, LLC
JOHN DOWNING
955 LEXINGTON DR.
OCONOMOWOC, WI 53066

REVIEWING AUTHORITIES:
• TOWN OF MUKWONAGO
• VILLAGE OF MUKWONAGO
• WAUKESHA COUNTY DEPT. OF PARKS & LAND USE
• WI DEPARTMENT OF ADMINISTRATION

EXISTING ZONING (A1 AGRICULTURAL)

TOTAL PARCEL AREA
SUBDIVISION AREA (SITE) = 54.23 ACRES

PROPOSED DEVELOPMENT = 17 LOTS

DENSITY
PROPOSED = 17 LOTS
TOTAL DENSITY = 54.23 AC /17 LOTS = 3.19 AC/LOT
AVG. LOT SIZE = 28.72 AC / 17 LOTS = 1.69 AC/LOT
MIN. LOT SIZE = 65,340 SF = 1.50 AC
MIN. LOT WIDTH = 150'

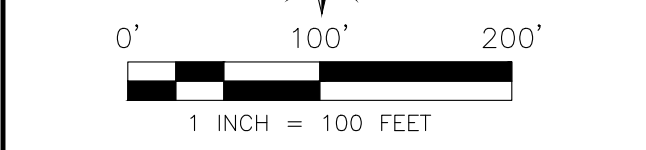
BUILDING SETBACKS
• STREET = 35'
• SIDE = 20'
• REAR = 20'

