



Fee must accompany application

\$2,900 with public improvements

\$1,960 no public improvements

Paid _____ Date _____

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
 Rizal Iskandarsjach PE, PLS
 Briohn Design Group, LLC
 3885 N. Brookfield Rd., Ste. 200
 Brookfield, WI 53045
 Phone (262) 790-0501 ext. 404
 Fax ()
 E-Mail riz@briohn.com

PROPERTY OWNER
 TDC Willow Creek LLC
 c/o Briohn Building Corp.
 3885 N. Brookfield Rd., Ste. 200
 Brookfield, WI 53045
 Phone (262) 790.0500

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N102W19200 Willow Creek Way	GTNV 321973 and 321976
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3 PURPOSE OF LAND SPLIT

Willow Creek - Xylem tenant development pond land conveyance from the Village to TDC Willow Creek	Will the land split require rezoning? No From _____ To _____
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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!

Rizal W. Iskandarsjach PLS PE
 Digitally signed by Rizal W. Iskandarsjach
 DN: cn=Rizal W. Iskandarsjach, o=PLS, email=riz@briohn.com, c=US
 Date: 2025.01.06 10:24:57-0800

Applicant _____

Date _____

Owner _____



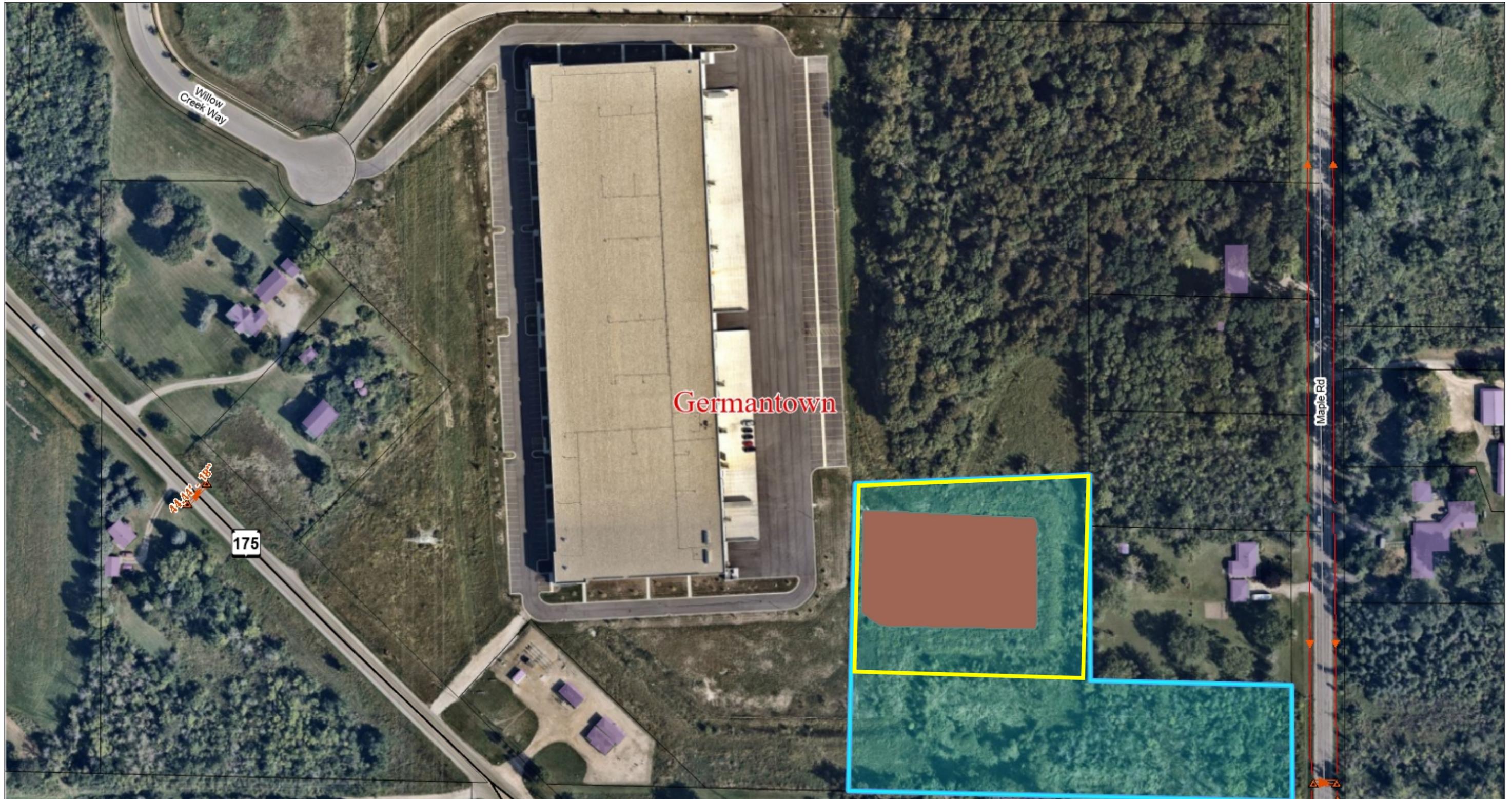
LAND TO BE CONVEYED FROM VILLAGE OF GERMANTOWN TO TDC WILLOW CREEK, LLC

