



CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT
 Towne Realty Inc. dba Zilber Property Group

 710 N. Plankinton Avenue

 Milwaukee, WI 53203

 Attn: Frank Dekan

 Phone (414) 234-1100

 Fax ()

 E-Mail frank.dekan@zilber.com

PROPERTY OWNER
 ZPG Development LLC

 710 N. Plankinton Avenue

 Milwaukee, WI 53203

 Attn: Jason Lueders

 Phone (630) 344-3718

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

| | |
|--|---------|
| <p>2 Germantown Gateway Corporate Park W Gateway Crossing Richfield, WI</p> | 073-990 |
|--|---------|

3 PURPOSE OF LAND SPLIT

| | |
|--|--|
| Divide Industrial Business Park for construction of 198,766 sf & 204,373 sf buildings. | Will the land split require rezoning? NO From _____ To _____ |
|--|--|

4 READ AND INITIAL THE FOLLOWING:

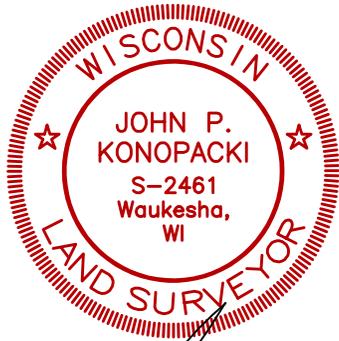
- I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

| | | | |
|-----------|----------------|-------|----------------|
| Applicant | 3/4/19 Date | Owner | 3/4/19 Date |
|-----------|----------------|-------|----------------|

CERTIFIED SURVEY MAP NO. _____

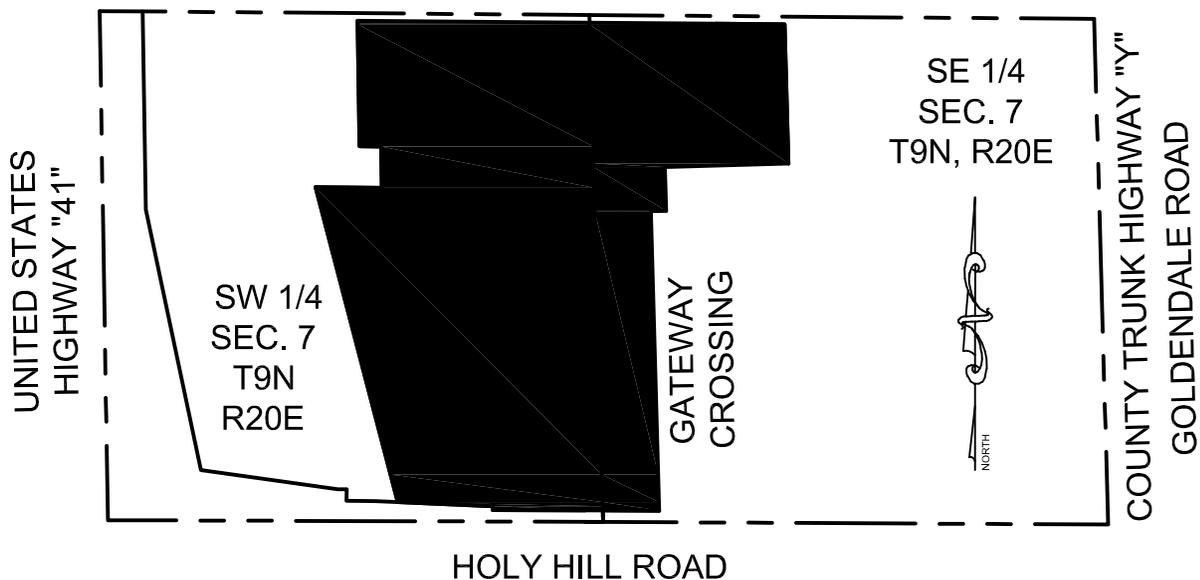
Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin




MARCH 13, 2019

VICINITY MAP SCALE 1":1000'

WEST ROCKFIELD ROAD



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Right of way widths and locations based on Certified Survey Map No. 6824.
- Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 5513IC0268D dated NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Access Limitations to Holy Hill Road per Document No. 250846 and Document No. 306488.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 7, Township 9 North, Range 20 East has a bearing of N89°41'41"W.