ROADWAY CHARACTERISTICS
TOTAL ROAD LENGTH = 1,714 SF
TOTAL CUL-DE-SAC LENGTH = 1,199 LF

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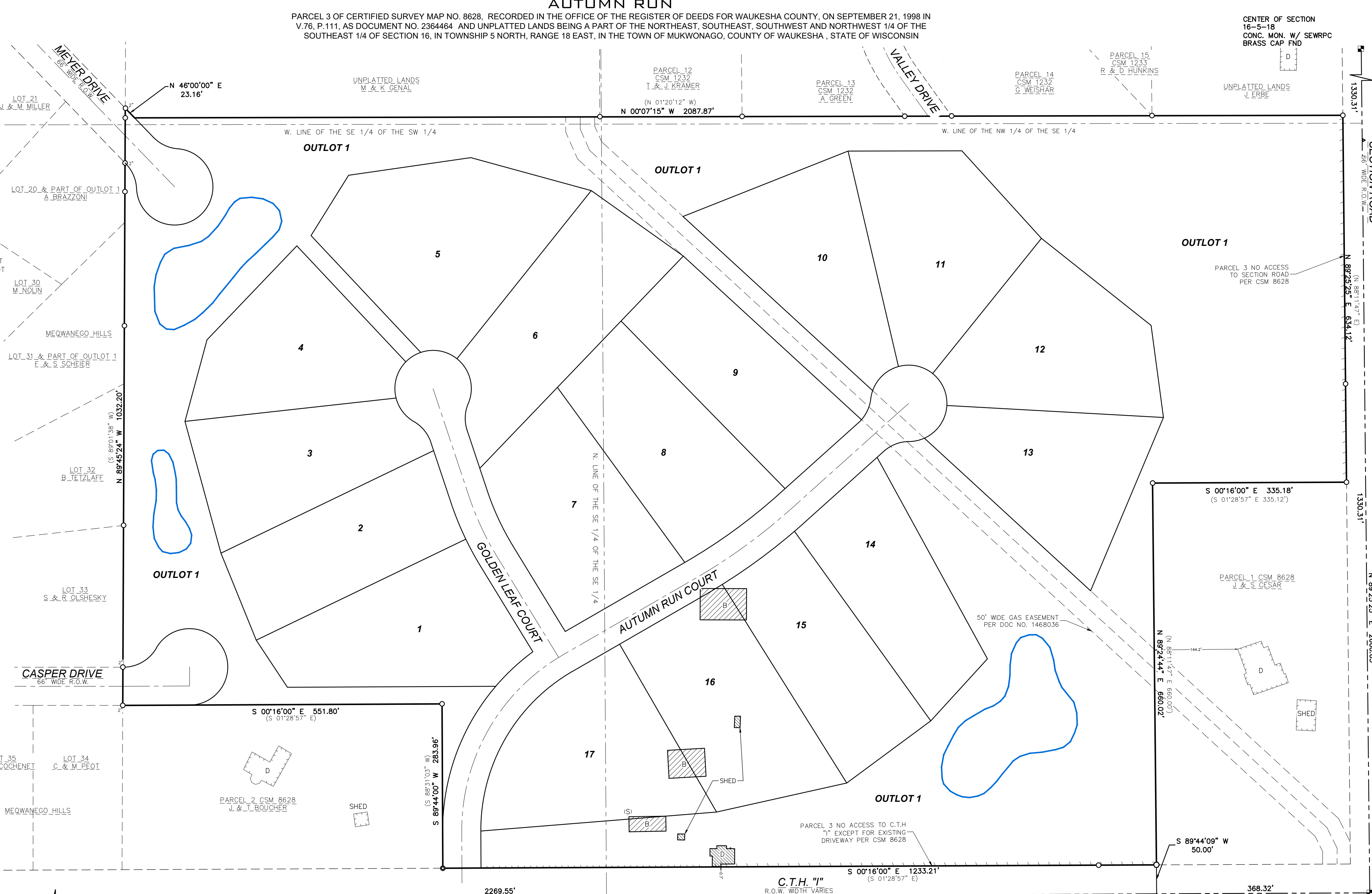
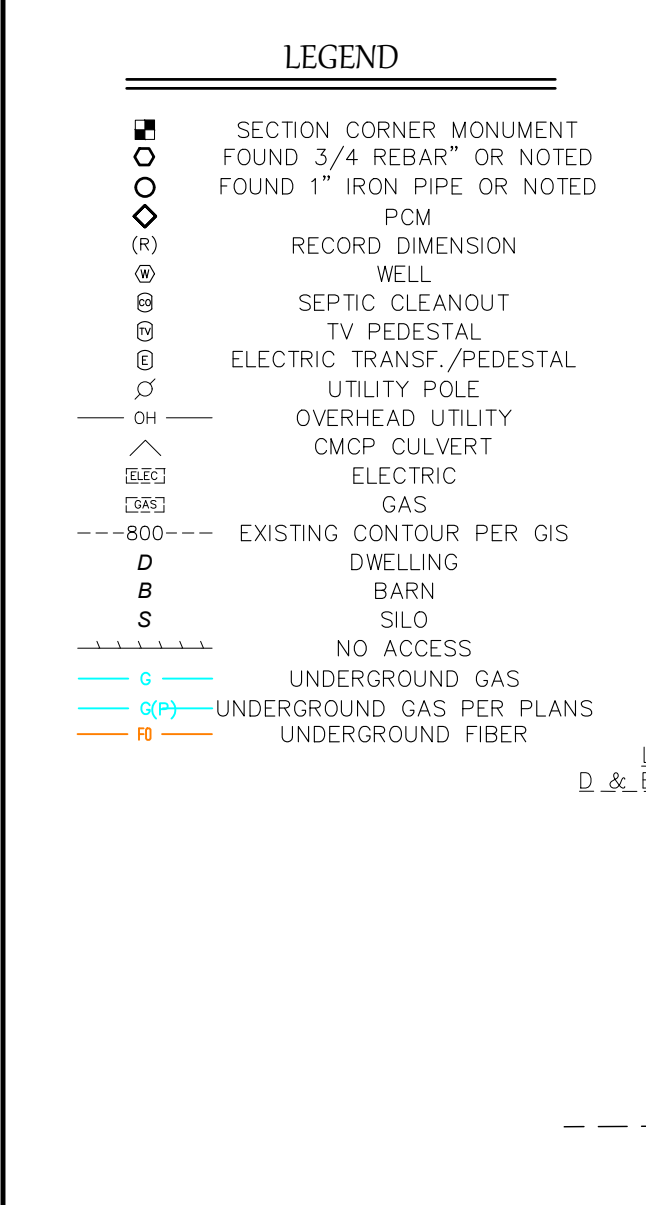
BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONSIN 2011) AND REFERENCED TO THE WEST LINE OF THE SE 1/4 OF SEC. 16-5-18 MEASURED AS S00°15'51"E.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)



