

VILLAGE OF HARTLAND
PETITION FOR LAND DIVISION:

EXTRATERRITORIAL PLAT REVIEW - \$100

CSM (Certified Survey Map) + \$300 Professional Fee Deposit
or

PRELIMINARY PLAT REVIEW + \$1,000 Professional Fee Deposit

Up to Five Parcels - \$150.00
Six to Fourteen Parcels - \$300.00
Fifteen or More Parcels - \$500.00

Reapplication for Approval of Any Preliminary
Plat Requiring Review \$50.00 (Minimum)
Reapplication for Previously Reviewed Plat \$10.00

FINAL PLAT REVIEW

\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat
\$10.00 for Reapplication of Any Final Plat Previously Reviewed

Date: <u>6-30-20</u>	Fee Paid:
Date Filed:	Receipt No.:

- Name: Neumann Developments Inc. - Bryan Lindgren
Address of Owner/Agent: N27W24025 Paul Ct, Suite 100
Pewaukee, WI 53072
Phone Number of Owner/Agent: 262-542-9200
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
- State present use of property and intended use.
Vacant land, not farmed, recreational/institutional use. Proposed for residential development in separate application. Parcel dividing for future development.

Signature of Petitioner 

N27W24025 Paul Ct, Suite 100, Pewaukee, WI 53072
Address

262-542-9200
Phone



NOTE:

- a. Include a Plat Map in triplicate, drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and direction of each boundary thereof.
- b. Include fee payable to **The Village of Hartland**

CSM fees + \$300 Professional Fee Deposit
Or
Preliminary Plat Review Fees + \$1,000 Professional Fee Deposit

Up to Five Parcels	\$150.00
Six to Fourteen Parcels	\$300.00
Fifteen or More Parcels	\$500.00

Reapplication for Approval of Any Preliminary Plat Requiring Review	\$50.00 (Minimum)
Reapplication for Previously Reviewed Plat	\$10.00

Final Plat Review Fees:

\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat
\$10.00 for Reapplication of Any Final Plat Previously Reviewed

- c. Mail or deliver request, in triplicate, to:

