CERTIFIED SURVEY MAP NO. 12522

A division of Parcel 1 of Certified Survey Map No. 2903 and lands, being a part of the Southwest 1/4, Southeast 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 23, in Township 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin.

▲ INDICATES FOUND 3/8" IRON PIPE

● INDICATES FOUND 1" IRON PIPE

O INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

Ⓓ INDICATES DEDICATED TO THE VILLAGE OF SUMMIT FOR PUBLIC ROAD PURPOSES

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SECTION 23, T 7 N, R 17 E, WHICH BEARS S89°49'36"W. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83/2011).

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION

4750212
REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
December 27, 2023 02:46 PM
James R Behrend
Register of Deeds
7 PGS
TOTAL FEE:$30.00
TRANS FEE:$0.00
Book 130 Page 149-155

THE ENTIRE PROPERTY IS LOCATED WITHIN THE VILLAGE OF SUMMIT SHORELAND JURISDICTIONAL BOUNDARY

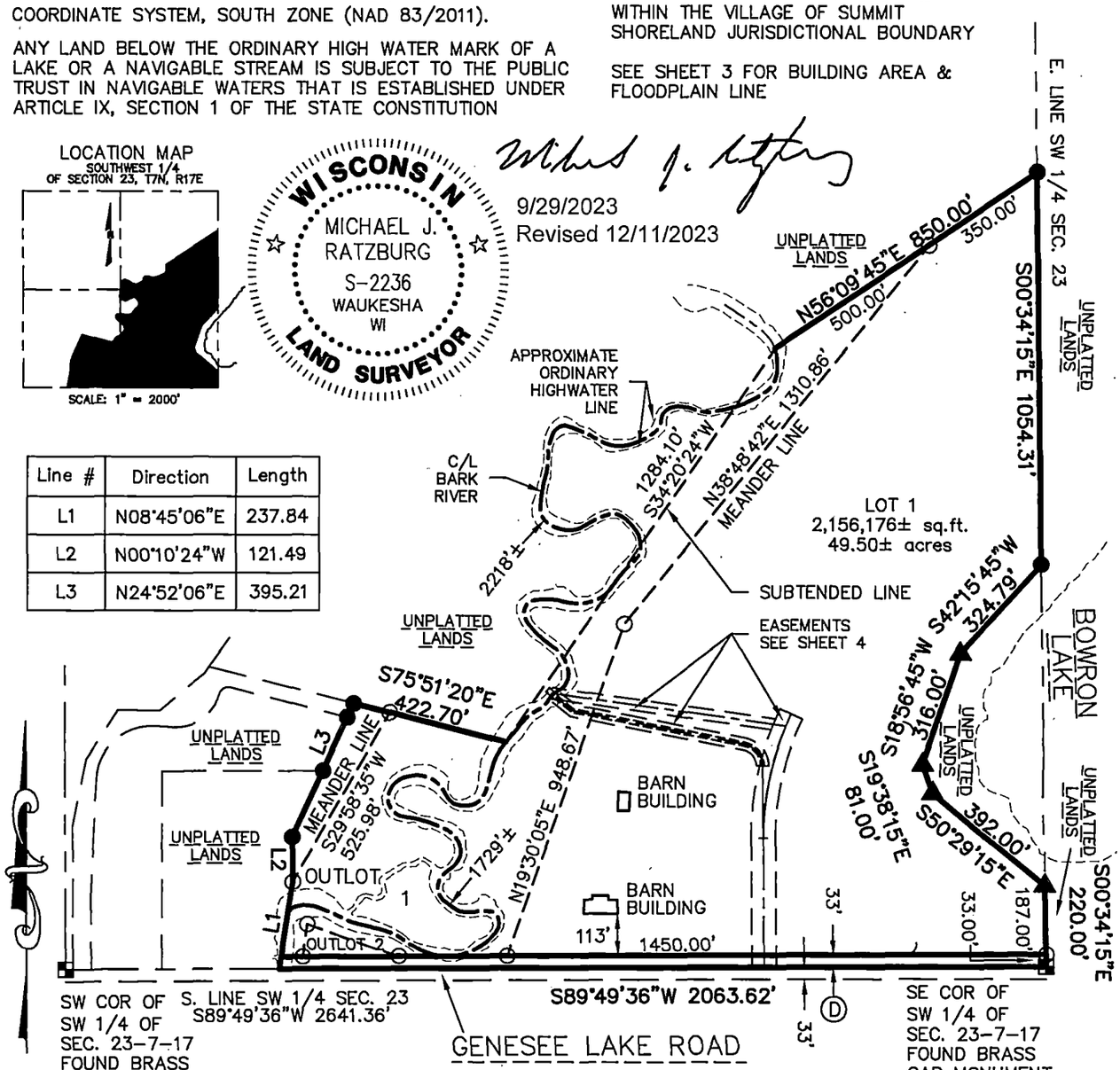
SEE SHEET 3 FOR BUILDING AREA & FLOODPLAIN LINE

