

CERTIFIED SURVEY MAP NO. _____

Being a combination of part of Lots 1-6, all of Lot 7, part of Lots 8-10 and the East 1/2 of Vacated Klett Drive in Block 14 in the Third Addition to Phantom Beach Park, being a part of the Northeast 1/4 of Section 34, Township 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin

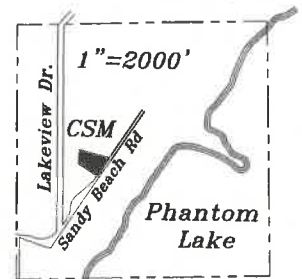
NW Cor.
NE 1/4
Sec. 34-5-18
(Corner location falls in a marsh at Lower Phantom Lake)
N= 316,808.08
E= 2,409,436.73

Witness Corner for the NW Cor.
NE 1/4
Sec. 34-5-18
(Conc. Monu. w/Brass Cap)
N= 316,667.09
E= 2,409,437.68

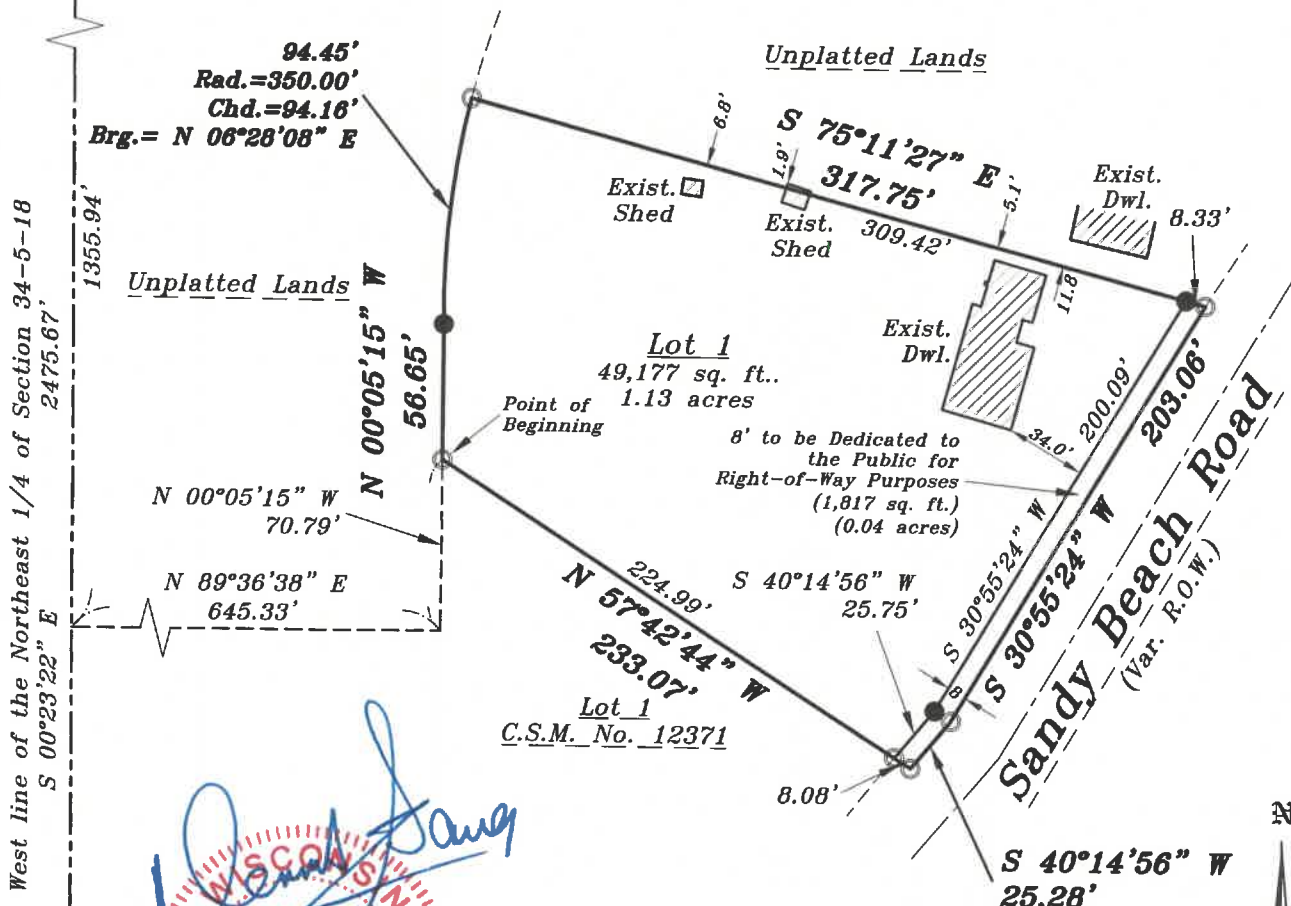
- Notes:**
- - Denotes iron pipe found and accepted.
 - - Denotes 1"x24" iron pipe set, weighing 1.13 lbs/lin. ft. min.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-83), with the West line of the NE 1/4 of Section 34, T5N, R18E having an assumed bearing of S 0°23'22" E.

