

CERTIFIED SURVEY MAP NO.

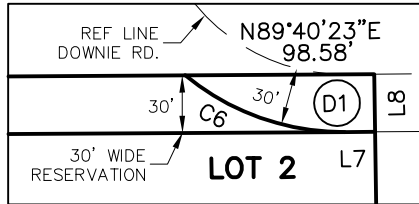
LOT 2 OF CSM NO. 5130 AND LANDS IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.



CAPITOL SURVEY ENTERPRISES
 220 REGENCY CT STE 210
 BROOKFIELD, WI 53045
 PH: (262) 786-6600
 WWW.CAPITOLSURVEY.COM

DEDICATION DETAIL

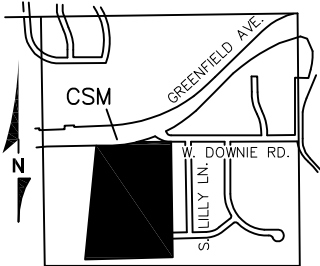
1" = 100'



PREPARED FOR:
MARK WESNER
 20925 W GREENFIELD AVE.
 NEW BERLIN, WI

VICINITY MAP

1" = 2000'



NE 1/4 SEC. 6-6-20

WEST GREENFIELD AVENUE

(S.T.H. "59")

(PUBLIC RIGHT-OF-WAY VARIES)

REF. LINE S.T.H. "59"
 R = 1200.00'

NE CORNER
 NE 1/4
 SEC. 6-6-20
 CONC. MON.
 W/BRASS CAP FND.

ALL BEARINGS REFER TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 6-6-20, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)(REVISION AUGUST, 2010 DATUM NAD 27) BEARING OF N 00°30'35" W.

ZONED: R-1/R-2
 SETBACKS FOR PROPERTIES
 ZONED R-1/R-2:
 FRONT = 50'
 SIDE = 25'
 REAR = 50'
 WETLAND = 30'