LOCATION MAP
SOUTHWEST 1/4 OF SECTION 23, T7N, R17E
SCALE: 1" = 2000'

WISCONSIN
MICHAEL J. RATZBURG
S-2236
WAUKESHA
WI
LAND SURVEYOR

9/29/2023
Revised 12/11/2023

Line #	Direction	Length
L1	N08°45'06"E	237.84
L2	N00°10'24"W	121.49
L3	N24°52'06"E	395.21



GRAPHIC SCALE
0 200 400
1" = 400'

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(262) 781-1000
rasmith.com

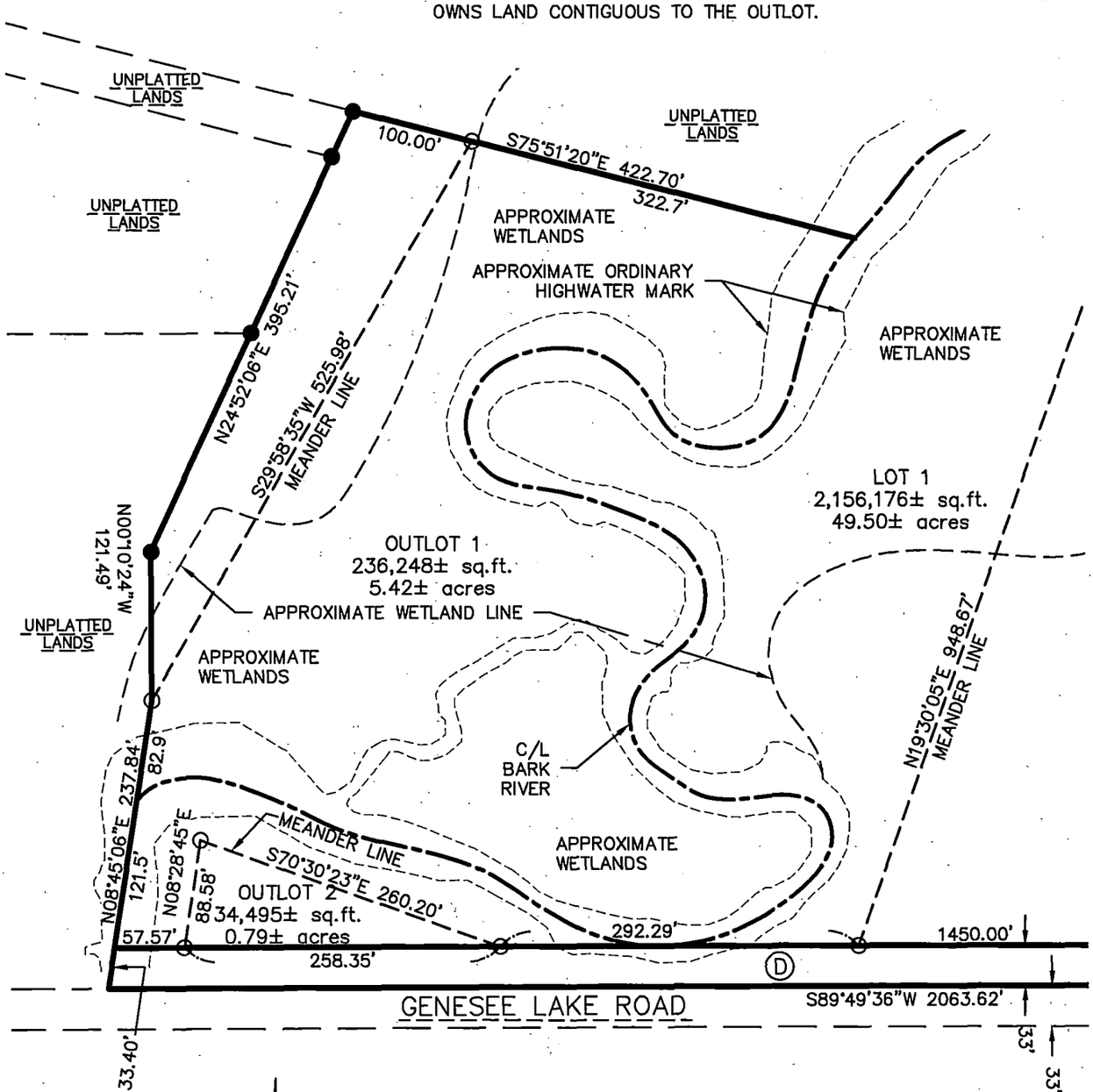
S:\5169096\Dwg\169096 CS10-.dwg \ SHEET 1