Vicinity Map

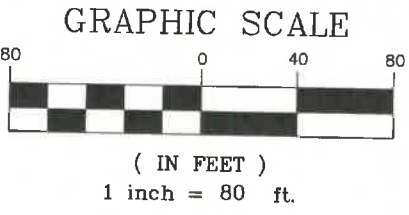


NE 1/4 Sec. 34-5-18



Dennis C. Sauer
DENNIS C SAUER
S-2421
FRANKLIN WISCONSIN
LAND SURVEYOR

October 20, 2024



SW Cor.
NE 1/4
Sec. 34-5-18
(conc. mon. w/brass cap)
N= 314,181.73
E=2,440,991.81

Prepared for:
Kyle Schmit
W303 S10521 Sandy Beach Road
Mukwonago, WI 53149

Prepared by:
Dennis C. Sauer PLS 2421
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI 53132

- NOTES:**
1. This entire property is within the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance.
 2. No documents found of easements, existing or proposed on the Subject Property.

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, combined, dedicated and mapped a combination of part of Lots 1-6, all of Lot 7, part of Lots 8-10 and the East 1/2 of Vacated Klett Drive in Block 14 in the Third Addition to Phantom Beach Park, being a part of the Northeast 1/4 of Section 34, Township 5 North, Range 18 East, Town of Mukwonago, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the witness corner for the Northwest corner of the Northeast 1/4 of Section 34, Town 5 North, Range 18 East; thence S 00°23'22" E along the West line of said Northeast 1/4, 1355.94 feet; thence N 89°36'38" E, 645.33 feet; thence N 00°05'15" W, 70.79 feet to the point of beginning of the lands to be described; thence continuing N 00°05'15" W, 56.65 feet; thence 94.45 feet along the arc of a curve to the northeast, whose center lies to the southeast, whose radius is 350.00 feet, whose chord bears N 06°28'08" E, 94.16 feet; thence S 75°11'27" E, 317.75 feet to a point on the northwesterly right-of-way line of Sandy Beach Road; thence S 30°55'24" W along said northwesterly right-of-way line, 203.06 feet; thence S 40°14'56" W along said northwesterly right-of-way line, 25.28 feet; thence N 57°42'44" W, 233.07 feet to the point of beginning.

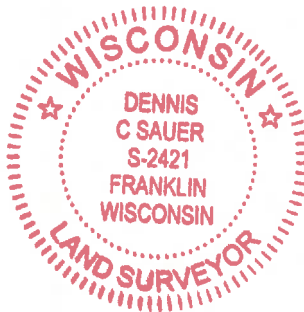
Said lands containing 50,994 sq. ft (1.17 acres) including lands to be dedicated to the public for right-of-way purposes.


That I have made such survey, land combination, dedication and map by the direction of Kyle Schmit, owner of said land.

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 236.34 of the Wisconsin State Statutes, and the ordinances of Waukesha County, Town of Mukwonago and the Village of Mukwonago, in surveying, dividing and mapping the same.

October 20, 2024
Date




Dennis C. Sauer
Professional Land Surveyor S-2421

PREPARED FOR:
Kyle Schmit
W303 S10521 Sandy Beach Road
Mukwonago, WI 53149

PREPARED BY:
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI 53132

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OWNER'S CERTIFICATE:

Kyle Schmit, as owner, does hereby certify that he has caused the lands described on this map to be surveyed, combined, dedicated and mapped as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the ordinances of Waukesha County and the Town of Mukwonago.

IN WITNESS WHEREOF, the said Kyle Schmit, has caused these presents to be signed at _____, Wisconsin, this _____ day of _____, 20__.

Kyle Schmit, Owner

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY, came before me this _____ day of _____, 20__, Kyle Schmit, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Signature

Print Name: _____
Notary Public-State of Wisconsin
My Commission Expires: _____

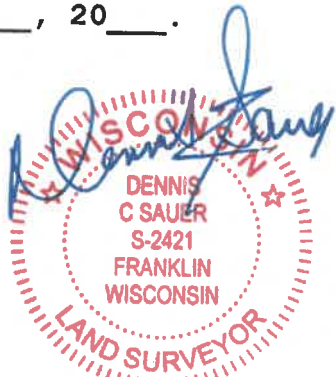
STATE OF WISCONSIN)
_____ COUNTY) SS

CONSENT OF MORTGAGEE

WAUKESHA STATE BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above-described land, does hereby consent to the surveying, combining, mapping and dedication of the land described on this map and does hereby consent to the above certification of owner.

IN WITNESS WHEREOF, the said Waukesha State Bank, has caused these presents to be signed by Liz Lijewski, Assistant Vice President and Bank Manager, at _____, Wisconsin, this _____ day of _____, 20__.

Liz Lijewski
Assistant Vice President
Bank Manager
Waukesha State Bank



October 20, 2024

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CONSENT OF MORTGAGEE CONTINUED

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20____, Liz Lijewski, Assistant Vice President and Bank Manager of Waukesha State Bank, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
State of Wisconsin
My Commission Expires _____

TOWN BOARD APPROVAL:

APPROVED by the Town Board of the Town of Mukwonago, Wisconsin, this _____ day of _____, 20_____.

Peter Topczewski, Chairman

Kathy Karalewitz, Clerk/Treasurer

VILLAGE OF MUKWONAGO APPROVAL:

APPROVED by the Village Board of the Village of Mukwonago, Wisconsin, this _____ day of _____, 20_____.

Fred Winchowsky, President

Diana Dykstra, Clerk-Treasurer

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

The above, which has been filed for approval as required by Chapter 236.34 of the Wisconsin State Statutes, is hereby approved on this _____ day of _____, 20_____.

Dale R. Shaver, Director



October 20, 2024

THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. S-2482