RIVER HIGHLANDS

PART OF LANDS IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWN 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

VICINITY MAP

SW 1/4, SEC. 18, T8N, R21E.

WISCONSIN JAMES R. BEATY S-1631 MILWAUKEE WI LAND SURVEYOR

DATED: APRIL 26, 2007
REVISED: JULY 17, 2007
JULY 27, 2007

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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OWNER/DEVELOPER
RIVER HIGHLANDS PARTNERS, LLC
DOUG J. WEAS, MANAGER
13400 INNOVATION DRIVE
SUITE 220
WAUWATOSA, WISCONSIN 53226

SURVEYOR / ENGINEER
JAMES R. BEATY R.L.S. / P.L.S.
THOMAS L. FLAHERTY, P.E.
NATIONAL SURVEY & ENGINEERING
16745 WEST BLUEMOUND ROAD
BROOKFIELD, WISCONSIN 53005
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APPROVING AGENCIES
CITY OF MILWAUKEE

INTERIOR ANGLES

A	86° 43' 21"
B	92° 15' 49"
C	95° 33' 35"
D	203° 58' 50"
E	149° 07' 45"
F	93° 16' 39"
G	89° 27' 09"
H	90° 00' 00"
I	129° 00' 00"
J	129° 00' 00"
K	226° 38' 18.5"
L	226° 38' 18.5"
M	227° 21' 30.5"
N	227° 21' 30.5"
O	208° 10' 00"
P	208° 10' 00"
Q	180° 00' 00"
R	180° 00' 00"
S	90° 00' 00"
T	87° 15' 27"
U	132° 21' 40.3"
V	132° 21' 40.3"
W	136° 38' 07.5"
X	136° 38' 07.5"
Y	132° 49' 38"
Z	132° 49' 38"
AA	177° 09' 50"
BB	177° 09' 50"
CC	135° 00' 00"
DD	135° 00' 00"
EE	179° 20' 19"

OUTLOT OWNERSHIP:

OWNERS OF LOTS 1 THRU 24, BLOCK 1 AND LOTS 1 THRU 22, BLOCK 2 SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP OF OUTLOT 1, 2, AND 3, BLOCK 1 AND OUTLOT 1, BLOCK 2. (SEE DECLARATION OF RESTRICTIONS FOR FURTHER DETAILS)

THE CITY OF MILWAUKEE AND MILWAUKEE COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

THE FRONT BUILDING SETBACK FOR LOTS 9, 10, 13 AND 14 IS 32 FEET MINIMUM TO INSURE ADEQUATE LOT WIDTH.

LEGEND

○ INDICATES NO. 10 (1.27") REBAR, WT. 6.303 LBS. PER LINEAL FOOT, AT LEAST 18" IN LENGTH, SET.

• INDICATES FOUND 1" IRON PIPE.

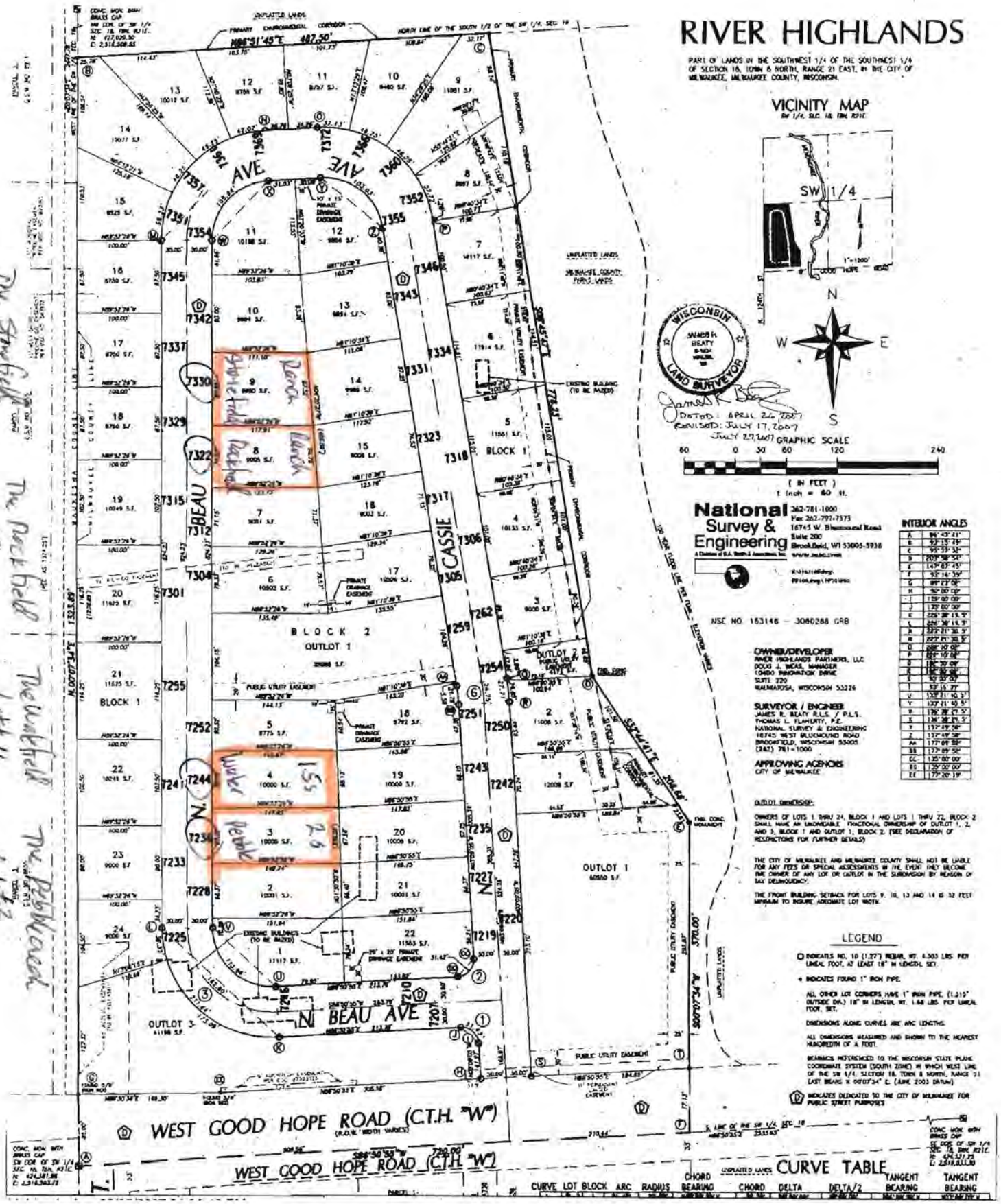
ALL OTHER LOT CORNERS HAVE 1" IRON PIPE, (1.315" OUTSIDE DIA.) 18" IN LENGTH, WT. 1.68 LBS. PER LINEAL FOOT, SET.

DIMENSIONS ALONG CURVES ARE ARC LENGTHS.

ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT.

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) IN WHICH WEST LINE OF THE SW 1/4, SECTION 18, TOWN 8 NORTH, RANGE 21 EAST, BEARS N 00°07'34" E. (JUNE 2003 DATUM).

(D) INDICATES DEDICATED TO THE CITY OF MILWAUKEE FOR PUBLIC STREET PURPOSES



CURVE TABLE

CURVE	LOT	BLOCK	ARC	RADIUS	CHORD BEARING	CHORD	DELTA	DELTA/2	TANGENT BEARING	TANGENT BEARING