

CSM 3976

Document Number

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**RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS**

**RECORDED ON
08/17/2016 3:56 PM**

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Hippenmeyer, Reilly, Moodie &
Blum, S.C.
720 Clinton St. PO BOX 766
Waukesha, WI 53187 #30

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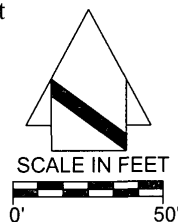
CERTIFIED SURVEY MAP NO. 3976

Sheet 1 of 6

Being a redivision of White Coach Condominiums
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

- LEGEND:
- -IRON PIPE 18" x 1" NOMINAL DIA. (PLACED)
1.13+ LBS. PER LIN. FT.
 - -IRON PIPE 18" x 1" NOMINAL DIA. (FOUND)
1.13+ LBS. PER LIN. FT.
 - ⊕ -CONC. MONUMENT (FOUND)
 - + -CHISELED CROSS (FOUND)

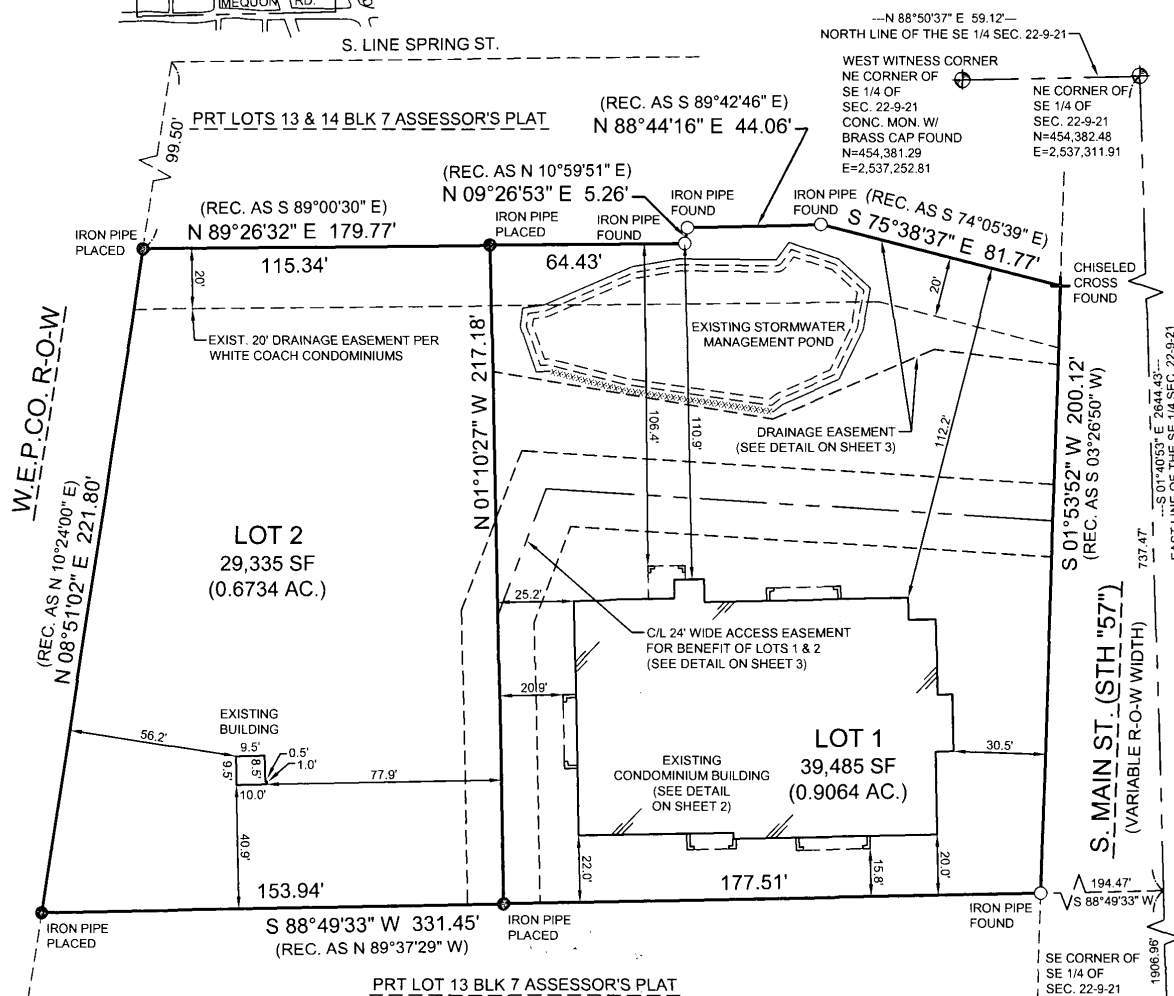
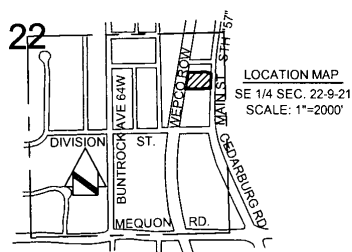
REFERENCE BEARING: THE EAST LINE OF THE
SOUTHEAST QUARTER (SE 1/4) OF SECTION 22,
TOWN 9 NORTH, RANGE 21 EAST WAS USED AS THE
REFERENCE BEARING AND HAS A BEARING OF S
01°40'53" E BASED ON THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE (NAD 27).