Village of Hartland
Village Clerk
210 Cottonwood Avenue
Hartland, WI 53029

- d. **Extraterritorial Plat Review Fee: \$100**

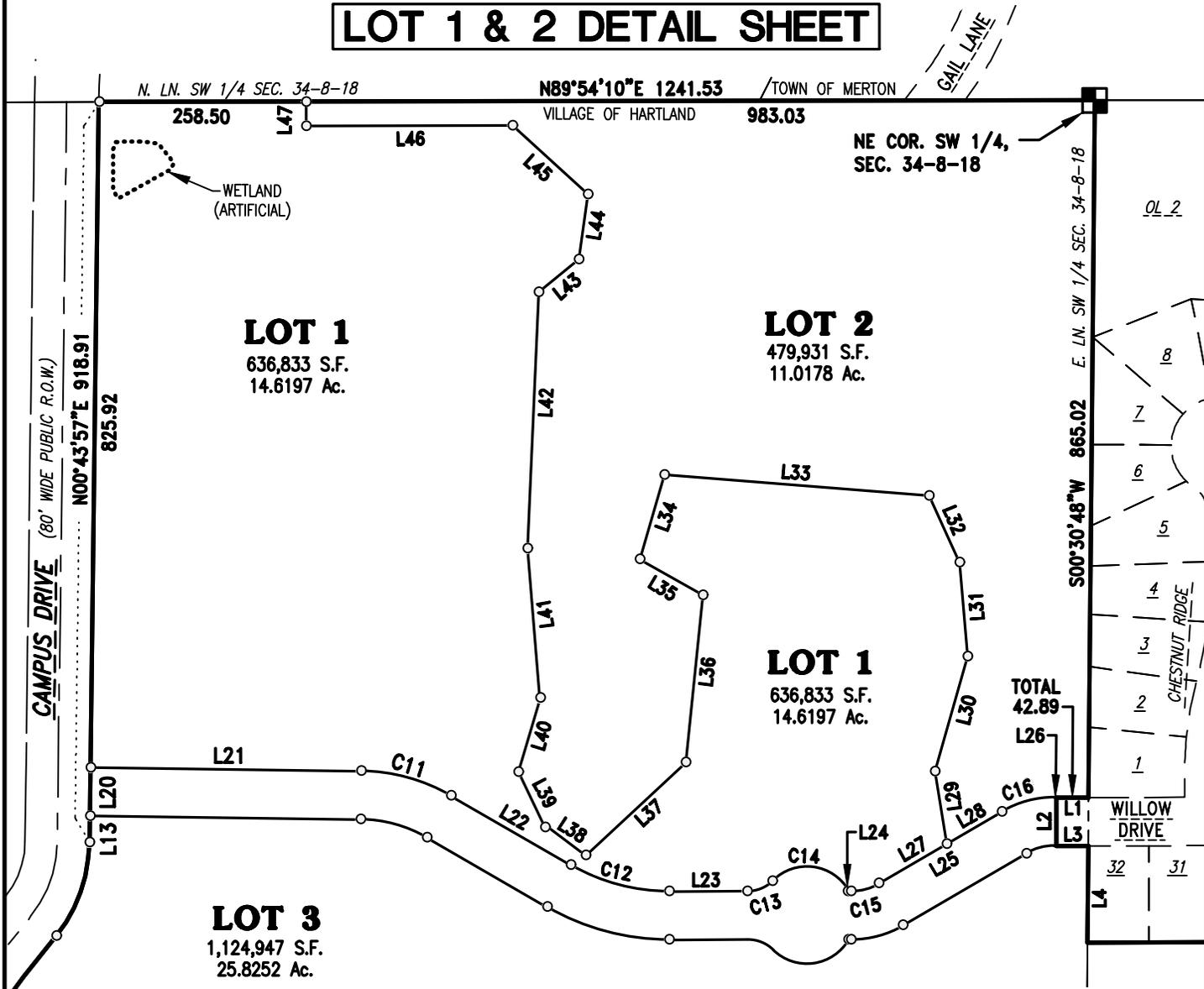
Submit plat and \$100 fee to:

Village of Hartland
Village Clerk
210 Cottonwood Avenue
Hartland, WI 53029

CERTIFIED SURVEY MAP NO. _____

BEING A REDMSION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 10497, LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

LOT 1 & 2 DETAIL SHEET

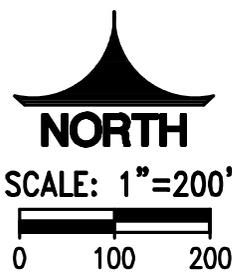


CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C11	230.00	29°09'11"	117.03	115.77	S74°41'26.5"E	N60°06'51"W	N89°16'02"W
C12	245.00	30°00'00"	128.28	126.82	S75°06'51"E	S60°06'51"E	N89°53'09"E
C13	45.00	44°24'55"	34.88	34.02	N67°40'41.5"E	N89°53'09"E	N45°28'14"E
C14	60.00	104°24'55"	109.34	94.83	S82°19'18.5"E	N30°06'51"W	S45°28'14"W
C15	70.00	30°00'00"	36.65	36.23	N74°53'09"E	N89°53'09"E	N59°53'09"E
C16	130.00	30°00'04"	68.07	67.30	N74°53'11"E	S89°53'13"W	S59°53'09"W

LEGEND:

- - INDICATES Section Corner (See Plan for Details)
- - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs.per lineal foot.
- - INDICATES "Found" 1" iron pipe, unless noted otherwise.

