ANCIENT OAKS OF SUSSEX

BEING A SUBDIVISION OF THE SOUTHEAST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

"OVERALL DETAIL SHEET"

OWNER:
ANCIENT OAKS, LLC.
12720 W. NORTH AVENUE
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 785-1968
FAX: (262) 785-1949

4404349
REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
June 28, 2019 10:19 AM
Kathy K. Ludwigson
Register of Deeds
4.00
TOTAL FEE(S): $ 30
TRANS FEE(S): $ 0
Book 55 Page 5-12

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.
- Indicates Found Monumentation (See Plan).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the N.W. 1/4 of Section 23, Town 8 North, Range 19 East, bears South 00°14'20" West.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- The Easements for Watermain, Sidewalk, Storm Sewer and Drainage are herein granted to the Village of Sussex.
- Outlots 1, 2, and 3 are dedicated by this instrument to the Village of Sussex.
- Wetland boundaries shown hereon onsite were field delineated by Stantec, Eric Parker, PWS, on October 19th, 2015 and provided in digital format.
- Homeowner's Association shall have maintenance rights and obligations pursuant to Ancient Oaks of Sussex Deed Restrictions to maintain landscape features installed by Developer on Village owned Outlots and Right-of-Way as dedicated by this instrument.
- (B) Private Drainage Easements granted to Owners of the Lots within this Subdivision are established to provide for the unobstructed flow of Stormwater 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 divert this flow.
- (C) Private Drainage and Drain Tile Easements granted to Owners of the Lots within this Subdivision are established to provide for the unobstructed flow of Groundwater runoff. Owners of Lots on which these Private Drainage and Drain Tile Easements exist shall be responsible for the maintenance and any necessary repairs of the drain tile.
- The developer has modified slopes in the plat of Ancient Oaks of Sussex per agreement with SEWRPC, and has vegetated solid slope areas with native trees, per agreement with SEWRPC and the Village of Sussex. These areas are shown on the plat as a perpetuation preservation easement. These preservation easement area(s) are not to be disturbed by lot owners or the Village of Sussex with the exception of the removal and replacement of dead or dying vegetation or removal of invasive species. The area in Outlot 3 along the north line of the subdivision has also been vegetated with native trees by the developer per agreement with SEWRPC and the Village of Sussex. This area also shall not be disturbed with the exception of the removal and replacement of dead or dying trees or invasive species.

WETLAND AND ISOLATED NATURAL RESOURCE PRESERVATION AREA RESTRICTIONS:

Those areas identified as WETLAND and IRRA on this Plat shall be subject to the following restrictions:

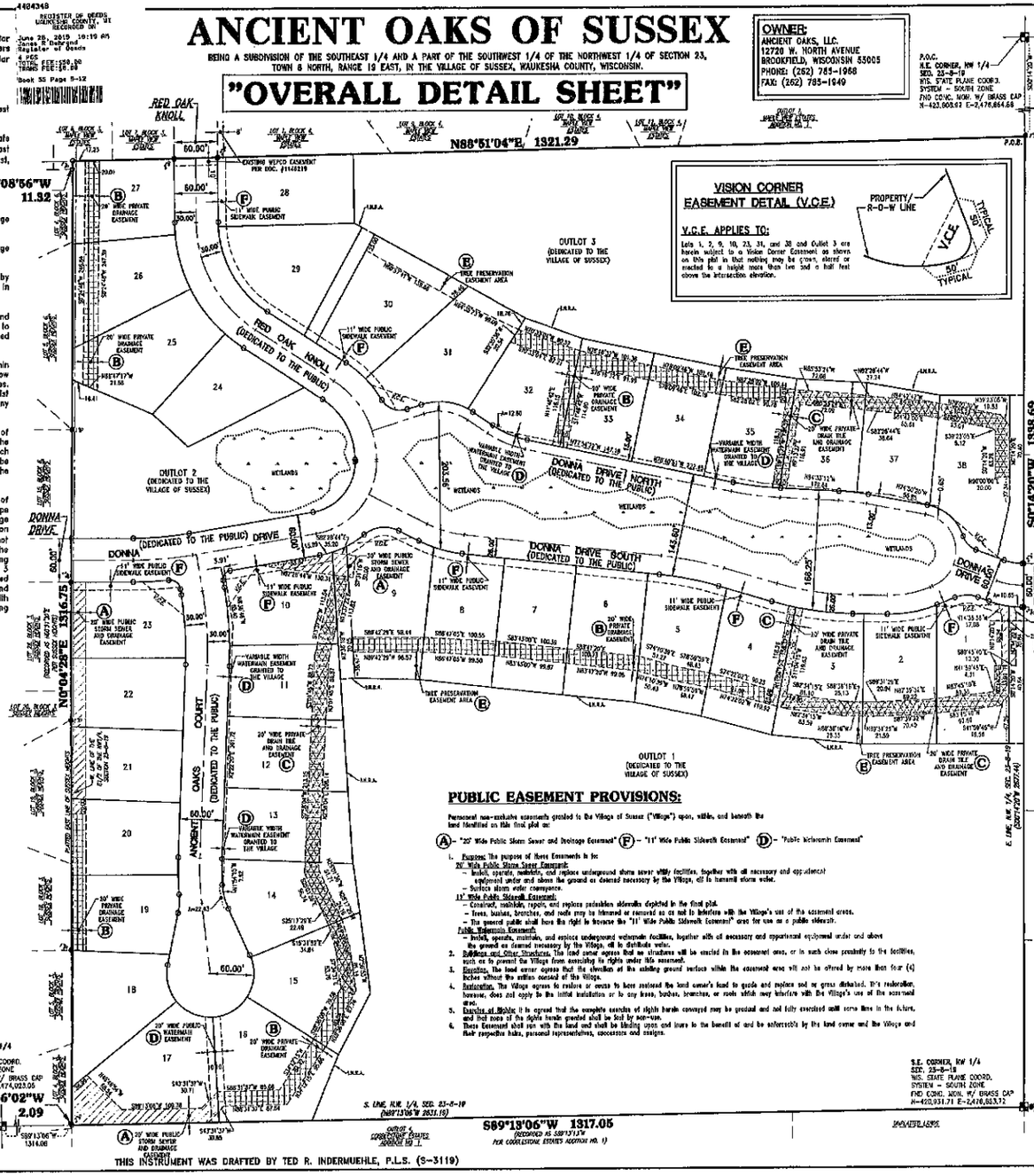
1. Grading, filling, the removal of topsoil or other erosion materials are prohibited, except in conjunction with the construction of approved structures in a designated pre-approved building envelope or unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, except in conjunction with the construction of approved structures in a designated pre-approved building envelope and with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval of the Village of Sussex. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Village of Sussex, shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc. is prohibited.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings/structures is prohibited within an identified wetland.
7. The above restrictions do not apply to the installation of a Village-owned public trail within the Isolated Natural Resource Area on Outlots 1 and 3.