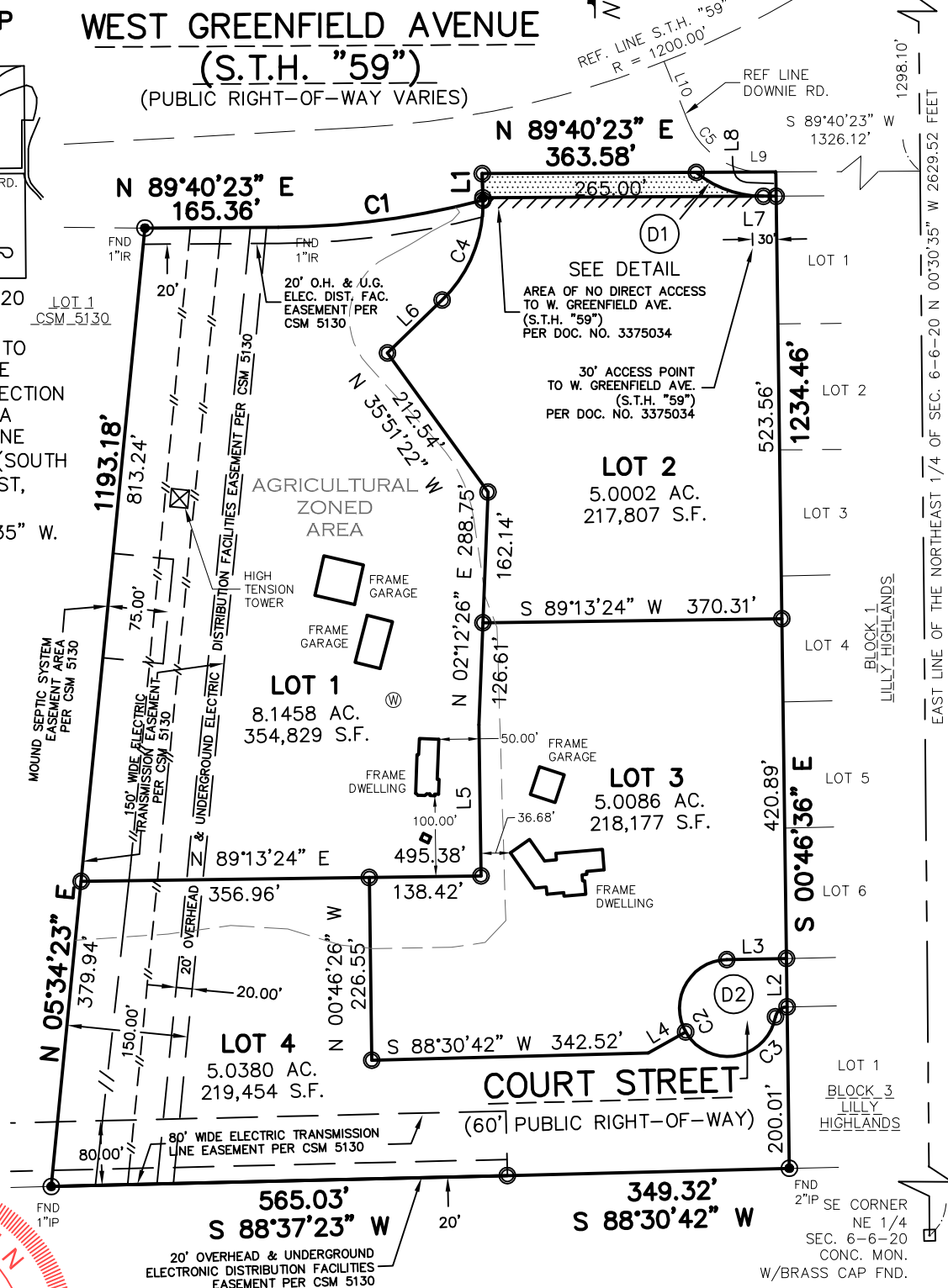
SEE SHEET 2 FOR LINE AND CURVE TABLES

SEE SHEET 3 FOR WETLAND DETAIL

SEE SHEET 4 FOR CONSERVANCY EASEMENT DETAIL

○ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

● IRON PIPE, FOUND AS NOTED.



EAST LINE OF THE NORTHEAST 1/4 OF SEC. 6-6-20 N 00°30'35" W 2629.52 FEET

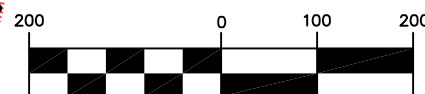
BLOCK 1
 LILLY HIGHLANDS

LOT 1
 BLOCK 3
 LILLY HIGHLANDS

FND 2"IP SE CORNER
 NE 1/4
 SEC. 6-6-20
 CONC. MON.
 W/BRASS CAP FND.

REVISOR: 2-3-2021
 REVISOR: 4-13-2021
 REVISOR: 7-9-2021
 REVISOR: 8-12-2021

GRAPHIC SCALE



1 inch = 200 ft.

- (D1) INDICATES 2,173 SQ. FT. DEDICATED TO THE CITY OF NEW BERLIN FOR RIGHT OF WAY PURPOSES.
- (D2) INDICATES 12,939 SQ. FT. DEDICATED TO THE CITY OF NEW BERLIN FOR RIGHT OF WAY PURPOSES.
- INDICATES 30' RESERVATION FOR ROADWAY PURPOSES PER DEED #4187863

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY)

I, MICHAEL J. BERRY, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, MAPPED, AND DEDICATED LOT 2 OF CSM NO. 5130 AND LANDS IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 1/4 SECTION, THENCE S 00°30'35" E 1298.10 FEET; THENCE S 89°40'23" W 1326.12 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 00°46'36" E 1234.46 FEET TO A 2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LILLY HIGHLANDS; THENCE S 88°30'42" W 349.32 FEET; THENCE S 88°37'23" W 565.03 FEET TO AN 1" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N 05°34'23" E 1193.18 FEET; THENCE N 89°40'23" E 165.36 FEET; THENCE NORTHEASTERLY 256.23 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE NORTHWEST, WHOSE RADIUS IS 1020.37 FEET, AND WHOSE CHORD BEARS N 82°28'49" E 255.56 FEET; THENCE N 01°26'07" W 33.01 FEET; THENCE N 89°40'23" E 363.58 FEET TO THE POINT OF BEGINNING. EXCEPTING 15,112 S.F. OR 0.3469 ACRES DEDICATED TO THE CITY FOR ROADWAY PURPOSES.

CONTAINING: 1,025,379 SQUARE FEET OR 23.5395 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, MAP, AND DEDICATION BY MARK WESNER AND JASON W. KILVINGER, OWNERS OF SAID LAND.