LEGEND

- SECTION CORNER MONUMENT FOUND 3/4 REBAR OR NOTED FOUND 1" IRON PIPE OR NOTED
- PCM
- RECORD DIMENSION
- WELL
- SEPTIC CLEANOUT
- TV PEDESTAL
- ELECTRIC TRANSF./PEDESTAL
- UTILITY POLE
- OVERHEAD UTILITY
- CMCP CULVERT
- ELECTRIC
- GAS
- EXISTING CONTOUR PER GIS
- DWELLING
- BARN
- SILO
- NO ACCESS
- UNDERGROUND GAS
- UNDERGROUND GAS PER PLANS
- UNDERGROUND FIBER



SE CORNER SECTION 16-5-18 CONC. MON. W/ SEWRPC BRASS CAP FND BENCHMARK: 958.48

E. LINE OF THE SW 1/4 OF SECTION 16-5-18 N 00°15'51" W 2637.87'

EAST 1/4 CORNER SECTION 16-5-18 CONC. MON. W/ SEWRPC BRASS CAP FND BENCHMARK: 992.84

SURVEYORS DESCRIPTION
PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8628, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, ON SEPTEMBER 21, 1998 IN V.76, P.111, AS DOCUMENT NO. 2364464 AND UNPLATTED LANDS BEING A PART OF THE NORTHEAST, SOUTHEAST, SOUTHWEST AND NORTHWEST 1/4 OF SECTION 16, IN TOWNSHIP 5 NORTH, RANGE 18 EAST, IN THE TOWN OF MUKWONAGO, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

NOTES:

- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- DIGGERS HOTLINE LOCATE TICKET NUMBERS: 20253726142, 20253726148
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- CONTOURS SHOWN PER LANDTECH FIELD SURVEY.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT NO. 1, WAUKESHA COUNTY SHALL NOT BE LIABLE OF ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- PORTIONS OF OUTLOT 1 SHALL BE USED FOR STORMWATER MANAGEMENT AND OPEN SPACE.

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 16, TOWNSHIP 5 NORTH RANGE 18 EAST THENCE S 00°15'51" E, ALONG THE EAST LINE OF THE WEST 1/4 OF SECTION 16, 368.32 FEET; THENCE S 89°44'09" W, 50.00 FEET TO THE WEST RIGHT OF WAY OF C.T.H. "I" AND THE NORTHEAST CORNER OF PARCEL 3 OF CSM 8628; THENCE ALONG THE EAST LINE OF PARCEL 3 OF CSM 8628 FOR THE FOLLOWING 3 COURSES: 1. THENCE S 00°15'51" E, 1,233.21 FEET; 2. THENCE S 89°44'00" W, 283.96 FEET; 3. THENCE S 00°16'00" E, 551.80 FEET TO THE SOUTHEAST CORNER OF PARCEL 3 OF CSM 8628; THENCE N 89°45'24" W, ALONG THE SOUTH LINE OF PARCEL 3 OF CSM 8628 AND EXTENSION OF SAID LINE, 1,032.20 FEET; THENCE N 46°00'00" E, 23.16 FEET TO A POINT LYING ON THE WEST LINE OF PARCEL 3 OF CSM 8628; THENCE N 00°07'15" W, ALONG THE WEST LINE OF PARCEL 3 OF CSM 8628, 2,087.87 FEET TO THE NORTH WEST CORNER OF PARCEL 3 OF CSM 8628; THENCE ALONG THE NORTH LINE OF PARCEL 3 OF CSM 8628 FOR THE FOLLOWING 3 COURSES: 1. THENCE N 89°25'25" E, 634.12 FEET; 2. THENCE S 00°16'00" E, 335.18 FEET; 3. THENCE N 89°24'44" E, 660.02 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 2,362,380 SQUARE FEET OR 54.233 ACRES

