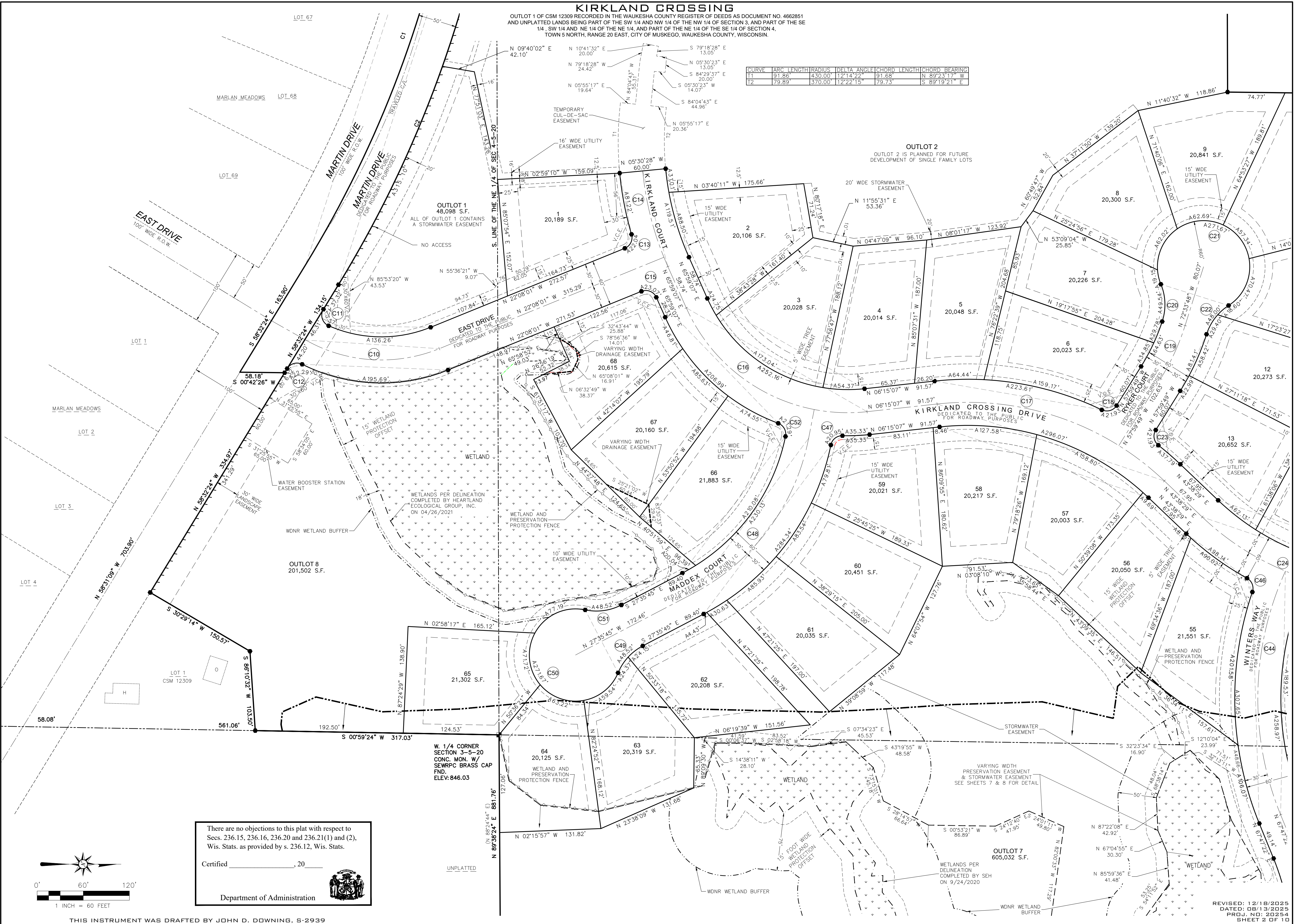


KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
T1	91.86'	430.00'	12°14'22"	91.68'	N 89°23'17" W
T2	79.89'	370.00'	12°22'15"	79.73'	S 89°19'21" E



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

REVISED: 12/18/2025
DATED: 08/13/2025
PROJ. NO: 20254
SHEET 2 OF 10

KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851
AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE
1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4,
TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

LOT 1 CSM #9654

CITY OF MUSKEGO AND EXTENSION OF PARK ARTHUR

(N 00°30'29" E)

N 00°47'25" E 768.04'

679.24'

S 30°58'57" E

16.69'

88.80'

CENTER OF
SECTION 4-5-20
CONC. MON. W/ SEWRPC
BRASS CAP FND.

LOT 1

COPPER OAKS
66' WIDE ROW

LOT 4

COPPER OAKS

LOT 5

NO ACCESS

12' WIDE DISTRIBUTION
EASEMENT PER DOC #4310643

S 18°40'12" W

4.14'

S 18°40'12" W

4.02'

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67

LOT 68

MARLAN MEADOWS

MARTIN DRIVE
100' WIDE ROW

MARTIN DRIVE
DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES

OUTLOT 1
48,098 S.F.
ALL OF OUTLOT 1 CONTAINS
A STORMWATER EASEMENT

1
20,189 S.F.

2
20,106 S.F.

3
20,841 S.F.

4
29,122 S.F.

5
20,300 S.F.

6
20,841 S.F.

7
29,122 S.F.

8
20,300 S.F.

9
20,841 S.F.

10
29,122 S.F.

11
20,300 S.F.

12
29,122 S.F.

13
20,300 S.F.

14
29,122 S.F.

15
20,300 S.F.

16
29,122 S.F.

17
20,300 S.F.

18
29,122 S.F.