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WETLANDS ARE FROM THE WISCONSIN DNR WETLAND INVENTORY MAP AND SCALE ONTO THIS MAP.

OUTLOTS 1 & 2 CANNOT BE SOLD SEPARATELY, PROVIDED THAT AN OUTLOT MAY BE SOLD SEPARATELY FROM LOT 1 IF THE PURCHASER OWNS LAND CONTIGUOUS TO THE OUTLOT.



GRAPHIC SCALE
0 60 120
(IN FEET)

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150

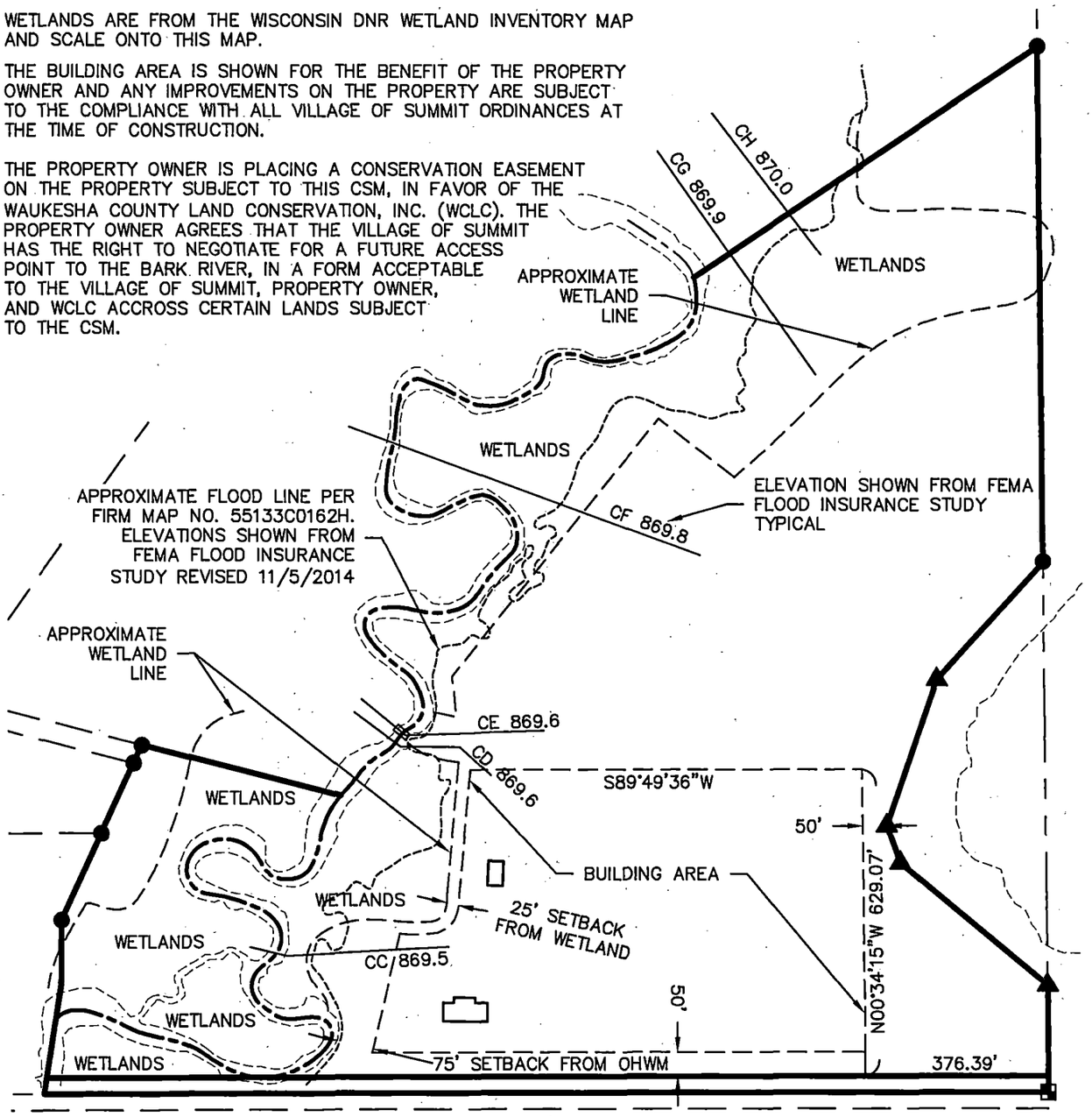
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WETLANDS ARE FROM THE WISCONSIN DNR WETLAND INVENTORY MAP AND SCALE ONTO THIS MAP.

THE BUILDING AREA IS SHOWN FOR THE BENEFIT OF THE PROPERTY OWNER AND ANY IMPROVEMENTS ON THE PROPERTY ARE SUBJECT TO THE COMPLIANCE WITH ALL VILLAGE OF SUMMIT ORDINANCES AT THE TIME OF CONSTRUCTION.

THE PROPERTY OWNER IS PLACING A CONSERVATION EASEMENT ON THE PROPERTY SUBJECT TO THIS CSM, IN FAVOR OF THE WAUKESHA COUNTY LAND CONSERVATION, INC. (WCLC). THE PROPERTY OWNER AGREES THAT THE VILLAGE OF SUMMIT HAS THE RIGHT TO NEGOTIATE FOR A FUTURE ACCESS POINT TO THE BARK RIVER, IN A FORM ACCEPTABLE TO THE VILLAGE OF SUMMIT, PROPERTY OWNER, AND WCLC ACCROSS CERTAIN LANDS SUBJECT TO THE CSM.



GRAPHIC SCALE
0 150 300
(IN FEET)

