

4658759

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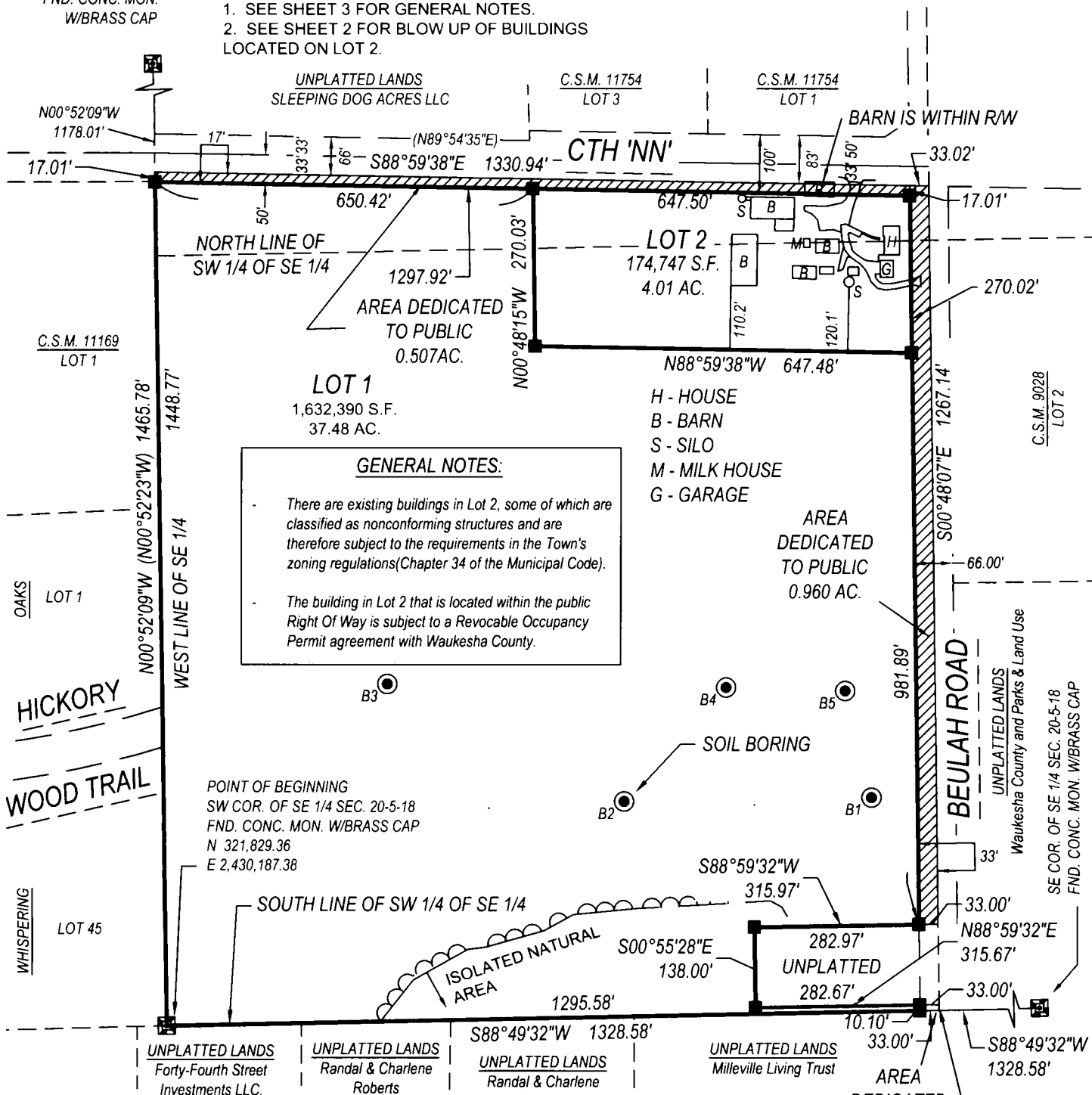
FORM ARC-101

CERTIFIED SURVEY MAP NO. 12302

PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

- NOTES:
1. SEE SHEET 3 FOR GENERAL NOTES.
 2. SEE SHEET 2 FOR BLOW UP OF BUILDINGS LOCATED ON LOT 2.

NW COR. OF SE 1/4 SEC. 20-5-18 FND. CONC. MON. W/BRASS CAP



GENERAL NOTES:

- There are existing buildings in Lot 2, some of which are classified as nonconforming structures and are therefore subject to the requirements in the Town's zoning regulations (Chapter 34 of the Municipal Code).
- The building in Lot 2 that is located within the public Right Of Way is subject to a Revocable Occupancy Permit agreement with Waukesha County.