Being a part of Outlot 2 Certified Survey Map No. 6782, located in the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 9 North, Range 20 East, Village of Germantown, Washington, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 32; thence North 89°56'02" West along the south line of said Northeast 1/4 section, 744.65 feet to the southwest corner of said Outlot 2; thence Due North along the west line of said Outlot 2, 169.01 feet to the point of beginning;

Thence continuing Due North along said west line, 307.94 feet to the northwest corner of said Outlot 2; thence North 88°30'12" East along the north line of said Outlot 2, 368.41 feet to the northeast corner of said Outlot 2; thence South 01°29'48" East along the east line of said Outlot 2, 317.67 feet to the southwest corner of Lot 1 of Certified Survey Map No. 6737; thence Due West, 376.59 feet to the point of beginning.

Containing in all 116,500 square feet (2.6745 acres) of land, more or less.



Village of Germantown GIS
 GTNV_321976



Village Of Germantown
 N112 W17001 Mequon Road
 Germantown, WI 53022
 262-250-4700

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Germantown Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 200'

Print Date: 11/25/2024

CERTIFIED SURVEY MAP No.

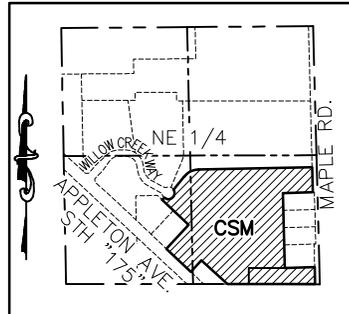
BEING A REDIVISION OF ALL OF LOT 4 AND OUTLOT 2 OF CERTIFIED SURVEY MAP NO. 6782, LOCATED IN THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

C1
 ARC=192.37'
 RAD=66.00'
 CH. BRG.=N49°41'07"E
 CH. L=131.15'
 Δ=167°00'12"

C2
 ARC=171.61'
 RAD=195.00'
 CH. BRG.=N63°45'18"E
 CH. L=166.12'
 Δ=50°25'21"