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 May 31st 2019

Department of Administration

932-16-008-01



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

V.C.E. APPLIES TO:

Lots 1, 2, 9, 10, 23, 34, and 38 and Outlot 3 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, placed or erected to a height more than two and a half feet above the intersection elevation.

LOCALITY MAP:

NW 1/4, SEC. 23, T. 8 N., R. 19 E.
SCALE: 1"=1000'

ZONING: RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT

SETBACKS:

FRONT YARD:	30 FEET
SIDE YARD:	15 FEET
REAR YARD:	25 FEET

DESIGN CRITERIA:
LOT AREA= 15,000 S.F. (MIN.)

EASEMENT LEGEND:

- (A) – PUBLIC STORM SEWER AND DRAINAGE EASEMENT
- (B) – PRIVATE DRAINAGE EASEMENT
- (C) – PRIVATE DRAINAGE AND DRAIN TILE EASEMENT
- (D) – PUBLIC WATERMAIN EASEMENT
- (E) – TREE PRESERVATION EASEMENT AREA
- (F) – 11' WIDE PUBLIC SIDEWALK EASEMENT

PUBLIC EASEMENT PROVISIONS:

Permanent non-exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on this final plat as:

(A) – "20' Wide Public Storm Sewer and Drainage Easement" (F) – "11' Wide Public Sidewalk Easement" (D) – "Public Watermain Easement"

1. Purpose: The purpose of these Easements is for:
   20' Wide Public Storm Sewer Easement:
   – Install, operate, maintain, and replace underground storm sewer utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit storm water.
   – Surface storm water conveyance.
   11' Wide Public Sidewalk Easement:
   – Construct, maintain, repair, and replace pedestrian sidewalks depicted in the final plat.
   – Trees, bushes, branches, and roots may be trimmed or removed so as not to interfere with the Village's use of the easement areas.
   – The general public shall have the right to traverse the "11' Wide Public Sidewalk Easement" area for use as a public sidewalk.
   Public Watermain Easement:
   – Install, operate, maintain, and replace underground watermain facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to distribute water.
2. Buildings and Other Structures. The land owner agrees that no structures will be erected in the easement area, or in such close proximity to the facilities, such as to prevent the Village from exercising its rights under this easement.
3. Excavation. The land owner agrees that the elevation of the existing ground surface within the easement area will not be altered by more than four (4) inches without the written consent of the Village.
4. Restoration. The Village agrees to restore or cause to have restored the land owner's land to grade and replace sod or grass disturbed. This restoration, however, does not apply to the initial installation or to any trees, bushes, branches, or roots which may interfere with the Village's use of the easement area.
5. Exercise of Rights: It is agreed that the complete exercise of rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
6. These Easements shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the land owner and the Village and their respective heirs, personal representatives, successors and assigns.