REC. AS -RECORDED AS

OWNER:
C/O HIPPENMEYER-REILLY MOODIE & BLUM
ATTN: ROB MOODIE
720 CLINTON ST
WAUKESHA, WI. 53186
PHONE (262) 549-8181

SURVEYOR/ENGINEER:
JAHNKE & JAHNKE ASSOC. INC.
ATTN: JOHN R. STIGLER, PLS
711 W. MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S 51820
DATED THIS 30th DAY OF JUNE, 2016

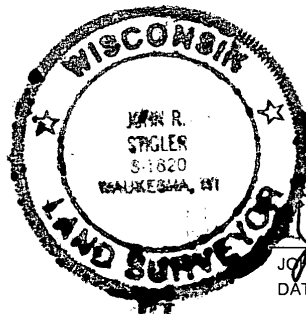
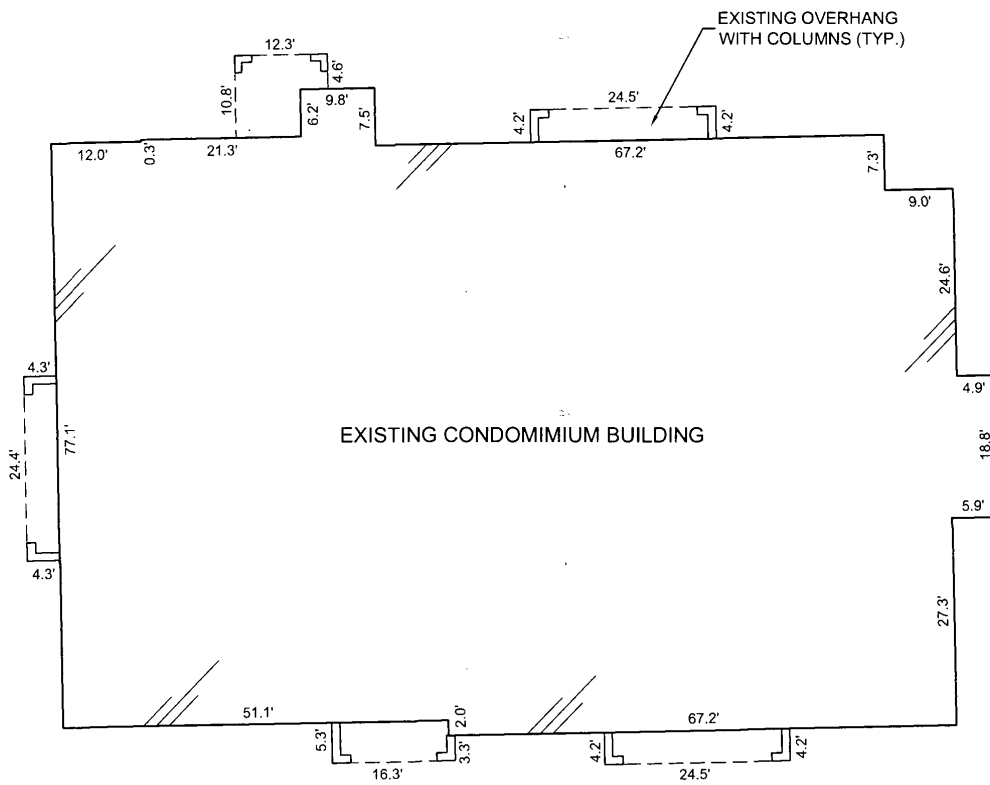
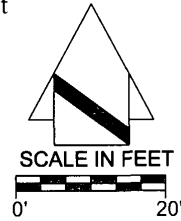
INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. **3976**