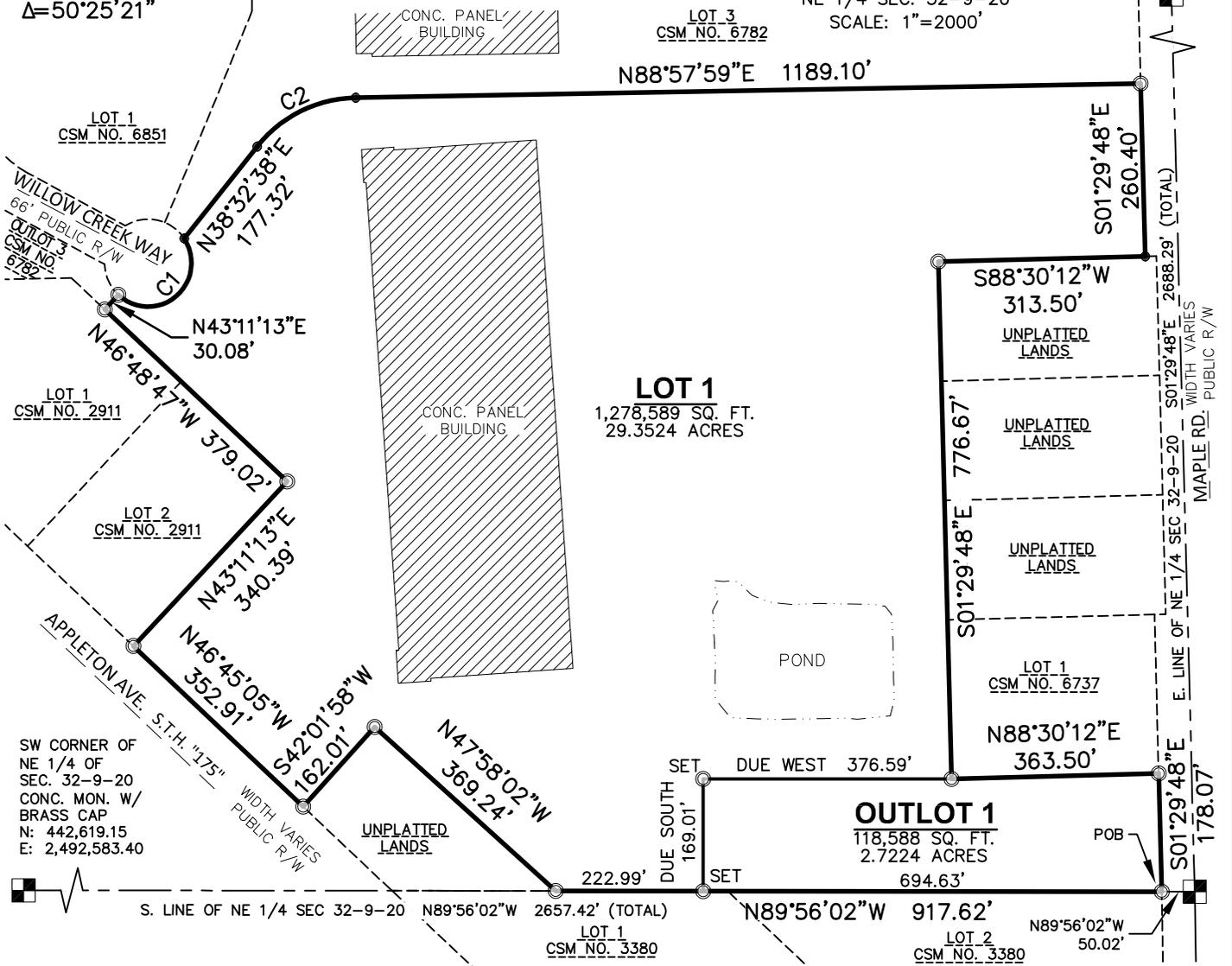
SURVEYED FOR:
 TDC WILLOW CREEK LLC
 C/O BRIOHN BUILDING CORP.
 3885 N. BROOKFIELD RD. STE. 200
 BROOKFIELD, WI 53045
 VILLAGE OF GERMANTOWN
 N112W17001 MEQUON RD.
 GERMANTOWN, WI 53045

SURVEYED BY:
 BRIOHN DESIGN GROUP
 3885 N. BROOKFIELD RD. STE. 200
 BROOKFIELD, WI 53045



NE CORNER OF
 NE 1/4 OF
 SEC. 32-9-20
 CONC. MON. W/
 BRASS CAP
 N: 445,348.72
 E: 2,495,425.50

VICINITY MAP
 NE 1/4 SEC. 32-9-20
 SCALE: 1"=2000'



SW CORNER OF
 NE 1/4 OF
 SEC. 32-9-20
 CONC. MON. W/
 BRASS CAP
 N: 442,619.15
 E: 2,492,583.40

SE CORNER OF
 NE 1/4 OF
 SEC. 32-9-20
 CONC. MON. W/
 BRASS CAP
 N: 441,616.08
 E: 2,495,240.55

NOTES:

CERTIFIED SURVEY MAP NO. 6782 RECORDED ON SEPT. 28, 2017 AT WASHINGTON CO. REGISTER OF DEEDS OFFICE AS DOC. NO. 1438853.
 PORTION OF PROPERTY IS LOCATED WITHIN ZONE AE (AREAS DETERMINED TO BE IN THE 1% ANNUAL CHANCE OF FLOOD), PER FEMA MAP PANEL NO. 55131C0359D, MAP EFFECTIVE DATE: NOV. 20, 2013, SEE SHEET 2 OF 6.
 SEE SHEET 2 OF 6 FOR EXISTING EASEMENTS.
 SEE SHEET 3 OF 6 FOR EXISTING WETLANDS.