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

Rev. 5-14-19
Rev. 10-24-18
Rev. 10-17-18
Rev. 10-9-18
Rev. 9-21-18

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

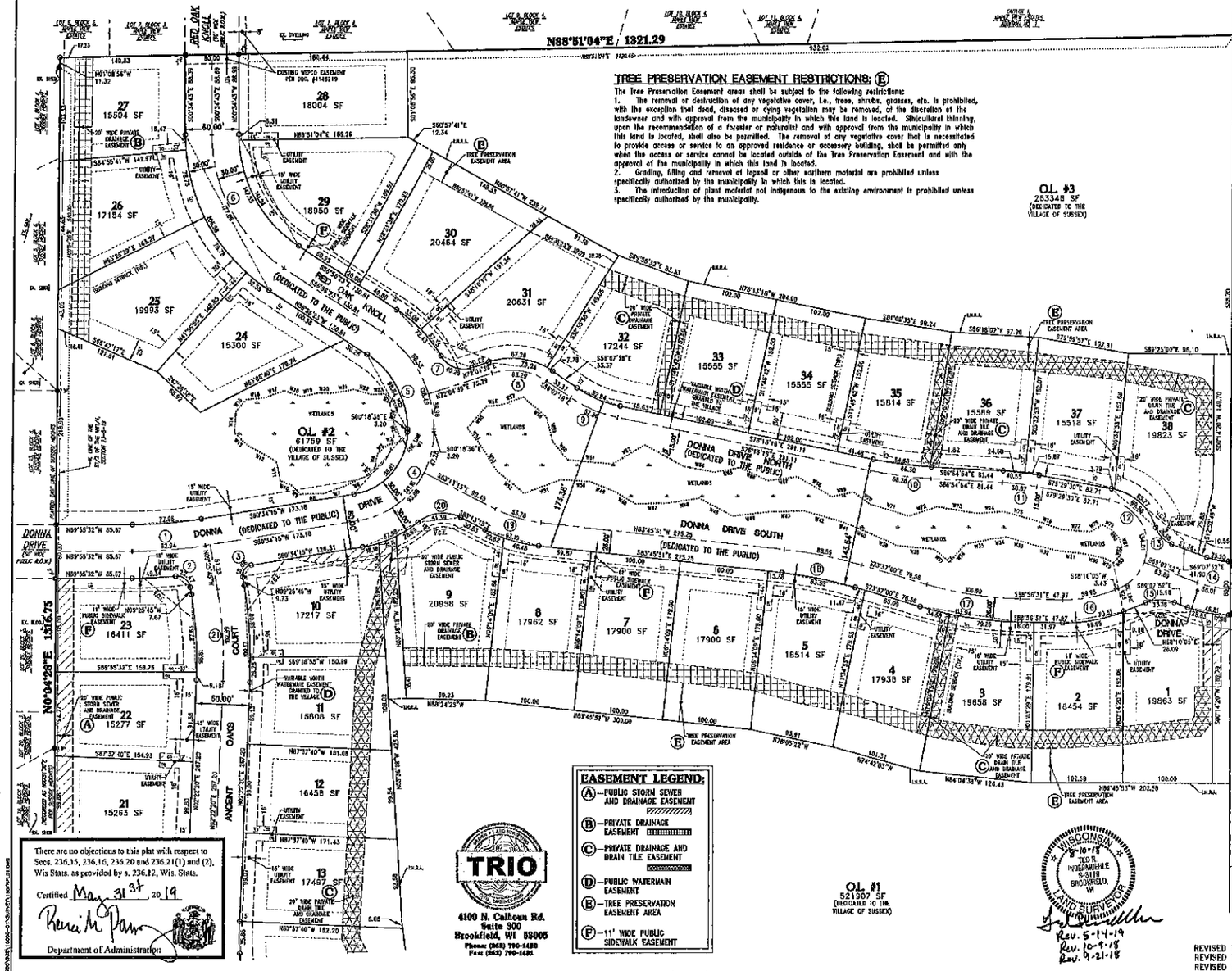
SCALE: 1" = 80'

0 80 160

REVISED THIS 14TH DAY OF MAY, 2019
REVISED THIS 24TH DAY OF OCTOBER, 2018
REVISED THIS 17TH DAY OF OCTOBER, 2018
REVISED THIS 9TH DAY OF OCTOBER, 2018
REVISED THIS 21ST DAY OF SEPTEMBER, 2018
DATED THIS 10TH DAY OF AUGUST, 2018
SHEET 1 OF 4

ANCIENT OAKS OF SUSSEX

BEING A SUBDIVISION OF THE SOUTHEAST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



TREE PRESERVATION EASEMENT RESTRICTIONS: (E)

The Tree Preservation Easement areas shall be subject to the following restrictions:

1. 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 municipality in which this land is located. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located, 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 Tree Preservation Easement and with the approval of the municipality in which this land is located.
2. Grading, filling and removal of topsoil or other earthern material are prohibited unless specifically authorized by the municipality in which this land is located.
3. The introduction of plant material not indigenous to the existing environment is prohibited unless specifically authorized by the municipality.

EASEMENT LEGEND:

- (A)—PUBLIC STORM SEWER AND DRAINAGE EASEMENT
- (B)—PRIVATE DRAINAGE EASEMENT
- (C)—PRIVATE DRAINAGE AND DRAIN TILE EASEMENT
- (D)—PUBLIC WATERMAIN EASEMENT
- (E)—TREE PRESERVATION EASEMENT AREA
- (F)—11' WIDE PUBLIC SIDEWALK EASEMENT

WETLANDS LINE TABLE:

Line #	BEARING	LENGTH
W1	N29°33'11"E	12.03'
W2	S78°28'27"W	18.52'
W3	S49°15'47"W	15.41'
W4	S79°41'52"W	15.00'
W5	S49°00'51"W	15.51'
W6	S65°23'32"W	24.08'
W7	S69°19'03"W	24.38'
W8	S87°58'05"W	26.39'
W9	N40°35'52"W	14.61'
W10	N69°13'45"W	12.92'
W11	N11°45'06"W	22.61'
W12	N81°53'41"W	38.73'
W13	N46°25'25"W	23.82'
W14	N37°13'32"E	24.07'
W15	N41°09'56"E	17.76'
W16	N65°00'54"E	20.39'
W17	N70°14'42"E	24.14'
W18	S69°49'35"E	18.86'
W19	N77°13'29"E	18.38'
W20	S89°58'20"E	15.76'
W21	N80°48'16"E	20.25'
W22	S75°34'28"E	18.94'
W23	N87°39'18"E	16.51'
W24	S55°15'50"E	11.25'
W25	S20°41'45"E	11.37'
W26	S18°55'44"W	13.85'
W27	S22°38'21"E	25.04'
W28	N12°05'13"W	55.44'
W29	N61°34'56"W	11.05'
W30	N26°51'00"W	23.89'
W31	N33°40'36"W	29.15'
W32	N76°18'06"W	28.14'
W33	N74°07'38"W	30.91'
W34	S52°31'57"W	16.73'
W35	S79°23'11"W	31.12'
W36	S38°45'50"W	26.49'
W37	N50°28'43"W	23.78'
W38	N84°36'16"W	42.05'
W39	N65°24'49"W	29.23'
W40	N67°19'53"W	24.58'
W41	N69°32'55"W	19.64'

WETLANDS LINE TABLE (CONT.):

Line #	BEARING	LENGTH
W42	N74°30'09"W	38.34'
W43	S86°15'10"W	41.27'
W44	S65°06'01"W	30.20'
W45	N62°01'16"W	42.56'
W46	S80°52'22"W	35.02'
W47	S86°44'24"W	37.01'
W48	N59°38'33"W	28.09'
W49	N68°10'03"W	28.86'
W50	N85°18'14"W	33.65'
W51	S85°41'07"W	44.83'
W52	N56°49'47"W	36.73'
W53	N33°11'52"W	34.13'
W54	N38°31'40"W	25.12'
W55	N40°48'32"E	32.83'
W56	N84°53'30"E	15.84'
W57	N71°05'23"E	27.46'
W58	S49°45'32"E	33.71'
W59	S14°38'35"E	28.56'
W60	S35°11'38"E	28.52'
W61	S84°29'53"E	30.93'
W62	N26°58'24"E	42.15'
W63	S61°36'17"E	49.84'
W64	S76°34'30"E	35.21'
W65	N80°05'54"E	28.84'
W66	S84°26'30"E	34.01'
W67	N82°43'23"E	33.61'
W68	S50°04'08"E	44.57'
W69	N77°05'22"E	24.55'
W70	S53°36'45"E	23.20'
W71	S72°35'21"E	49.23'
W72	N71°48'27"E	33.46'
W73	S80°45'03"E	45.90'
W74	N55°48'05"E	29.35'
W75	S74°55'08"E	33.23'
W76	S71°08'18"E	34.68'
W77	S85°53'14"E	53.04'
W78	N69°43'01"E	15.23'
W79	S81°31'27"E	13.44'
W80	S43°04'19"E	11.86'
W81	S14°52'35"E	10.64'
W82	S13°16'43"W	8.27'
W83	S41°59'29"W	11.50'

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 May 31st 2019

Department of Administration

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

WISCONSIN 8-10-18 TED R. INDERMUEHLE S-3119 BROOKFIELD, WI LAND SURVEYOR

Rev. 5-14-19
Rev. 10-9-18
Rev. 9-21-18

REVISED THIS 14TH DAY OF MAY, 2019
REVISED THIS 9TH DAY OF OCTOBER, 2018
REVISED THIS 21ST DAY OF SEPTEMBER, 2018
DATED THIS 10TH DAY OF AUGUST, 2018

932-16-006-01

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

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 May 31st, 2019

Department of Administration

ANCIENT OAKS OF SUSSEX

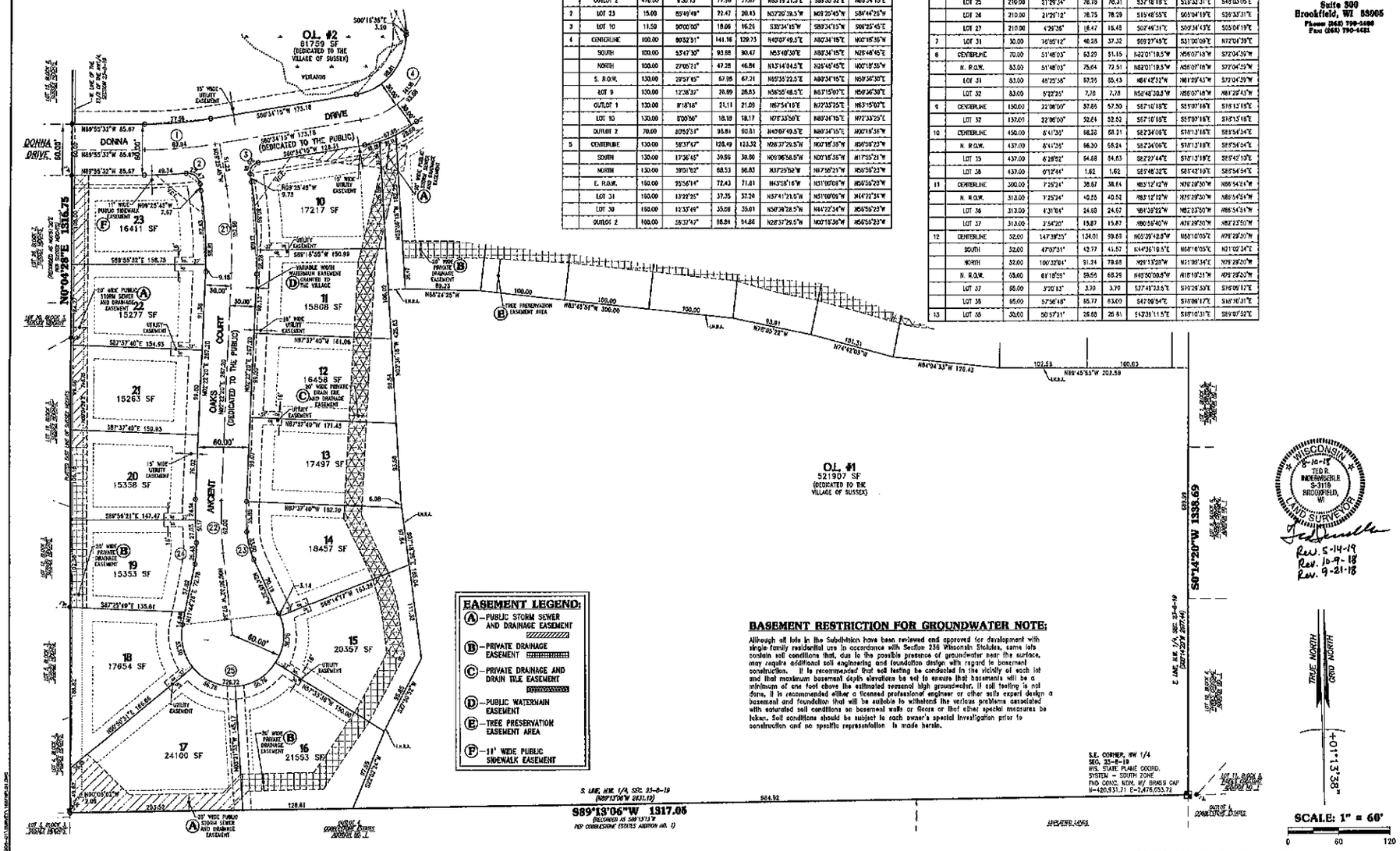
BEING A SUBDIVISION OF THE SOUTHEAST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	CENTERLINE	500.00	9°30'13"	82.94	82.84	N85°19'21.5"E	S89°55'32"E	N80°34'15"E
	LOT 23	530.00	5°20'02"	49.34	49.32	N87°24'27"E	S89°55'32"E	N84°44'26"E
	OUTLOT 2	470.00	9°30'13"	77.96	77.87	N85°19'21.5"E	S89°55'32"E	N80°34'15"E
2	LOT 23	15.00	85°49'48"	22.47	20.43	N32°20'39.5"W	N69°25'45"W	S84°44'26"W
3	LOT 10	11.50	90°00'00"	18.06	16.26	S35°34'15"W	S80°34'15"W	S09°25'45"E
4	CENTERLINE	100.00	80°52'31"	141.16	129.73	N40°07'49.5"E	N80°34'15"E	N00°18'35"W
	SOUTH	100.00	53°47'30"	93.88	90.47	N53°40'30"E	N80°34'15"E	N26°46'45"E
	NORTH	100.00	27°05'21"	47.28	46.84	N13°14'04.5"E	N26°46'45"E	N00°18'35"W
	S. R.O.W.	130.00	29°57'45"	67.95	67.21	N65°35'22.5"E	N80°34'15"E	N50°36'30"E
	LOT 9	130.00	12°38'37"	28.69	28.63	N56°55'48.5"E	N63°15'07"E	N50°36'30"E
	OUTLOT 1	130.00	9°18'18"	21.11	21.09	N67°54'15"E	N72°33'25"E	N63°15'07"E
	LOT 10	130.00	8°00'56"	18.18	18.17	N76°33'56"E	N69°34'15"E	N72°33'25"E
	OUTLOT 2	70.00	80°52'31"	98.84	90.81	N40°07'49.5"E	N80°34'15"E	N00°18'35"W
5	CENTERLINE	130.00	56°37'47"	128.49	123.32	N28°37'29.5"W	N00°18'35"W	N56°56'23"W
	SOUTH	130.00	17°36'45"	39.95	39.80	N09°06'58.5"W	N00°18'35"W	N17°55'23"W
	NORTH	130.00	39°01'02"	88.53	86.83	N37°25'52"W	N17°55'23"W	N56°56'23"W
	E. R.O.W.	100.00	55°56'14"	72.43	71.61	N43°58'16"W	N51°00'08"W	N56°56'23"W
	LOT 31	100.00	13°22'25"	37.35	37.28	N57°41'21.5"W	N51°00'08"W	N64°22'34"W
	LOT 30	100.00	12°33'49"	35.08	35.01	N58°39'28.5"W	N64°22'34"W	N56°56'23"W
	OUTLOT 2	100.00	55°37'47"	98.84	94.86	N28°37'29.5"W	N00°18'35"W	N56°56'23"W

CURVE TABLE (CONT.):

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
6	CENTERLINE	180.00	58°21'40"	177.06	170.01	S28°45'33"E	S00°34'43"E	S58°56'23"E
	E. R.O.W.	150.00	58°21'40"	147.55	141.58	S28°45'33"E	S00°34'43"E	S58°56'23"E
	LOT 29	150.00	53°56'54"	141.24	136.08	S29°53'56"E	S02°55'29"E	S56°56'23"E
	LOT 28	150.00	2°24'48"	6.31	6.31	S01°47'06"E	S00°34'43"E	S02°59'29"E
	W. R.O.W.	210.00	58°21'40"	206.58	198.35	S28°45'33"E	S00°34'43"E	S58°56'23"E
	LOT 24	210.00	8°53'18"	32.58	32.55	S52°29'44"E	S48°03'05"E	S56°56'23"E
	LOT 25	210.00	21°29'34"	78.75	78.31	S37°18'18"E	S48°03'05"E	S69°33'31"E
	LOT 26	210.00	21°29'12"	78.75	78.29	S15°48'55"E	S05°04'19"E	S26°33'31"E
	LOT 27	210.00	4°29'38"	16.47	16.46	S02°49'31"E	S00°34'43"E	S05°04'19"E
7	LOT 31	30.00	76°55'12"	40.28	37.32	S59°27'49"E	S31°00'09"E	N72°04'39"E
8	CENTERLINE	70.00	51°48'03"	63.29	61.15	N22°01'18.5"W	N56°07'18"W	S72°04'39"W
	N. R.O.W.	83.00	51°48'03"	75.04	72.51	N22°01'18.5"W	N56°07'18"W	S72°04'39"W
	LOT 31	83.00	45°25'38"	67.35	65.63	N84°42'32"W	N61°29'43"W	S72°04'39"W
	LOT 32	83.00	5°22'35"	7.78	7.78	N56°48'30.8"W	N59°07'18"W	N61°29'43"W
9	CENTERLINE	150.00	22°06'00"	57.85	57.50	S67°10'18"E	S55°07'18"E	S78°13'18"E
	LOT 32	137.00	22°06'00"	52.84	52.52	S67°10'18"E	S55°07'18"E	S78°13'18"E
10	CENTERLINE	450.00	8°41'36"	68.28	68.21	S82°34'06"E	S78°13'18"E	S86°54'54"E
	N. R.O.W.	437.00	8°41'36"	66.30	66.24	S82°34'06"E	S78°13'18"E	S86°54'54"E
	LOT 35	437.00	6°28'02"	54.68	54.65	S82°22'44"E	S78°13'18"E	S85°42'19"E
	LOT 36	437.00	0°12'44"	1.62	1.62	S85°48'32"E	S85°42'19"E	S86°54'54"E
11	CENTERLINE	300.00	7°25'24"	38.87	38.84	N83°12'42"W	N79°29'30"W	N86°54'54"W
	N. R.O.W.	313.00	7°25'24"	40.55	40.52	N83°12'42"W	N79°29'30"W	N86°54'54"W
	LOT 36	313.00	4°31'04"	24.68	24.67	N84°39'22"W	N82°23'50"W	N86°54'54"W
	LOT 37	313.00	2°54'20"	15.87	15.87	N80°56'40"W	N79°29'30"W	N82°23'50"W
12	CENTERLINE	52.00	147°39'35"	134.01	99.68	N65°39'42.8"W	N68°10'05"E	N79°29'30"W
	SOUTH	52.00	47°07'31"	42.77	41.57	N44°36'19.5"E	N68°10'05"E	N31°02'34"E
	NORTH	52.00	100°32'04"	91.24	79.88	N29°13'28"W	N31°39'34"E	N79°29'30"W
	N. R.O.W.	65.00	81°18'29"	92.22	84.78	N40°50'00.5"W	N18°10'31"W	N79°29'30"W
	LOT 37	65.00	3°20'13"	3.79	3.79	S77°49'33.5"E	S79°29'30"E	S76°09'17"E
	LOT 35	65.00	57°56'48"	65.77	63.00	S47°09'54"E	S76°09'17"E	S18°10'31"E
13	LOT 36	30.00	50°57'31"	26.68	25.81	S43°39'11.5"E	S18°10'31"E	S69°07'52"E



EASEMENT LEGEND:

- (A) – PUBLIC STORM SEWER AND DRAINAGE EASEMENT
- (B) – PRIVATE DRAINAGE EASEMENT
- (C) – PRIVATE DRAINAGE AND DRAIN TILE EASEMENT
- (D) – PUBLIC WATERMAIN EASEMENT
- (E) – TREE PRESERVATION EASEMENT AREA
- (F) – 11' WIDE PUBLIC SIDEWALK EASEMENT

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 soil testing be conducted in the vicinity of each lot and that maximum basement depth elevations be set to ensure that basements will be a minimum of one foot above the estimated seasonal high groundwater. If soil testing is not done, it is recommended either a licensed professional engineer or other soils expert 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.

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

WISCONSIN 5-10-19 TED R. INDERMUEHLE S-3119 BROOKFIELD, WI LAND SURVEYOR

Rev. 5-14-19
Rev. 10-9-18
Rev. 9-21-18

SCALE: 1" = 60'

0 60 120

REVISED THIS 14TH DAY OF MAY, 2019
REVISED THIS 9TH DAY OF OCTOBER, 2018
REVISED THIS 21ST DAY OF SEPTEMBER, 2018
DATED THIS 10TH DAY OF AUGUST, 2018

932-18-008-01

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

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 May 31st, 20 19

Department of Administration

ANCIENT OAKS OF SUSSEX

BEING A SUBDIVISION OF THE SOUTHEAST 1/4 AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a subdivision of the Southeast 1/4 and a part of the Southwest 1/4 of the Northwest 1/4 of Section 23, Town 8 North, Range 19 East, Village of Sussex, Waukesha County, Wisconsin, now being more particularly described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section, Thence South 00°14'20" West along the East line of said Northwest 1/4 a distance of 1338.75 feet to the South line of "Maple View Estates" the place of beginning of lands hereinafter described;

Thence continuing South 00°14'20" West along said East line, 1338.59 feet to the Southeast corner of said Northwest 1/4; Thence South 89°13'06" West along the South line of said Northwest 1/4, 1317.05 feet to a point on the East line of "Sussex Heights"; Thence North 00°06'02" West along said East line, 2.09 feet to a point; thence North 00°04'26" East along said East line, 1318.75 feet to a point; Thence North 01°08'56" West along said East line, 11.32 feet to a point on the South line of Maple View Estates; Thence North 88°51'04" East along said South line, 1321.29 feet to the point of beginning of this description.

Said Parcel contains 1,759,835 Square Feet (or 40.4002 Acres) of land, more or less.

That I have made such survey, land division, dedication, and map by the direction of ANCIENT OAKS, 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 Sussex, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this 10th Day of August, 20 18.

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480
Fax: (262)790-1481

WISCONSIN TED R. INDERMUEHLE S-3119 BROOKFIELD, WI LAND SURVEYOR

Rev. 5-14-19
Rev. 10-9-18
Rev. 9-21-18

UTILITY EASEMENT PROVISIONS:

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

ANCIENT OAKS, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

WISCONSIN BELL, INC., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee, and

SPECTRUM,

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.

CONSENT OF CORPORATE MORTGAGEE:

SECURANT BANK AND TRUST, 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, and dedicating of the land described on this Plat, and does hereby consent to the above certificate of ANCIENT OAKS, LLC., owner, this 12th day of June, 20 19.

SECURANT BANK AND TRUST

SHERRY A. SMITH

STATE OF WISCONSIN)
) SS
COUNTY OF Waukesha)

Personally came before me this 12th day of June, 20 19, the above named Sherry A Smith, Vice President 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 he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: MARY P. SCHAEFER
Public, WAUKESHA County, WI
My Commission Expires: 12/25/19

NOTARY PUBLIC MARY P. SCHAEFER STATE OF WISCONSIN

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, ~~Casmant Collins~~ Donna Cleem, being duly appointed, qualified and acting ~~Treasurer~~ of the Village of Sussex, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 13 Day of June, 20 19, on any of the land included in the Plat of "ANCIENT OAKS OF SUSSEX".

Dated this 13 Day of June, 20 19.

Linda Steinmetz, Deputy Clerk

VILLAGE OF SUSSEX CORPORATE SEAL WAUKESHA COUNTY, WI

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Plat of "ANCIENT OAKS OF SUSSEX", in the Village of Sussex, ANCIENT OAKS LLC, owner, is hereby approved by the Village Board.

All conditions have been met as of this 28th Day of August, 20 18.

Gregory Goetz, Village President

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Sussex.

Linda Steinmetz, Deputy Clerk

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, ~~Pamela F. Reeves~~ Theresa M. Schultz, being duly elected, qualified and acting ~~Treasurer~~ Deputy 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 12th Day of June, 20 19, on any of the land included in the Plat of "ANCIENT OAKS OF SUSSEX".

Dated this 12th Day of June, 20 19.

~~Pamela F. Reeves, County Treasurer~~
Theresa M. Schultz Deputy

CORPORATE OWNERS CERTIFICATE OF DEDICATION:

ANCIENT OAKS, LLC., a Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said 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 Sussex

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 11 day of June, 2019.

ANCIENT OAKS, LLC.

William W. Carity, Manager

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this 11 day of June, 20 19, the above named William W. Carity, Manager of the above named Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Company, by its authority.

Print Name: John Kindl
Public, Waukesha County, WI
My Commission Expires: 1-8-2021

WISCONSIN JOHN KINDL S-2000 NOTARY PUBLIC WAUKESHA COUNTY

TRIO ENGINEERING, LLC

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

CURVE TABLE (CONT.):

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
14	CENTERLINE	100.00	20°37'48"	36.04	35.81	S79°26'48"E	S89°07'52"E	S68°45'40"E
	S. R.O.W.	130.00	20°37'48"	46.81	46.56	S79°26'48"E	S89°07'52"E	S68°45'40"E
	OUTLOT 1	130.00	7°55'33"	17.98	17.97	S85°47'33.5"E	S81°50'07"E	S68°45'40"E
	LOT 1	130.00	12°42'15"	28.83	28.77	S75°28'58.5"E	S89°07'52"E	S81°50'07"E
	OUTLOT 3	70.00	20°37'48"	25.20	25.07	S79°26'48"E	S89°07'52"E	S68°45'40"E
15	LOT 1	44.50	42°42'33"	33.16	32.40	S63°37'08.5"W	N59°07'52"W	S85°10'05"W
16	CENTERLINE	150.00	22°53'24"	59.93	58.53	N73°36'42"E	S88°56'31"E	N88°18'05"E
	S. R.O.W.	176.00	22°53'24"	70.31	69.85	N73°36'42"E	S88°56'31"E	N88°18'05"E
	LOT 1	176.00	0°12'49"	0.66	0.65	N88°16'29.5"E	N88°18'05"E	N88°30'54"E
	LOT 2	176.00	22°40'35"	69.65	69.53	N78°43'11.5"E	S88°56'31"E	N88°22'54"E
17	CENTERLINE	400.00	15°16'31"	106.99	106.67	S81°16'45.5"E	S73°37'00"E	S88°58'31"E
	S. R.O.W.	426.00	15°16'31"	113.54	113.21	S81°15'45.5"E	S73°37'00"E	S88°58'31"E
	LOT 3	426.00	10°39'39"	79.26	79.15	S83°36'42"E	S78°16'53"E	S88°58'31"E
	LOT 4	426.00	4°36'53"	34.68	34.67	S75°59'56.5"E	S73°37'00"E	S78°16'53"E
18	CENTERLINE	500.00	10°08'31"	88.55	88.44	N78°41'25.5"W	N73°37'00"W	N83°45'51"W
	LOT 5	474.00	10°08'31"	83.95	83.84	N78°41'25.5"W	N73°37'00"W	N83°45'51"W
19	CENTERLINE	150.00	20°52'36"	53.78	53.49	S73°29'33"E	S83°13'15"E	S83°45'51"E
	S. R.O.W.	176.00	20°52'36"	63.18	62.77	S73°29'33"E	S83°13'15"E	S83°45'51"E
	LOT 8	176.00	13°10'47"	40.48	40.40	S77°19'27.5"E	S70°35'04"E	S83°45'51"E
	LOT 9	176.00	7°21'49"	22.62	22.59	S86°54'09.5"E	S83°13'15"E	S70°35'04"E
20	LOT 9	44.50	66°10'15"	51.35	48.58	S33°41'57.5"W	N33°13'15"W	S50°36'30"W
21	CENTERLINE	500.00	11°46'05"	102.69	102.51	N33°31'42.5"W	N27°22'20"E	N39°25'45"W
	E. R.O.W.	530.00	11°46'05"	108.97	108.77	N33°31'42.5"W	N27°22'20"E	N39°25'45"W
	LOT 11	530.00	2°03'25"	18.28	18.27	N00°50'37.5"E	N27°22'20"E	N30°41'05"W
	LOT 10	530.00	8°44'40"	80.89	80.81	N05°03'25"W	N30°41'05"W	N39°25'45"W
	W. R.O.W.	470.00	11°46'05"	96.81	96.64	N33°31'42.5"W	N27°22'20"E	N39°25'45"W
	LOT 22	470.00	1°07'12"	9.18	9.18	N01°45'45"E	N27°22'20"E	N28°15'15"E
	LOT 23	470.00	10°49'53"	87.63	87.50	N04°09'11.5"W	N01°15'10"E	N39°25'45"W
22	CENTERLINE	400.00	8°52'21"	62.00	61.94	S82°04'06"E	S82°22'20"W	S86°30'32"E
	LOT 14	370.00	5°33'06"	35.85	35.84	S80°14'15"E	S82°22'20"W	S85°10'46"E
	W. R.O.W.	430.00	6°49'06"	51.17	51.14	S84°02'13"E	S82°22'20"W	S86°26'46"E
	LOT 19	430.00	3°36'06"	27.03	27.03	S82°38'43"E	S80°50'10"E	S86°26'46"E
	LOT 20	430.00	5°13'00"	24.14	24.14	S80°43'50"W	S82°22'20"W	S85°36'40"E
23	LOT 14	20.00	21°34'45"	33.93	33.70	S15°38'09"E	S63°16'48"E	S24°45'32"E
24	LOT 19	20.00	101°11'18"	35.43	26.34	N63°38'51"E	N11°44'28"E	N24°26'46"W
25	S. R.O.W.	63.00	219°30'09"	226.72	113.95	N63°29'18"E	S11°44'28"W	N24°45'32"W
	LOT 16	63.00	50°53'57"	53.39	51.67	S13°48'30.5"E	S11°44'28"W	S39°08'29"E
	LOT 17	63.00	54°12'04"	58.78	56.67	S60°15'31"E	S39°08'29"E	N89°36'27"E
	LOT 18	63.00	54°12'05"	58.78	56.67	N59°32'24.5"E	N89°36'27"E	N32°28'22"E
	LOT 15	63.00	54°12'05"	58.78	56.67	N05°20'19.5"E	N32°28'22"E	N21°45'43"W
	LOT 14	60.00	2°38'49"	3.14	3.14	N22°15'39.5"W	N21°45'43"W	N24°45'32"W

REVISED THIS 14TH DAY OF MAY, 2019
REVISED THIS 9TH DAY OF OCTOBER, 2018
REVISED THIS 21ST DAY OF SEPTEMBER, 2018
DATED THIS 10TH DAY OF AUGUST, 2018

932-18-008-01

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)