CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 29, TOWN 8 NORTH, RANGE 17 EAST, IN THE VILLAGE OF LAC LA BELLE, WAUKESHA COUNTY, WISCONSIN.

LEGEND:
- ○ – INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- ● – INDICATES "Found" Monument (See Survey).

N00°30'00"W 989.79
(REC. AS 990.00)

(P.O.C.) SE. CORNER OF THE NE 1/4 SEC. 29-8-17
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE NAD 83(2011)
FND. CONC. MON. W/ BRASS CAP
N-415,014.67 E-2,368,946.87

S89°06'57"W 60.00

NORTH LAKE ROAD
(120' WIDE PUBLIC R.O.W.)

E. LINE OF THE NE 1/4 SEC. 29-8-17 (N00°30'00"W 2637.80)

S00°30'00"E 330.00

1" IPF

P.O.B.

INDICATES NO ACCESS PERMITTED

EX. WETLANDS

NE. CORNER OF THE NE 1/4 SEC. 29-8-17
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE NAD 83(2011)
FND. CONC. MON. W/ BRASS CAP
N-417,652.13 E-2,368,923.85

LOT 1, CSM #450

WESTWINDS COURT
(66' WIDE PUBLIC R.O.W.)

LOT 2, CSM #450

LOT 3, CSM #450

LOT 3
68,607 S.F.
(1.5750 Ac.)

LOT 2
59,476 S.F.
(1.3654 Ac.)

LOT 1
69,917 S.F.
(1.6051 Ac.)

246.78

200.00

600.00

EX. 100-YR FLOODPLAIN

S00°30'00"E 277.67

N89°30'00"E 46.78

N00°30'00"W 52.02

60.00

N00°30'00"W 40.98

N89°30'00"E 93.22

N89°06'57"E

S00°30'00"E 289.65

S89°06'57"W

LOT 2, CSM #5203

66.00'

293.22

0.75" IRF

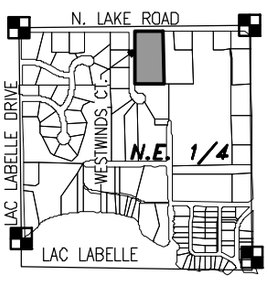
2" IPF

N00°30'00"W 330.00

LOT 2, CSM #5831

PREPARED FOR:
SAMANTHA COBB
W380N6197 N. LAKE RD.
LAC LA BELLE, WI 53066

PREPARED BY:
TRIO ENGINEERING, LLC
19035 W. CAPITOL DR., SUITE 200
BROOKFIELD, WI 53045
PHONE: 262-790-1480



LOCALITY MAP:
N.E. 1/4 SEC. 29, T. 8 N., R. 17 E.
SCALE: 1"=2000'

NORTH

SCALE:1"=80'

0 40 80 160

NOTES:
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83/2011), IN WHICH THE EAST LINE OF THE N.E. 1/4 OF SECTION 29, TOWN 8 NORTH, RANGE 17 EAST, BEARS N00°30'00"W.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATION LINES AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

WISCONSIN
JAMES A. TRANDEL, JR.
S-4069
MILWAUKEE, WI
LAND SURVEYOR

DRAFTED THIS 3RD DAY OF MAY, 2024. (REVISED 10/9/25)
THIS INSTRUMENT WAS DRAFTED BY JAMES A. TRANDEL, JR., S-4069

JOB NO. 24-017-1217-01
SHEET 1 OF 5

X:\2024\24-17-1217 Cobb Property - Oconomowoc\Drawings\Survey\CSM\530CSM01.dwg

CERTIFIED SURVEY MAP NO._____

BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 29, TOWN 8 NORTH, RANGE 17 EAST, IN THE VILLAGE OF LAC LA BELLE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF MILWAUKEE)

I, James A. Trandel, Jr., Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped lands located in the Southeast 1/4 of the Northeast 1/4, Section 29, Town 8 North, Range 17 East, in the Village of Lac La Belle, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southeast corner of said Northeast 1/4 Section, Thence North 00°30'00" West along the East line of said Northeast 1/4 Section, 989.79 feet to a point; Thence South 89°06'57" West 60.00 feet to a point on the North line of Lot 2 of Certified Survey Map Number 5203 and the place of beginning of the lands hereinafter described.

