THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP LLC

LEGAL DESCRIPTION:

AS DESCRIBED IN KNIGHT BARRY TITLE GROUP COMMITMENT FILE NUMBER 1048249 DATED JULY 11, 2019 - REVISED 07/18/19.

The East 1/2 Acre of a part of the Southwest 1/4 of Section 28, Township 6 North, Range 20 East, City of New Berlin, County of Waukesha, State of Wisconsin, bounded and described as follows: Beginning at the centers and intersection of the Milwaukee And Janesville Plank Road with State Highway 14; thence Southwesterly 243 feet following the center of said State Highway 14 and to the centers of the intersection of the Cheeney Road (a town of New Berlin cross road); thence East 291 feet passing through an iron post at roadside to an iron post; thence North 202.2 feet; passing through an iron post at the roadside to the center of the Milwaukee Janesville Plank Road; thence West 82.5 feet following the center of said road and to the place of beginning.

Property Address: 18585 W National Ave, New Berlin, WI 53146 - Tax Key Number: NBC 1263-989

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 2085768 DATED OCTOBER 28, 2021.

Part of the Southwest 1/4 of Section 28, Township 6 North, Range 20 East, City of New Berlin, County of Waukesha, State of Wisconsin, bounded and described as follows: Beginning at the centers and intersection of the Milwaukee And Janesville Plank Road with State Highway 14; thence Southwesterly 243 feet following the center of said State Highway and to the centers of the intersection of the Cheeney Road (a town of New Berlin cross road); thence East 291 feet passing through an iron post at roadside to an iron post; thence North 202.2 feet; passing through an iron post at the roadside to the center of the Milwaukee Janesville Plank Road; thence West 82.5 feet following the center of said road and to the place of beginning.

EXCEPTING THEREFROM that part conveyed in Document No. 193586, described as follows: The following described real estate, situated in Waukesha County, and State of Wisconsin, to wit: East 1/2 acre beginning at the centers and intersection of the Milwaukee and Janesville Plank Road with State Highway 14; thence Southwesterly 243 feet following the center of said State Highway and to the centers of the intersection of the Cheeney Road (a town of New Berlin cross road); thence East 291 feet passing through an iron post at roadside to an iron post; thence North 202.2 feet; passing through an iron post at the roadside to the center of the Milwaukee Janesville Plank Road; thence West 82.5 feet following the center of said road and to the place of beginning.

All being a part of the Andrew A Heinz farm in the Town of New Berlin, and a part of the Southwest 1/4 of Section 28 Township 6 North and Range 20 East.

ALSO EXCEPTING THEREFROM that part conveyed in Document No. 3930844 described as follows: That part of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin described as follows: Commencing at the Southwest corner of said Southwest 1/4; thence North 88°44'38" East, 594.02 feet along the South line of said Southwest 1/4; thence North 03°00'18" West, 2468.26 feet to the Southwest corner of grantor's property and the point of beginning; thence continue North 03°00'18" West, 37.45 feet to the Northwest corner of grantors property; thence North 52°51'40" East, 48.32 feet along the Northerly line of grantor's property; thence South 03°00'18" East, 65.91 feet to the South line of grantor's property; thence South 88°55'01" West, 4002 feet along the South line to the point of beginning.

THE FOREGOING IS ALSO DESCRIBED AS: *(PER PLAT OF SURVEY BY ATLAS SURVEY PROJECT NO. 14201 DATED AUGUST 25, 2014)*
Being a part of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, more fully described as follows: Commencing at the West 1/4 of said Section 28; thence N88°55'10"E, along the North line of the Southwest 1/4 of said Section , 669.23 feet to the intersection of the centerline of National Avenue and Beloit Road (formerly known as the intersection of Milwaukee Janesville Plank Road with State Highway 14) and the point of beginning of hereinafter described lands; thence S8°09'25"W, 196.70 feet; thence S88°55'10"W, along an extended line passing thru a found 1.5 inch iron pipe (formerly known as iron post) and a found notch on rick, 145.45 feet; thence N3°00'09"W, along the centerline of Martin Road (formerly known as Cheeney Road), 42.45 feet; thence N48°32'50"E, along the centerline of National Avenue (formerly State Highway 14), 234.24 feet to the point of beginning, in the City of New Berlin, Waukesha County, Wisconsin. EXCEPTING that part thereof conveyed in Warranty Deed Recorded as Document No. 3930844.

Property Address: 18587 W National Ave, New Berlin, WI 53146 - Tax Key Number: NBC 1263-980-001

LEGAL DESCRIPTION:

AS DESCRIBED IN QUIT CLAIM DEED DOCUMENT NO. 4252409 RECORDED DECEMBER 16, 2016.

