

PRELIMINARY

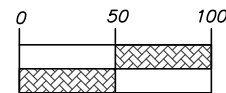
CERTIFIED SURVEY MAP # _____

OWNER 1:
BENDER AUTOMOTIVE LLC
4575 STATE HWY 33
WEST BEND, WI 53095
TID: T13-0130955

PART OF LOT 1 OF CERTIFIED SURVEY MAP 7244, RECORDED AS DOCUMENT 1570011, AND UNPLATTED LANDS, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 19 EAST, TOWN OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

NORTHWEST CORNER OF THE
NE 1/4 OF SECTION 18-11-19.
FOUND BRASS DISC IN CONCRETE.
N 525068.77' E 2459237.63'

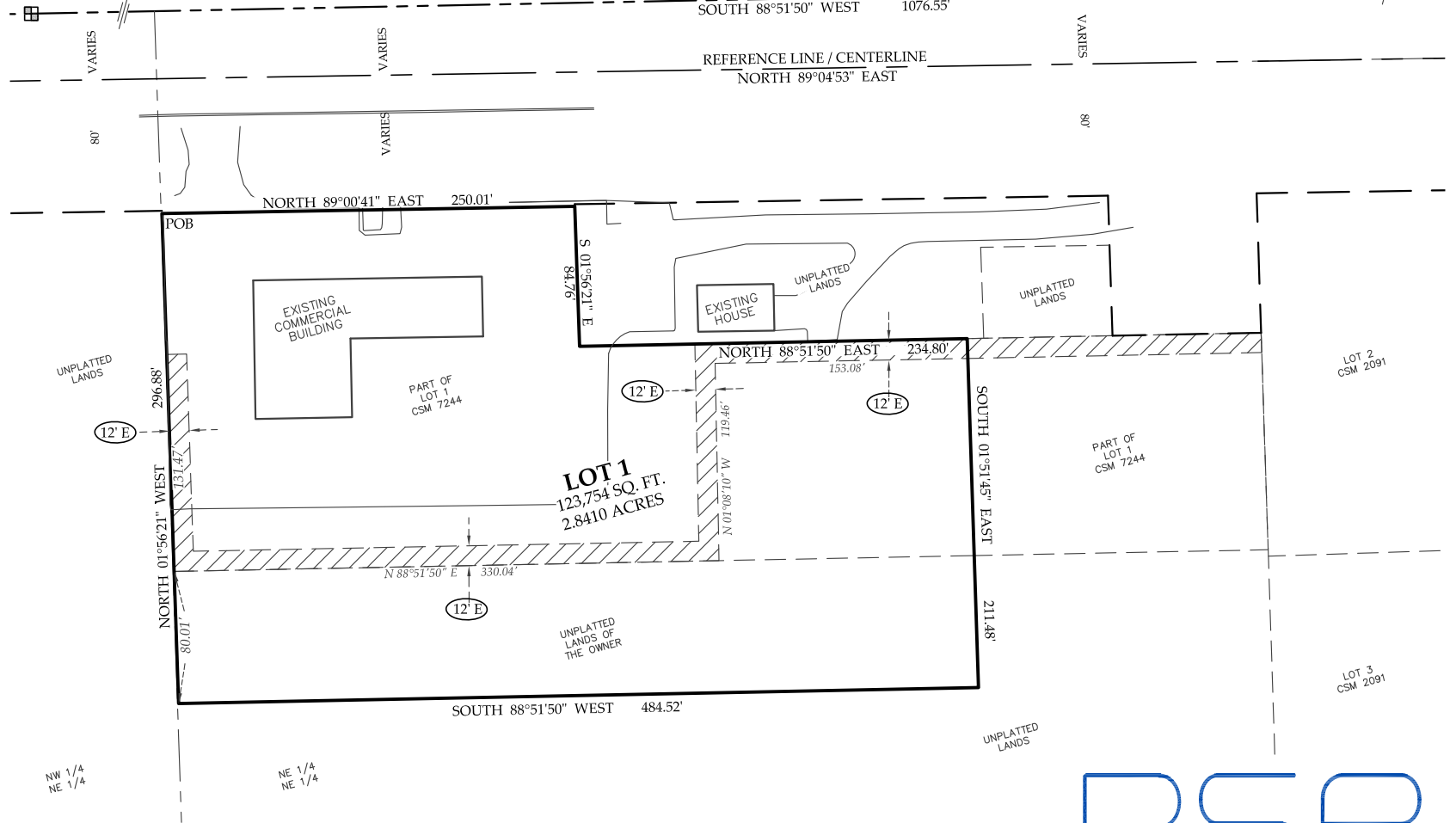
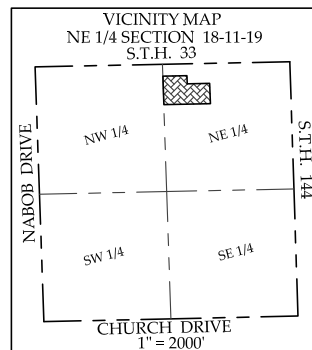
NORTHEAST CORNER OF THE
NE 1/4 OF SECTION 18-11-19
BRASS DISC IN CONCRETE.
N 525121.38' E 2461890.78'



