



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.**

| | |
|--|---|
| <p>1 APPLICANT OR AGENT</p> <p><u>SIM TOLLAR</u> <u>BUSINESS MANAGER</u></p> <p>Phone (262) <u>255-4750</u> Fax () _____ E-Mail <u>BUSINESSMANAGER@BEREAMBIBLESOCIETY.ORG</u></p> | <p>PROPERTY OWNER</p> <p><u>BEREAD BIBLE SOCIETY</u> <u>N112W17761 MEQUON ROAD</u> <u>GERMANTOWN, WI. 53022</u></p> <p>Phone (262) <u>255-4750</u></p> |
|--|---|

| | |
|--|-----------------------|
| 2 PROPERTY ADDRESS OR GENERAL LOCATION | TAX KEY NUMBER |
| <u>N112W17761 MEQUON RD, GERMANTOWN WI 53022</u> | <u>36-2256600</u> |

3 PURPOSE OF LAND SPLIT

| | |
|--|---|
| <p><u>NOT REQUIRED FOR THE FUTURE OF THE BEREA BIBLE SOCIETY</u></p> | <p>Will the land split require rezoning? <u>NO - PER JEFF RETZLAFF - 10/5/23</u></p> |
| | <p>From _____ To _____</p> |

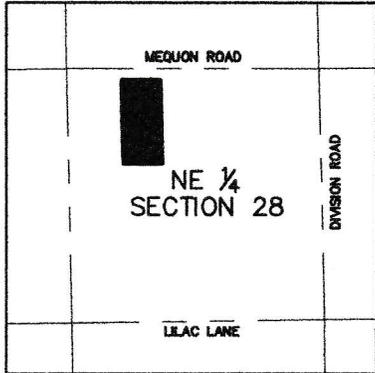
- 4 READ AND INITIAL THE FOLLOWING:**
- I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
 - I understand that the Map will not be placed on the 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!

| | |
|--|--|
| <p><u>[Signature]</u> <u>10/5/23</u> Applicant Date</p> | <p><u>[Signature]</u> <u>10-9-23</u> Owner / PRESIDENT Date</p> |
|--|--|

CERTIFIED SURVEY MAP No. _____

BEING A REDIVISION OF LOT 2 CERTIFIED SURVEY MAP NO. 4435 LOCATED IN THAT OF PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 20 EAST, OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



LOCATION MAP

NE 1/4 SECTION 28
T 9 N, R 20 E
1" = 2000'

Point Land Surveying & Mapping
W174 N9467 Joper Road
Menomonee Falls, Wisconsin 53051
262-250-8003

Robert C. Beilfuss
Professional Land Surveyor

SURVEY PREPARED FOR:
BEREAN BIBLE SOCIETY
N112 W11761 MEQUON ROAD
GERMANTOWN, WI.

MEQUON ROAD

R/W VARIES

NE 1/4 CORNER OF
SECTION 28-9-20
CONC. MON. W/
ALUMINUM CAP

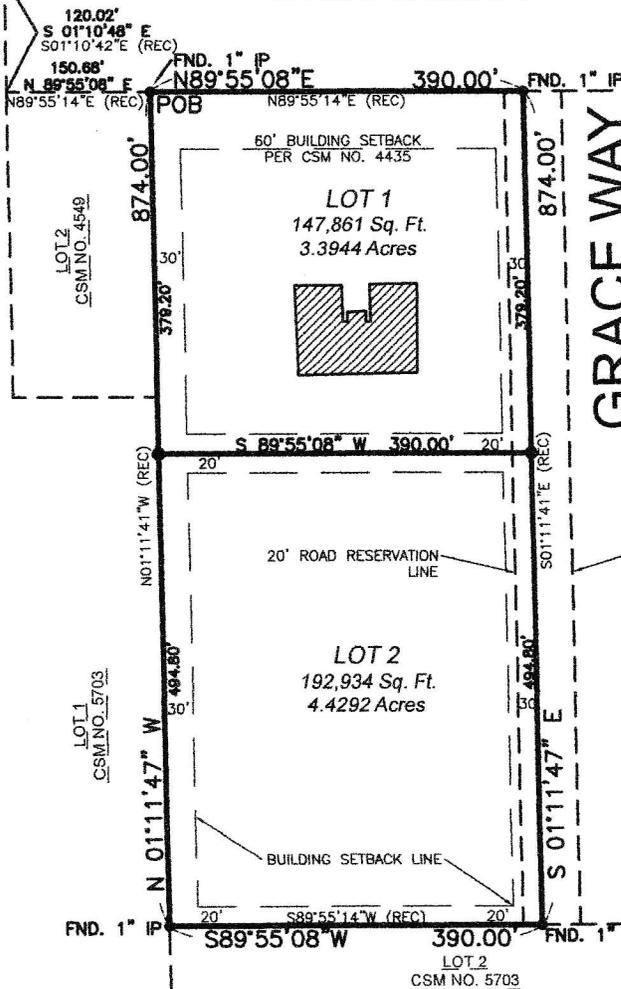


N89°55'08"E 430.01'
N 89°55'14" E (REC.)