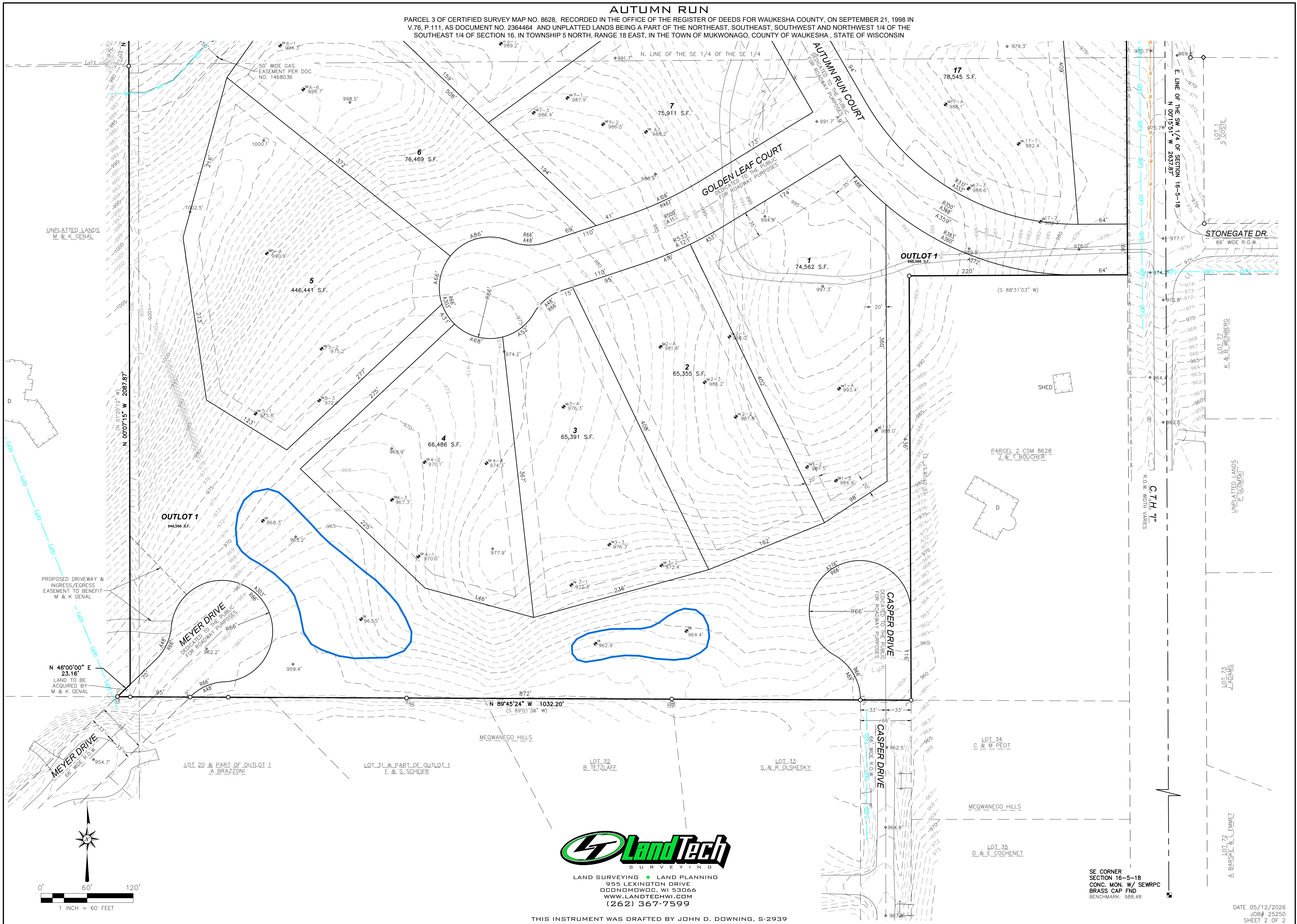
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939



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N 46°00'00" E
23.16'
LAND TO BE
ACQUIRED BY
M & K GENAL

OUTLOT 1
946,586 S.F.

MEYER DRIVE
DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES

GOLDEN LEAF COURT
DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES

CASPER DRIVE
DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES

OUTLOT 2
74,562 S.F.

PARCEL 2 CSM 8628
J & T BOUCHER

STONEGATE DR.
66' WIDE R.O.W.