Prepared for:
ZPG Development LLC
710 N. Plankinton Ave.
Milwaukee, WI 53203

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

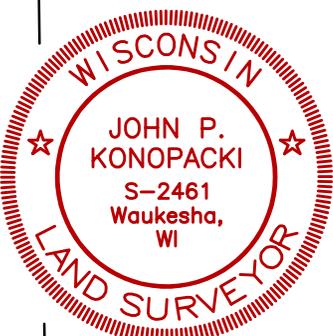
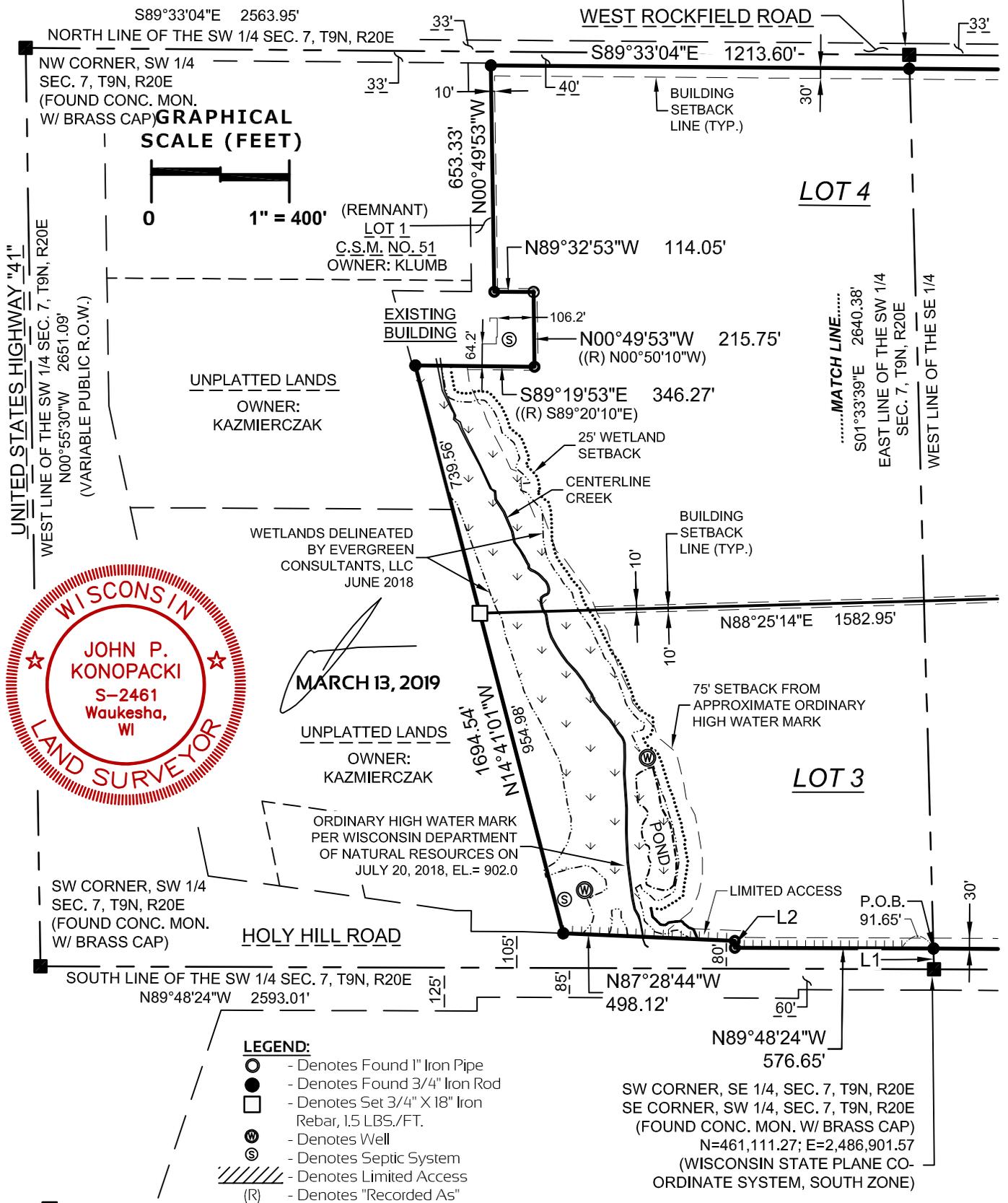
PEG JOB#1296.00A
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

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LOT 3 = 1,440,641 SQ. FT. (33.0726 ACRES)
LOT 4 = 2,435,001 SQ. FT. (55.9000 ACRES)
LOT 5 = 370,712 SQ. FT. (8.5104 ACRES)
LOT 6 = 106,856 SQ. FT. (2.4530 ACRES)

NE CORNER, SW 1/4, SEC. 7, T9N, R20E
 NW CORNER, SE 1/4, SEC. 7, T9N, R20E
 (FOUND CONC. MON. W/ BRASS CAP)