Sheet 2 of 6

Being a redivision of White Coach Condominiums
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

BUILDING DETAIL



OWNER: C/O HIPPENMEYER-REILLY MOODIE & BLUM
FILE NAME: S8500CSM.DWG
P.S. OZAUKEE 553

JOHN R. STIGLER - Wjs. Reg. No. S-1820
DATED THIS 30th DAY OF JUNE, 2016

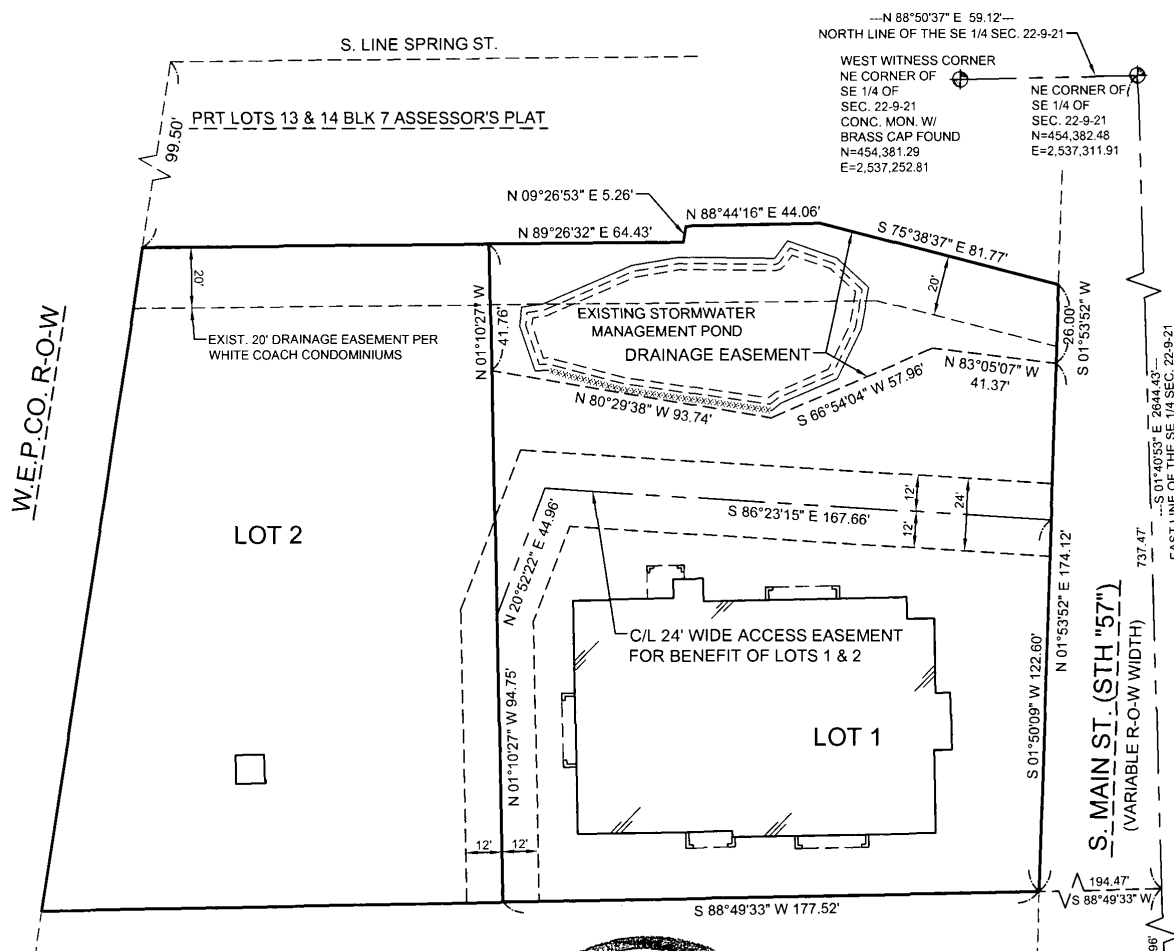
INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. 3976