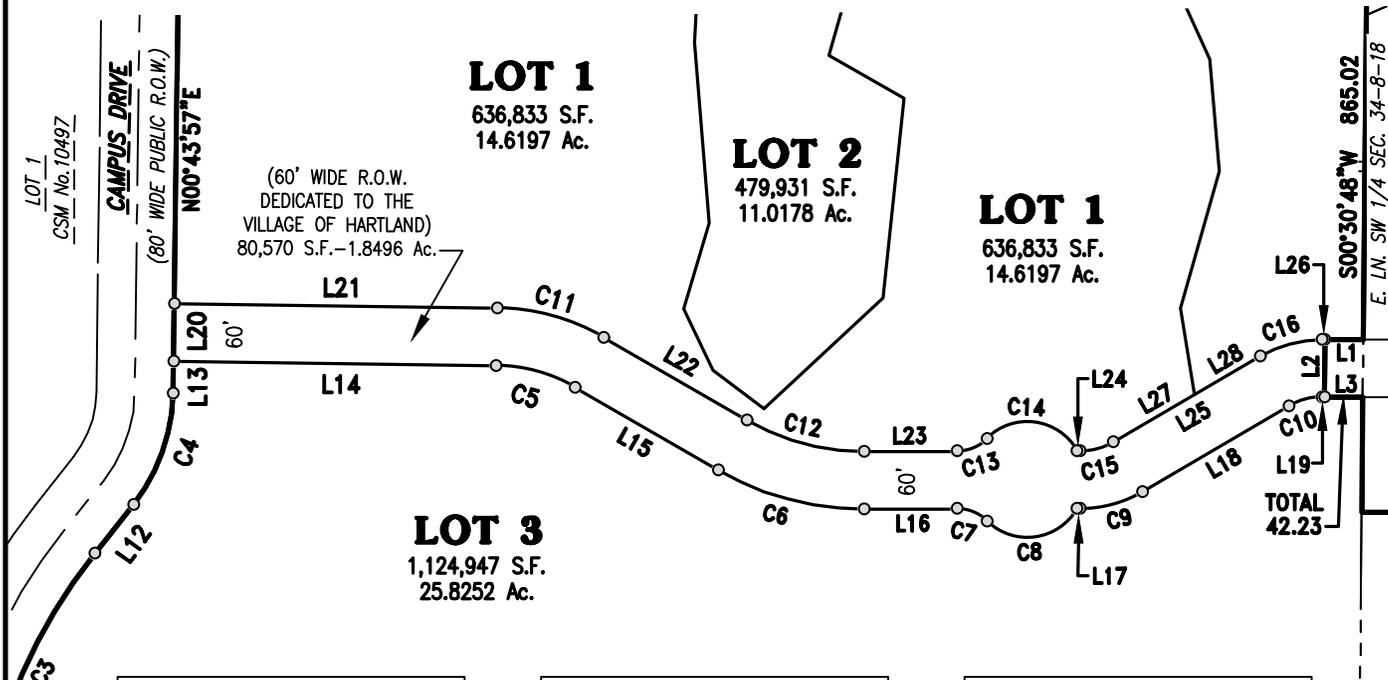


DRAFTED THIS 30TH DAY OF JUNE, 2020
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

JOB NO. 19-023-953-01
SHEET 3 OF 9

CERTIFIED SURVEY MAP NO. _____

BEING A REDMISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 10497, LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.



LINE TABLE:

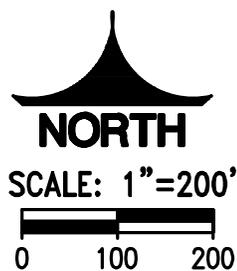
Line #	BEARING	LENGTH
L1	S89°53'13"W	40.00'
L2	S00°30'48"W	60.00'
L3	N89°53'13"E	40.00'
L4	S00°30'48"W	120.01'
L5	S71°11'29"W	101.12'
L6	S62°39'24"W	247.75'
L7	S68°46'12"W	81.24'
L8	S76°41'19"W	290.52'
L9	N02°15'00"E	111.02'
L10	N47°45'39"E	390.25'
L11	N12°13'59"E	145.77'
L12	N38°34'11"E	65.30'
L13	N00°43'57"E	32.99'
L14	S89°16'02"E	337.64'
L15	S60°06'51"E	172.81'
L16	N89°53'09"E	97.36'
L17	N89°53'09"E	3.54'
L18	N59°53'09"E	177.43'
L19	N89°53'13"E	42.23'
L20	N00°43'57"E	60.00'