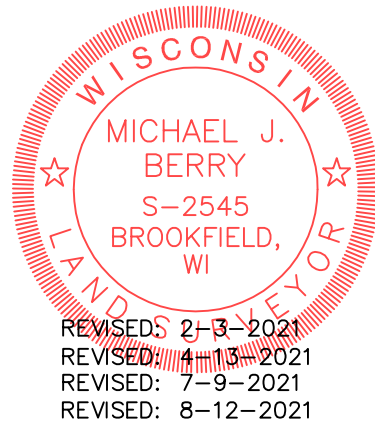
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE SUBDIVISION REGULATIONS OF THE CITY OF NEW BERLIN IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 25TH DAY OF SEPTEMBER, 2020.


MICHAEL J BERRY
REGISTERED LAND SURVEYOR, S-2545
STATE OF WISCONSIN

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 01°26'07" W	33.01'
L2	S 00°46'36" E	60.00'
L3	S 88°48'58" W	73.91'
L4	S 60°30'27" W	53.28'
L5	N 00°46'36" W	187.11'
L6	N 45°54'48" E	94.34'
L7	S 89°40'23" W	15.75'
L8	N 00°46'36" W	30.00'
L9	S 89°40'23" W	15.51'
L10	N 21°35'57" W	79.34'

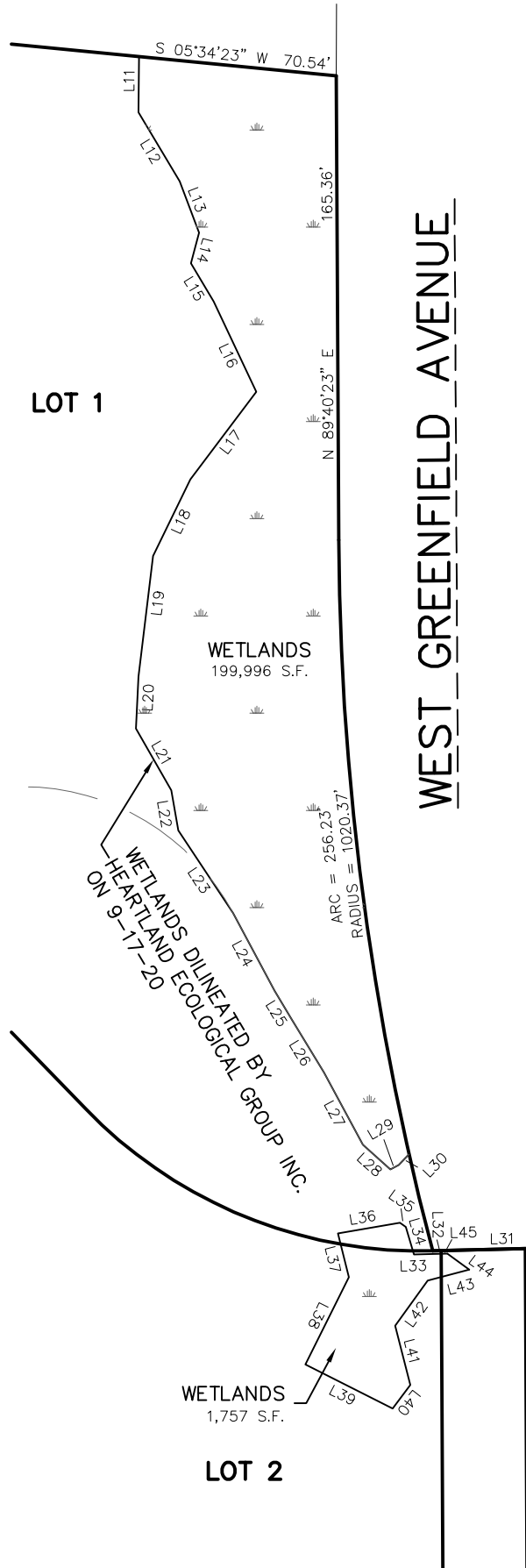


CURVE TABLE						
CURVE	ARC	RADIUS	CHD. BEARING	CHD. LENGTH	DELTA	DELTA/2
C1	256.23'	1020.37'	N 82°28'49" E	255.56'	14°23'16"	7°11'38"
C2	270.66'	60.00'	S 40°24'57" E	92.95'	258°27'46"	129°13'53"
LOT 3	123.89'	"	S 29°39'45" W	103.03'		
LOT 4	146.77'	"	N 80°25'50" E	112.82'		
C3	20.54'	15.00'	N 49°35'05" E	18.97'	78°27'46"	39°13'53"
C4	137.47'	166.20'	N 22°14'20" E	133.47'	47°20'55"	23°50'27.5"
C5	119.95'	100.00'	N 55°57'49" W	112.89'	68°43'44"	34°21'52"
C6	90.11'	130.00'	N 70°28'12" W	88.32'	39°42'59"	19°51'29.5"

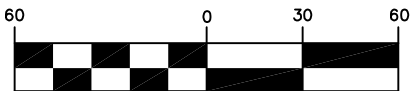
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TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.