That part of the Southwest one-quarter (1/4) of Section Twenty-eight (28), Township Six (6) North, Range Twenty (20) East, in the City of New Berlin, Waukesha County, Wisconsin, described as follows:

Beginning at a point on the East and West 1/4 line through said Section 28, 1700 feet West of the center of said Section; thence running South 90°, 189.42 feet to a point; thence running South at an angle of 89°10' West 228.09 feet to a point; thence running North along the East boundary of land south to Matt and Elizabeth Richdorf to the center of Beloit Road; thence East along the center of the Mukwonago Road to the place of beginning.

Dedicating the described Existing Right of Way to the public: That part of grantors lands within the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 5 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 of Section 28: thence S89°51'56"E, a distance of 751.73 feet along the north line of the Southwest 1/4 of said Section 28 to the point of beginning of the lands hereinafter described; thence continuing S89°51'56"E, a distance of 188.06 feet; thence S01°58'57"E, a distance of 33.02 feet; thence N89°51'33"W, a distance of 194.65 feet; thence N09°22'18"E, a distance of 33.43 feet to the point of beginning.

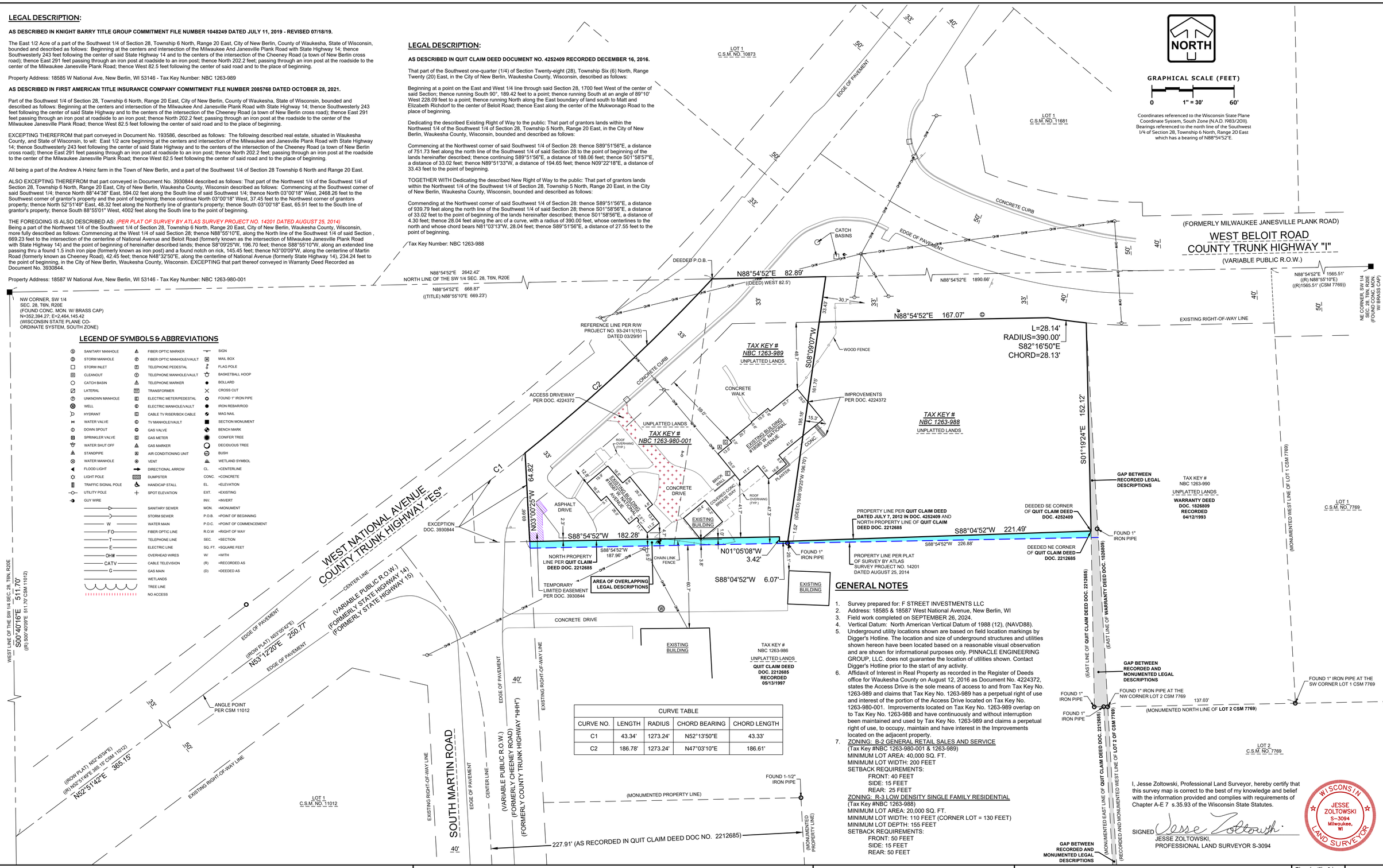
TOGETHER WITH Dedicating the described New Right of Way to the public: That part of grantors lands within the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 5 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, bounded and described as follows:

Commending at the Northwest corner of said Southwest 1/4 of Section 28: thence S89°51'56"E, a distance of 939.79 feet along the north line of the Southwest 1/4 of said Section 28; thence S01°58'56"E, a distance of 33.02 feet to the point of beginning of the lands hereinafter described; thence S01°58'56"E, a distance of 4.30 feet; thence 28.04 feet along the arc of a curve, with a radius of 390.00 feet, whose centerlines to the north and whose chord bears N81°03'13"W, 28.04 feet; thence S89°51'56"E, a distance of 27.55 feet to the point of beginning.

Tax Key Number: NBC 1263-988

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE MARKER	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	FOUND 1" IRON PIPE	
WELL	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
HYDRANT	CABLE TV RISER/BOX CABLE	MAG NAIL	
WATER VALVE	TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIT	BUSH	
WATER MANHOLE	VENT	WETLAND SYMBOL	
FLOOD LIGHT	DIRECTIONAL ARROW	CL. =CENTERLINE	
LIGHT POLE	DUMPSTER	CONC. =CONCRETE	
TRAFFIC SIGNAL POLE	HANDICAP STALL	EL. =ELEVATION	
UTILITY POLE	SPOT ELEVATION	EXT. =EXISTING	
GUY WIRE		INV. =INVERT	
SANITARY SEWER		MON. =MONUMENT	
STORM SEWER		P.O.B. =POINT OF BEGINNING	
W WATER MAIN		P.O.C. =POINT OF COMMENCEMENT	
FO FIBER OPTIC LINE		R.O.W =RIGHT OF WAY	
T TELEPHONE LINE		SEC. =SECTION	
E ELECTRIC LINE		SQ. FT. =SQUARE FEET	
OHW OVERHEAD WIRES		W/ =WITH	
CATV CABLE TELEVISION		(R) =RECORDED AS	
G GAS MAIN		(D) =DEEDED AS	
WETLANDS			
TREE LINE			
NO ACCESS			



GENERAL NOTES

1. Survey prepared for: F STREET INVESTMENTS LLC
2. Address: 18585 & 18587 West National Avenue, New Berlin, WI
3. Field work completed on SEPTEMBER 26, 2024.
4. Vertical Datum: North American Vertical Datum of 1988 (12), (NAVD88).
5. Underground utility locations shown are based on field location markings by Digger's Hotline. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
6. Affidavit of Interest in Real Property as recorded in the Register of Deeds office for Waukesha County on August 12, 2016 as Document No. 4224372, states the Access Drive is the sole means of access to and from Tax Key No. 1263-989 and claims that Tax Key No. 1263-989 has a perpetual right of use and interest of the portion of the Access Drive located on Tax Key No. 1263-980-001. Improvements located on Tax Key No. 1263-989 overlap on to Tax Key No. 1263-988 and have continuously and without interruption been maintained and used by Tax Key No. 1263-989 and claims a perpetual right of use, to occupy, maintain and have interest in the Improvements located on the adjacent property.
7. ZONING: B-2 GENERAL RETAIL SALES AND SERVICE
(Tax Key #NBC 1263-980-001 & 1263-989)
MINIMUM LOT AREA: 40,000 SQ. FT.
MINIMUM LOT WIDTH: 200 FEET
SETBACK REQUIREMENTS:
FRONT: 40 FEET
SIDE: 15 FEET
REAR: 25 FEET

ZONING: R-3 LOW DENSITY SINGLE FAMILY RESIDENTIAL
(Tax Key #NBC 1263-988)
MINIMUM LOT AREA: 20,000 SQ. FT.
MINIMUM LOT WIDTH: 110 FEET (CORNER LOT = 130 FEET)
MINIMUM LOT DEPTH: 155 FEET
SETBACK REQUIREMENTS:
FRONT: 50 FEET
SIDE: 15 FEET
REAR: 50 FEET

I, Jesse Zoltowski, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED
JESSE ZOLTOWSKI,
PROFESSIONAL LAND SURVEYOR S-3094

WISCONSIN JESSE ZOLTOWSKI S-3094 Milwaukee, WI LAND SURVEYOR

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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING CHICAGO | MILWAUKEE : NATIONWIDE
WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

18585 & 18587 WEST NATIONAL AVENUE

BEING A PART OF THE NW 1/4 OF THE SW 1/4 OF SEC. 28, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

PLAT OF SURVEY

REVISIONS

PEG JOB No. 5962.00
PEG PM:
DATE 12/05/2024
SCALE 1"=30'
DRAFTED BY: ST

SHEET 1 OF 1

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SURVEY