LINE TABLE:

Line #	BEARING	LENGTH
L21	S89°16'02"E	337.64'
L22	S60°06'51"E	172.81'
L23	N89°53'09"E	97.36'
L24	N89°53'09"E	3.54'
L25	N59°53'09"E	177.43'
L26	N89°53'13"E	2.89'
L27	N59°53'09"E	97.60'
L28	S59°53'09"W	79.83'
L29	N09°14'14"W	91.36'
L30	N15°57'57"E	148.43'
L31	N04°52'38"W	116.67'
L32	N24°34'06"W	91.40'
L33	N85°30'21"W	331.07'
L34	S16°12'08"W	109.42'
L35	S60°37'42"E	90.33'
L36	S05°58'38"W	208.76'
L37	S47°12'17"W	169.98'
L38	N53°06'36"W	66.49'
L39	N25°36'55"W	70.90'
L40	N16°41'07"E	92.91'

LINE TABLE:

Line #	BEARING	LENGTH
L41	N4°40'31"W	188.77'
L42	N02°29'43"E	318.61'
L43	N51°10'31"E	64.41'
L44	N08°06'05"E	81.44'
L45	N47°42'28"W	126.96'
L46	S89°54'10"W	257.30'
L47	N00°05'50"W	30.00'



LEGEND:

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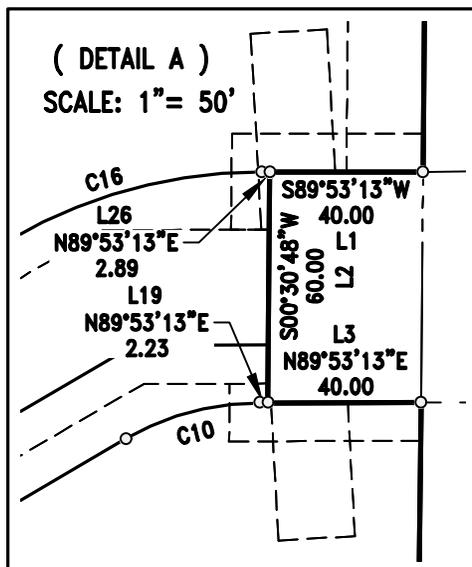
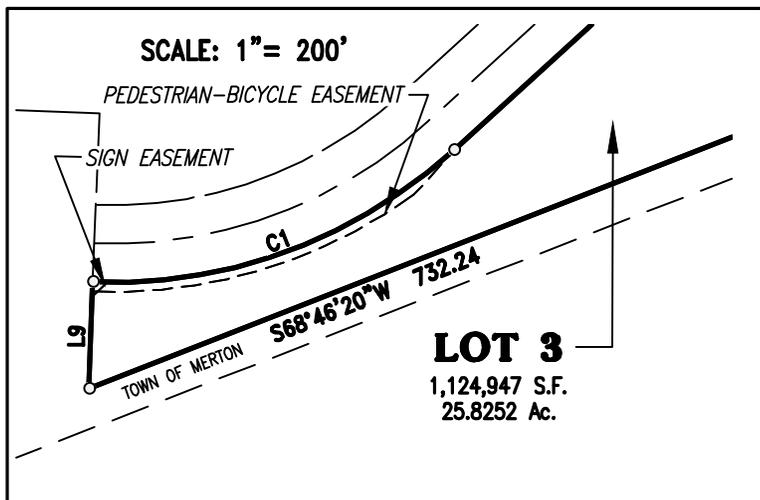
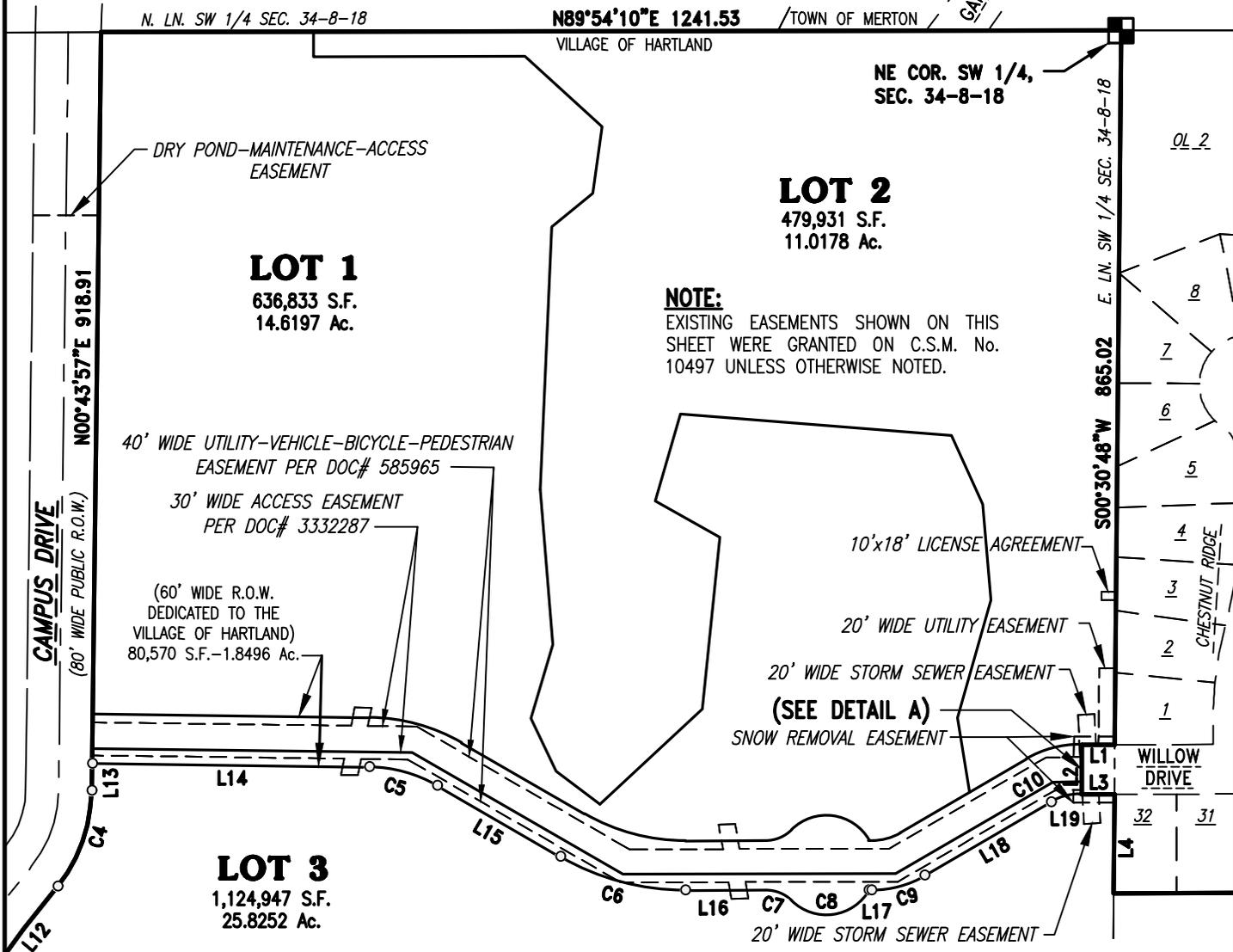
DRAFTED THIS 30TH DAY OF JUNE, 2020
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

JOB NO. 19-023-953-01
SHEET 4 OF 9

CERTIFIED SURVEY MAP NO.

