

# QUIETWOOD ADDITION NO. 1

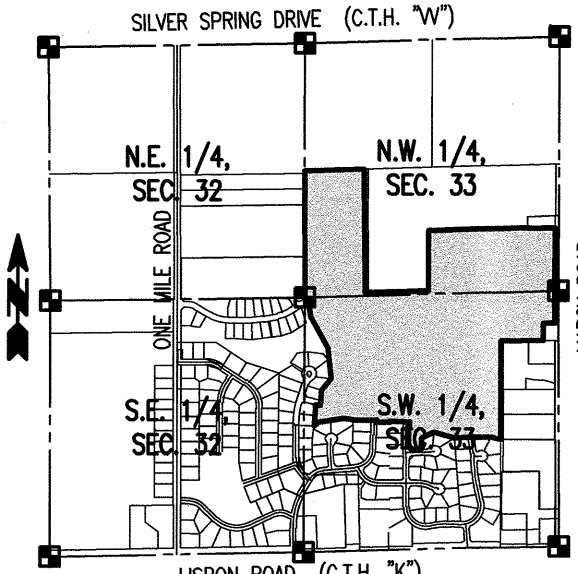
BEING A REDIVISION OF OUTLOT 5 OF "QUIETWOOD", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

## OVERALL DETAIL SHEET

### LOT CHARACTERISTICS: (PRD ZONING)

<b>LOTS 31-49:</b>	
MIN. LOT AREA:	17,000 S.F.
MIN. LOT WIDTH:	110 FT.
MIN. FRONT SETBACK:	30 FT.
MIN. REAR SETBACK:	30 FT.
MIN. SIDE SETBACK:	15 FT.

**OWNER:**  
**QUIET WOOD DEVELOPMENT, LLC**  
 3330 GATEWAY ROAD  
 SUITE 200  
 BROOKFIELD, WI 53045  
 PHONE: (414) 881-2266



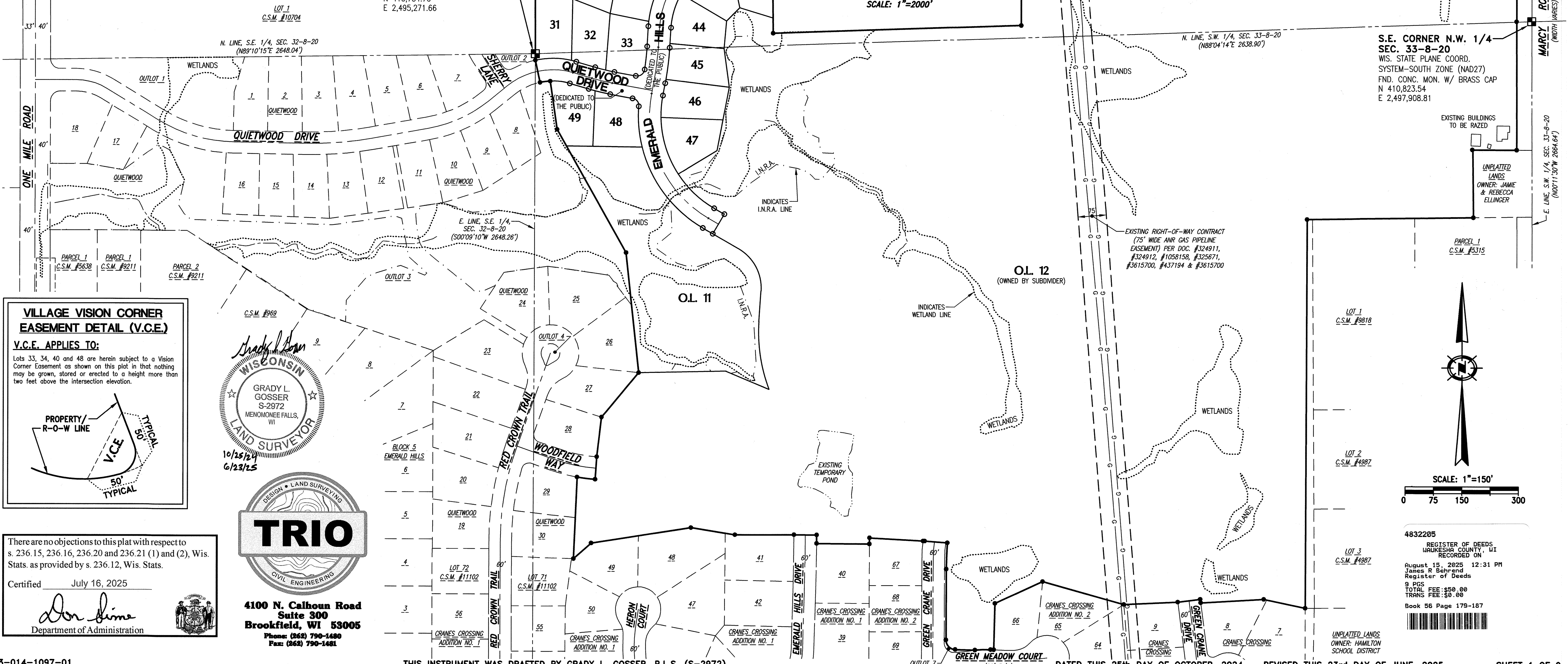
### GENERAL NOTES:

- - Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4,303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1,502 lbs. per lineal foot. (Unless otherwise noted)
- - Indicates Found Monument, See Plan.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the West line of the S.W. 1/4 of Section 33, Town 8 North, Range 20 East, Bears North 00°09'10" East.
- Outlot 6 contains open space.
- Outlots 8, 9, 10 and 12 are retained by the developer for future development.
- The Owners of the residential Lots within this Subdivision and any previous and future additions to this Subdivision shall each own an equal undivided fractional interest in Outlots 6, 7 and 11 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlots 7 and 11 of this Subdivision. The owners of the residential lots within this Subdivision and any previous and future additions to this Subdivision shall each own an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within Outlots 7 and 11. Said repairs, maintenance and restoration shall be performed by the owners of all lots within this Subdivision and any previous additions to this Subdivision and future development of Outlot 12.
- Any land below the Ordinary High Water Mark of a lake or a navigable stream is subject to the Public Trust in navigable waters that is established under Article IX, Section 1, of the State Constitution.
- Wetland and Isolated Natural Resource Area (INRA) boundaries shown hereon were field delineated by Heartland Ecological Group, Inc. (Eric Parker) on May 4-5, 2023.
- All electric, telephone, and communication distribution lines and laterals, including CATV cables, constructed after the recording of this Subdivision shall be placed underground.
- All existing structures within the development will be razed along with any possible well and private sewage systems when future development of Outlot 12 takes place.
- A** - Private Drainage Easements are established to provide for the unobstructed flow of storm water runoff from adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free of any obstructions that may restrict or block this flow. These Private Drainage Easements are marked "A".
- B** - All Easements marked "B" are Public Easements granted to the Village of Menomonee Falls.

### BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

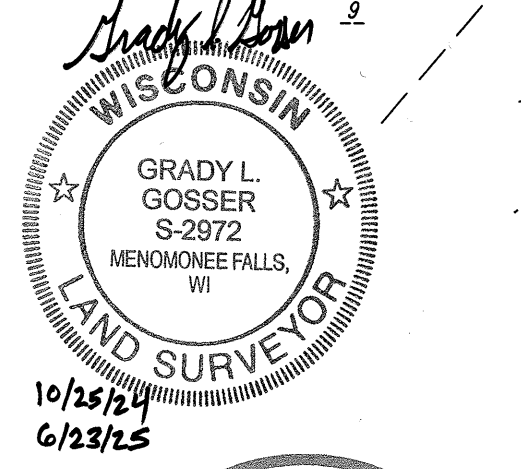
Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil 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.

**(P.O.B.)**  
 N.W. CORNER S.W. 1/4  
 SEC. 33-8-20  
 WIS. STATE PLANE COORD.  
 SYSTEM-SOUTH ZONE (NAD27)  
 FND. CONC. MON. W/ BRASS CAP  
 N 410,734.70  
 E 2,495,271.66



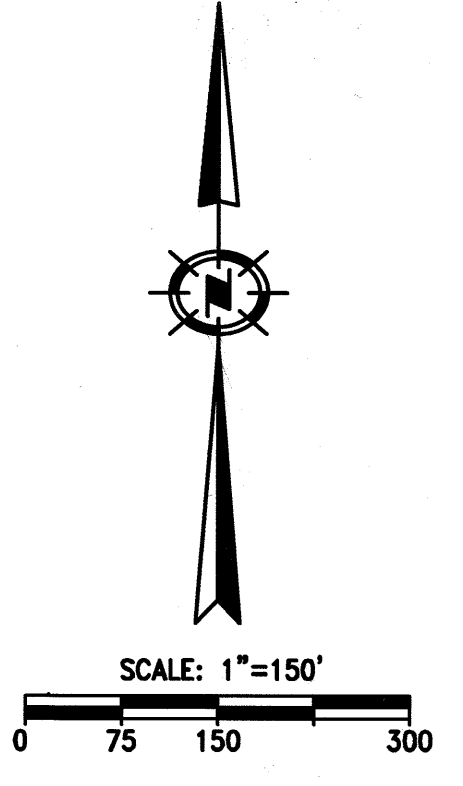
**VILLAGE VISION CORNER EASEMENT DETAIL (V.C.E.)**

**V.C.E. APPLIES TO:**  
 Lots 33, 34, 40 and 48 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above the intersection elevation.



**4100 N. Calhoun Road**  
**Suite 300**  
**Brookfield, WI 53005**  
 Phone: (262) 790-1480  
 Fax: (262) 790-1481

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
 Certified July 16, 2025  
  
 Department of Administration



4832205  
 REGISTER OF DEEDS  
 WAUKESHA COUNTY, WI  
 RECORDED ON  
 August 15, 2025 12:31 PM  
 James R Behrend  
 Register of Deeds  
 9 PGS  
 TOTAL FEE: \$50.00  
 TRANS FEE: \$0.00  
 Book 56 Page 179-187

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*Don Sims*  
Department of Administration

N.W. CORNER N.W. 1/4  
SEC. 33-8-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (NAD27)  
FND. CONC. MON. W/ BRASS CAP  
N 413,382.79  
E 2,495,264.63

LOT 3  
C.S.M. #4234

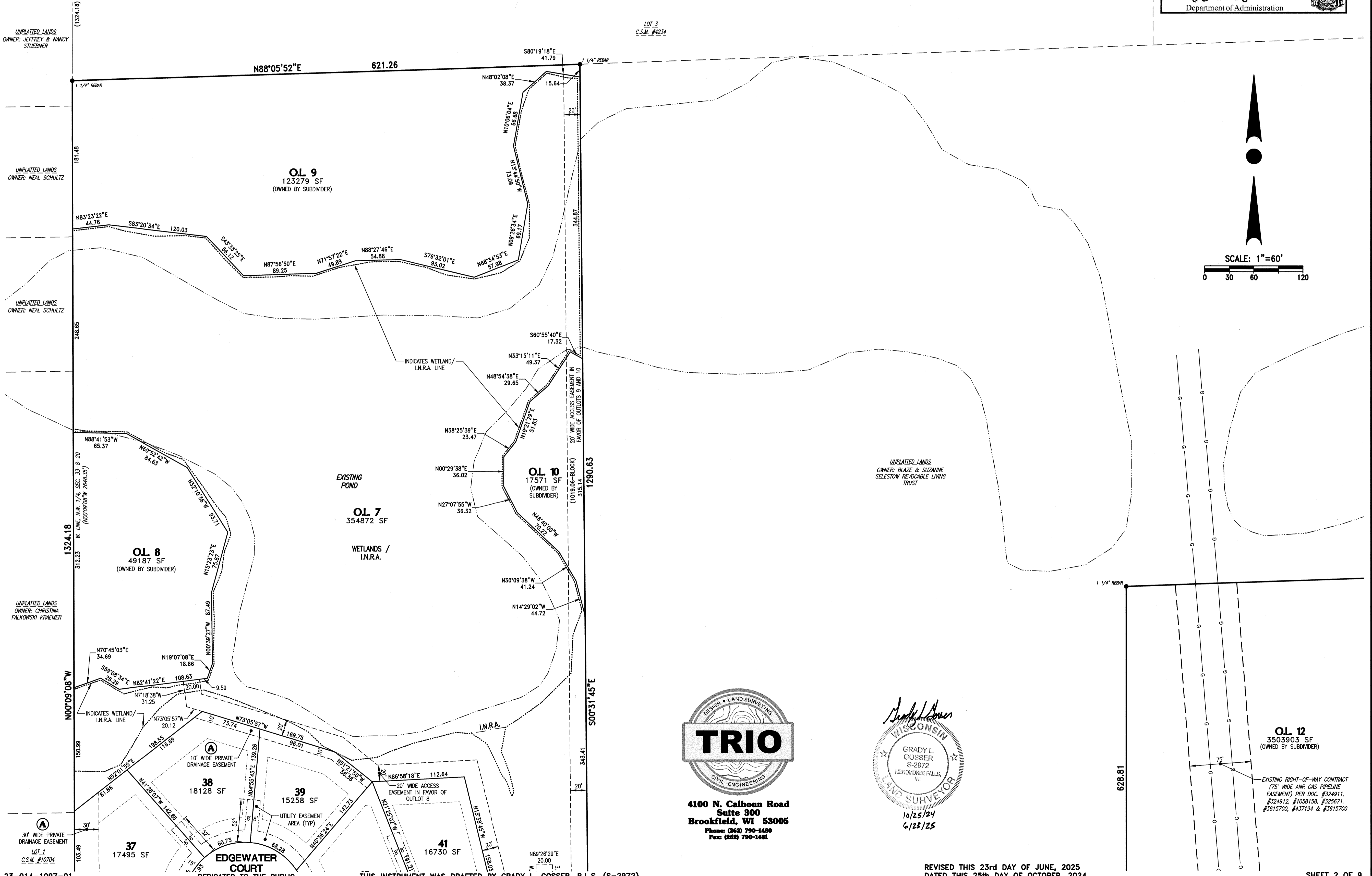
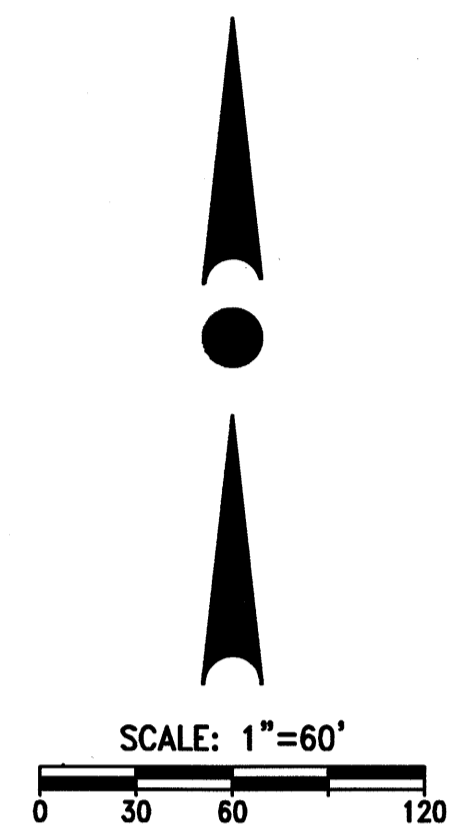
UNPLATTED LANDS  
OWNER: JEFFREY & NANCY  
STUEBNER

UNPLATTED LANDS  
OWNER: NEAL SCHULTZ

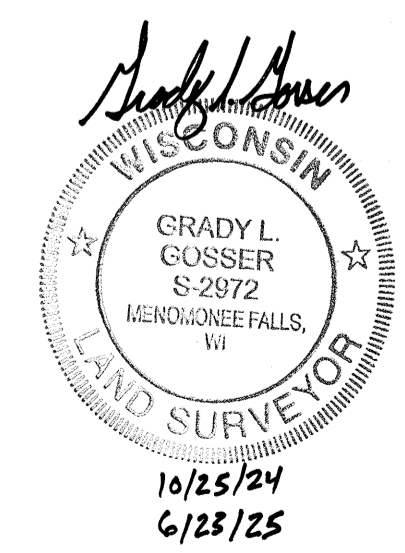
UNPLATTED LANDS  
OWNER: NEAL SCHULTZ

UNPLATTED LANDS  
OWNER: CHRISTINA  
FALKOWSKI KRAEMER

UNPLATTED LANDS  
OWNER: BLAZE & SUZANNE  
SELESTOW REVOCABLE LIVING  
TRUST



4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1490  
Fax: (262) 790-1481



X:\2023\23-014-1097 QUIET WOOD - CRANES CROSSING NORTH - MEN. FALLS DRAWINGS SURVEY PLATS\66FPL02.DWG

23-014-1097-01

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

REVISED THIS 23rd DAY OF JUNE, 2025  
DATED THIS 25th DAY OF OCTOBER, 2024

SHEET 2 OF 9

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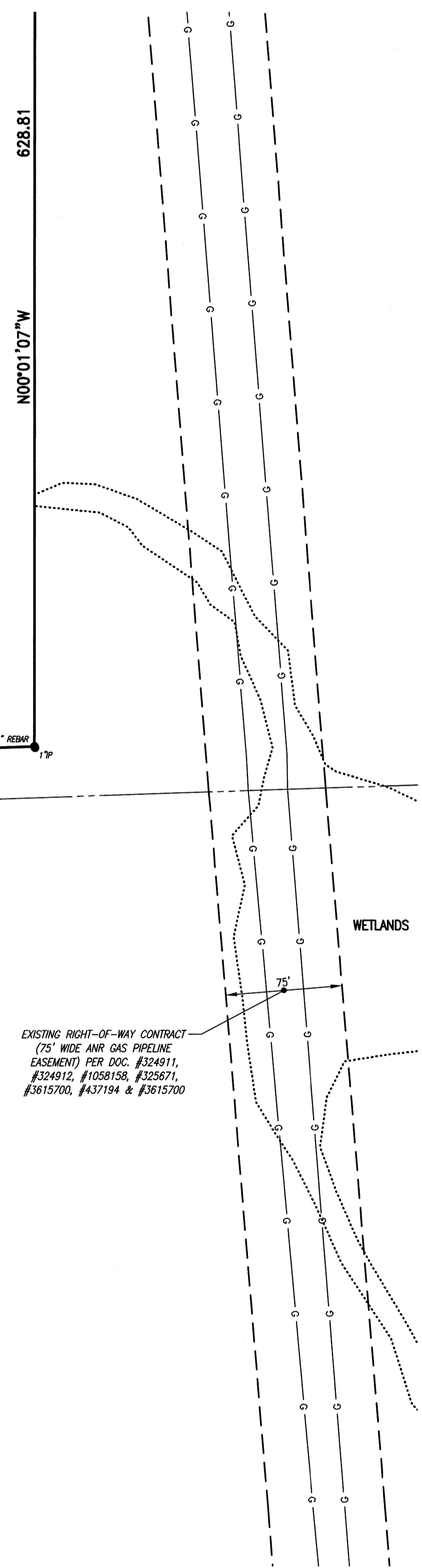
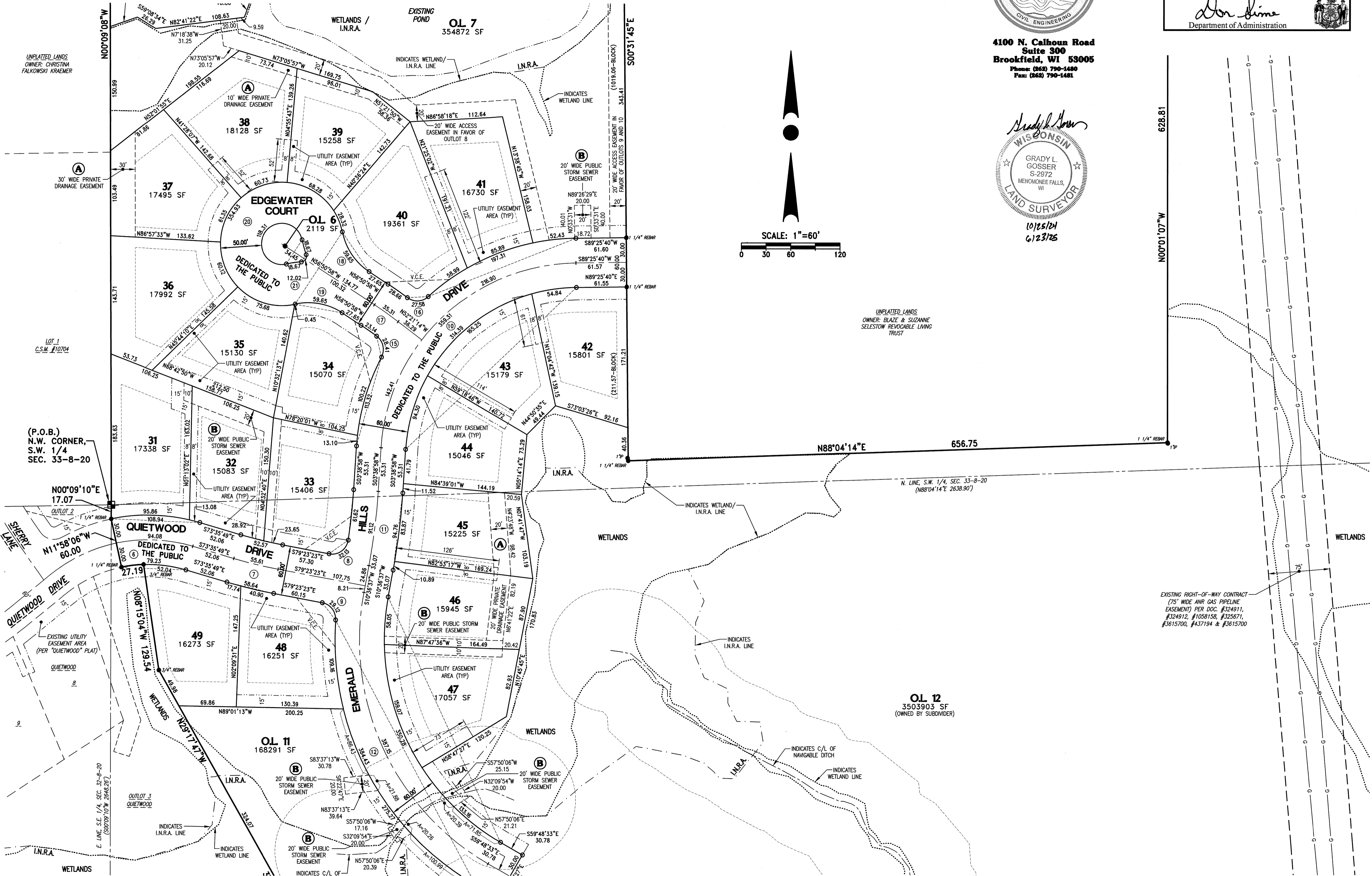
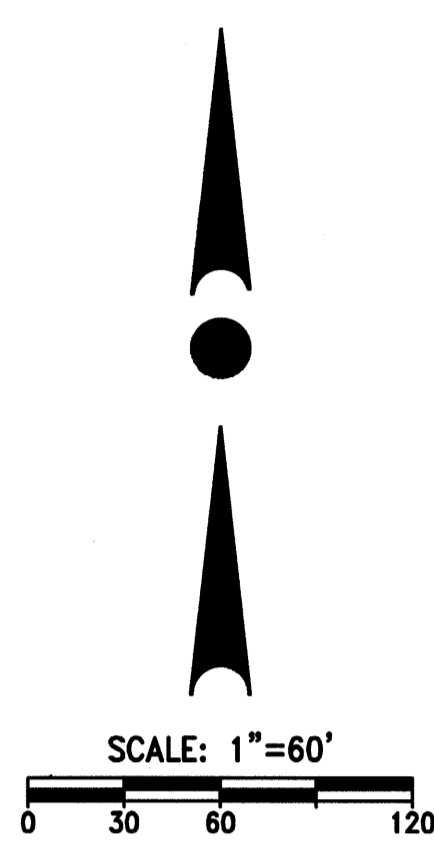


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*Don Dime*  
Department of Administration

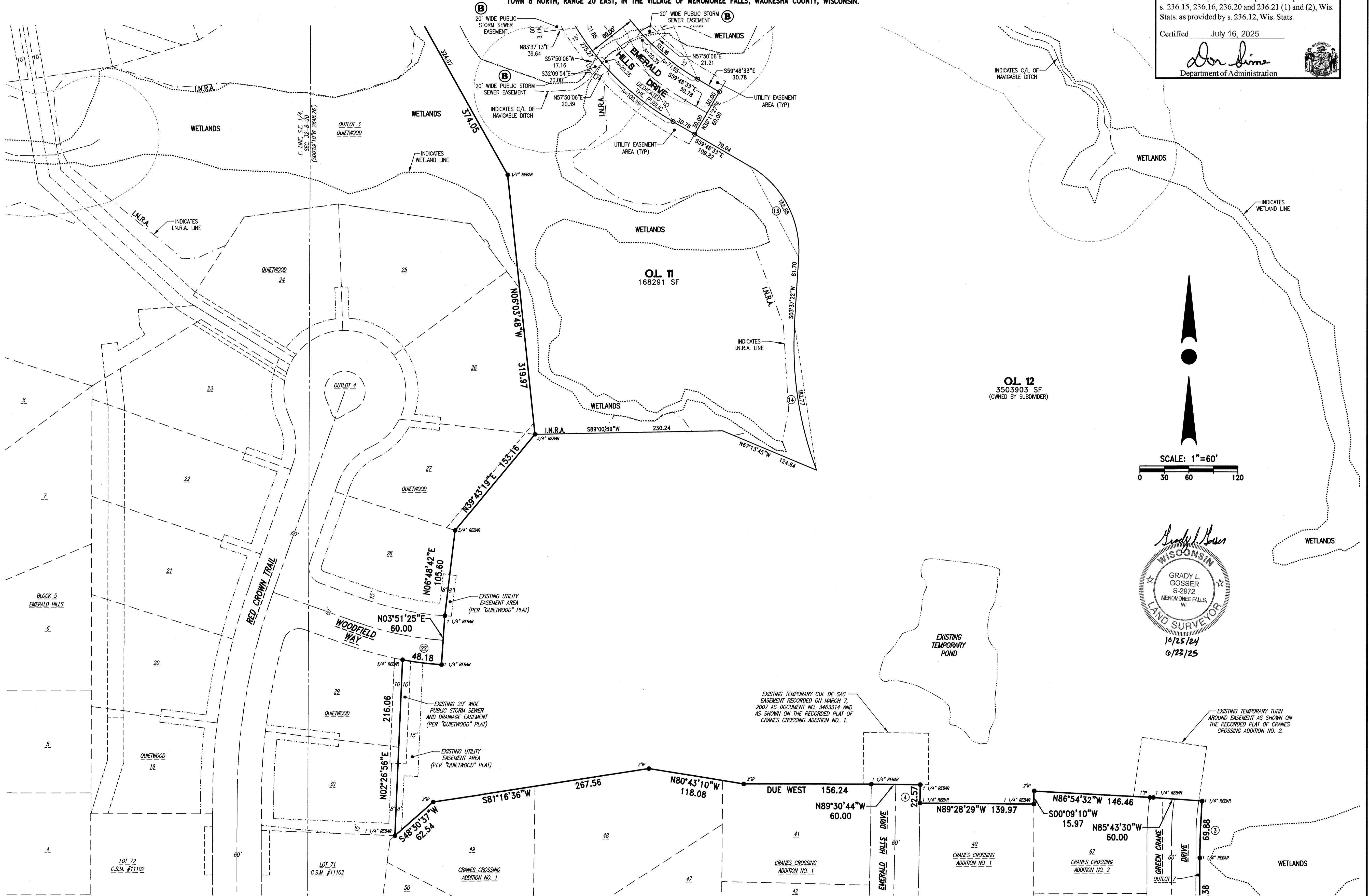


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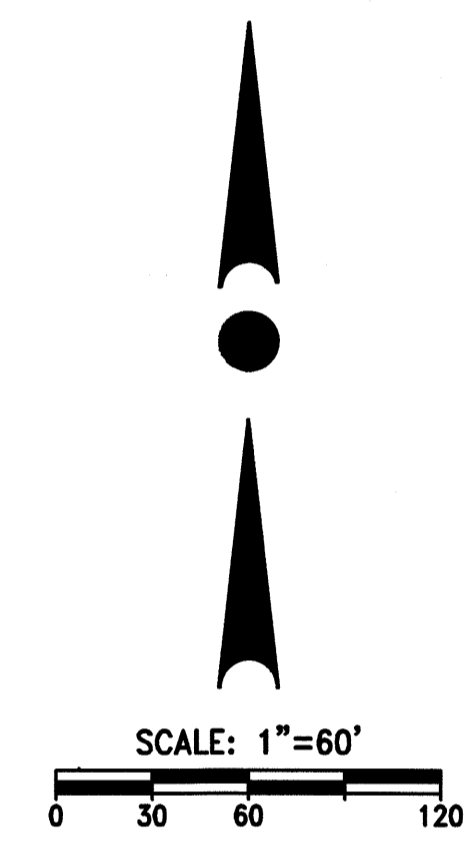
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Certified July 16, 2025  
*Don Sims*  
Department of Administration



OL 12  
3503903 SF  
(OWNED BY SUBDIVIDER)



*Grady L. Gosser*  
WISCONSIN  
GRADY L. GOSSER  
S-2972  
MENOMONEE FALLS, WI  
10/25/24  
6/23/25

X:\2023\23-014-1097 QUIET WOOD - CRANES CROSSING NORTH - MEN. FALLS DRAWINGS\SURVEY PLATS\168PFL02.DWG

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N.E. CORNER N.W. 1/4  
SEC. 33-8-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (NAD27)  
FND. CONC. MON. W/ BRASS CAP  
N 413,469.53  
E 2,497,914.11

UNPLATTED LANDS  
OWNER: BLAZE & SUZANNE  
SELESTOW REVOCABLE LIVING  
TRUST

C.S.M. #154

S00°06'53"W  
4.29  
N88°21'05"E  
284.73

N88°05'03"E  
1029.20

1 1/4" REBAR  
628.81

N00°01'07"W  
1 1/4" REBAR

(1990.49)

40.00'

654.64

E. LINE, N.W. 1/4, SEC. 33-8-20  
(N88°05'03"E 284.73')

MARCY ROAD  
(WIDTH VARIES)

1 1/4" REBAR

340.49

E. LINE, S.W. 1/4, SEC. 33-8-20  
(N00°11'30"W 284.64')

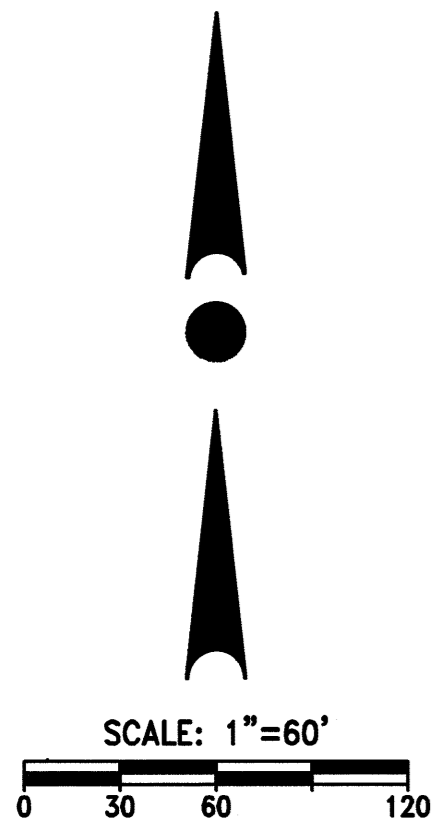
S00°11'30"E

40.00'

EXISTING BUILDINGS  
TO BE RAZED  
1 1/4" REBAR

N89°50'10"W 116.70

UNPLATTED LANDS  
OWNER: JAMIE &  
REBECCA ELLINGER



EXISTING RIGHT-OF-WAY CONTRACT  
(75' WIDE ANR GAS PIPELINE  
EASEMENT) PER DOC. #324911,  
#324912, #1058158, #325671,  
#3615700, #437194 & #3615700

EXISTING BUILDINGS  
TO BE RAZED

INDICATES  
WETLAND LINE

WETLANDS

INDICATES  
WETLAND LINE

WETLANDS

OL 12  
3503903 SF  
(OWNED BY SUBDIVIDER)

N. LINE, S.W. 1/4, SEC. 33-8-20  
(N88°04'14"E 2638.90')

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

Certified July 16, 2025

*Don Sims*  
Department of Administration



4100 N. Calhoun Road  
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Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481



REVISED THIS 23rd DAY OF JUNE, 2025  
DATED THIS 25th DAY OF OCTOBER, 2024

X:\2023\23-014-1097 QUIET WOOD - CRANES CROSSING NORTH - MEN. FALLS DRAWINGS\SURVEY\PLATS\166PLOT.DWG

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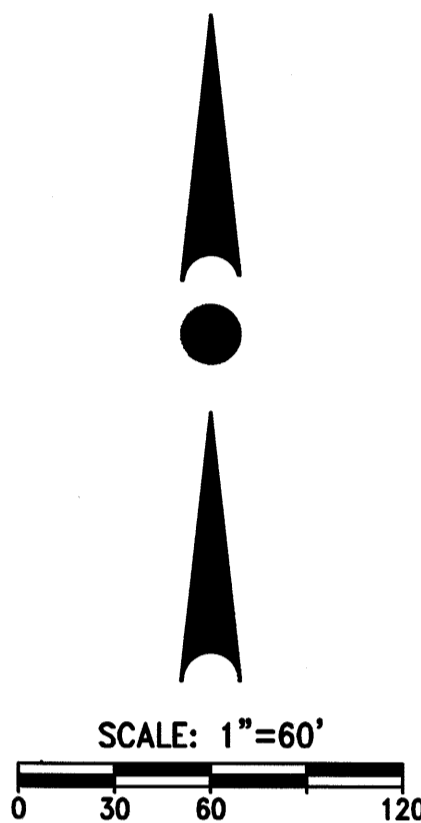
*Don Jime*  
Department of Administration



*Grady L. Gosser*



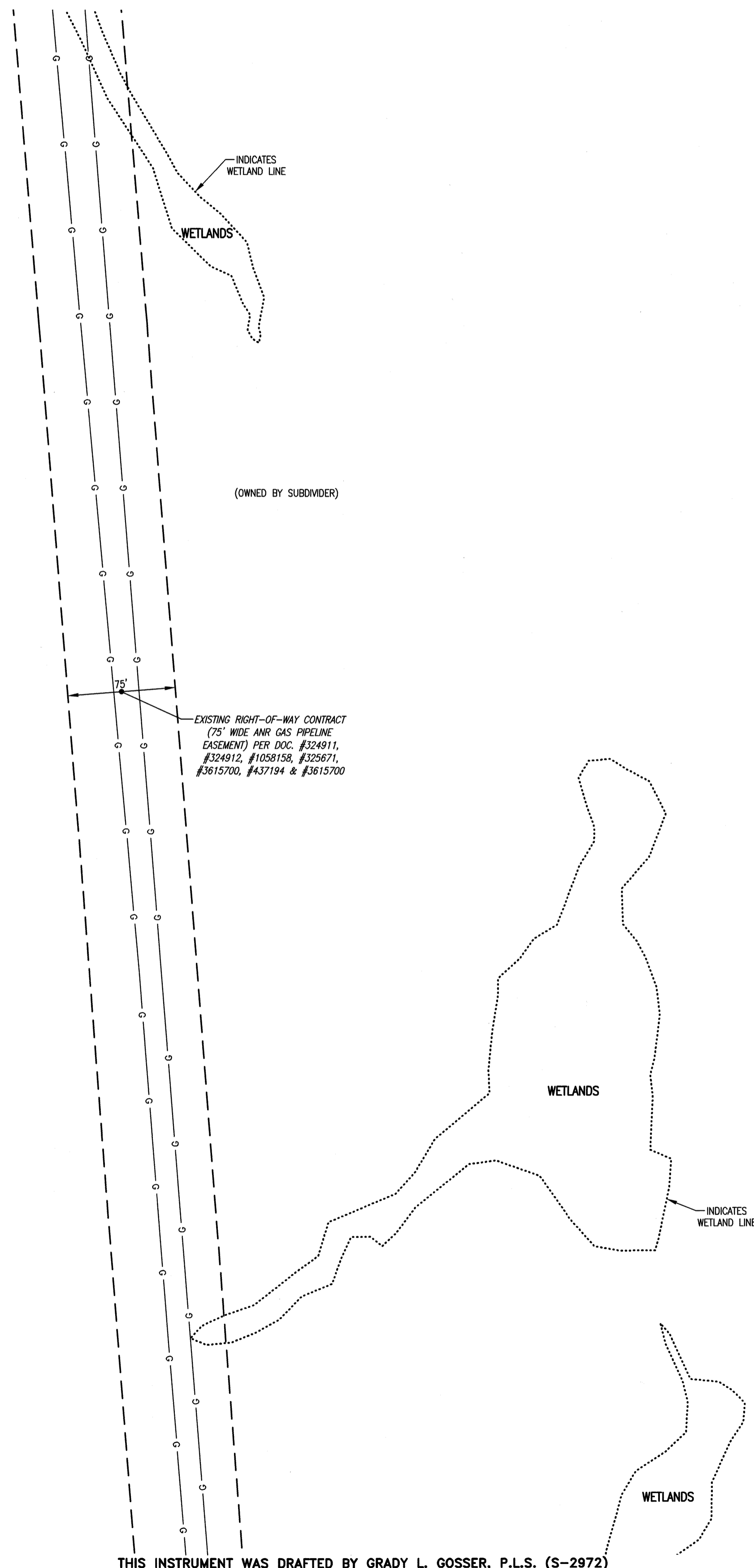
10/25/24  
6/23/25



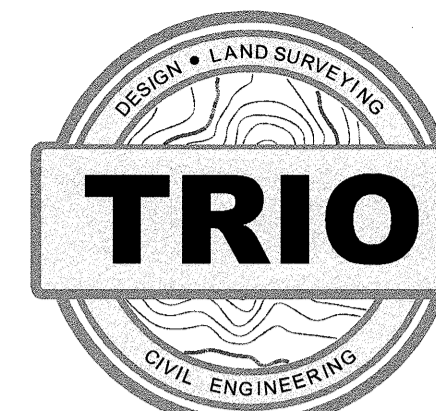
**OL 12**  
3503903 SF  
(OWNED BY SUBDIVIDER)

WETLANDS

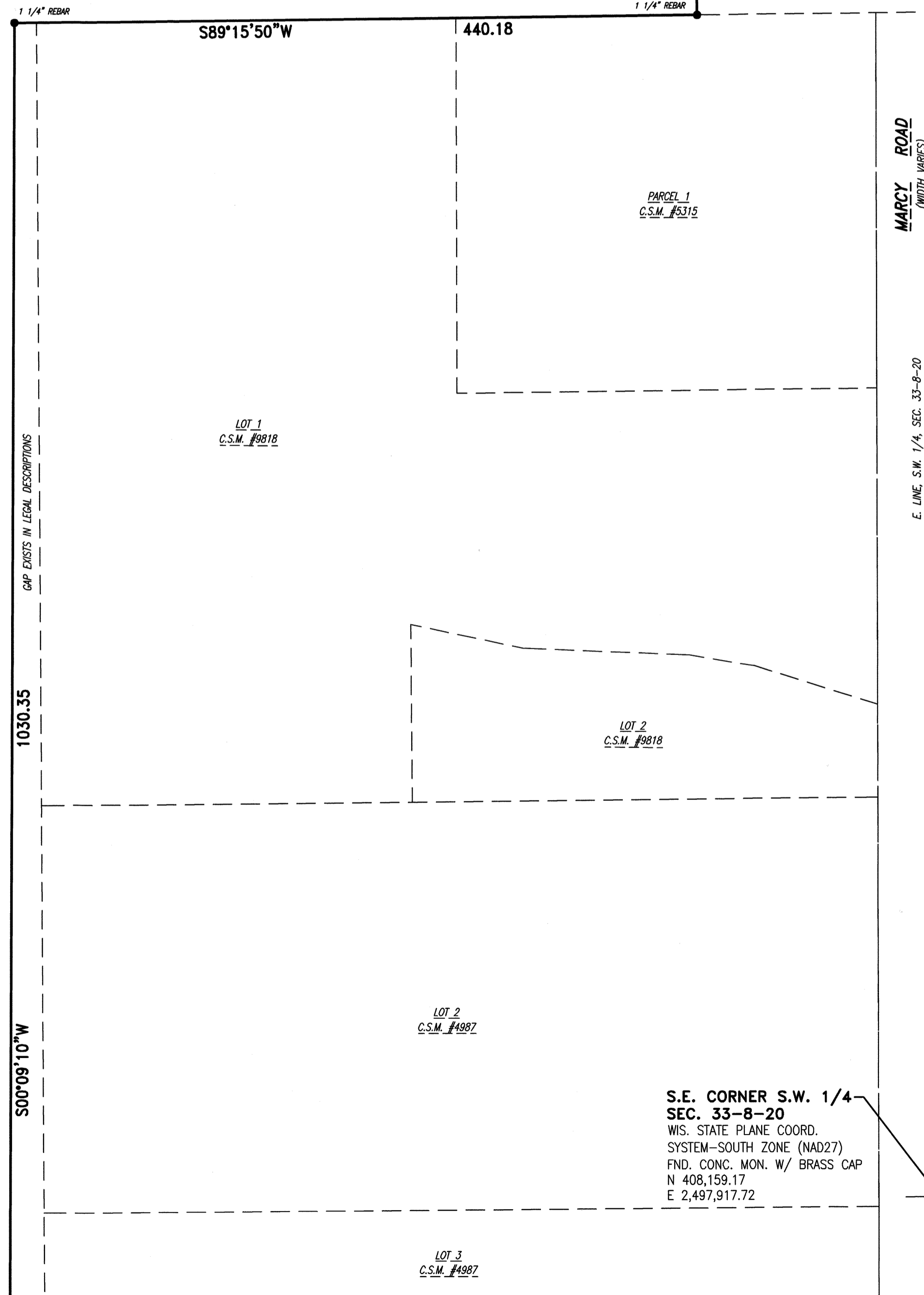
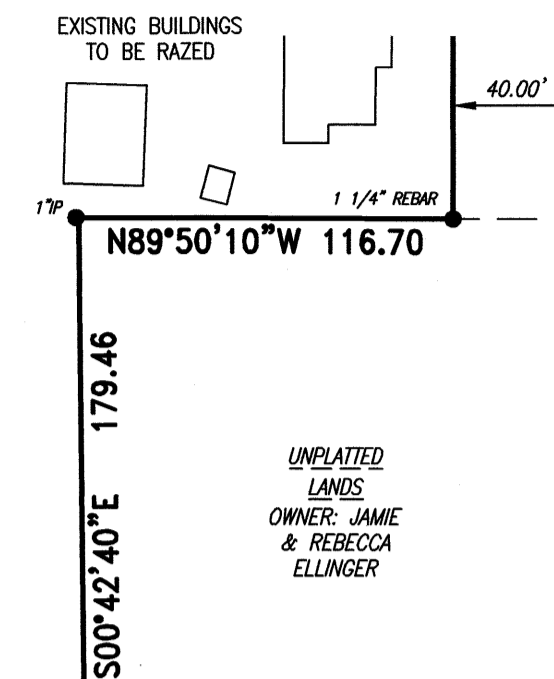
INDICATES WETLAND LINE



THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)



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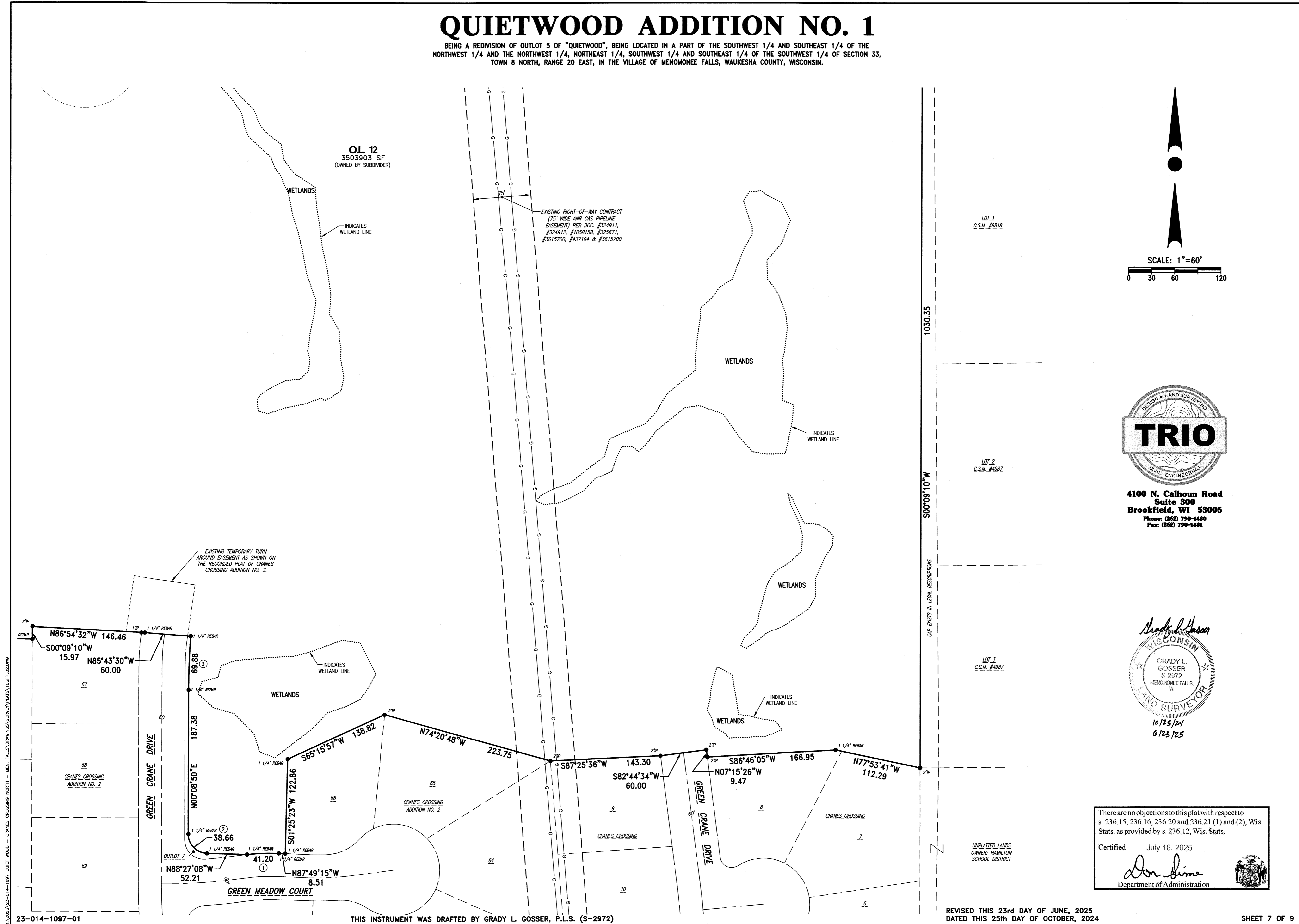
S.E. CORNER S.W. 1/4  
SEC. 33-8-20  
WIS. STATE PLANE COORD.  
SYSTEM-SOUTH ZONE (NAD27)  
FND. CONC. MON. W/ BRASS CAP  
N 408,159.17  
E 2,497,917.72

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SHEET 7 OF 9

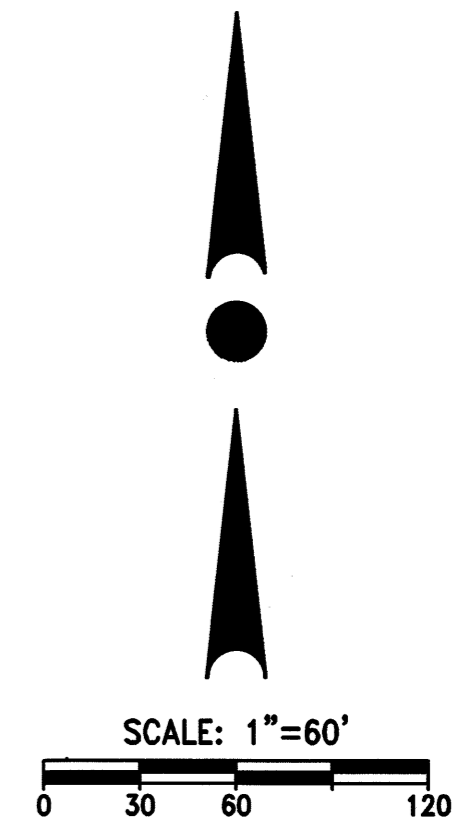
**OL 12**  
3503903 SF  
(OWNED BY SUBDIVIDER)

EXISTING RIGHT-OF-WAY CONTRACT  
(75' WIDE ANR GAS PIPELINE  
EASEMENT) PER DOC. #324911,  
#324912, #1058158, #325671,  
#3615700, #437194 & #3615700

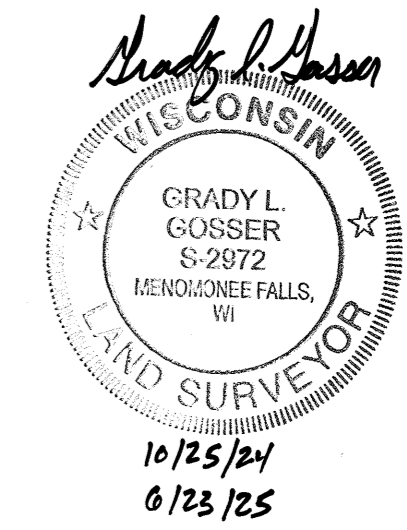
LOT 1  
C.S.M. #4987

LOT 2  
C.S.M. #4987

LOT 3  
C.S.M. #4987




**4100 N. Calhoun Road**  
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Stats. as provided by s. 236.12, Wis. Stats.

Certified July 16, 2025

*Don Jime*  
Department of Administration



UNPLATTED LANDS  
OWNER: HAMILTON  
SCHOOL DISTRICT

# QUIETWOOD ADDITION NO. 1

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### CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	280.00	8°25'51"	41.20	41.16	S87°57'49.5"W	N87°49'15"W	S83°44'54"W
2	BOUNDARY	25.00	88°35'58"	38.66	34.92	N44°09'09"W	N88°27'08"W	N00°08'50"E
3	BOUNDARY	970.00	4°07'40"	69.88	69.87	N02°12'40"E	N00°08'50"E	N04°16'30"E
4	BOUNDARY	8030.00	0°09'40"	22.57	22.57	N00°34'06"E	N00°38'56"E	N00°29'16"E
5	BOUNDARY	260.00	3°32'35"	16.08	16.08	N02°02'59.5"E	N00°16'42"E	N03°49'17"E
6	C/L	190.00	28°22'17"	94.08	93.12	S87°46'57.5"E	N78°01'54"E	S73°35'49"E
	NORTH	220.00	28°22'17"	108.94	107.83	S87°46'57.5"E	N78°01'54"E	S73°35'49"E
	31	220.00	24°57'50"	95.86	95.10	S89°29'11"E	N78°01'54"E	S77°00'16"E
	32	220.00	3°24'27"	13.08	13.08	S75°18'02.5"E	S77°00'16"E	S73°35'49"E
	SOUTH	160.00	28°22'17"	79.23	78.42	S87°46'57.5"E	N78°01'54"E	S73°35'49"E
	BOUNDARY	160.00	9°44'12"	27.19	27.16	N82°54'00"E	N78°01'54"E	N87°46'06"E
	49	160.00	18°38'05"	52.04	51.81	S82°54'51.5"E	N87°46'06"E	S73°35'49"E
7	C/L	550.00	5°47'34"	55.61	55.58	S76°29'36"E	S73°35'49"E	S79°23'23"E
	NORTH	520.00	5°47'34"	52.57	52.55	S76°29'36"E	S73°35'49"E	S79°23'23"E
	32	520.00	3°11'12"	28.92	28.92	S75°11'25"E	S73°35'49"E	S76°47'01"E
	33	520.00	2°36'22"	23.65	23.65	S78°05'12"E	S76°47'01"E	S79°23'23"E
	SOUTH	580.00	5°47'34"	58.64	58.61	S76°29'36"E	S73°35'49"E	S79°23'23"E
	49	580.00	1°45'07"	17.74	17.74	S74°28'22.5"E	S73°35'49"E	S75°20'56"E
	48	580.00	4°02'27"	40.90	40.90	S77°22'09.5"E	S75°20'56"E	S79°23'23"E
8	33	20.00	92°03'28"	32.13	28.79	N54°34'53"E	S79°23'23"E	N08°33'09"E
9	48	20.00	83°25'31"	29.12	26.62	N37°40'37.5"W	N04°02'08"E	N79°23'23"W
10	C/L	240.00	85°46'42"	359.31	326.68	S46°32'19"W	S89°25'40"W	S03°38'58"W
	C/L (NE)	240.00	51°46'54"	216.90	209.60	S63°32'13"W	S89°25'40"W	S37°38'46"W
	C/L (SW)	240.00	33°59'48"	142.41	140.33	S20°38'52"W	S37°38'46"W	S03°38'58"W
	SOUTHEAST	210.00	85°46'42"	314.39	285.84	S46°32'19"W	S89°25'40"W	S03°38'58"W
	42	210.00	14°57'45"	54.84	54.68	S81°56'47.5"W	S89°25'40"W	S74°27'55"W
	43	210.00	45°05'17"	165.25	161.03	S51°55'16.5"W	S74°27'55"W	S29°22'38"W
	44	210.00	25°43'40"	94.30	93.51	S16°30'48"W	S29°22'38"W	S03°38'58"W
	TOTAL-NW	270.00	41°52'16"	197.31	192.95	S68°29'32"W	S89°25'40"W	S47°33'24"W
	OUTLOT 7	270.00	11°07'37"	52.43	52.35	S83°51'51.5"W	S89°25'40"W	S78°18'03"W
	41	270.00	18°13'34"	85.89	85.53	S69°11'16"W	S78°18'03"W	S60°04'29"W
	40	270.00	12°31'05"	58.99	58.87	S53°48'56.5"W	S60°04'29"W	S47°33'24"W
	TOTAL-WEST	270.00	24°02'48"	113.32	112.49	S15°40'22"W	S27°41'46"W	S03°38'58"W
	34	270.00	21°16'05"	100.22	99.65	S17°03'43.5"W	S27°41'46"W	S06°25'41"W
	33	270.00	2°46'43"	13.10	13.09	S05°02'19.5"W	S06°25'41"W	S03°38'58"W


### CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
11	C/L	750.00	6°57'39"	91.12	91.06	N07°07'47.5"E	N10°36'37"E	N03°38'58"E
	EAST	780.00	6°57'39"	94.76	94.70	N07°07'47.5"E	N10°36'37"E	N03°38'58"E
	45	780.00	6°09'39"	83.87	83.83	N06°43'47.5"E	N09°48'37"E	N03°38'58"E
	46	780.00	0°48'00"	10.89	10.89	N10°12'37"E	N10°36'37"E	N09°48'37"E
	WEST	720.00	4°54'11"	61.62	61.60	N06°06'03.5"E	N08°33'09"E	N03°38'58"E
12	C/L	315.00	70°25'10"	387.15	363.24	S24°35'58"E	S10°36'37"W	S59°48'33"E
	EAST	285.00	70°25'10"	350.28	328.65	S24°35'58"E	S10°36'37"W	S59°48'33"E
	46	285.00	11°40'12"	58.05	57.95	S04°46'31"W	S10°36'37"W	S01°03'35"E
	47	285.00	31°58'44"	159.07	157.01	S17°02'57"E	S01°03'35"E	S33°02'19"E
	OUTLOT 12	285.00	26°46'14"	133.16	131.95	S46°25'26"E	S33°02'19"E	S59°48'33"E
	WEST	345.00	63°50'41"	384.43	364.85	S27°53'12.5"E	S04°02'08"W	S59°48'33"E
	48	345.00	18°07'44"	109.16	108.71	S05°01'44"E	S04°02'08"W	S14°05'36"E
	OUTLOT 11	345.00	45°42'57"	275.27	268.03	S36°57'04.5"E	S14°05'36"E	S59°48'33"E
13	OUTLOT 11/12	120.00	63°25'55"	132.85	126.17	N28°05'35.5"W	N03°37'22"E	N59°48'33"W
14	OUTLOT 11/12	430.00	24°21'13"	182.77	181.40	S08°33'14.5"E	S03°37'22"W	S20°43'51"E
15	34	20.00	81°23'19"	28.41	26.08	N12°59'53.5"W	N27°41'46"E	N53°41'33"W
16	40	20.00	79°00'53"	27.58	25.45	N87°03'50.5"E	S53°25'43"E	N47°33'24"E
17	C/L	450.00	4°29'44"	35.31	35.30	N54°36'06"W	N52°21'14"W	N56°50'58"W
	NORTHEAST	480.00	3°25'15"	28.66	28.65	N55°08'20.5"W	N53°25'43"W	N56°50'58"W
	SOUTHWEST	420.00	3°09'25"	23.14	23.14	N55°16'15.5"W	N53°41'33"W	N56°50'58"W
18	40	75.00	45°34'23"	59.65	58.09	S34°03'46.5"E	S11°16'35"E	S56°50'58"E
	OUTLOT 6	125.00	8°33'29"	18.67	18.65	S15°33'19.5"E	S11°16'35"E	S19°50'04"E
19	34	75.00	45°34'23"	59.65	58.09	N79°38'09.5"W	N56°50'58"W	S77°34'39"W
	OUTLOT 6	125.00	8°33'29"	18.67	18.65	S81°51'23.5"W	S86°08'08"W	S77°34'39"W
20	TOTAL	75.00	271°08'46"	354.93	105.00	S33°09'02"W	N11°16'35"W	N77°34'39"E
	40	75.00	21°38'11"	28.32	28.15	N22°05'40.5"W	N11°16'35"W	N32°54'46"W
	39	75.00	52°09'31"	68.28	65.94	N58°59'31.5"W	N32°54'46"W	N85°04'17"W
	38	75.00	46°23'50"	60.73	59.09	S71°43'48"W	N85°04'17"W	S48°31'53"W
	37	75.00	46°52'16"	61.35	59.66	S25°05'45"W	S48°31'53"W	S01°39'37"W
	36	75.00	45°55'27"	60.12	58.52	S21°18'06.5"E	S01°39'37"W	S44°15'50"E
	35	75.00	57°48'44"	75.68	72.51	S73°10'12"E	S44°15'50"E	N77°55'26"E
	34	75.00	0°20'47"	0.45	0.45	N77°45'02.5"E	N77°55'26"E	N77°34'39"E
	OUTLOT 6	25.00	271°08'46"	118.31	35.00	S33°09'02"W	N11°16'35"W	N77°34'39"E
21	OUTLOT 6	6.50	105°58'12"	12.02	10.38	N33°09'02"E	N86°08'08"E	N19°50'04"W
22	BOUNDARY	430.00	6°25'09"	48.18	48.15	S82°56'00.5"E	S79°43'26"E	S86°08'35"E

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

Certified July 16, 2025

*Don Jime*  
Department of Administration




4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1460  
Fax: (262) 790-1481



### WETLAND PRESERVATION AND ISOLATED NATURAL RESOURCE AREA PRESERVATION RESTRICTIONS:

- Those areas identified as WETLAND and ISOLATED NATURAL RESOURCE AREA (I.N.R.A.) on this Plat shall be subject to the following restrictions:
- Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the Village of Menomonee Falls, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
  - The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Village of Menomonee Falls. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Village of Menomonee Falls, shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Wetland/I.N.R.A. and with approval from the Village of Menomonee Falls.
  - Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited.
  - The introduction of plant material not indigenous to the existing environment is prohibited.
  - Ponds may be permitted subject to the approval of the Village of Menomonee Falls and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
  - The construction of buildings is prohibited.

REVISED THIS 23rd DAY OF JUNE, 2025  
DATED THIS 25th DAY OF OCTOBER, 2024

# QUIETWOOD ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 5 OF "QUIETWOOD", BEING LOCATED IN A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MEMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA )

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 5 of "QUIETWOOD", recorded in the Office of the Register of Deeds for Waukesha County on January 17, 2025, as Document Number 4801797, being located in a part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 33, Town 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin

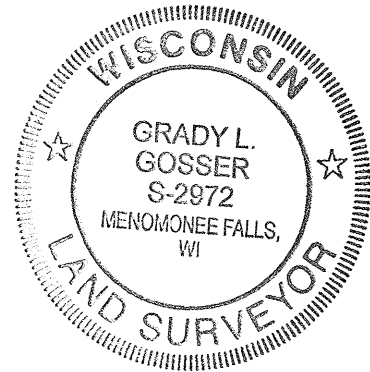
Said Parcel contains 4,629,177 Square Feet (or 106.2713 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of QUIET WOOD DEVELOPMENT, LLC, 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 Menomonee Falls in surveying, dividing and mapping the same.

Dated this 25<sup>th</sup> Day of OCTOBER, 20 24.  
REVISED: 6/23/25



Grady L. Gosser  
Grady L. Gosser, P.L.S.  
Professional Land Surveyor, S-2972  
TRIO ENGINEERING, LLC  
4100 N. Calhoun Road, Suite 300  
Brookfield, WI 53005  
Phone: (262)790-1480 Fax: (262)790-1481

### CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

QUIET WOOD DEVELOPMENT, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has 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 S.236.10 or S.236.12 to be submitted to the following for approval or objection.

#### APPROVING AGENCIES:

- 1. Village of Menomonee Falls

#### AGENCIES WHO MAY OBJECT:

- 1. State of Wisconsin, Department of Administration
- 2. Waukesha County, Department of Parks and Land Use

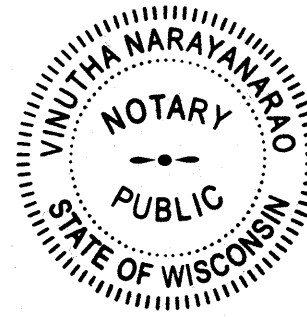
Witness the hand and seal of said Owner this 24<sup>th</sup> day of JULY, 20 25.

QUIET WOOD DEVELOPMENT, LLC

Marv Berg, President

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA )

Personally came before me this 24<sup>th</sup> day of JULY, 20 25, the above named Marv Berg, President of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.



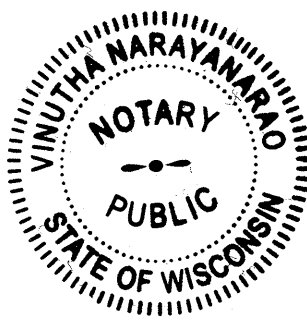
Vinutha Narayanarao  
Print Name: VINUTHA NARAYANARAO  
Public, Waukesha County, WI  
My Commission Expires: June 6<sup>th</sup> 2027

### CONSENT OF CORPORATE MORTGAGEE:

FEL CITY NATIONAL BANK a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Plat, and does hereby consent to the above certificate of QUIET WOOD DEVELOPMENT, LLC, owner, this 24<sup>th</sup> day of JULY, 20 25.

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA )

Personally came before me this 24<sup>th</sup> day of JULY, 20 25, the above named TREVOR ARNOLD of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such VICE PRESIDENT of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.



Vinutha Narayanarao  
Print Name: VINUTHA NARAYANARAO  
Public, Waukesha County, WI  
My Commission Expires: June 6<sup>th</sup> 2027

### UTILITY EASEMENT PROVISIONS:

An Easement for electric, natural gas, and communications service is hereby granted by

QUIET WOOD DEVELOPMENT, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

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, thereon, 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 Grantees 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 Grantees 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 Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. 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 grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

### CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA )

I, Patricia F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 24<sup>th</sup> Day of July, 20 25 on any of the land included in the Plat of "QUIETWOOD ADDITION NO. 1".

Dated this 24<sup>th</sup> Day of July, 20 25.

Patricia F. Reeves  
Patricia F. Reeves, County Treasurer

### CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF WAUKESHA )

I, Valerie Emrich, being duly appointed, qualified and acting Interim Treasurer of the Village of Menomonee Falls, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 31<sup>st</sup> Day of JULY, 20 25 on any of the land included in the Plat of "QUIETWOOD ADDITION NO. 1".

Dated this 31<sup>st</sup> Day of JULY, 20 25.

Valerie Emrich  
Valerie Emrich, Village Treasurer

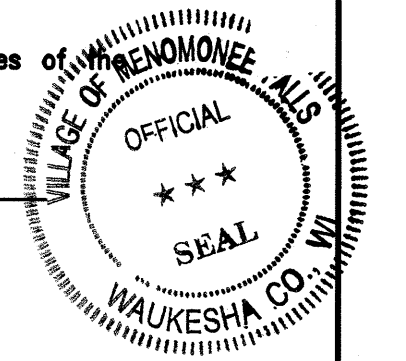
### VILLAGE BOARD APPROVAL:

Resolved, that the plat of "QUIETWOOD ADDITION NO. 1", in the Village of Menomonee Falls, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Menomonee Falls, on this 6 Day of January, 20 25.

Jeremy Walz  
Jeremy Walz, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of Trustees of the Village of Menomonee Falls.

Amy Dishinger  
Amy Dishinger, Village Clerk



### MEMONEE FALLS PLAN COMMISSION:

Preliminary Approval: Date: 12/10/2024

Ann J. Smith  
Secretary

Final Approval: Date: 12/10/2024

Ann J. Smith  
Secretary

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified July 16, 2025  
Don Sims  
Department of Administration



**TRIO**  
4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

REVISED THIS 23rd DAY OF JUNE, 2025  
DATED THIS 25th DAY OF OCTOBER, 2024