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ⊙ - Denotes Well
 - ⊕ - Denotes Septic System
 - ▨ - Denotes Limited Access
 - (R) - Denotes "Recorded As"

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 15850 BLUEMOUND ROAD | SUITE 210
 BROOKFIELD, WI 53005
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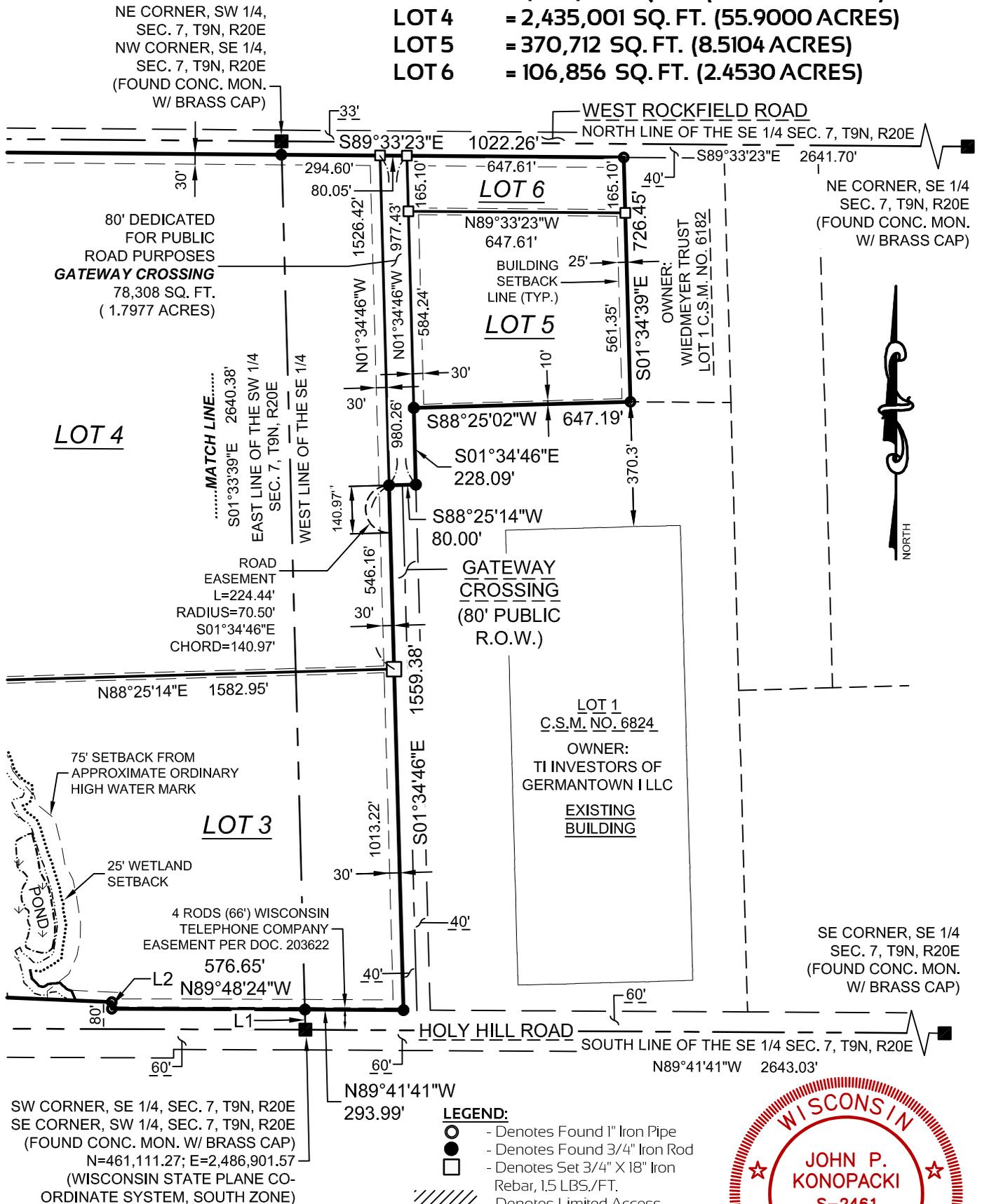
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SHEET 2 OF 6

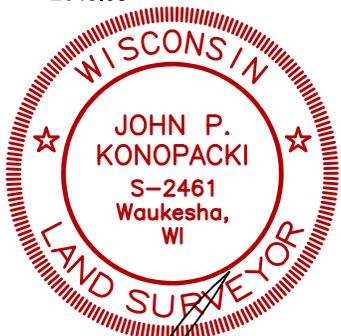
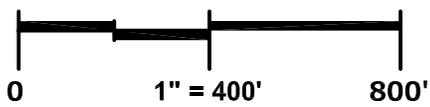
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LOT 3 = 1,440,641 SQ. FT. (33.0726 ACRES)
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GRAPHICAL SCALE (FEET)