CTH #11
R.O.W. WIDTH VARIES

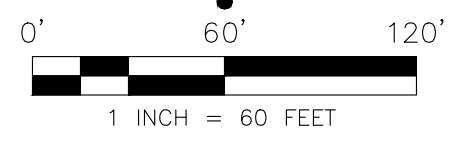


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WWW.LANDTECHWI.COM
(262) 367-7599

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

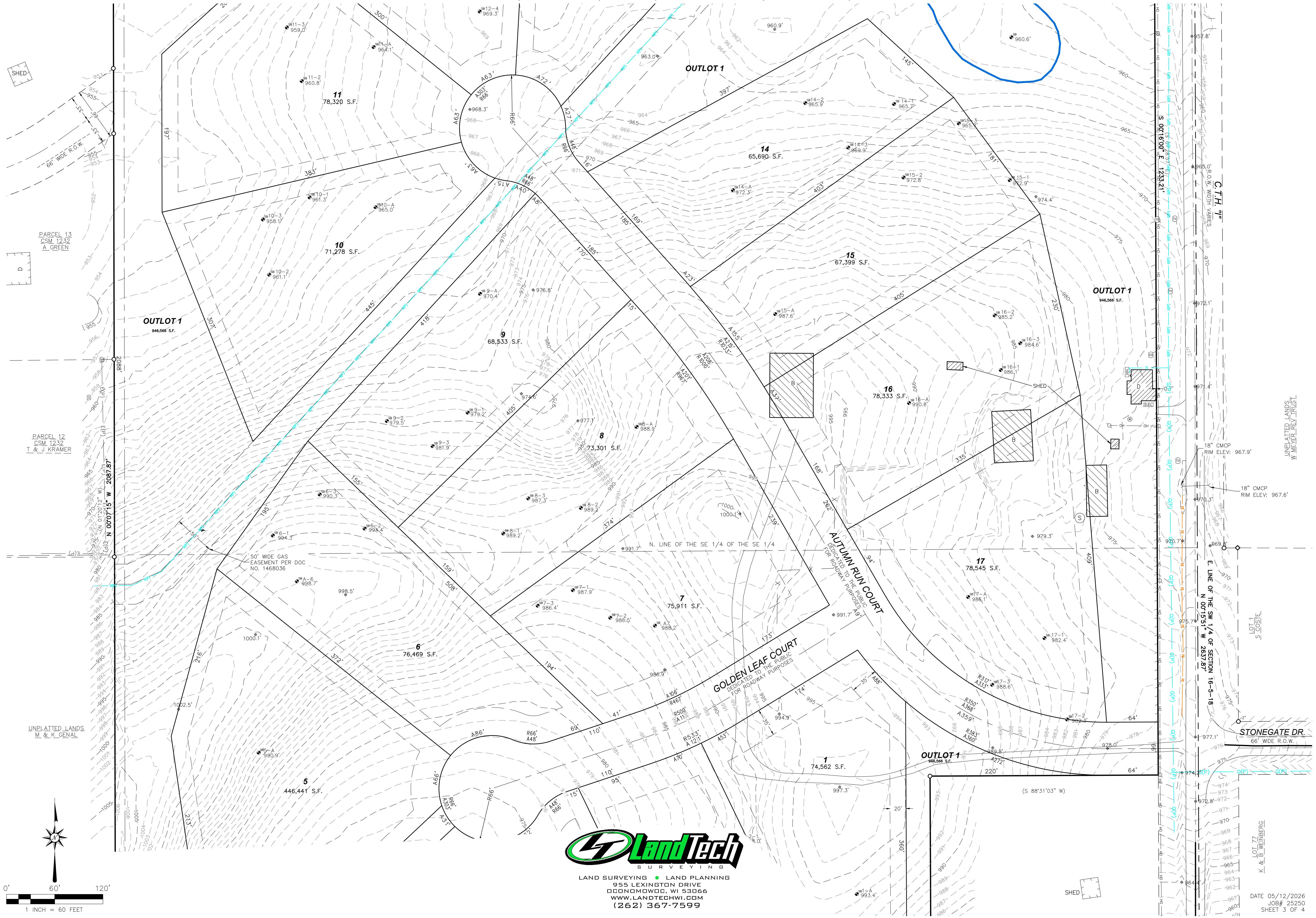
SE CORNER
SECTION 16-5-18
CONC. MON. W/ SEWRPC
