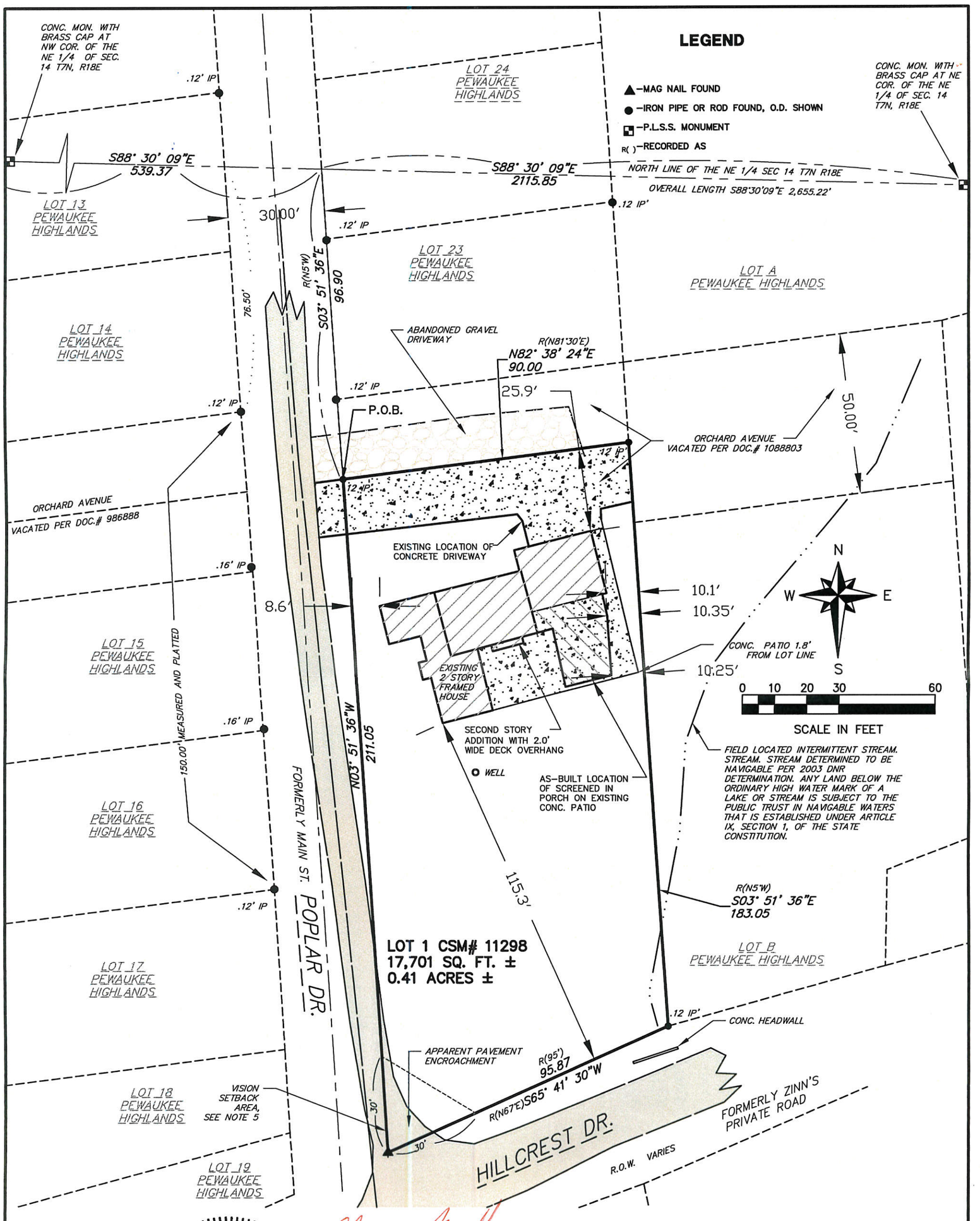
PLAT OF SURVEY

Lot 1 of CSM #11298, located in the NW 1/4 of the NE 1/4 of Section 14, Township 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.



WISCONSIN
CHRIS RUETTEN
S-2942
WATERTOWN WI
LAND SURVEYOR

Chris Ruetten, P.L.S. 2942

Dated this 18th day of Nov., 2019

OWNER:
Douglas and Vicki Braden
W293 N3080 Poplar Dr.
Pewaukee, WI 53072

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188

THIS INSTRUMENT WAS DRAFTED BY Chris Ruetten, P.L.S.