BEARING BASIS:

ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927 DATUM). THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 20 EAST, WAS USED AS NORTH 89°56'02" WEST.
 SUBJECT TO EASEMENTS AND RESTRICTIONS 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.

DATED THIS ____ DAY OF DECEMBER, 2024
 THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738



- LEGEND:**
- 1" IRON PIPE FOUND & ACCEPTED
 - 3/4" REBAR FOUND & ACCEPTED
 - SET
 - 1"x18" IRON PIPE SET WT. 1.68 LBS/LF

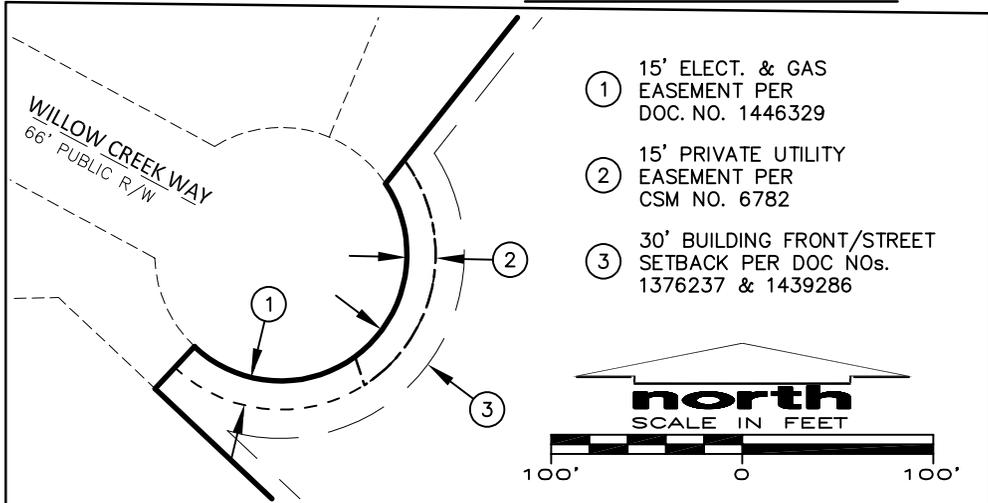


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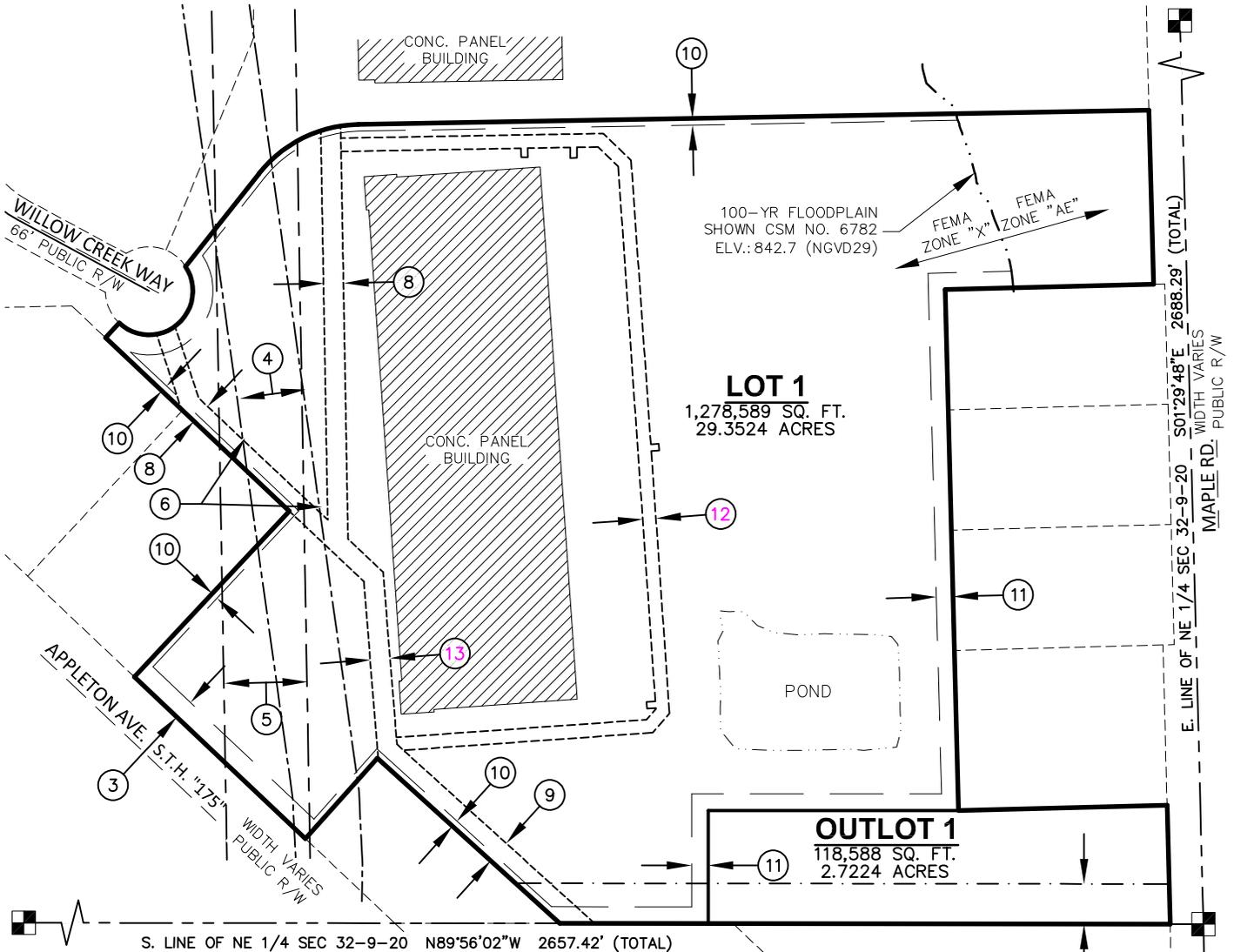
CERTIFIED SURVEY MAP No. _____

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EXISTING EASEMENTS



- ① 15' ELECT. & GAS EASEMENT PER DOC. NO. 1446329
