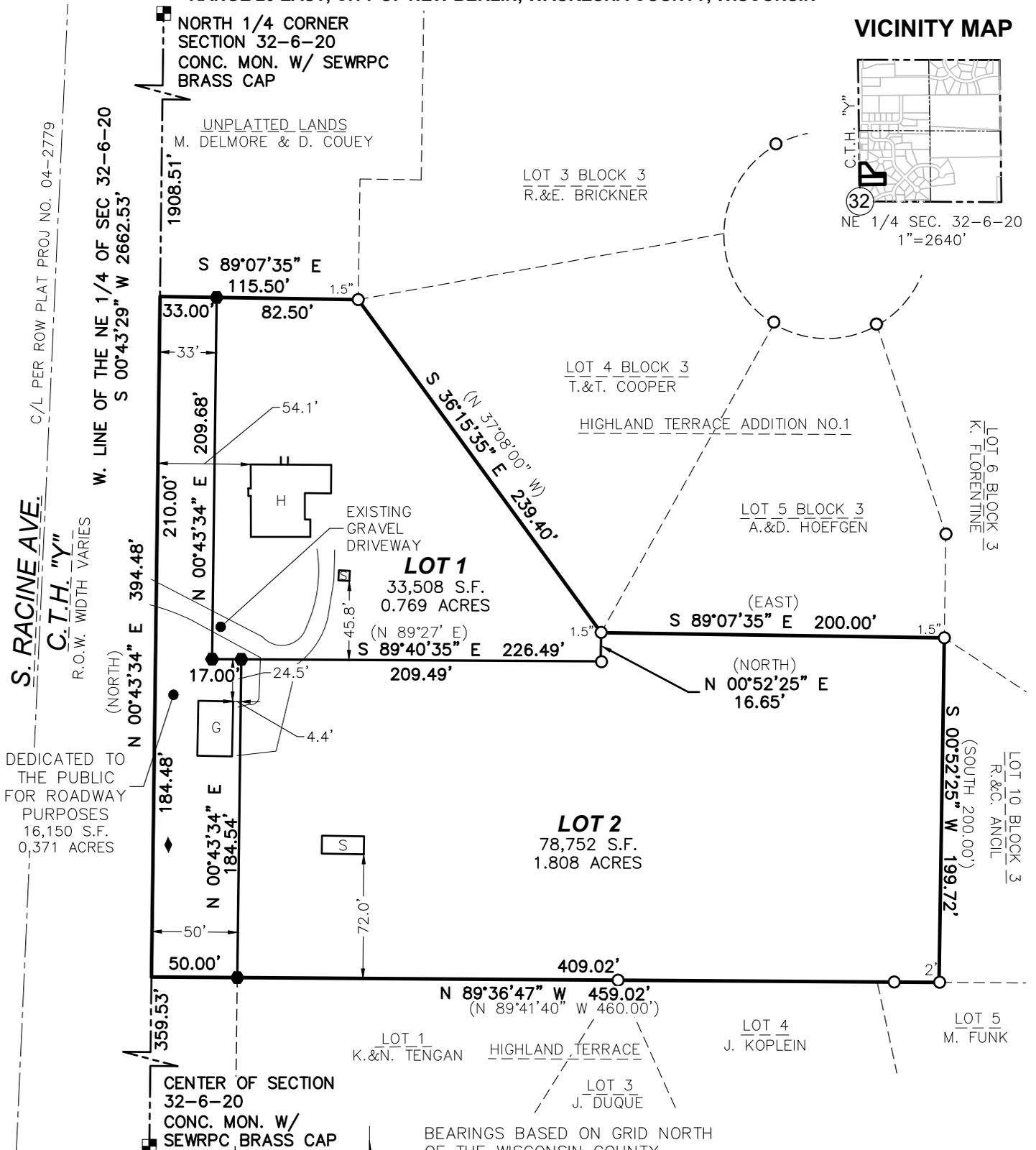
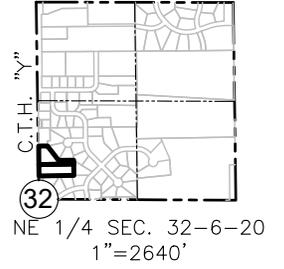


**PRELIMINARY**

**WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**UNPLATTED LANDS AND CSM 88 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOL 1, P120-121 AS DOCUMENT NO. 585726 BEING PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN**

**VICINITY MAP**



S. RACINE AVE.  
 C.T.H. "Y"  
 R.O.W. WIDTH VARIES  
 DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES  
 16,150 S.F.  
 0.371 ACRES

W. LINE OF THE NE 1/4 OF SEC 32-6-20  
 S 00°43'29" W 2662.53'

NORTH 1/4 CORNER  
 SECTION 32-6-20  
 CONC. MON. W/ SEWRPC  
 BRASS CAP

UNPLATTED LANDS  
 M. DELMORE & D. COUEY

LOT 3 BLOCK 3  
 R.&E. BRICKNER

LOT 4 BLOCK 3  
 T.&T. COOPER

HIGHLAND TERRACE ADDITION NO.1

LOT 5 BLOCK 3  
 A.&D. HOEFGEN

LOT 6 BLOCK 3  
 K. FLORENTINE

EXISTING GRAVEL DRIVEWAY

**LOT 1**  
 33,508 S.F.  
 0.769 ACRES

(EAST)  
S 89°07'35" E 200.00'

(NORTH)  
N 00°52'25" E 16.65'

**LOT 2**  
 78,752 S.F.  
 1.808 ACRES

LOT 10 BLOCK 3  
 R.&C. ANCIL

LOT 1  
 K.&N. TENGAN

LOT 4  
 J. KOPLEIN

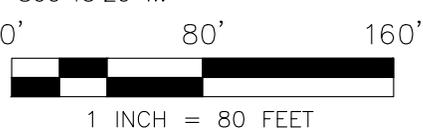
LOT 5  
 M. FUNK

CENTER OF SECTION  
 32-6-20  
 CONC. MON. W/  
 SEWRPC BRASS CAP

BEARINGS BASED ON GRID NORTH  
 OF THE WISCONSIN COUNTY  
 COORDINATE SYSTEM, WAUKESHA  
 COUNTY ZONE (NAD 83 WISCORS  
 2011) AND REFERENCED TO THE  
 WEST LINE OF THE NE 1/4 OF  
 SEC. 36-6-20 MEASURED AS  
 S00°43'29"W.

**LEGEND**

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- WEIGHING 1.502 LBS/FT.
- ◆ EXISTING CULVERT LOCATION
- H HOUSE
- G GARAGE
- O OUTBUILDING



PREPARED FOR:  
 TAMARA COOPER  
 5810 S RACINE AVE  
 NEW BERLIN, WI 53146



LAND SURVEYING • LAND PLANNING  
 955 LEXINGTON DRIVE  
 OGDONMOWOC, WI 53066  
 WWW.LANDTECHWI.COM  
 (262) 367-7599

DATED 6/19/2025  
 JOB# 25159  
 SHEET 1 OF 3

WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_

UNPLATTED LANDS AND CSM 88 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOL 1, P120-121 AS DOCUMENT NO. 585726 BEING PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF UNPLATTED LANDS AND CSM 88 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOL 1, P120-121 AS DOCUMENT NO. 585726 BEING PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 32, TOWN 6 NORTH, RANGE 20 EAST; THENCE S 00°43'26" W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 32, TOWN 6 NORTH, RANGE 20 EAST, 1908.51 FEET TO THE POINT OF BEGINNING; THENCE S 89°07'35" E, 115.50 FEET, TO THE NORTHWEST CORNER OF LOT 4, BLOCK 3 OF HIGHLAND TERRACE SUBDIVISION ADDITION NO. 1; THENCE S 36°15'35" E, ALONG THE WESTERLY LINE OF LOT 4, BLOCK 3 OF HIGHLAND TERRACE SUBDIVISION ADDITION NO. 1, 239.40 FEET TO THE SOUTHWEST CORNER OF LOT 5 BLOCK 3 OF HIGHLAND TERRACE SUBDIVISION ADDITION NO. 1; THENCE N 89°07'35" W ALONG THE SOUTH LINE OF LOT 5, BLOCK 3 OF HIGHLAND TERRACE SUBDIVISION ADDITION NO. 1, 200.00 FEET TO THE NORTHWEST CORNER OF LOT 10 OF BLOCK 3 OF HIGHLAND TERRACE SUBDIVISION ADDITION NO. 1; THENCE S 00°52'25" W, ALONG THE WEST LINE OF LOT 5, BLOCK 3 OF HIGHLAND TERRACE SUBDIVISION ADDITION NO. 1, 199.72 FEET TO THE NORTH LINE OF HIGHLAND TERRACE SUBDIVISION; THENCE N 89°36'47" W ALONG THE NORTH LINE OF HIGHLAND TERRACE SUBDIVISION, 459.02 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 32; THENCE N 00°43'34" E, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 32, 394.48 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 128,410 SQUARE FEET OR 2.948 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF TAMARA A. COOPER IRREVOCABLE TRUST DATED MAY 16, 2025, OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF NEW BERLIN IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MATTHEW T. O'ROURKE, S-2771

**WAUKESHA CO. CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
**UNPLATTED LANDS AND CSM 88 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE IN VOL 1,**  
**P120-121 AS DOCUMENT NO. 585726 BEING PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TOWN 6 NORTH,**  
**RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN**  
**OWNER'S CERTIFICATE:**

AS OWNER, TAMARA A. COOPER IRREVOCABLE TRUST DATED MAY 16, 2025, I HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF NEW BERLIN.

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
TAMARA ANN COOPER

STATE OF WISCONSIN )SS  
COUNTY OF \_\_\_\_\_)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, THE ABOVE NAMED TAMARA A. COOPER IRREVOCABLE TRUST DATED MAY 16, 2025, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**CITY OF NEW BERLIN PLANNING COMMISSION APPROVAL**

THIS LAND DIVISION AND DEDICATION IS HEREBY APPROVED BY THE CITY OF NEW BERLIN PLAN COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
DAVID A. AMENT, MAYOR/CHAIRMAN

\_\_\_\_\_  
NIKKI JONES, PLAN COMMISSION SECRETARY,

**COMMON COUNCIL APPROVAL**

APPROVED BY THE COMMON COUNCIL OF THE CITY OF NEW BERLIN ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
DAVID A. AMENT, MAYOR

\_\_\_\_\_  
RUBINA R. MEDINA, CITY CLERK