PLAT OF SURVEY

Lot 1 of CSM #11298, located in the NW 1/4 of the NE 1/4 of Section 14, Township 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

SURVEYOR'S NOTES

1. Bearings are based upon the Waukesha County coordinate system as calibrated to the Height Modernization Survey Station known as "Delafield N GPS"

2. This survey is based on fieldwork completed on 01-12-2015, and updated on 08-22-2016 due to renovations and additions to the existing dwelling, and further updated 3-22-2017 to show proposed changes to concrete driveway paving, and movement of the screened porch to comply with the zoning board, and further updated 6-11-2019 to show existing conditions and final proposed movement of the screened porch to comply with the zoning board, and further updated 11-18-2019 to show as-built location of the screened porch to prove compliance to the zoning board. Any changes in site conditions after this date are not reflected by this survey.

3. This entire property is within the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance.

Waukesha County Shoreland & Floodland Protection Ordinance R-3 per 10-08-2014
Street Setback=50 feet minimum
Lot Line Offset=20 feet minimum

3. The lands surveyed on this map are subject to an electric and telephone easement recorded as Document No. 149013. This is a "blanket" easement.

4. The lands surveyed on this map are subject to the terms and conditions set forth in Document No. 346075 (Hillcrest Drive, formerly Zinn's Private Road).

5. In the vision setback area, no building or structure of any kind shall be permitted which exceeds a height of three feet above the elevation of the center of the intersection except for necessary highway and traffic signs, public utility lines, and open fences through which there is clear vision, nor shall any plant material be permitted which obscures safe vision of the approaches to the intersection.

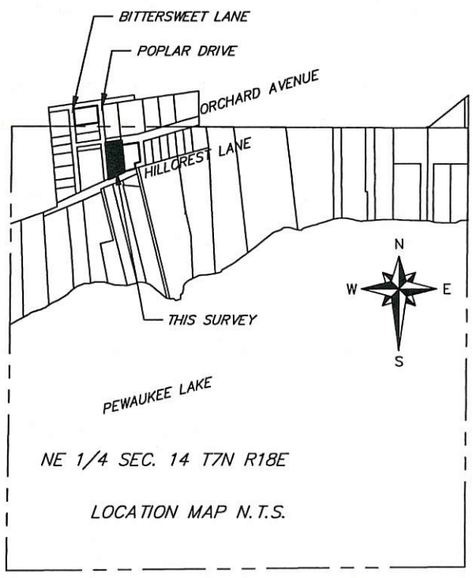
LEGAL DESCRIPTION:

All of Lot 1 Certified Survey Map No. 11298 as recorded at the Waukesha County Register of Deeds, located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of Section 14; thence along the North line of said Northeast 1/4 S88°30'09"E for a distance of 539.37 feet to a point on the East right-of-way of Poplar Drive formerly Main Street; thence along said East right-of-way S03°51'36"E for a distance of 96.90 feet to the centerline of vacated Orchard Avenue and to the Point of Beginning; thence along said centerline N82°38'24"E for a distance of 90.00 feet; thence along the West line and Northerly extension thereof of Lot B Plat of Pewaukee Highlands S03°51'36"E for a distance of 183.05 feet to the North right-of-way of Hilcrest Drive formerly Zinn's Private Road; thence along said North right-of-way S65°41'30"W for a distance of 95.87' to the East right-of-way of Poplar Drive; thence along said East right-of-way N03°51'36"W for a distance of 211.05 feet to the Point of Beginning, containing 0.41 acres (17,701 Sq. Ft.) more or less of land.

Also a non-exclusive right of way over Lake Lane as shown on the plat of Pewaukee Highlands (not mapped on this survey).

Subject to covenants, conditions, restrictions and easements of record.



SURVEYOR'S CERTIFICATE

I, Chris Ruetten, Professional Land Surveyor, do hereby certify that at the direction of the Douglas and Vicki Braden, that I have made this field survey according to the Wisconsin Administrative Code, Chapter A-E7, Minimum Standards for Property Surveys, and to the best of my knowledge and belief is a correct representation of said field survey.

WISCONSIN
CHRIS RUETTEN
S-2942
WATERTOWN WI
LAND SURVEYOR

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