S 89°55'08" W 2639.09'
NORTH LINE OF THE NORTHEAST 1/4



NW 1/4 CORNER OF
SECTION 28-9-20
CONC. MON. W/
ALUMINUM CAP



TOTAL AREA
340795 Sq. Feet
7.8236 Acres

LOT 1
147,861 Sq. Ft.
3.3944 Acres

LOT 2
192,934 Sq. Ft.
4.4292 Acres

ZONING B-1

BUILDING SETBACKS

FRONT 30'
SIDE 20'
REAR 30'

LEGEND:

● INDICATES 3/4" X 18" IRON ROD SET WITH CAP WEIGHING 1.50 LBS. PER LINEAL FOOT.

○ INDICATES 1" IRON PIPE FOUND

BEARING BASIS:

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE NE 1/4 OF SECTION 28-9-20 WAS USED AS N 89°55'08" E.

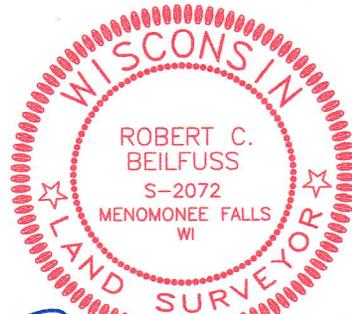
DATUM: NAD 83, 2011 ADJUSTMENT

SUBJECT TO EASEMENTS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

Survey Prepared For:
Berean Bible Society
N112 W11761 Mequon Road
Germantown, Wisconsin



Robert C. Beilfuss
ROBERT C. BEILFUSS
PROFESSIONAL LAND SURVEYOR
S-2072

DATED THIS 11TH DAY OF MARCH, 2024.

THIS INSTRUMENT WAS DRAFTED BY ROBERT C. BEILFUSS, S-2072, SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 4435 located in the Northwest ¼ of the Northeast ¼ of Section 28, Township 9 North, Range 20 East of the Fourth Principal Meridian, in the Village of Germantown, County of Washington, State of Wisconsin.

SURVEYOR'S CERTIFICATE:

State of Wisconsin)
) SS
County of Waukesha)

I, Robert C. Beilfuss, Professional Land Surveyor, do hereby certify that I have surveyed, divided and mapped a redivision of Lot 2 of Certified Survey Map No. 4435 located in the Northwest ¼ of the Northeast ¼ of Section 28, Township 9 North, Range 20 East of the Fourth Principal Meridian, in the Village of Germantown, County of Washington, State of Wisconsin, bounded and described as follows:

Commencing at a 6" round concrete monument with an aluminum cap marking the North ¼ corner of Section 28, Township 9 North, Range 20 East of the Fourth Principal Meridian in the Village of Germantown, Washington County Wisconsin thence North 89°55'08" East (North 89°55'14" East, Rec.), along the north line of the Northeast ¼ of said Section, 430.01' feet; thence South 01°10'48" East (South 01°10'42" East Rec.) 120.02 feet to the south right of way line of Mequon Road (STH-167); thence North 89°55'08" East (North 89°55'14" East, Rec.) along said south right of way line, 150.68' feet to a found 1" iron pipe marking the point of beginning of the lands to be described;

Thence continuing North 89°55'08" East (North 89°55'14" East, Rec.) along said south right of way line, 390.00' feet to a found 1" iron pipe; thence South 01°11'47" East (South 01°11'41" East, Rec.) 874.00 feet to a found 1" iron pipe; thence South 89°55'08" West (South 89°55'14" West, Rec.), 390.00 feet to a found 1" iron pipe; thence North 01°11'47" West (North 01°11'41" West, Rec.), 874.00 feet to the point of beginning.

Containing in all 340,795 square feet (7.8236 acres of land, more or less).

That I have made such survey, land division and map by the direction of Berean Bible Society, owner of said land.

That such map is a correct representation of all 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 Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same.

Dated this 11th day of March, 2024.


Robert C. Beilfuss, P.L.S.
Professional Land Surveyor, S-2072



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 4435 located in the Northwest ¼ of the Northeast ¼ of Section 28, Township 9 North, Range 20 East of the Fourth Principal Meridian, in the Village of Germantown, County of Washington, State of Wisconsin.

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

This land division, Certified Survey Map No. _____, is hereby approved by the Germanton Plan Commission as being in conformance with the Village Subdivision Ordinance this _____ day of _____, 2024

Dean Wolter, Chairman

Date

Laura A. Johnson, Secretary

Date

VILLAGE BOARD APPROVAL

Resolved that this Certified Survey Map, being a redivision of Lot 2 of Certified Survey Map No. 4435 located in the Northwest ¼ of the Northeast ¼ of Section 28, Township 9 North, Range 20 East of the Fourth Principal Meridian, in the Village of Germantown, County of Washington, State of Wisconsin., having been approved by the Plan Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2024.

Dean Wolter, Village President

Date

ATTEST:

Donna Cox, Village Clerk

Date



Robert C Beilfuss

Robert C. Beilfuss, R.L.S.
Registered Land Surveyor, S-2072