- ② 15' PRIVATE UTILITY EASEMENT PER CSM NO. 6782
- ③ 30' BUILDING FRONT/STREET SETBACK PER DOC NOs. 1376237 & 1439286



- ④ 100' ANR PIPELINE EASEMENT PER DOC. NO. 493686 SHOWN ON CSM NO. 6782
- ⑤ 125' WISCONSIN ELECTRIC POWER CO. EASEMENT PER DOC. NO. 254370 SHOWN ON CSM NO. 6782
- ⑥ APPROXIMATE LOCATION OF EASEMENT ENCROACHMENT AGREEMENT PER DOC. NO. 1443512
- ⑦ 60' PIPELINE EASEMENT PER DOC. NO. 488217 SHOWN ON CSM NO. 6782
- ⑧ 30' PUBLIC SANITARY & WATERMAIN EASEMENT PER CSM NO. 6782
- ⑨ 35' PUBLIC SANITARY & WATERMAIN EASEMENT PER CSM NO. 6782
- ⑩ 10' BUILDING SIDE SETBACK PER DOC NOs. 1376237 & 1439286
- ⑪ 25' BUILDING REAR SETBACK PER DOC NOs. 1376237 & 1439286
- ⑫ 20' PUBLIC WATERMAIN EASEMENT PER DOC NO. xxxxxxxxxx
- ⑬ 30' PUBLIC SANITARY SEWER AND PUBLIC WATERMAIN EASEMENT PER DOC NO. xxxxxxxxxx