S.T.H. 33

NORTH 88°51'50" EAST 2653.98'
NORTH LINE OF THE NE 1/4 OF SECTION 18-11-19
SOUTH 88°51'50" WEST 1076.55'

REFERENCE LINE / CENTERLINE
NORTH 89°04'53" EAST



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).
THE NORTH LINE OF NE 1/4 OF SECTION 18-11-19
BEARS NORTH 88°51'50" EAST.

(12'E): 12' DISTRIBUTION EASEMENT UNDERGROUND,
RECORDED AS DOCUMENT NO. 1578939.

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

REVISED JULY, 14, 2025

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: KS-42-19 Date: 5/28/25

CERTIFIED SURVEY MAP # _____
PART OF LOT 1 OF CERTIFIED SURVEY MAP 7244, RECORDED AS DOCUMENT 1570011, AND UNPLATTED LANDS, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 19 EAST, TOWN OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, BENDER AUTOMOTIVE LLC:

PART OF LOT 1 OF CERTIFIED SURVEY MAP 7244, RECORDED AS DOCUMENT NO. 1570011, AND UNPLATTED LANDS, ALL BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 19 EAST, IN THE TOWN OF WEST BEND, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 89°00'41" EAST, 250.01 FEET, ALONG THE SOUTH LINE OF STATE HIGHWAY 33;
THENCE SOUTH 01°56'21" EAST, 84.76 FEET, ALONG THE EAST LINE OF SAID LOT 1;
THENCE NORTH 88°51'50" EAST, 234.80 FEET, ALONG THE NORTH LINE OF SAID LOT 1;
THENCE SOUTH 01°51'45" EAST, 211.48 FEET;
THENCE SOUTH 88°51'50" WEST, 484.52 FEET, TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1;
THENCE NORTH 01°56'21" WEST, 296.88 FEET, ALONG SAID WEST LINE AND THE SOUTHERLY EXTENSION THEREOF TO THE POINT OF BEGINNING.

CONTAINING 123,754 SQUARE FEET // 2.8410 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE TOWN OF WEST BEND LAND DIVISION ORDINANCE AND THE CITY OF WEST BEND SUBDIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495

OWNER'S CERTIFICATE

AS OWNER, **BENDER AUTOMOTIVE LLC**, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE TOWN OF WEST BEND REQUIREMENTS FOR CERTIFIED SURVEY MAPS.

CHAD J. BENDER

STATE OF WISCONSIN :SS
_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202__ TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: KS-42-19 Date: 5/28/25

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TOWN OF WEST BEND PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN OF WEST BEND PLAN COMMISSION ON
THIS _____ DAY OF _____, 202 ____.

MIKE HOLZ, PLAN COMMISSION CHAIRMAN

JULIE IHLENFELD, TOWN CLERK

TOWN OF WEST BEND TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED AND ACCEPTED BY THE TOWN OF WEST BEND TOWN BOARD ON
THIS _____ DAY OF _____, 202 ____.

TROY ZAGEL, TOWN CHAIRMAN

JULIE IHLENFELD, TOWN CLERK

CITY OF WEST BEND PLAN COMMISSION EXTRATERRITORIAL APPROVAL

THIS LAND DIVISION, CSM FILE NO. _____, IS HEREBY APPROVED BY THE WEST BEND CITY PLAN COMMISSION
AS BEING IN CONFORMANCE WITH THE CITY’S SUBDIVISION ORDINANCE ON THIS _____ DAY
OF _____, 202 ____.

JOEL ONGERT, MAYOR

JILLINE DOBRATZ, CITY CLERK



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262.346.7800 kparish@parishse.com

FN: KS-42-19 Date: 5/28/25