LINE TABLE		
LINE	BEARING	LENGTH
L11	S 89°21'28" E	19.83'
L12	N 59°11'28" E	28.62'
L13	N 69°15'43" E	19.58'
L14	S 75°18'49" E	11.29'
L15	N 59°22'56" E	15.78'
L16	N 64°41'32" E	35.59'
L17	S 53°05'58" E	39.09'
L18	S 64°06'06" E	30.37'
L19	S 83°05'27" E	43.27'
L20	S 87°05'37" E	18.50'
L21	N 60°12'15" E	25.32'
L22	N 80°07'12" E	14.53'
L23	N 56°28'05" E	35.31'
L24	N 61°55'17" E	31.43'
L25	N 59°09'04" E	11.27'
L26	N 58°31'20" E	22.73'
L27	N 61°46'09" E	29.24'
L28	N 41°56'15" E	13.24'
L29	N 29°24'59" E	3.36'
L30	N 45°49'20" W	5.29'
L31	S 01°26'07" E	30.01'
L32	N 89°40'23" E	1.10'
L33	S 01°39'21" E	9.71'
L34	S 73°55'26" W	10.24'
L35	S 35°20'58" W	2.56'
L36	S 09°43'50" E	22.38'
L37	N 76°12'39" E	16.04'
L38	S 63°34'13" E	34.74'
L39	N 26°44'00" E	34.82'
L40	N 52°59'26" W	10.52'
L41	S 75°24'31" W	21.74'
L42	N 54°11'31" W	19.92'
L43	N 14°31'25" W	15.28'
L44	S 36°08'37" W	9.70'
L45	S 01°39'21" E	2.22'



GRAPHIC SCALE



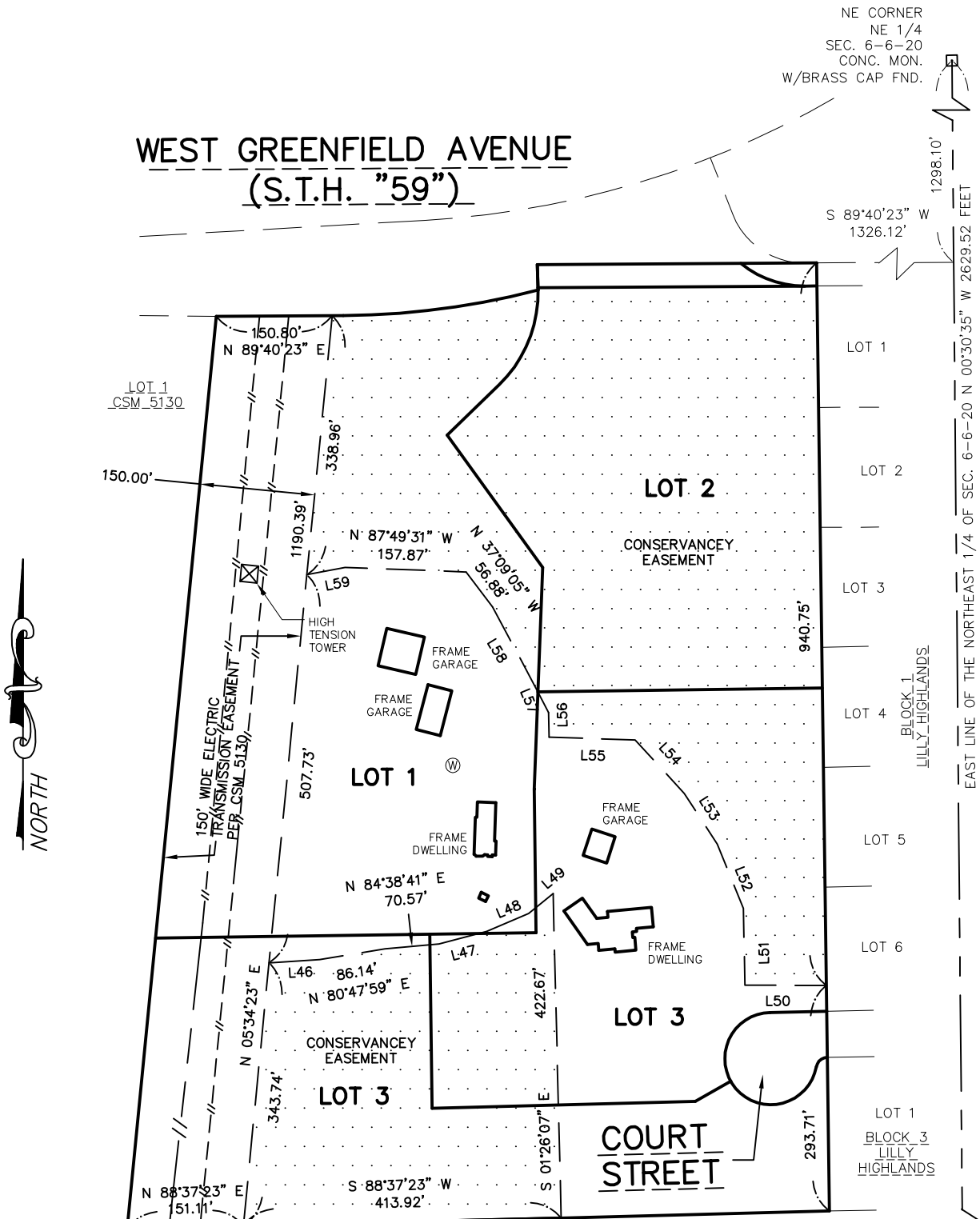
1 inch = 60 ft.



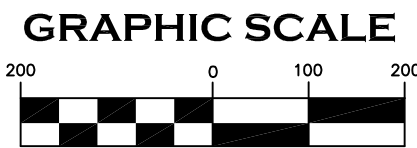
REVISED: 2-3-2021
 REVISED: 2-3-2021
 REVISED: 2-3-2021
 REVISED: 8-12-2021

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LINE TABLE		
LINE	BEARING	LENGTH
L46	N 86°12'01" E	66.24'
L47	N 75°23'18" E	63.85'
L48	N 66°57'29" E	59.56'
L49	N 50°33'01" E	41.25'
L50	N 89°46'01" W	106.12'
L51	N 01°06'52" W	99.86'
L52	N 22°11'28" W	90.36'
L53	N 32°52'14" W	78.67'
L54	N 42°44'24" W	94.63'
L55	N 88°00'16" W	111.86'
L56	N 01°26'07" W	31.94'
L57	N 27°16'38" W	30.13'
L58	N 38°00'21" W	125.61'
L59	S 79°03'21" W	50.63'



1 inch = 200 ft.

WISCONSIN

MICHAEL J. BERRY

STATE OF WISCONSIN

BROOKFIELD, WI

REVISED: 2-3-2021

REVISED: 4-13-2021

REVISED: 7-9-2021

REVISED: 8-12-2021

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OWNER'S CERTIFICATE

MARK WESNER, AS OWNER, CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF NEW BERLIN.

IN WITNESS WHEREOF, MARK WESNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK WESNER, AT _____, WISCONSIN, THIS _____ DAY OF _____, 2021

MARK WESNER

STATE OF WISCONSIN)
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020 MARK WESNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE

JASON W. KILVINGER, AS OWNER, CERTIFY THAT SAID COMPANIES CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF NEW BERLIN.

IN WITNESS WHEREOF, MARK WESNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY JASON W. KILVINGER, AT _____, WISCONSIN, THIS _____ DAY OF _____, 2021

JASON W. KILVINGER

STATE OF WISCONSIN)
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2021 JASON W. KILVINGER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC _____
STATE OF WISCONSIN
MY COMMISSION EXPIRES: _____

CITY OF NEW BERLIN PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NEW BERLIN ON THIS _____ DAY OF _____, 2021.

NIKKI JONES, SECRETARY, DEPUTY DIRECTOR
OF COMMUNITY DEVELOPMENT

DAVID AMENT

CITY OF NEW BERLIN COMMON COUNCIL APPROVAL

THIS CERTIFIED SURVEY MAP, HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON THIS DAY OF _____, 2021.

GEORGIA STANFORD, CLERK

DAVID AMENT, MAYOR