POINT OF BEGINNING
 SW COR. OF SE 1/4 SEC. 20-5-18
 FND. CONC. MON. W/BRASS CAP
 N 321,829.36
 E 2,430,187.38

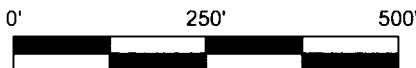
SOUTH LINE OF SW 1/4 OF SE 1/4

ISOLATED NATURAL AREA

LEGEND

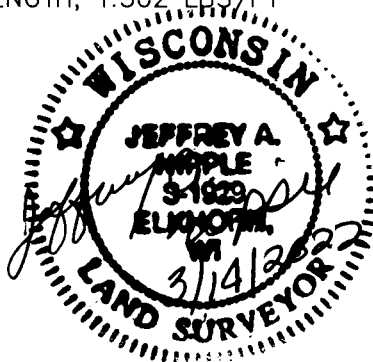
- FOUND 1" IRON PIPE
- SET 3/4" REBAR W/ CAP, 18" LENGTH, 1.502 LBS/FT
- (XX R) RECORDED AS
- ☒ MONUMENT FOUND

GRAPHIC SCALE



1 INCH = 250 FEET

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD '27) - GRID NORTH. THE SOUTH LINE OF THE SE 1/4 OF SEC. 20-5-18 IS ASSUMED TO BEAR S 88°49'32" W

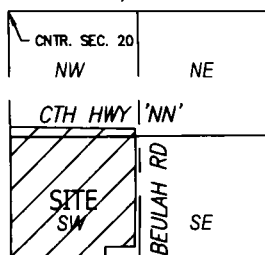


SURVEYOR:
 JEFFREY A. NIPPLE
 440 MILWAUKEE AVE,
 BURLINGTON WI. 53105

OWNER/SUBDIVIDER:
 TM HIGH VIEW LLC
 S92 W32265 CTY RD 'NN'
 MUKWONAGO, WI 53149

VICINITY MAP

SW 1/4 & NW 1/4 OF SE 1/4 SEC. 20 T5N, R18E.

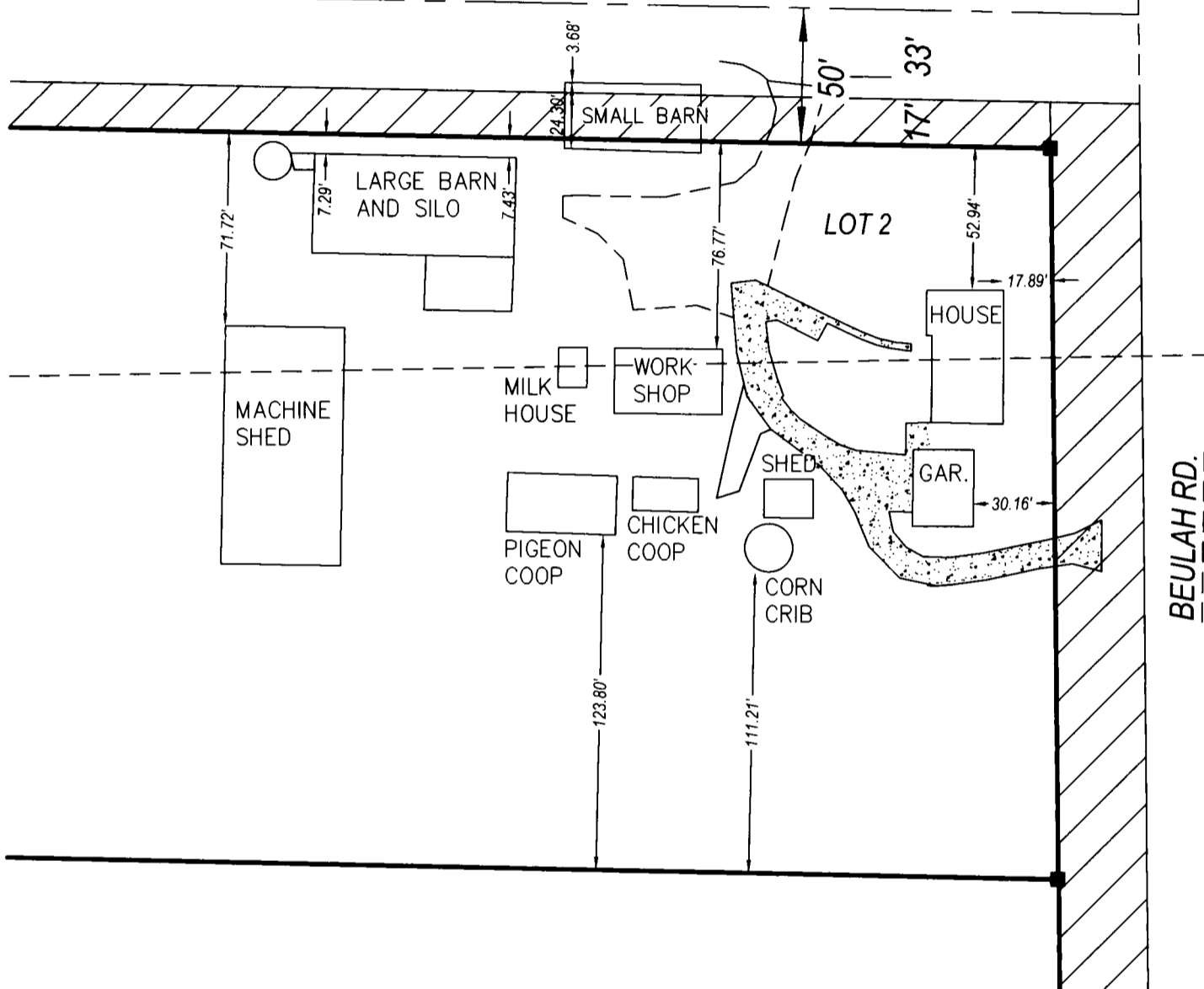


INSTRUMENT DRAFTED BY JEFFREY A. NIPPLE, P.L.S. #1929

21.5093
 DATE 01/07/2022
 REVISED 02/15/2022
 REVISED 03/14/2022
 SHEET 1 OF 4

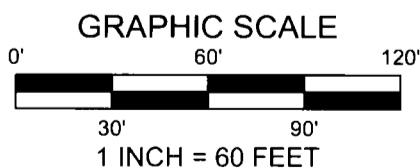
CERTIFIED SURVEY MAP NO. 12302
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BLOW UP OF BUILDINGS ON LOT 2
CTH 'NN'



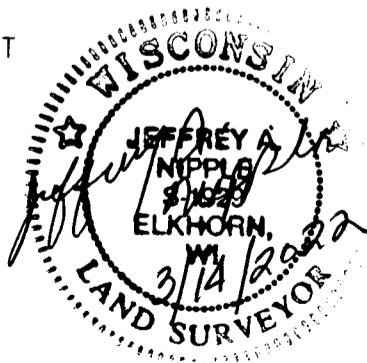
LEGEND

- FOUND 1" IRON PIPE
- SET 3/4" REBAR W/ CAP, 18" LENGTH, 1.502 LBS/FT
- (XX R) RECORDED AS



SURVEYOR:
JEFFREY A. NIPPLE
440 MILWAUKEE AVE,
BURLINGTON WI. 53105

OWNER/SUBDIVIDER:
TM HIGH VIEW LLC
S92 W32265 CTY RD 'NN'
MUKWONAGO, WI 53149



DATE 01/07/2022
REVISED 02/15/2022
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SHEET 2 OF 4

CERTIFIED SURVEY MAP NO. 12302

PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JEFFREY A. NIPPLE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

BEING PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE N 0°52'09" W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, 1465.78 FEET TO THE SOUTH LINE OF COUNTY TRUNK HIGHWAY 'NN' (CTH 'NN'); THENCE S 88°59'38" E ALONG SAID SOUTH LINE OF CTH 'NN', 1297.92 FEET TO THE WEST LINE OF BEULAH ROAD; THENCE CONTINUING S 88°59'38" E, 33.02 FEET TO THE CENTERLINE OF SAID BEULAH ROAD; THENCE S 0°48'07" E ALONG SAID CENTERLINE OF BEULAH ROAD, 1267.14 FEET; THENCE S 88°59'32" W, 33.00 FEET TO THE WEST LINE OF BEULAH ROAD; THENCE CONTINUING S 88°59'32" W, 282.97 FEET; THENCE S 0°55'28" E, 138.00 FEET; THENCE N 88°59'32" E, 282.67 FEET TO THE WEST LINE OF BEULAH ROAD; THENCE CONTINUING N 88°59'32" E, 33.00 FEET TO THE CENTERLINE OF BEULAH ROAD; THENCE S 0°48'07" E ALONG SAID CENTERLINE OF BEULAH ROAD, 10.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 20; THENCE S 88°49'32" W ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4, 33.00 FEET TO THE WEST LINE OF BEULAH ROAD; THENCE CONTINUING S 88°49'32" W ALONG SAID SOUTH LINE OF THE SOUTHEAST 1/4, 1295.58 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,871,374 SQUARE FEET OR 42.961 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID LAND DIVISION AND DEDICATION BY THE DIRECTION OF TM HIGH VIEW, LLC, OWNER OF SAID LANDS. THAT SUCH LAND DIVISION IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE LOCAL LAND DIVISION ORDINANCES AND THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND SECTION 34 OF THE TOWN OF MUKWONAGO MUNICIPAL CODE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 14TH DAY OF MARCH, 2022.