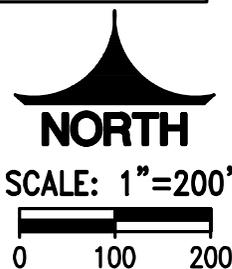
BEING A REDMISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 10497, LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

EASEMENT DETAIL SHEET



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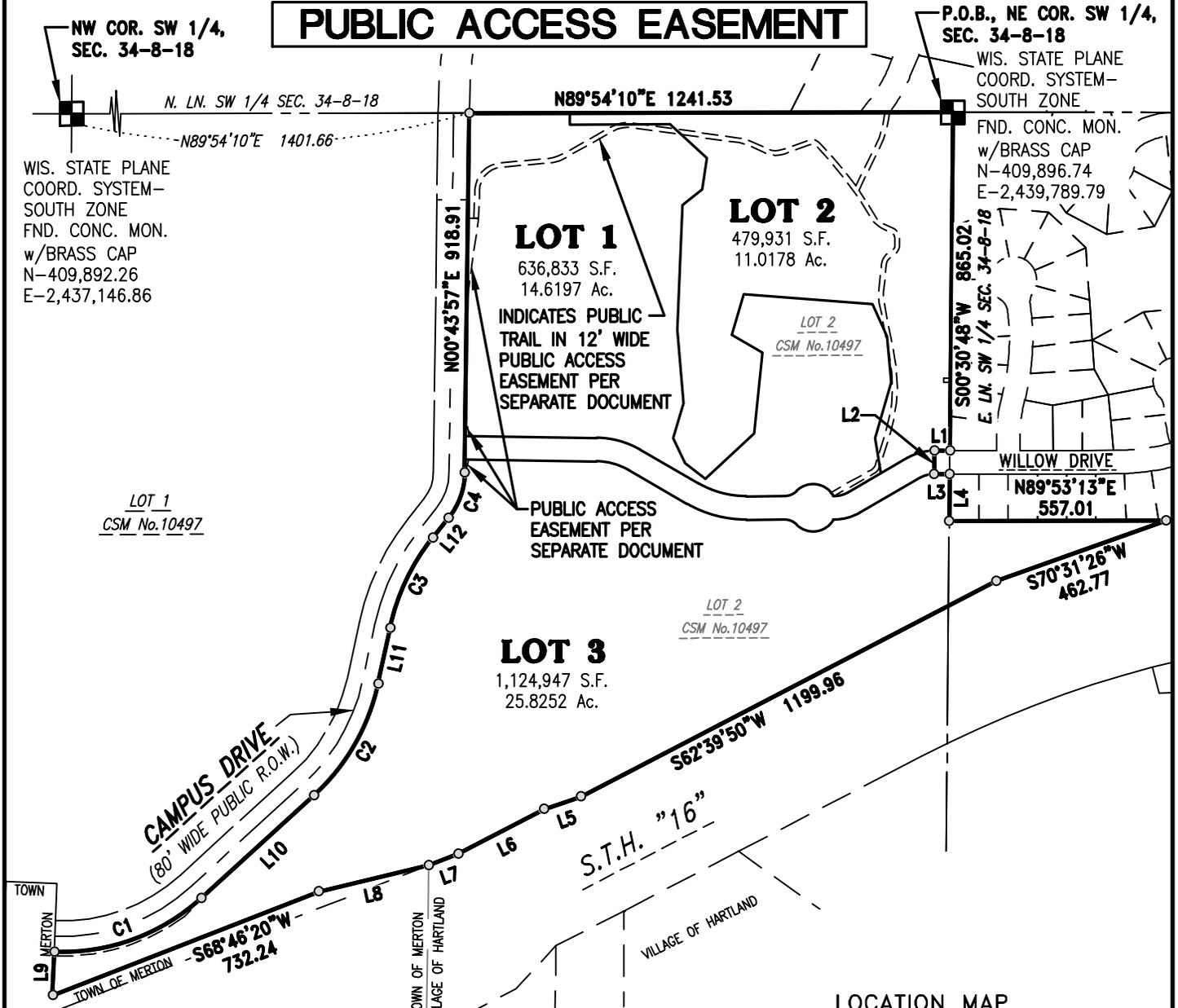
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SHEET 5 OF 9

CERTIFIED SURVEY MAP NO.