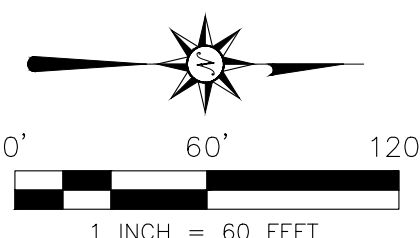
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
T1	91.86'	430.00'	12°14'22"	91.68'	N 89°23'17" W
T2	79.89'	370.00'	12°22'15"	79.73'	S 89°19'21" E



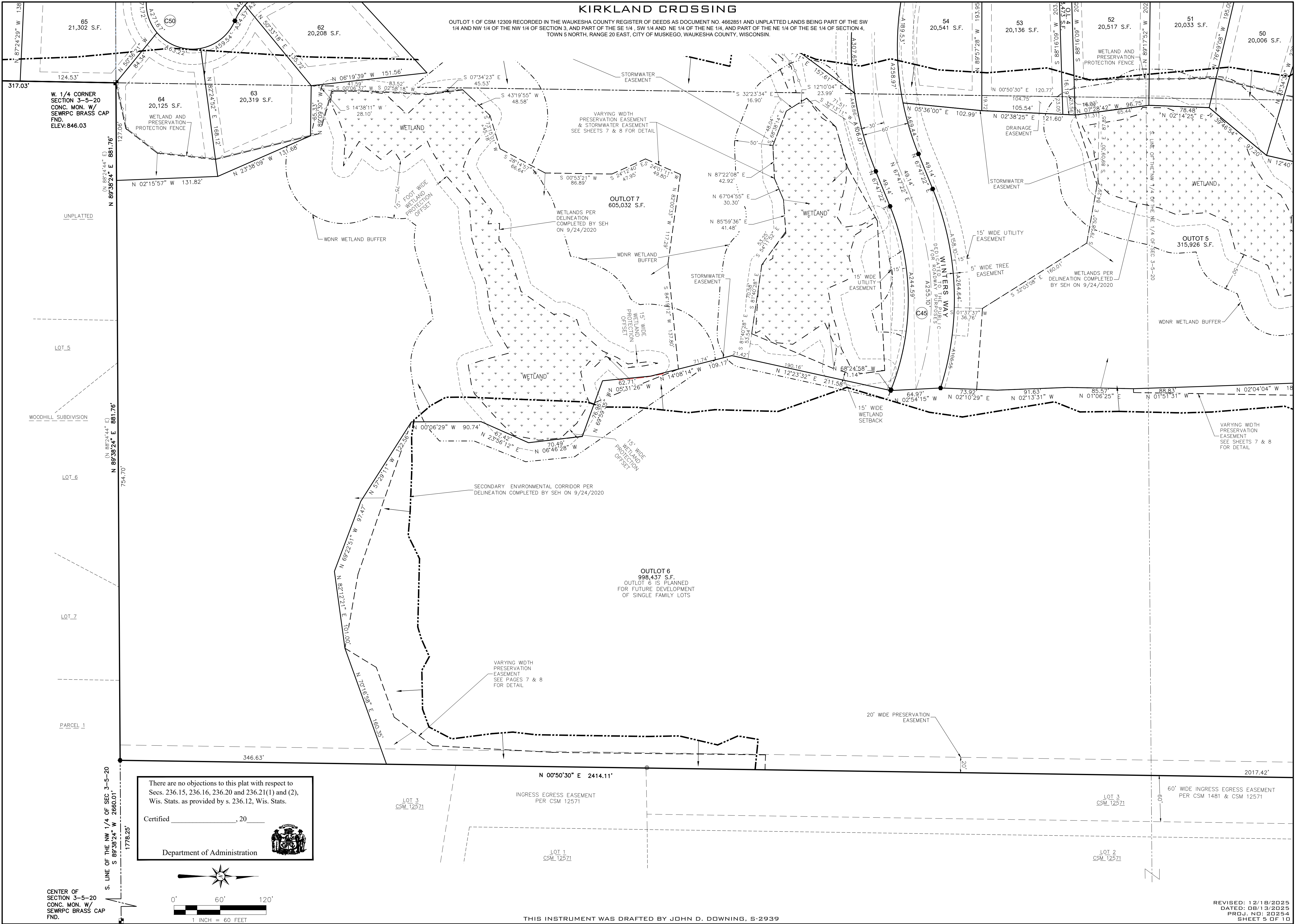
REVISED: 12/18/2025
DATED: 08/13/2025
PROJ. NO: 20254
SHEET 3 OF 10

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

KIRKLAND CROSSING

OUTLOT 1 OF GSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LAND BEING PART OF THE SW 1/4 AND NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.





KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

W. 1/4 CORNER SECTION 3-5-20 CONC. MON. W/ SEWRPC BRASS CAP FND. ELEV: 846.03

UNPLATTED

WOODHILL SUBDIVISION

LOT 6

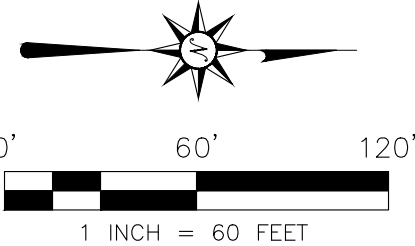
LOT 7

PARCEL 1

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



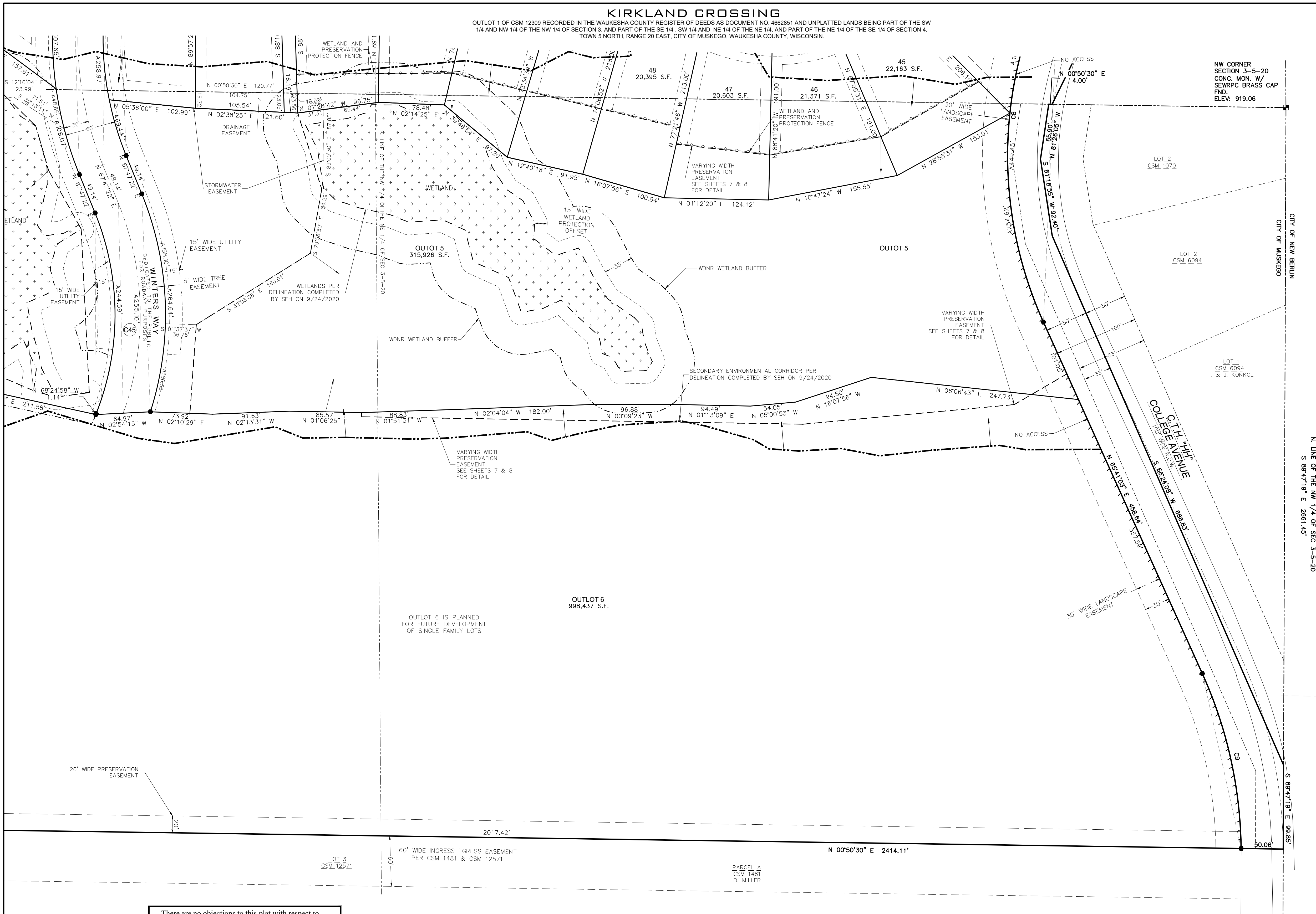
CENTER OF SECTION 3-5-20 CONC. MON. W/ SEWRPC BRASS CAP FND.

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

REVISED: 12/18/2025
DATED: 08/13/2023
PROJ. NO: 20254
SHEET 5 OF 10

KIRKLAND CROSSING

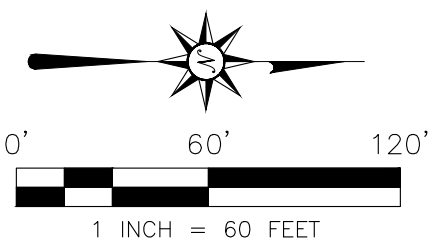
OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



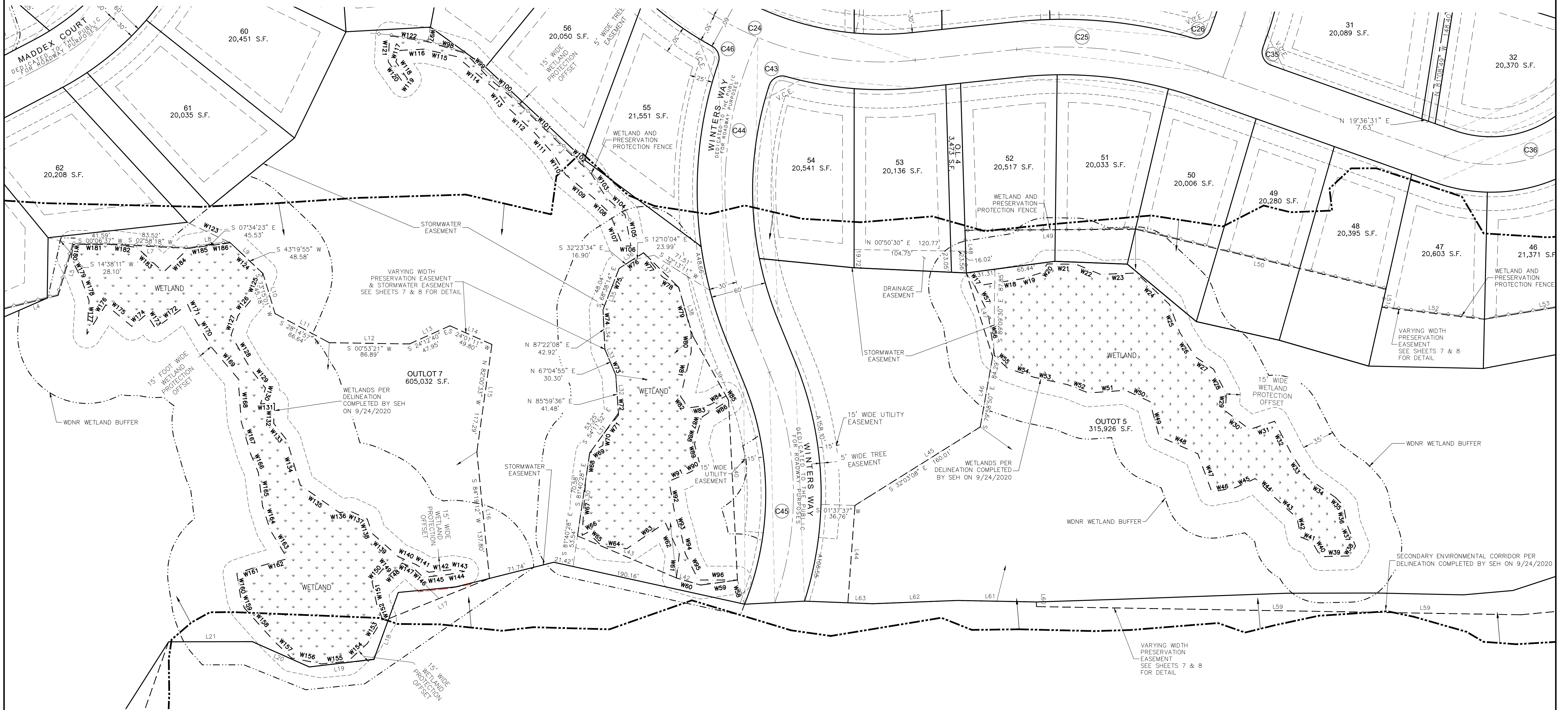
THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