BRASS CAP FND
BENCHMARK: 988.48

DATE 05/12/2026
JOB# 25250
SHEET 2 OF 2



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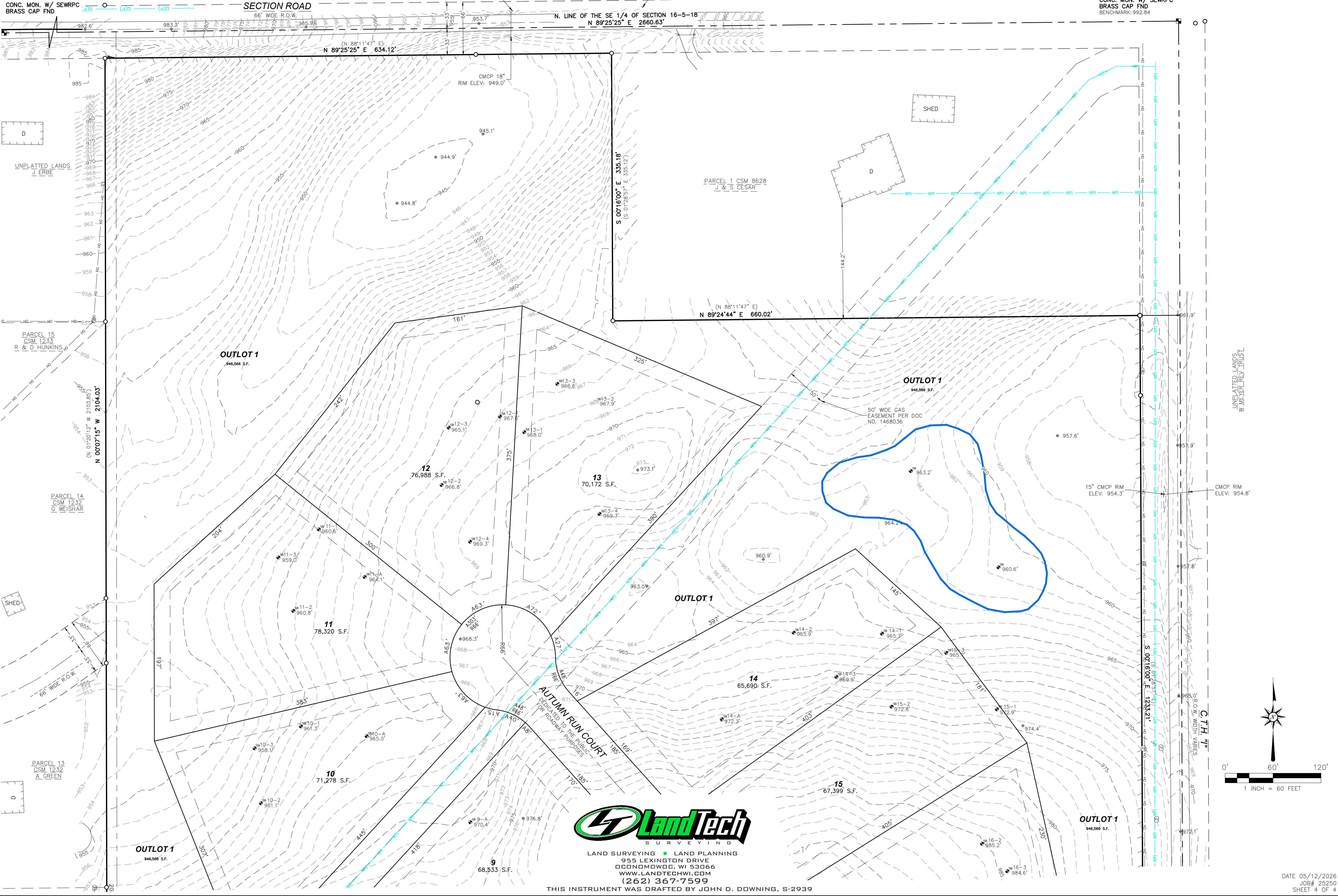
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SHEET 3 OF 4

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