Jeffrey A. Nipple
JEFFREY A. NIPPLE
PROFESSIONAL LAND SURVEYOR #S-1929



GENERAL NOTES:

1. SUBJECT LANDS ARE WITHIN THE MUKWONAGO FIRE SERVICE AREA.
2. THERE IS NO FLOODPLAIN ON THIS PARCEL.
3. THERE ARE NO WETLANDS, NAVIGABLE WATER BODY OR SHORELAND JURISDICTION ON THIS PROPERTY.
4. THE ISOLATED NATURAL AREA WAS DETERMINED BY SURVEYING THE DRIP LINE OF THE TREES.
5. THERE ARE NO HISTORICAL OR CULTURAL FEATURES PER STATE HISTORICAL SOCIETY OF WISCONSIN, DIVISION OF HISTORIC PRESERVATION ARCHEOLOGICAL SITE INVENTORY.
6. THERE IS NO LANDFILL, MANURE, OR OTHER WASTE STORAGE FACILITY ON THIS SITE PER REGISTRY OF WASTE DISPOSAL SITES OF WISCONSIN.
7. THERE IS NO KNOWLEDGE OF ANY DRAIN TILE ON PROPERTY.
8. THIS CSM IS IN A STATE DESIGNATED GROUNDWATER MANAGEMENT AREA.
9. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 50 FEET OF THE PROPERTY.

CERTIFIED SURVEY MAP NO. 12302

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OWNER'S CERTIFICATE:

AS OWNERS, WE, TM HIGH VIEW, LLC, A WISCONSIN COMPANY, HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, MAPPED, DIVIDED AND DEDICATED AS REPRESENTED ON THIS MAP.

AS OWNERS, WE FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL:

- 1. TOWN OF MUKWONAGO
- 2. VILLAGE OF MUKWONAGO

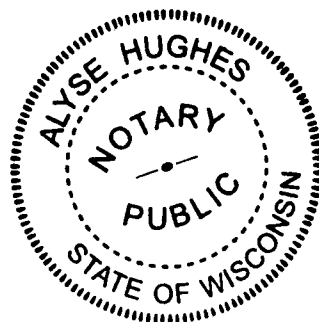
4658759

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

March 25, 2022 08:20 AM
James R Behrend
Register of Deeds
4 PGS
TOTAL FEE: \$30.00
TRANS FEE: \$0.00
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DATED THIS 21 DAY OF March, 2022

Thomas McAdams
THOMAS McADAMS - PRESIDENT, TM HIGH VIEW, LLC



STATE OF Wisconsin) ss
COUNTY OF Waukesha)

PERSONALLY CAME BEFORE ME THIS 21 DAY OF March, 2022

THE ABOVE NAMED Thomas McAdams
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THE SAME.

Alyse Hughes
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/16/25

TOWN BOARD OF MUKWONAGO, TOWN BOARD APPROVAL:

APPROVED BY THE TOWN BOARD OF THE TOWN OF MUKWONAGO

ON THIS 24th DAY OF March, 2022.

Peter Topczewski
PETER TOPCZEWSKI, TOWN CHAIRMAN

Kathy Karlewitz
KATHY KARLEWITZ, CLERK



TOWN OF MUKWONAGO PLANNING COMMISSION APPROVAL:

APPROVED BY THE TOWN PLANNING COMMISSION OF THE TOWN OF MUKWONAGO

ON THIS 24th DAY OF March, 2022.

Peter Topczewski
PETER TOPCZEWSKI, TOWN CHAIRMAN

Kathy Karlewitz
KATHY KARLEWITZ, CLERK



VILLAGE BOARD OF MUKWONAGO, VILLAGE BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE VILLAGE OF MUKWONAGO IS HEREBY APPROVED BY THE VILLAGE BOARD ON THIS 16th DAY OF February, 2022

Fred Winchoky
FRED WINCHOKY, PRESIDENT

Diana Dykstra
DIANA DYKSTRA, CLERK

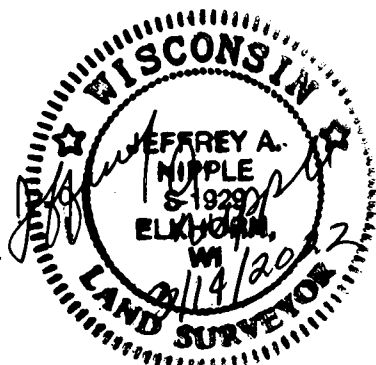
VILLAGE OF MUKWONAGO PLANNING COMMISSION APPROVAL:

APPROVED BY THE VILLAGE PLANNING COMMISSION OF THE VILLAGE OF MUKWONAGO

ON THIS 8th DAY OF February, 2022.

Fred Winchoky
FRED WINCHOKY, PRESIDENT

Diana Dykstra
DIANA DYKSTRA, CLERK



DATE 01/07/2022
REVISED 02/15/2022
REVISED 03/14/2022
SHEET 4 OF 4