REVISED: 12/18/2025
DATED: 08/13/2025
PROJ. NO: 20254
SHEET 6 OF 10

KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

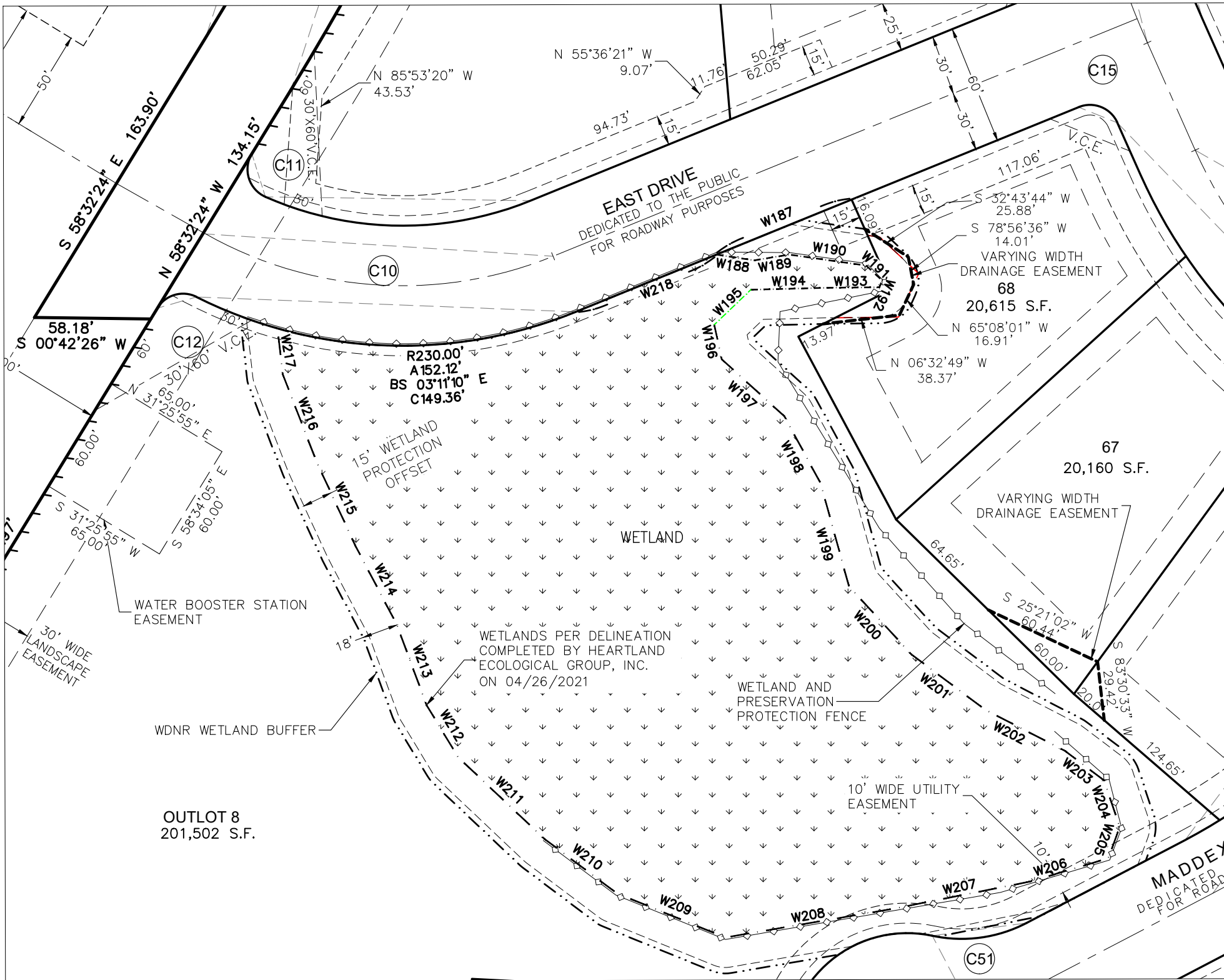
EASEMENT AND WETLAND DETAIL



KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

EASEMENT AND WETLAND DETAIL



KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

INTERIOR CURVE TABLE

CURVE#	LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C10	CL	200.00'	51°35'36"	180.09'	174.07'	S03°39'47"W	N29°27'35"E	N22°08'01"W
	OUTLOT 1	170.00'	45°55'24"	136.26'	132.64'	S00°49'41"W	N23°47'23"E	N22°08'01"W
	OUTLOT 8	230.00'	48°44'59"	195.69'	189.84'	N02°14'28"E	N26°36'58"E	N22°08'01"W
C11	OUTLOT 1	15.00'	97°40'14"	25.57'	22.58'	N72°37'29"E	S58°32'24"E	N23°47'23"E
C12	OUTLOT 8	15.00'	85°09'22"	22.29'	20.30'	N15°57'43"W	S26°36'58"W	S58°32'24"E
C13	LOT 1	15.00'	84°11'46"	22.04'	20.11'	S64°13'54"E	N22°08'01"W	S73°40'13"W
C14	CL	400.00'	18°30'24"	129.20'	128.64'	N75°14'20"E	N84°29'32"E	N65°59'07"E
	CL EAST	400.00'	1°52'51"	13.13'	13.13'	N66°55'33"E		
	CL WEST	400.00'	16°37'33"	116.07'	115.66'	N76°10'45"E		
	LOT 1	430.00'	10°49'19"	81.22'	81.10'	S79°04'52"W	S73°40'13"W	S84°29'32"W
	N R.O.W.	370.00'	18°30'25"	119.51'	118.99'	S75°14'20"W	S65°59'07"W	S84°29'32"W
	LOT 2	370.00'	13°42'16"	88.50'	88.29'	N72°50'15"E		
	OUTLOT 2	370.00'	4°48'09"	31.01'	31.00'	N82°05'28"E		
C15	LOT 68	15.00'	88°07'09"	23.07'	20.86'	S21°55'33"W	S65°59'07"W	S22°08'01"E
C16	CL	230.00'	72°14'14"	289.98'	271.15'	S29°52'00"W	N65°59'07"E	N06°15'07"W
	CL NORTH	230.00'	17°12'05"	69.05'	68.79'	N02°20'56"E		
	CL SOUTH	230.00'	55°02'09"	220.93'	212.53'	N38°28'03"E		
	EAST R.O.W.	260.00'	45°36'48"	206.99'	201.56'	N43°10'43"E	S20°22'19"W	S65°59'07"W
	LOT 66	260.00'	16°25'42"	74.55'	74.29'	N28°35'10"E		
	LOT 67	260.00'	18°52'10"	85.63'	85.24'	N46°14'06"E		
	LOT 68	260.00'	10°18'56"	46.81'	46.75'	N60°49'39"E		
	LOT 69	260.00'	7°47'12"	35.33'	35.31'	N02°21'31"E	S06°15'07"E	S01°32'05"W
	WEST R.O.W.	200.00'	72°14'15"	252.16'	235.78'	N29°52'00"E	S06°15'07"E	S65°59'07"W
	LOT 2	200.00'	7°05'29"	24.75'	24.74'	N62°26'23"E		
	LOT 3	200.00'	49°34'15"	173.04'	167.69'	N34°06'31"E		
	LOT 4	200.00'	15°34'31"	54.37'	54.20'	N01°32'08"E		
C17	CL	370.00'	49°53'36"	322.20'	312.11'	N18°41'41"E	S43°38'29"W	S06°15'07"E
	CL NORTH	370.00'	11°38'18"	75.16'	75.03'	N37°49'20"E		
	CL SOUTH	370.00'	38°15'18"	247.04'	242.48'	N12°52'32"E		
	EAST R.O.W.	340.00'	49°53'36"	296.07'	286.81'	N18°41'41"E	S43°38'29"W	S06°15'07"E
	LOT 56	340.00'	1°37'59"	9.69'	9.69'	N42°48'29"E		
	LOT 57	340.00'	26°45'40"	158.80'	157.36'	N28°37'40"E		
	LOT 58	340.00'	21°29'57"	127.58'	126.83'	N04°29'52"E		
	WEST R.O.W.	400.00'	32°01'47"	223.61'	220.71'	N09°45'47"E	S25°46'41"W	S06°15'07"E
	LOT 5	400.00'	9°13'48"	64.44'	64.37'	N01°38'13"W		
	LOT 6	400.00'	22°47'59"	159.17'	158.12'	N14°22'41"E		
	LOT 13	400.00'	5°24'48"	37.79'	37.78'	S40°56'05"W	N38°13'41"E	N43°38'29"E
C18	LOT 6	15.00'	83°46'30"	21.93'	20.03'	S16°06'34"E	N25°46'41"E	N57°59'49"W
C19	CL	300.00'	14°33'58"	76.27'	76.06'	S65°16'48"E	N57°59'49"W	N72°33'48"W
	SOUTH R.O.W.	270.00'	13°42'57"	64.63'	64.48'	S64°51'18"E	N57°59'49"W	N71°42'46"W
	LOT 6	270.00'	7°23'46"	34.85'	34.83'	N61°41'42"W		
	LOT 7	270.00'	6°19'11"	29.78'	29.77'	N68°33'11"W		
	NORTH R.O.W.	330.00'	14°08'07"	81.41'	81.21'	S65°03'53"E	N57°59'49"W	N72°07'56"W
	LOT 12	330.00'	10°08'34"	58.42'	58.34'	N67°03'39"W		
	LOT 13	330.00'	3°59'33"	22.99'	22.99'	N59°59'36"W		
C20	LOT 7	70.00'	40°33'01"	49.54'	48.51'	N88°00'43"E	N71°42'46"W	S67°44'13"W
C21	R.O.W.	60.00'	259°25'22"	271.67'	92.31'	S17°26'54"W	N32°50'25"W	N67°44'13"E
	LOT 7	60.00'	18°17'16"	19.15'	19.07'	S76°52'50"W		
	LOT 8	60.00'	59°13'24"	62.02'	59.29'	N64°21'49"W		
	LOT 9	60.00'	59°51'40"	62.69'	59.87'	N04°49'17"W		
	LOT 10	60.00'	54°45'29"	57.34'	55.19'	N52°29'17"E		
	LOT 11	60.00'	67°17'33"	70.47'	66.49'	S66°29'12"E		
C22	R.O.W.	70.00'	39°17'31"	48.00'	47.07'	S52°29'11"E	S32°50'25"E	S72°07'56"E
	LOT 11	70.00'	15°13'41"	18.60'	18.55'	S40°27'16"E		
	LOT 12	70.00'	24°03'50"	29.40'	29.18'	S60°06'02"E		
C23	LOT 13	15.00'	83°46'30"	21.93'	20.03'	N80°06'56"E	S57°59'49"E	N38°13'41"E
C24	CL	350.00'	49°41'18"	303.53'	294.11'	S18°47'50"W	S06°02'49"E	S43°38'29"W
	CL NORTH	350.00'	28°26'24"	173.73'	171.95'	N08°10'23"E		
	CL SOUTH	350.00'	21°14'54"	129.80'	129.06'	N33°01'02"E		
	NORTH-EAST R.O.W.	380.00'	21°46'37"	144.43'	143.56'	S04°50'29"W	N15°43'47"E	N06°02'49"W
	LOT 53	380.00'	10°27'41"	69.38'	69.29'	N00°48'59"W		
	LOT 54	380.00'	11°18'56"	75.05'	74.93'	N10°04'19"E		
	SOUTH-EAST R.O.W.	380.00'	14°47'51"	98.14'	97.87'	S36°14'33"W	S43°38'29"W	S28°50'38"W
	LOT 55	380.00'	13°34'21"	90.02'	89.81'	N35°37'48"E		
	LOT 56	380.00'	1°13'30"	8.12'	8.12'	N43°01'44"E		
	WEST R.O.W.	320.00'	49°41'18"	277.51'	268.90'	S18°47'50"W	N43°38'29"E	N06°02'49"W
	LOT 13	320.00'	11°07'29"	62.13'	62.03'	N38°04'44"E		
	LOT 14	320.00'	27°16'50"	152.36'	150.93'	N18°52'35"E		
	LOT 15	320.00'	11°16'59"	63.02'	62.92'	N00°24'20"W		
C25	CL	470.00'	25°39'21"	210.46'	208.70'	N06°46'51"E	S19°36'31"W	S06°02'49"E
	EAST R.O.W.	440.00'	25°39'21"	197.02'	195.38'	N06°46'51"E	S19°36'31"W	S06°02'49"E
	LOT 50	440.00'	4°29'29"	34.49'	34.48'	N17°21'47"E		
	LOT 51	440.00'	15°51'17"	121.76'	121.37'	N07°11'24"E		
	LOT 52	440.00'	5°18'35"	40.77'	40.76'	N03°23'32"W		
	WEST R.O.W.	500.00'	22°31'45"	196.61'	195.34'	N05°13'03"E	S16°28'56"W	S06°02'49"E
	LOT 16	500.00'	4°29'46"	39.24'	39.23'	N03°47'56"W		
	LOT 17	500.00'	18°01'59"	157.37'	156.72'	N07°27'56"E		
C26	LOT 17	15.00'	86°52'25"	22.74'	20.63'	S26°57'16"E	N16°28'56"E	N70°23'29"W
C27	CL	300.00'	13°30'25"	70.72'	70.56'	S77°08'41"E	S83°53'54"E	S70°23'29"E
	LOT 17	270.00'	13°30'25"	63.65'	63.50'	N77°08'41"W	S83°53'54"E	S70°23'29"E
	NORTH R.O.W.	330.00'	13°30'25"	77.79'	77.61'	N77°08'41"W	S83°53'54"E	S70°23'29"E
	LOT 30	330.00'	2°02'39"	11.77'	11.77'	N82°52'34"W		
	LOT 31	330.00'	11°27'46"	66.02'	65.91'	N76°07'22"W		

CURVE#	LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT	
C28	Q/L	150.00'	84°02'47"	220.03'	200.83'	N54°04'42"E	N12°03'19"E	S83°53'54"E	
	OLEAST	150.00'	47°04'36"	123.24'	119.81'	S72°33'48"W			
	OLWEST	150.00'	36°58'11"	96.79'	95.12'	S30°32'24"W			
	LOT19	120.00'	84°02'47"	176.03'	160.66'	S54°04'42"W	N83°53'54"W	S12°03'19"W	
LOT25	180.00'	17°21'02"	54.51'	54.30'	S20°43'50"W	S29°24'20"W	S12°03'19"W		
	180.00'	15°47'23"	49.60'	49.45'	S88°12'25"W	N83°53'54"W	S80°18'43"W		
	LOT29	70.00'	39°42'54"	48.52'	47.56'	S07°48'09"E	S12°03'19"W	S27°39'36"E	
C30	R.O.W.	60.00'	259°25'49"	271.67'	92.31'	S77°56'41"E	S51°46'13"W	N27°39'36"W	
	LOT20	60.00'	53°44'43"	56.28'	54.24'	S00°47'14"E			
LOT21	60.00'	55°52'12"	58.51'	56.22'	S54°01'14"W				
	LOT22	60.00'	52°51'18"	55.35'	53.41'	N71°37'01"W			
	LOT23	60.00'	62°37'40"	65.58'	62.37'	N13°52'32"W			
	LOT24	60.00'	34°19'56"	35.95'	35.42'	N34°36'15"E			
	C31	LOT24	70.00'	39°42'54"	48.52'	47.56'	N31°54'46"E	N51°46'13"E	N12°03'19"E
	C32	LOT25	15.00'	99°34'18"	26.07'	22.91'	N20°22'48"W	N29°24'20"E	N70°09'57"W
	C33	R.O.W.	60.00'	212°06'27"	222.11'	115.32'	S35°53'16"W	N38°03'31"W	S70°09'57"W
	LOT25	60.00'	49°46'49"	52.13'	50.51'	N45°16'33"W	N70°09'57"W	N20°23'08"W	
LOT26	60.00'	62°19'04"	65.26'	62.09'	N10°46'24"E	N20°23'08"W	N41°55'55"E		
	LOT27	60.00'	53°28'51"	56.00'	53.99'	N68°40'21"E	N41°55'55"E	S84°35'14"E	
	LOT28	60.00'	46°31'43"	48.72'	47.40'	S61°19'22"E	S84°35'14"E	S38°03'31"E	
	C34	R.O.W.	70.00'	61°37'45"	75.29'	71.72'	S68°52'24"E	S38°03'31"E	N80°18'43"E
LOT28	70.00'	47°37'37"	58.18'	56.53'	S61°52'20"E				
	LOT29	70.00'	14°00'08"	17.11'	17.06'	N87°18'48"E			
C35	LOT31	15.00'	90°00'00"	23.56'	21.21'	S64°36'31"W	S70°23'29"E	N19°36'31"E	
C36	Q/L	150.00'	87°19'53"	228.63'	207.13'	N24°03'25"W	N19°36'31"E	N67°43'22"W	
	LOT32	120.00'	87°19'53"	182.91'	165.71'	N24°03'25"W	N19°36'31"E	N67°43'22"W	
NORTHEAST R.O.W.	180.00'	87°19'53"	274.36'	248.56'	N24°03'25"W	N19°36'31"E	N67°43'22"W		
	LOT44	180.00'	20°03'55"	63.04'	62.72'	N57°41'24"W			
	LOT45	180.00'	24°45'58"	77.81'	77.20'	N35°16'28"W			
	LOT46	180.00'	24°12'09"	76.03'	75.47'	N10°47'24"W			
	LOT47	180.00'	18°17'51"	57.48'	57.24'	N10°27'36"E			
C37	Q/L	600.00'	2°47'47"	29.28'	29.28'	S69°07'15"E	S70°31'09"E	S67°43'22"E	
	NORTH R.O.W.	630.00'	2°47'47"	30.75'	30.75'	N69°07'15"W	N67°43'22"W	N70°31'09"W	
LOT42	630.00'	0°29'25"	5.39'	5.39'	N70°16'27"W				
	LOT43	630.00'	2°18'22"	25.36'	25.36'	N68°52'33"W			
	LOT33	570.00'	2°47'47"	27.82'	27.82'	N69°07'15"W	N67°43'22"W	N70°31'09"W	
C38	NORTH R.O.W.	140.00'	18°01'38"	44.05'	43.87'	S61°30'20"E	N70°31'09"W	N52°29'31"W	
	LOT40	140.00'	12°40'11"	30.96'	30.89'	N58°49'37"W			
LOT41	140.00'	5°21'27"	13.09'	13.09'	N67°50'26"W				
	C39	Q/L	170.00'	78°01'38"	231.51'	214.03'	N31°30'20"W	S07°30'29"W	S70°31'09"E
LOT40	120.00'	60°00'00"	125.66'	120.00'	S22°29'31"E	S07°30'29"W	S52°29'31"E		
	WEST R.O.W.	200.00'	55°30'26"	193.76'	186.27'	N42°45'56"W	S15°00'43"E	S70°31'09"E	
LOT35	200.00'	5°47'10"	20.20'	20.19'	N67°37'34"W				
	LOT36	200.00'	21°31'17"	75.12'	74.68'	S53°58'21"W			
	LOT37	200.00'	22°13'04"	77.56'	77.07'	N32°06'10"W			
	LOT38	200.00'	5°58'55"	20.88'	20.87'	N18°00'10"W			
	C40	R.O.W.	180.00'	22°31'11"	70.75'	70.29'	S03°45'07"E	N07°30'29"E	N15°00'43"W
LOT38	180.00'	6°34'46"	20.67'	20.66'	N11°43'20"W				
	LOT39	180.00'	15°56'25"	50.08'	49.92'	N00°27'44"W			
C41	LOT39	15.00'	90°00'00"	23.56'	21.21'	S37°29'31"E	N07°30'29"E	N82°29'31"W	
C42	LOT41	15.00'	94°06'37"	24.64'	21.96'	S54°33'47"W	N78°22'55"W	S07°30'29"W	
C43	LOT54	15.00'	87°50'17"	23.00'	20.81'	S28°11'21"E	S15°43'47"W	S72°06'30"E	
C44	Q/L	400.00'	46°40'37"	325.87'	316.93'	S88°52'20"E	S65°32'01"E	N67°47'22"E	
	NORTH R.O.W.	370.00'	40°06'08"	258.97'	253.72'	S87°50'26"W	S72°06'30"E	N67°47'22"E	
LOT54	370.00'	29°20'58"	189.53'	187.47'	S86°46'59"E				
	OUTLOT5	370.00'	10°45'10"	69.44'	69.34'	N73°09'57"E			
SOUTH R.O.W.	430.00'	40°59'33"	307.65'	301.13'	N88°17'08"E	N71°13'05"E	N67°47'22"E		
	OUTLOT7	430.00'	14°08'00"	106.07'	105.80'	N74°51'22"E			
C45	LOT55	430.00'	26°51'33"	201.58'	199.74'	S84°38'52"E			
	Q/L	350.00'	41°45'36"	255.10'	249.49'	N88°40'10"E	N70°27'03"W	N67°47'22"W	
	OUTLOT5	380.00'	39°54'10"	264.64'	259.33'	N87°44'27"E	N72°18'29"W	N67°47'22"E	
	OUTLOT7	320.00'	43°47'40"	244.59'	238.68'	N89°41'12"E	S68°24'58"E	N67°47'22"E	
C46	LOT55	15.00'	79°56'17"	20.93'	19.27'	N68°48'46"E	N71°13'05"E	S28°50'38"W	
C47	LOT59	15.00'	80°02'30"	20.95'	19.29'	S39°29'10"E	N01°32'05"W	S78°30'25"E	
C48	Q/L	150.00'	51°27'17"	260.44'	251.77'	N53°19'23"W	S27°35'45"E	S79°03'02"E	
	NORTH R.O.W.	320.00'	50°54'40"	284.34'	275.08'	S53°03'05"E	S27°35'45"E	S78°30'25"E	
LOT59	320.00'	14°17'26"	79.81'	79.61'	S71°21'42"E				
	LOT60	320.00'	14°57'26"	83.54'	83.30'	S66°44'16"E			
	LOT61	320.00'	15°23'09"	85.93'	85.67'	S41°33'58"E			
	LOT62	320.00'	0°47'37"	4.43'	4.43'	S27°59'33"E			
OUTLOT7	320.00'	5°29'02"	30.63'	30.62'	S31°07'53"E				
	SOUTH R.O.W.	260.00'	50°42'46"	230.13'	222.69'	S52°57'08"E	S27°35'45"E	N78°18'31"W	
LOT66	260.00'	46°17'45"	210.08'	204.41'	S55°09'39"E				
	OUTLOT8	260.00'	4°25'01"	20.05'	20.04'	S29°48'16"E			
C49	R.O.W.	70.00'	39°42'54"	48.52'	47.56'	S47°27'12"E	S27°35'45"E	S67°18'39"E	
	LOT62	70.00'	19°45'57"	24.15'	24.03'	S37°28'44"E			
	LOT63	70.00'	19°56'57"	24.37'	24.25'	S57°20'11"E			
C50	R.O.W.	60.00'	259°25'49"	271.67'	92.31'	N62°24'15"E	S12°07'10"W	N67°18'39"W	
	LOT63	60.00'	56°51'29"	59.54'	57.13'	S38°52'55"E			
LOT64	60.00'	60°22'37"	63.22'	60.34'	S19°44'09"W				
	LOT65	60.00'	68°29'15"	71.72'	67.53'	S84°10'05"W			
OUTLOT8	60.00'	73°42'28"	77.19'	71.97'	N24°44'04"W				
	OUTLOT8	70.00'	39°42'54"	48.52'	47.56'	N07°44'18"W	N12°07'10"E	N27°35'45"W	
C52	LOT66	15.00'	81°19'10"	21.29'	19.55'	N61°01'54"E	N78°18'31"W	S20°22'19"W	

KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND, NE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF WAUKESHA)

I, JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S--2939, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED "KIRKLAND CROSSING", OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 20 EAST, THENCE N 89°39'11" E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4, 1817.04 FEET TO THE POINT OF BEGINNING; THENCE N 89°39'11" E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4, 292.28 FEET TO THE CENTERLINE OF C.T.H. "HH" ALSO KNOWN AS COLLEGE AVENUE; THENCE ALONG THE CENTERLINE OF C.T.H. "HH" ALSO KNOWN AS COLLEGE AVENUE FOR THE FOLLOWING 5 COURSES: 1.: THENCE S 63°45'19" E, 620.91 FEET; 2.: THENCE S 00°50'30" W, 4.00 FEET; 3.: THENCE S 81°26'05" E, 65.90 FEET; 4.: THENCE N 81°18'55" E, 92.40 FEET; 5.: THENCE N 66°24'08" E, 686.83 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3; THENCE S 89°47'19" E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, 99.85 FEET TO AN EXTENSION OF THE WEST LINE OF PARCEL A OF CSM 1481; THENCE S 00°50'30" W, ALONG THE EXTENSION OF, AND THE WEST LINE OF PARCEL A OF CSM 1481, 2414.11 FEET, TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 3; THENCE S 89°38'24" W, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 3, 881.76 FEET TO THE WEST ¼ CORNER OF SECTION 3; THENCE S 00°59'24" W, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4, 317.03 FEET TO THE NORTHEAST 1/4 OF LOT 1 OF CSM 12309; THENCE S 86°10'32" W, ALONG THE NORTH LINE OF LOT 1 OF CSM 12309, 103.50 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM 12309; THENCE S 30°29'14" W, ALONG THE WEST LINE OF LOT 1 OF CSM 12309, 150.57 FEET TO THE NORTH RIGHT--OF--WAY OF MARTIN DRIVE; THENCE N 58°32'24" W, ALONG THE NORTH RIGHT--OF--WAY OF MARTIN DRIVE, 334.97 FEET; THENCE S 00°42'26" W, 58.18 FEET TO THE CENTER LINE OF MARTIN DRIVE; THENCE ALONG THE CENTERLINE OF MARTIN DRIVE FOR THE FOLLOWING 5 COURSES: 1.: THENCE N 58°32'24" W, 163.90 FEET; 2.: THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 673.29 FEET, A RADIUS OF 1455.71 FEET, A DELTA ANGLE OF 26°30'00", AND A CHORD BEARING N 71°47'24" W, 667.30 FEET; 3.: THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 152.49 FEET, A RADIUS OF 637.26 FEET, A DELTA ANGLE OF 13°42'36", AND A CHORD BEARING N 78°11'06" W, 152.12 FEET; 4.: THENCE S 18°40'12" W, 4.14 FEET; 5.: THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 352.68 FEET, A RADIUS OF 534.47 FEET, A DELTA ANGLE OF 37°48'29", AND A CHORD BEARING N 56°12'08" W, 346.32 FEET TO AN EXTENSION OF THE EAST LINE OF LOT 1 OF CSM 9654; THENCE N 00°47'25" E, ALONG AN EXTENSION OF, AND THE EAST LINE OF LOT 1 OF CSM 9654, 768.04 FEET; THENCE N 89°49'28" E, CONTINUING ALONG THE EAST LINE OF CSM 9654, AND EXTENSION OF SAID LINE, 836.89 FEET; THENCE N 00°42'26" E, 1470.11 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 5,046,639 S.F. OR 115.855 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF F STREET KIRKLAND 1, LLC. OWNERS OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, THE SUBDIVISION REGULATIONS OF THE CITY OF MUSKEGO AND THE LAND DIVISION ORDINANCE OF WAUKESHA COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

JOHN D. DOWNING, S--2939

CORPORATE OWNER'S CERTIFICATE

AS OWNER, F STREET KIRKLAND 1, LLC HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY SECTION 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- CITY OF MUSKEGO.
- WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE
- STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID F STREET KIRKLAND 1, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY

RYAN JANSSEN, MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

THIS _____ DAY OF _____, 20_____.

RYAN JANSSEN, MEMBER

STATE OF WISCONSIN)SS
COUNTY OF WAUKESHA)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED RYAN JANSSEN, TO ME KNOWN TO AS A MEMBER OF F STREET KIRKLAND 1, LLC. ARE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WI

MY COMMISSION Expires _____

CORPORATE MORTGAGE CERTIFICATE

_____, A CORPORATION DULY ORGANIZED AND EXISTING BY VIRTUE OF THE LAWS OF THE STATE OF _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF F STREET KIRKLAND 1, LLC, OWNER, THIS _____ DAY OF _____, 20_____.

_____, PRINT NAME & TITLE: _____

STATE OF _____)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED _____, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

PRINT NAME: _____

NOTARY PUBLIC, _____ COUNTY, _____

MY COMMISSION EXPIRES _____

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

F STREET KIRKLAND 1, LLC, GRANTOR, TO

WISCONSIN ELECTRIC POWER COMPANY, WISCONSIN GAS, LLC, WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THERON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEE'S AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE'S OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEE'S.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

BASEMENT RESTRICTION-GROUNDWATER

ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE--FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT A LICENSED PROFESSIONAL ENGINEER DESIGN A BASEMENT AND FOUNDATION THAT WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT OTHER SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.



THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

CITY OF MUSKEGO COMMON COUNCIL APPROVAL

THIS PLAT KNOWN AS "KIRKLAND CROSSING", IS HEREBY APPROVED BY THE CITY OF MUSKEGO COMMON COUNCIL AS BEING IN CONFORMANCE WITH THE CITY'S SUBDIVISION ORDINANCE. THE CITY OF MUSKEGO COMMON COUNCIL ALSO HEREBY APPROVES AND ACCEPTS ALL DEDICATIONS SHOWN THEREON, THIS _____ DAY OF _____, 20__.

RICHARD R. PETFALSKI JR., MAYOR

KERRI ROLLER, CITY CLERK

COMMON COUNCIL APPROVAL RESOLUTION NO. _____

CITY OF MUSKEGO PLAN COMMISSION APPROVAL

THIS PLAT KNOWN AS "KIRKLAND CROSSING", IS HEREBY APPROVED BY THE CITY OF MUSKEGO PLAN COMMISSION AS BEING IN CONFORMANCE WITH THE CITY'S SUBDIVISION ORDINANCE. THE CITY OF MUSKEGO PLAN COMMISSION ALSO HEREBY APPROVES AND ACCEPTS ALL DEDICATIONS SHOWN THEREON, THIS _____ DAY OF _____, 20__.

APPROVED AND SIGNED:

RICHARD R. PETFALSKI JR., CHAIRMAN (MAYOR)

ADAM TRZEBIATOWSKI, PLANNING MANAGER

APPROVAL RESOLUTION NO. _____

DATE OF APPROVAL: _____

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I JENNY MUSTAPICH, BEING DULY ELECTED, QUALIFIED AND ACTING CITY OF MUSKEGO TREASURER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 20_____ ON ANY LAND INCLUDED IN THE PLAT OF "KIRKLAND CROSSING".

DATE: _____ JENNY MUSTAPICH, TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
) SS
WAUKESHA COUNTY)

I, JENNIFER GRANT, BEING DULY ELECTED, QUALIFIED AND THE ACTING TREASURER OF THE COUNTY OF WAUKESHA, DO HEREBY CERTIFY THAT THE RECORD IN MY OFFICE SHOWS NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS THROUGH _____, 20_____ AFFECTING THE LANDS INCLUDED ON THIS SUBDIVISION PLAT.

DATE: _____

JENNIFER GRANT, COUNTY TREASURER

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration



REVISED: 12/17/2025
DATED: 08/13/2025
PROJ. NO: 20254
SHEET 10 OF 10