Sheet 3 of 6

Being a redivision of White Coach Condominiums
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

EASEMENTS DETAIL



OWNER: C/O HIPPENMEYER-REILLY MOODIE & BLUM
FILE NAME: S8500CSM.DWG
P.S. OZAUKEE 553

JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED THIS 30th DAY OF JUNE, 2016

INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. 3976

Sheet 4 of 6

Being a redivision of White Coach Condominiums
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a remapping of the White Coach Condominium, a condominium and its expansion lands being a part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Town 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin, further bounded and described as follows: Commencing at the northeast corner of said Southeast Quarter (SE 1/4) of Section 22, Town 9 North; Range 21 East being marked by a concrete monument with brass cap; thence South 01°40'53" East along the east line of said Southeast Quarter (SE 1/4) 737.47 feet; thence South 88°49'33" West 194.47 feet to the west right-of-way line of S. Main Street (S.T.H. "57") and the place of beginning of the lands to be hereinafter described; thence continuing South 88°49'33" West 331.45 feet along the south line of abovesaid White Coach Condominium to the east line of a Wisconsin Electric Power Company right-of-way; thence North 08°51'02" East along said east line 221.80 feet to a point on the east line of said Wisconsin Electric Power Company right-of-way which is 99.50 feet south of the south right-of-way line of Spring Street; thence North 89°26'32" East 179.77 feet; thence North 09°26'53" East 5.26 feet; thence North 88°44'16" East 44.06 feet; thence South 75°38'37" East 81.77 feet to the west right-of-way line of S. Main Street (S.T.H. "57"); thence South 01°53'52" West along said west right-of-way line 200.12 feet to the place of beginning. Containing a net area of 68.820 square feet or 1.5798 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Thiensville in surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 6TH day of JULY, 2016.

My commission expires July 5, 2019.

Peter A. Muehl
PETER A. MUEHL – NOTARY PUBLIC



OWNER: C/O HIPPENMEYER-REILLY MOODIE & BLUM

Instrument drafted by John R. Stigler

P. S. Ozaukee 553

CERTIFIED SURVEY MAP NO. 3976

Sheet 5 of 6

Being a redivision of White Coach Condominiums
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

OWNERS CERTIFICATION:

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided, dedicated and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Village of Thiensville

WHITE COACH CONDOMINIUM ASSOCIATION, INC.

Thomas Hornby
THOMAS HORNBY - PRESIDENT

John Radke
JOHN RADKE - SECRETARY

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this 19th day of JULY, 2016, the above named THOMAS HORNBY, PRESIDENT OF WHITE COACH CONDOMINIUM ASSOCIATION, INC. and JOHN RADKE, ITS SECRETARY of WHITE COACH CONDOMINIUMS, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires is permanent

Robert B. Moodie
NOTARY PUBLIC - ROBERT B. MOODIE

CONSENT OF CORPORATE MORTGAGEE

FIDELITY NATIONAL, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, dedicating and mapping of the land described on this map, and does hereby consent to the above certificate of WHITE COACH CONDOMINIUMS.

FIDELITY NATIONAL

BY ITS

STATE OF WISCONSIN)ss
COUNTY)

Personally came before me this ____ day of _____, 2016, the above named _____, to me known to be such _____, and acknowledge that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

My commission expires _____

NOTARY PUBLIC _____

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820

Dated this 6th day of JULY, 2016



OWNER: C/O HIPPENMEYER-REILLY MOODIE & BLUM

Instrument drafted by John R. Stigler

P. S. Ozaukee 553

CERTIFIED SURVEY MAP NO. 3976

Sheet 6 of 6

Being a redivision of White Coach Condominiums
Being a part of the NE 1/4 of the SE 1/4 of Section 22, Town 9 North, Range 21 East
VILLAGE OF THIENSVILLE, OZAUKEE COUNTY, WISCONSIN

VILLAGE OF THIENSVILLE PLANNING COMMISSION APPROVAL:

Approved by the Village of Thiensville Planning Commission, this 10th day August, 2016.

Van A. Mobley
VAN A. MOBLEY - CHAIRMAN

Dianne S. Robertson
DIANNE S. ROBERTSON - VILLAGE ADMINISTRATOR



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 6th day of July, 2016

OWNER: C/O HIPPENMEYER-REILLY MOODIE & BLUM

Instrument drafted by John R. Stigler

P. S. Ozaukee 553