Thence continuing South 89°06'57" West along said North line, 600.00 feet to a point on the East line of Lot 2 of Certified Survey Map Number 5831; Thence North 00°30'00" West along said East line, 330.00 feet to a point on the South Right-of-Way line of "Westwinds Court"; Thence North 89°06'57" East and along said South Right-of-Way line, 600.00 feet to a point on the East Right-of-Way line of "North Lake Road"; Thence South 00°30'00" East and along said East Right-of-Way line, 330.00 feet to the point of beginning of this description.

Said Parcel contains 198,000 Square Feet (or 4.5455 Acres) of land more or less.

That I have made such survey, land division and map by the direction of **Samantha Cobb**, owner of said lands.

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 of the Wisconsin Statutes and the Land Division regulations of the Village of Lac La Belle in surveying, dividing and mapping the same.

Dated this_____ day of_____, 20_____.

_____

James A. Trandel, Jr., P.L.S.
Professional Land Surveyor, S-4069
TRIO ENGINEERING, LLC
4100 N. Calhoun Rd. Suite 300
Brookfield, WI 53005
Phone: (262)790-1480

CERTIFIED SURVEY MAP NO._____

BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 29, TOWN 8 NORTH, RANGE 17 EAST, IN THE VILLAGE OF LAC LA BELLE, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

I, **Samantha Cobb**, owner do hereby certify that I caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division regulations of the Village of Lac La Belle, this_____day of _____, 20 _____.

_____
Samantha Cobb, Owner

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, **Samantha Cobb,** to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Print Name: _____
Notary Public, _____County, WI
My commission expires: _____

VILLAGE PLAN COMMISSION APPROVAL:

Approved by the Plan Commission of the Village of Lac La Belle on this_____day of_____, 20 _____.

_____ _____
Danielle Wraalstad, Secretary Timothy Clark, Chairperson

VILLAGE BOARD APPROVAL:

Approved by the Village Board of the Village of Lac La Belle on this_____day of_____, 20 _____.

_____ _____
Lori Opitz, Clerk Robert C. Hultquist, Village President

CERTIFIED SURVEY MAP NO._____

BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 29, TOWN 8 NORTH, RANGE 17 EAST, IN THE VILLAGE OF LAC LA BELLE, WAUKESHA COUNTY, WISCONSIN.

WETLAND RESTRICTIONS:

Those areas identified as Wetlands on this Map are subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a proposed gravel path, unless specifically authorized by the Municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the Municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted.

3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited.

4. The introduction of plant material not indigenous to the existing environment is prohibited.

5. Ponds may be permitted subject to the approval of the Municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

6. The construction of buildings is prohibited.

CERTIFIED SURVEY MAP NO._____

BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, IN SECTION 29, TOWN 8 NORTH, RANGE 17 EAST, IN THE VILLAGE OF LAC LA BELLE, WAUKESHA COUNTY, WISCONSIN.

BASEMENT RESTRICTION-GROUNDWATER:

This Certified Survey Map is located in an area with mapped soils known to have seasonal high groundwater. The Village Shoreland Protection Ordinance requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Board of Appeals. Therefore, additional soil testing in the vicinity of any proposed residence (or addition) will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Village Shoreland Protection Ordinance, the requirement at the time of construction shall apply.

NOTES:

- Wetlands shown hereon were field delineated on April 11, 2024 by Heartland Ecological Group and provided to Trio Engineering, LLC. in digital format.

- 100-year floodplain line shown hereon is per the Flood Insurance Rate Map, Map Number: 55133C0019H, effective date 10/19/2023. The regulated floodplain elevation is 861.0 based on the North American Vertical Datum of 1988 (12). All structures on Lots 1-3 shall have a lowest floor elevation of 863.0 (at least 2 ft. above the 100-year floodplain elevation).

- Lots 1-3 are located within 1,200 ft. of a site identified by the Wisconsin Department of Natural Resources as a former landfill. Under the provisions of N.R. 812 of the Wisconsin Administrative Code, any proposed well less than 1,200 feet from a landfill must obtain a variance from the Wisconsin Department of Natural Resources and be constructed according to their specifications.

- No lot shall be further divided absent the express written approval of the Village Board of the Village of Lac La Belle. No new lots or outlots shall be created absent the express written approval of the Village of Lac La Belle. No lot line shall be adjusted or reconfigured in any way absent the express written approval of the Village Board of the Village of Lac La Belle or unless expressly authorized by law.