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WAUKESHA WI
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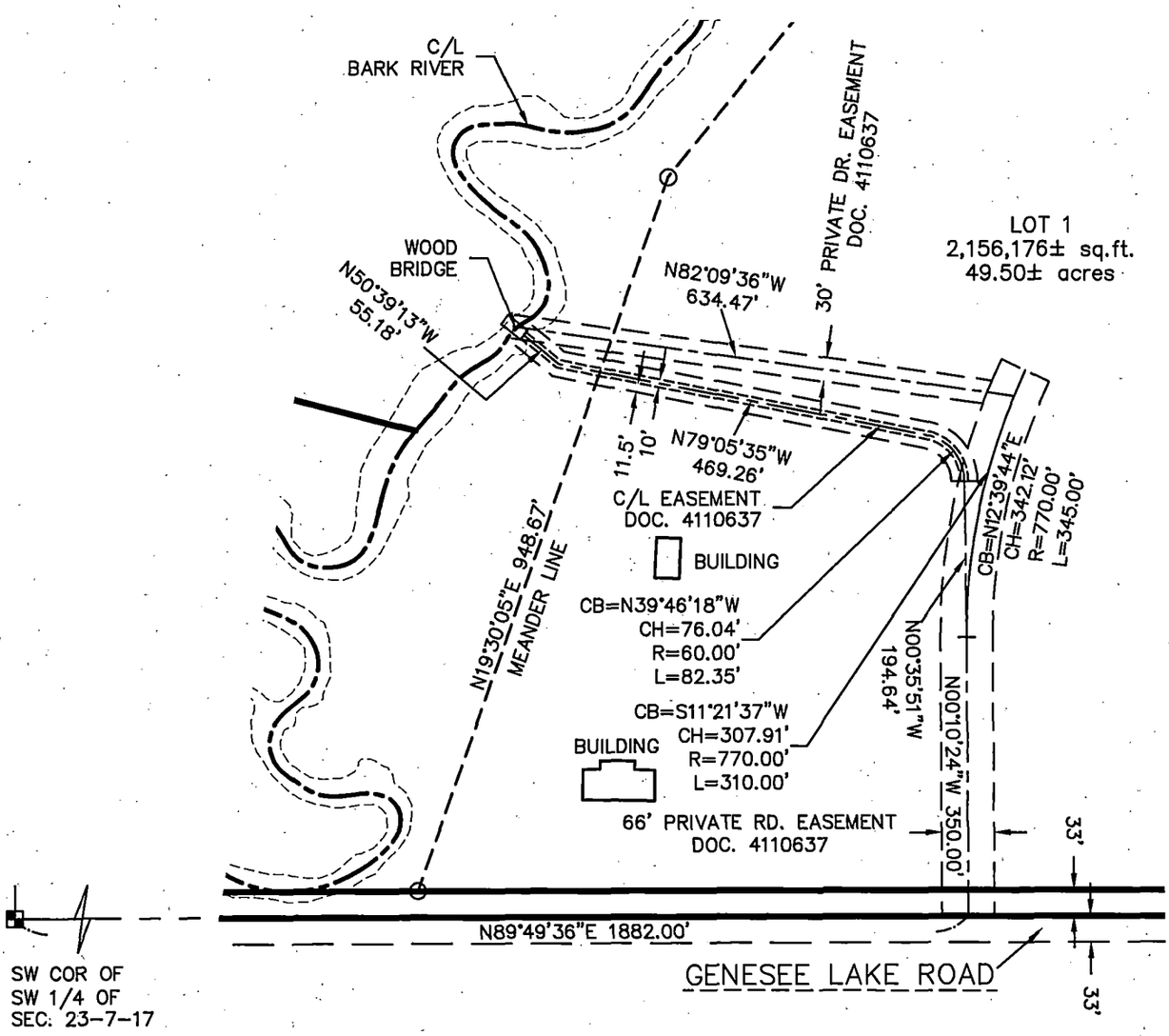
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S:\5169096\Dwg\169096 CS10-.dwg \ SHEET 3

151

CERTIFIED SURVEY MAP NO. 12522

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RATZBURG
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GRAPHIC SCALE
0 100 200
1" = 200'

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S:\5169096\Dwg\169096 CS10-.dwg \ SHEET 4

Sheet 4 of 7 Sheets

152

CERTIFIED SURVEY MAP NO. 12522

A division of Parcel 1 of Certified Survey Map No. 2903 and lands, being a part of the Southwest 1/4, Southeast 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 23, in Township 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, MICHAEL RATZBURG, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided, dedicated and mapped a division of Parcel 1 of Certified Survey Map No. 2903 and lands, being a part of the Southwest 1/4, Southeast 1/4 and Northeast 1/4 of the Southwest 1/4 of Section 23, in Township 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at the Southeast corner of the Southwest 1/4 of said Section 23; thence South 89° 49' 36" West along the South line of the Southwest 1/4 of said Section 2063.62 feet to a point; thence North 08° 45' 06" East 237.84 feet to a point; thence North 00° 10' 24" West 121.49 feet to a point; thence North 24° 52' 06" East 395.21 feet to a point; thence South 75° 51' 20" East 422.70 feet to a point in the centerline of the Bark River; thence Northeasterly 2218± feet along the centerline of the Bark River to a point, said centerline being subtended by a line bearing North 34° 20' 24" East 1284.10 feet to a point in the centerline of the Bark River; thence North 56° 09' 45" East 850.00 feet to a point in the East line of the Southwest 1/4 of said Section; thence South 00° 34' 15" East along said East line 1054.31 feet to a point; thence South 42° 15' 45" West 324.79 feet to a point; thence South 18° 56' 45" West 316.00 feet to a point; thence South 19° 38' 15" East 81.00 feet to a point; thence South 50° 29' 15" East 392.00 feet to a point in the East line of the Southwest 1/4 of said Section; thence South 00° 34' 15" East along said East line 220.00 feet to the point of beginning

Said land contains 2,386,885 square feet or 54.80 acres more or less.

THAT I have made the survey, land division and map by the direction of CREEK WOODS NORTH LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have complied with Chapter 236 of the Wisconsin Statutes and the Subdivision Ordinances of the Village of Summit, in surveying, dividing and mapping the same.

9/29/2023
Field date
Revised 12/11/2023

Michael J. Ratzburg
MICHAEL J. RATZBURG
PROFESSIONAL LAND SURVEYOR S-2236

WISCONSIN
MICHAEL J.
RATZBURG
S-2236
WAUKESHA
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OWNER CERTIFICATE

CREEK WOODS NORTH LLC, a limited Liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map in accordance with the Ordinances of the Village of Summit.

CREEK WOODS NORTH LLC, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: Village of Summit.

IN Witness Whereof, CREEK WOODS NORTH LLC, has caused these presents to be signed by Donald J. Murn, it's Authorized Agent on this 19 day of December, 2023.

CREEK WOODS NORTH LLC

PERSONALLY came before me this 19 day of December, 2023, Donald J. Murn, the Authorized Agent of the above named company, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Kathleen M. Bodenbach

Kathleen M. Bodenbach
(print name)
Notary Public, State of Wisconsin
My commission ~~expires~~ is permanent

(Notary Seal)

Kathleen M. Bodenbach NOTARY PUBLIC STATE OF WISCONSIN

WISCONSIN MICHAEL J. RATZBURG S-2236 WAUKESHA WI LAND SURVEYOR

9/29/2023
Revised 12/11/2023

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VILLAGE PLAN COMMISSION APPROVAL

This Certified Survey Map hereby APPROVED by the Village Plan Commission of the Village of Summit on

this 19 day of October ,2023.

Date: 12-21-23

James Siepmann, Chairperson

Date: 12.21.2023

Debra Michael, Village Administrator Clerk/Treasurer

VILLAGE OF SUMMIT SEAL WAUKESHA COUNTY, WI

VILLAGE BOARD APPROVAL

This Certified Survey Map hereby APPROVED by the Village Board of the of the Village of Summit on

this 9 day of November ,2023.

Date: 12.20.2023

Jack Riley, Village President

Date: 12.20.2023

Debra Michael, Village Administrator Clerk/Treasurer

VILLAGE OF SUMMIT SEAL WAUKESHA COUNTY, WI

WISCONSIN MICHAEL J. RATZBURG S-2236 WAUKESHA WI LAND SURVEYOR

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