MARCH 13, 2019
 PEG JOB#1296.00A
 SHEET 3 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) S5

| LINE TABLE | | |
|------------|-------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L1 | N01°33'39"W | 60.03' |
| L2 | N00°11'36"E | 20.00' |

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 2 of Certified Survey Map No. 6824, as recorded in the Register of Deeds office for Washington County as Document No. 1457416, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 7;
Thence North 01°33'39" West along the east line of said Southwest 1/4, 60.03 feet to the north right of way line of Holy Hill Road and the Point of Beginning;

Thence North 89°48'24" West along said north right of way line, 576.65 feet;
Thence North 00°11'36" East along said right of way 20.00 feet;
Thence North 87°28'44" West along said right of way, 498.12 feet;
Thence North 14°41'01" West, 1694.54 feet to the south line of Lot 1 of Certified Survey Map No. 51;
Thence South 89°19'53" East along said south line, 346.27 feet to the east line of said Lot 1;
Thence North 00°49'53" West along said east line, 215.75 feet;
Thence North 89°32'53" West, 114.05 feet;
Thence North 00°49'53" West, 653.33 feet to the south right of way line of West Rockfield Road;
Thence South 89°33'04" East along said south right of way line, 1213.60 feet;
Thence South 89°33'23" East along said south right of way, 1022.26 feet to the west line of Lot 1 of Certified Survey Map No. 6182;
Thence South 01°34'39" East along said west line, 726.45 feet to the north line of Lot 1 of Certified Survey Map No. 6824;
Thence South 88°25'02" West along said north line, 647.19 feet to the west line of said Lot 1;
Thence South 01°34'46" East along said west line, 228.09 feet to the north right of way line of Gateway Crossing;
Thence South 88°25'14" West along said north right of way line, 80.00 feet to the west right of way line of said Gateway Crossing;
Thence South 01°34'46" East along said west right of way line, 1559.38 feet to the north right of way line of the aforesaid Holy Hill Road;
Thence North 89°41'41" West along said north right of way line, 293.99 feet to the Point of Beginning.

Dedicating that portion of the subject property as graphically shown for Highway Purposes.

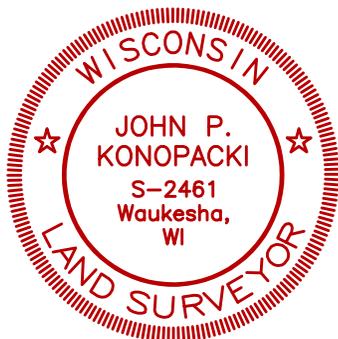
Containing 4,431,518 square feet (101.7337 acres) of land Gross or 4,353,210 square feet (99.9360 acres) Net more or less.

That I have made such survey, land division and map by the direction of ZPG Development LLC, owner of said land.

That such plat 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 requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Germantown Land Division Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: MARCH 13, 2019





John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

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SHEET 4 OF 6

CERTIFIED SURVEY MAP NO. _____

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OWNER'S CERTIFICATE OF DEDICATION

ZPG Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

ZPG Development LLC, as owner, hereby dedicates that part of Gateway Crossing to the Village of Germantown for public road purposes as represented on Sheet 3 of this Certified Survey Map.

ZPG Development LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Germantown

IN WITNESS WHEREOF, the said ZPG Development LLC has caused these presents to be signed by John W. Kersey, Executive Vice President, AND Sandra J. Delisle, Assistant Secretary, at Milwaukee, Milwaukee County, Wisconsin, on this _____ day of _____, 2019.

In the presence of: ZPG Development LLC
By: Towne Realty, Inc., Manager

John W. Kersey, Executive Vice President

Sandra J. Delisle, Assistant Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2019, John W. Kersey, Executive Vice President of Towne Realty, Inc. - Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Executive Vice President of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 2019, Sandra J. Delisle, Assistant Secretary of Towne Realty, Inc. - Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Assistant Secretary of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that she executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



MARCH 13, 2019

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OFFICE: (262) 754-8888

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SHEET 5 OF 6

CERTIFIED SURVEY MAP NO. _____

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PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the, Village of Germantown, on this _____ day of _____, 2019.

Date

Dean Wolter, Village President

Date

Laura Johnson, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Gateway Crossing for public road purposes as shown on Sheet 3 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2019.

Date

Dean Wolter, Village President

Date

Deanna Braunschweig, Village Clerk



MARCH 13, 2019