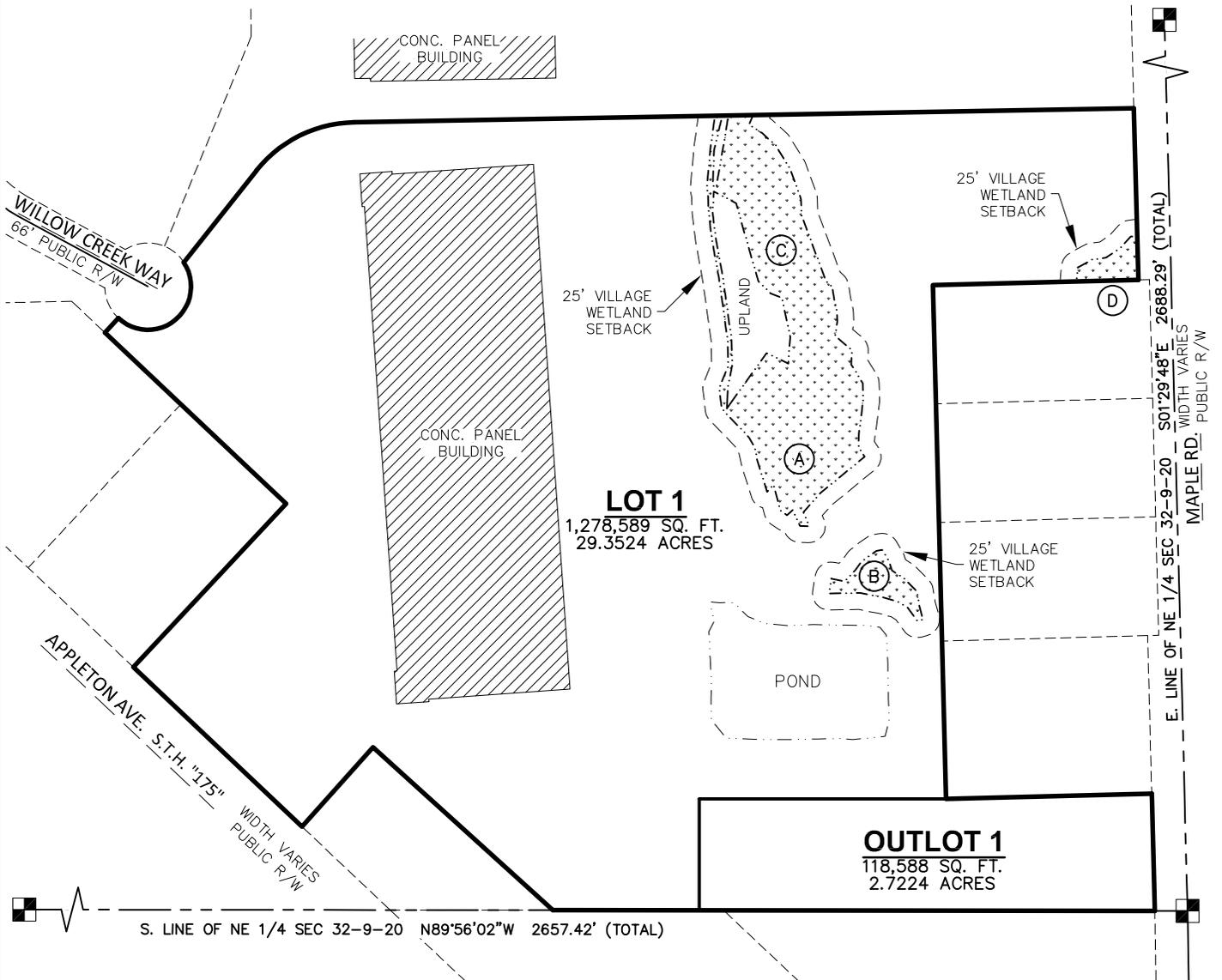
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CERTIFIED SURVEY MAP No. _____

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EXISTING WETLANDS



- (A) WETLAND DELINEATION BY K. SHERFINSKI (LANDCO2)
PER REPORT DATED AUG. 8, 2024
(W-B: 13,548 SF)
- (B) WETLAND DELINEATION BY K. SHERFINSKI (LANDCO2)
PER REPORT DATED AUG. 8, 2024
(W-C: 5,685 SF)
- (C) WETLAND DELINEATION BY K. SHERFINSKI (LANDCO2)
PER REPORT DATED SEPT. 4, 2024
(W-D: 57,714 SF)
- (D) WETLAND DELINEATION BY T. MYERS (raSMITH)
PER REPORT DATED NOV. 19, 2018
(W-2: 3,401 SF)