BEING A REDMISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 10497, LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

PUBLIC ACCESS EASEMENT



WIS. STATE PLANE
COORD. SYSTEM-
SOUTH ZONE
FND. CONC. MON.
w/BRASS CAP
N-409,892.26
E-2,437,146.86

P.O.B., NE COR. SW 1/4,
SEC. 34-8-18
WIS. STATE PLANE
COORD. SYSTEM-
SOUTH ZONE
FND. CONC. MON.
w/BRASS CAP
N-409,896.74
E-2,439,789.79

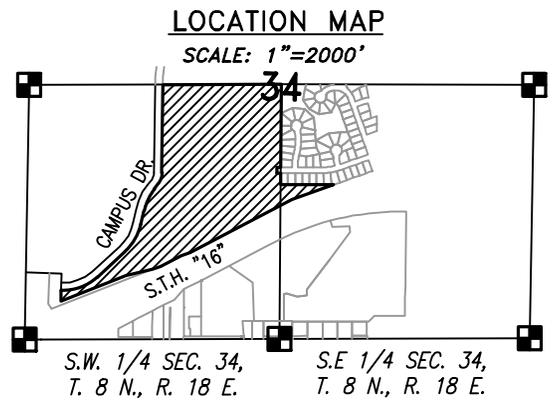
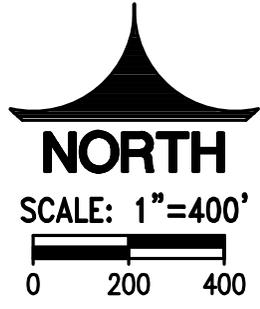
LOT 1
CSM No.10497

LOT 2
CSM No.10497

LOT 3
1,124,947 S.F.
25.8252 Ac.

PREPARED BY:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD
SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480
FAX: 262-790-1481

NOTES:
ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE NORTH LINE OF THE S.W. 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 18 EAST, BEARS N89°54'10"E.



- LEGEND:**
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JOB NO. 19-023-953-01
SHEET 6 OF 9

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CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 10497, LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

Said Parcel contains 2,241,712 Net Square Feet (or 51.4627 Acres) of land, more or less, excluding the 80,570 Square Feet (or 1.8496 Acres) for Public Drive right-of-way.

That I have made such survey, land division, map and dedication by the direction of the **LUTHERAN HIGH SCHOOL ASSOCIATION OF GREATER MILWAUKEE**, owner of said lands.

That such map 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 provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Hartland in surveying, dividing, mapping and dedicating the same.

Dated this _____ day of _____, 2020.

Deborah L. Joers, P.L.S.
Professional Land Surveyor, S-2132
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

OWNER'S CERTIFICATE:

The **LUTHERAN HIGH SCHOOL ASSOCIATION OF GREATER MILWAUKEE**, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and ordinances of the Village of Hartland, this _____ day of _____, 20 ____.

Cole Braun, CEO

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Cole Braun, of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the Representative of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 10497, LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWN 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE:

THE LUTHERAN CHURCH EXTENTION FUND (LCEF), a corporation duly organized and existing under and by virtue of the laws of the State of Missouri, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of the LUTHERAN HIGH SCHOOL ASSOCIATION OF GREATER MILWAUKEE, owner, this _____ day of _____, 20__.

Angie Ellis, Manager-Loan Processing

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this this ____ day of _____, 20__, Angie Ellis, Manager-Loan Processing of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager of Loan Processing of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

VILLAGE BOARD APPROVAL:

This Certified Survey Map is hereby approved by the Village Board of Hartland on this ____ day of _____, 20 ____.

Jeffrey Pfannerstill, President

Date:

Darlene Igl, Clerk/Treasurer

Date: