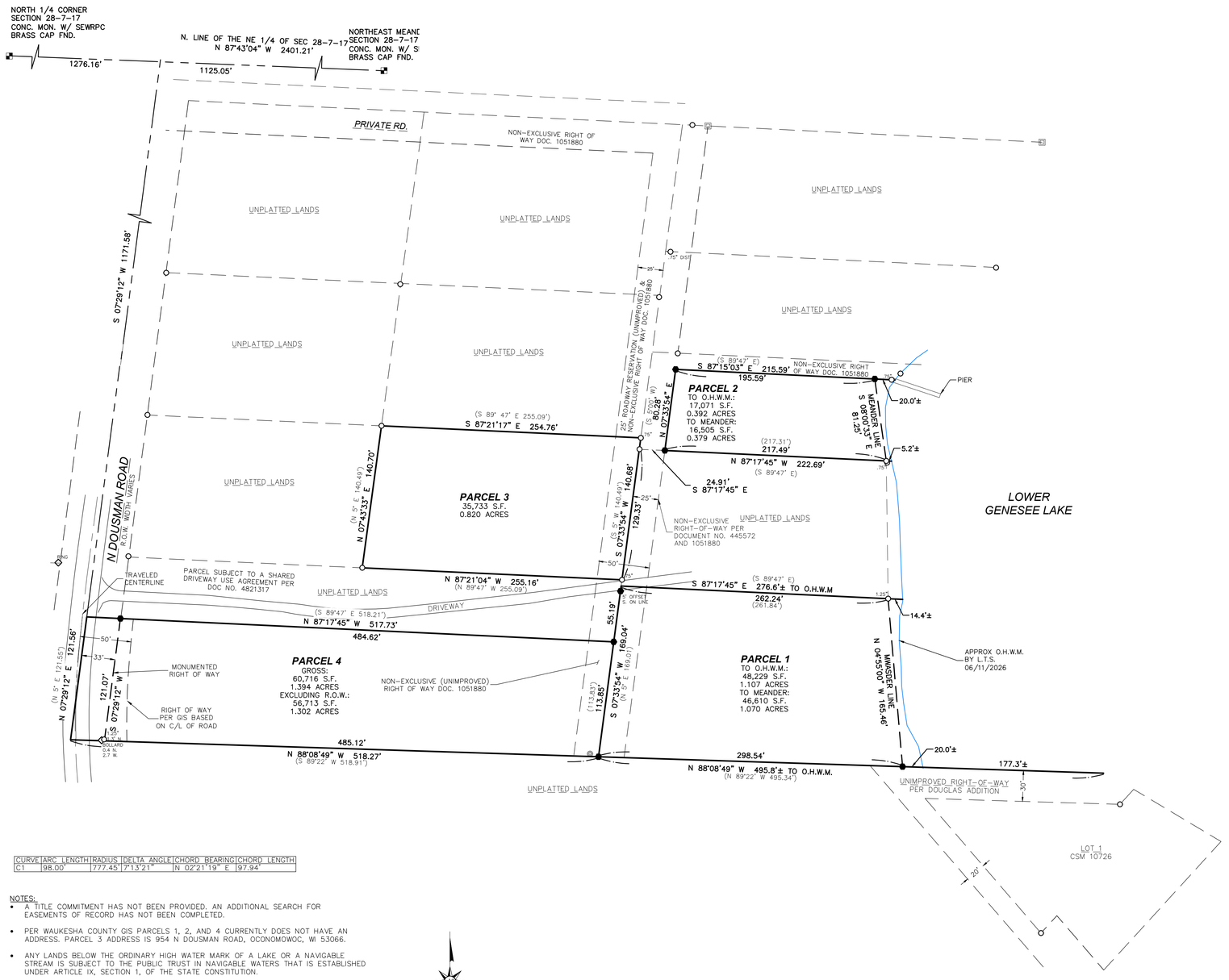
PLAT OF SURVEY

UNPLATTED LANDS BEING PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.00'	777.45'	7°13'21"	N 02°21'19" E	97.94'

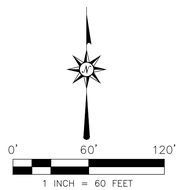
NOTES:

- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- PER WAUKESHA COUNTY GIS PARCELS 1, 2, AND 4 CURRENTLY DOES NOT HAVE AN ADDRESS. PARCEL 3 ADDRESS IS 954 N DOUSMAN ROAD, OCONOMOWOC, WI 53066.
- ANY LANDS 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.
- THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR.
- PARCEL 3 IS SUBJECT TO A SHARED DRIVEWAY USE AGREEMENT RECORDED AS DOCUMENT NO. 4821317.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SEC. 28-7-17 MEASURED AS N87°43'04"W.

LEGEND

- SECTION CORNER MONUMENT
- 4"x4" CONCRETE MONUMENT W/ X
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- AS NOTED
- FOUND CEDAR POST
- (R) RECORD DIMENSION

LEGAL DESCRIPTION PER DOC. NO. 4854610

PARCEL ONE:
THAT PART OF THE NORTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION TWENTY-EIGHT (28), TOWN SEVEN (7) NORTH, RANGE SEVENTEEN (17) EAST, IN THE VILLAGE OF SUMMIT, COUNTY OF WAUKESHA, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE HIGHWAY, 1277 FEET EAST FROM THE ONE-QUARTER (1/4) POST BETWEEN SECTIONS TWENTY-ONE (21) AND TWENTY-EIGHT (28), AND SOUTH 5° WEST, 654 FEET FROM THE NORTH LINE OF SAID SECTION TWENTY-EIGHT (28), SAID POINT ALSO BEING THE SOUTH LINE OF PROPERTY REFERRED TO AS LOUIE JACOB'S LAND; RUNNING THENCE SOUTH 89° 47' EAST AND ALONG THE SOUTH LINE OF LOUIE JACOB'S LAND, 518.21 FEET TO A POINT; THENCE SOUTH 5° WEST, 456.59 FEET TO THE PLACE BEGINNING OF THE LAND TO BE DESCRIBED; RUNNING THENCE SOUTH 89° 47' EAST, 261.84 FEET TO A POINT IN A MEANDER LINE; THENCE SOUTH 3° 15' EAST ALONG THE MEANDER LINE, 29.43 FEET TO A POINT; THENCE SOUTH 16° 15' EAST ALONG THE MEANDER LINE, 130.20 FEET TO A POINT; THENCE SOUTH 87° 37' EAST ALONG THE MEANDER LINE, 180.66 FEET TO A POINT; THENCE SOUTH 89° 22' WEST, 495.34 FEET TO A POINT; THENCE NORTH 5° EAST, 169.01 FEET TO THE PLACE OF BEGINNING.
IT IS INTENDED HEREBY TO CONVEY THE LAND BETWEEN THE MEANDER LINE AND THE SHORE LINE, AND FROM THE SIDE LINES OF THE ABOVE LOT EXTENDED TO THE SHORE LINE.
TOGETHER WITH A NON-EXCLUSIVE PRESCRIPTIVE EASEMENT FOR INGRESS AND EGRESS TO NORTH DOUSMAN ROAD ACROSS THE "GAP PARCEL" AS SHOWN ON THE UNRECORDED SUBDIVISION KNOWN AS CARL MILLER AND AS DESIGNATED ON WAUKESHA COUNTY TAX MAPS, AS ADJOINING THE SUBJECT PREMISES.
TAX KEY NO. SUMT 685.980

PARCEL TWO:
ALL THAT PART OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION TWENTY-EIGHT (28), TOWN SEVEN (7) NORTH, RANGE SEVENTEEN (17) EAST, IN THE VILLAGE OF SUMMIT COUNTY OF WAUKESHA, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER (1/4) CORNER OF SECTION TWENTY-EIGHT (28); THENCE EASTERLY ALONG THE NORTH LINE OF SECTION TWENTY-EIGHT (28), 1277.00 FEET TO THE CENTER FINE OF C.T.H. "Z"; THENCE SOUTH 5° 00' WEST, ALONG SAID CENTER LINE, 654.00 FEET; THENCE SOUTH 89° 47' EAST, 543.30 FEET TO A STONE MONUMENT; THENCE SOUTH 5° 00' WEST, 240.84 FEET TO THE PLACE OF BEGINNING A PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH 5° 00' WEST, 80.28 FEET THENCE SOUTH 89° 47' EAST, 217.31 FEET TO A MEANDER LINE NEAR THE SHORE OF GENESEE LAKE; THENCE NORTH 3° 15' WEST ALONG SAID MEANDER LINE, 72.68 FEET; THENCE CONTINUING ON A MEANDER LINE, NORTH 40° 15' EAST, 9.76 FEET-, THENCE NORTH 89° 47' WEST, 212.57 FEET TO THE PLACE OF BEGINNING. ALSO ALL LANDS LYING BETWEEN THE NORTH AND SOUTH PROPERTY LINES EXTENDED FROM THE MEANDER LINE TO THE LOW WATER MARK OF GENESEE LAKE.
TAX KEY NO. SUMT 685.982

PARCEL THREE:
THAT PART OF THE NORTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION TWENTY-EIGHT (28), TOWN SEVEN (7) NORTH, RANGE SEVENTEEN (17) EAST, IN THE VILLAGE OF SUMMIT, COUNTY OF WAUKESHA, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE HIGHWAY, 1277 FEET EAST FROM THE ONE-QUARTER (1/4) POST BETWEEN SECTIONS TWENTY-ONE (21) AND TWENTY-EIGHT (28), AND SOUTH 5° WEST, 654 FEET FROM THE NORTH LINE OF SAID SECTION TWENTY-EIGHT (28), SAID POINT ALSO BEING ON THE SOUTH LINE OF PROPERTY REFERRED TO AS LOUIE JACOB'S LAND; CONTINUING THENCE SOUTH 5° WEST, 311.08 FEET TO A POINT; THENCE SOUTH 89° 47' EAST AND PARALLEL TO THE SOUTH LINE OF LOUIE JACOB'S LAND, 263.12 FEET TO THE PLACE OF BEGINNING OF THE LAND TO BE CONVEYED; CONTINUING THENCE SOUTH 89° 47' EAST, 255.09 FEET TO A POINT; THENCE SOUTH 5° WEST, 140.49 FEET TO A POINT; THENCE NORTH 89° 47' WEST, 255.09 FEET TO A POINT, THENCE NORTH 5° EAST, 140.49 FEET TO THE PLACE OF BEGINNING. TOGETHER WITH A NON-EXCLUSIVE PRESCRIPTIVE EASEMENT FOR INGRESS AND EGRESS TO NORTH DOUSMAN ROAD ACROSS THE "CAP PARCEL" AS SHOWN ON THE UNRECORDED SUBDIVISION KNOWN AS CARL MILLER AND AS DESIGNATED ON WAUKESHA COUNTY TAX MAPS, AS ADJOINING THE SUBJECT PREMISES.
TAX KEY NO. SUMT 685.987

PARCEL FOUR.
ALL THAT PART OF THE NORTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION TWENTY-EIGHT (28), TOWN SEVEN (7) NORTH, RANGE SEVENTEEN (17) EAST, IN THE VILLAGE OF SUMMIT, COUNTY OF WAUKESHA, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE HIGHWAY, 1277 FEET EAST FROM THE ONE-QUARTER (1/4) POST BETWEEN SECTIONS TWENTY-ONE (21) AND TWENTY-EIGHT (28), AND SOUTH 5° WEST, 654 FEET FROM THE NORTH LINE OF SAID SECTION, SAID POINT ALSO BEING THE SOUTH LINE OF PROPERTY REFERRED TO AS LOUIE JACOB'S LAND; RUNNING THENCE SOUTH 5° WEST, 511.77 FEET TO THE PLACE OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE SOUTH 89° 47' EAST AND PARALLEL TO THE SOUTH LINE OF LOUIS JACOB'S LAND, 518.21 FEET TO POINT; THENCE SOUTH 5° WEST. 113.83 FEET TO A POINT THENCE SOUTH 89° 22' WEST, 518.91 FEET TO A POINT IN THE HIGHWAY, THENCE NORTH 5° EAST, 121.55 FEET TO THE PLACE OF BEGINNING.
TAX KEY NO. SUMT 685.988

LandTech
SURVEYING
LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV. | REV. | REV. | REV. | REV.

LOCATION: 954 N DOUSMAN RD. OCONOMOWOC, WI. 53066
TAX KEYS: SUMT0685987, SUMT0685982, SUMT0685980, SUMT0685988
DRAWN BY: TJW
CHECKED BY: MTO

CLIENT: TINA BEHRENS
PROJECT: BOUNDARY
LAYOUT: EXISTING CONDITIONS
DRAWING: 26156_EC.DWG

SEAL: WISCONSIN — MATTHEW T. O'ROURKE S-2771 NEOSHO, WI — PROFESSIONAL LAND SURVEYOR

SCALE: 1:60
DATE: 06/25/2026
JOB NO.: 26156
SHEET: 1 OF 1