

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 "THE RETREAT", UNPLATTED LANDS BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4, OF SECTION 36, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

COMMENCING AT THE NORTHWEST 1/4 OF SECTION 36, TOWN 7 NORTH RANGE 18 EAST ALSO BEING THE POINT OF BEGINNING; THENCE S 00°47'48" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, 1631.95 FEET TO THE NORTH EAST CORNER OF LOT 3 OF CSM 9811; THENCE S 88°59'42" W ALONG THE NORTH LINE OF LOTS 3, AND 1 OF CSM 9811, 1322.11 FEET TO A POINT LYING ON THE EAST LINE OF PARCEL B OF CSM 2915; THENCE N 01°00'18" W, ALONG THE EAST LINE OF PARCEL B AND C OF CSM 2915, 587.18 FEET TO THE SOUTH LINE OF LOT 1 OF CSM 6465; THENCE N 00°58'37" W ALONG THE EAST LINE OF LOT 1 OF CSM 6465 AND AN EXTENSION OF SAID LINE, 1039.42 FEET, TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION; THENCE N 88'45'52" E, ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION, 1327.55 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED LANDS HAVING AN AREA OF 2,158,641 SQUARE FEET, 49.556 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF RETREAT DEVELOPMENT, 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 TOWN OF MERTON 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

- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOT 1, OUTLOT 2
- AND OUTLOT 3 WAUKESHA COUNTY AND THE TOWN OF DELAFIELD SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. OUTLOTS 1, 2 AND 3, SHALL BE USED FOR STORM WATER MANAGEMENT
- EXISTING CONTOUR INFORMATION ON NORMS RD. WAS FIELD SURVEYED BY LANDTECH SURVEYING LLC.
- LANDS OUTSIDE OF NORMS RD. ARE PER WAUKESHA COUNTY GIS. • THIS DEVELOPMENT WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- ALL LOTS HAVE AT LEAST A 175' MINIMUM AVERAGE WIDTH.
- CONTOURS ARE PER WAUKESHA COUNTY GIS. ISOLATED NATURAL RESOURCE AREA WAS DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY
- CONSULTING, LLC, AUGUST 2020. • THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS
- ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. DIGGERS HOTLINE LOCATE TICKÉT NUMBERS: 20203505400, 20203505402.
- SEE LOT 1 FOR BUILDING SETBACK DETAILS.
- PRIVATE STORM WATER EASEMENT ON LOT 6 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ISOLATED NATURAL RESOURCE PRESERVATION

THOSE AREAS OF LAND IDENTIFIED AS ISOLATED NATURAL RESOURCE PRESERVATION AREA ON SHEET $^{\prime}$ OF 1 OF THIS SUBDIVISION PLAT MAP SHALL BE CONSIDERED TO BE IN A ISOLATED NATURAL RESOURCE PRESERVATION AREA AND SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 1. GRADING, FILLING, REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, EXCEPT IN CONJUNCTION WITH THE CONSTRUCTION OF A RESIDENCE AND OTHER PERMITTED IMPROVEMENTS IN A DESIGNATED PRE-APPROVED BUILDING ENVELOPE OR WITH THE SPECIFIC APPROVAL OF THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. IF A DESIGNATED BUILDING ENVELOPE IS NOT SHOWN ON THIS PLAT, OR IS MODIFIED, A DEED RESTRICTION SHALL BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS DESCRIBING THE PERMITTED AREA OF DISTURBANCE AT TIME OF ZONING PERMIT ISSUANCE.
- 2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS LIMITED TO THE AREA NECESSITATED BY THE APPROVED CONSTRUCTION OF A RESIDENCE AND OTHER PERMITTED IMPROVEMENTS WITHIN A DESIGNATED PRE-APPROVED BUILDING ENVELOPE. ALL OTHER VEGETATION REMOVAL IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, 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 INRA AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
- 3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC, IS PROHIBITED, UNLESS GRAZING IS CONDUCTED IN ORDER TO MANAGE INVASIVE VEGETATION AND APPROVAL IS OBTAINED BY THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
- 4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT SHALL BE PROHIBITED, UNLESS INTRODUCED WITHIN THE PRE-APPROVED BUILDING ENVELOPE AS PART OF RESIDENTIAL LANDSCAPING.
- 5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE 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 WITHIN THE INRA PRESERVATION AREA IS PROHIBITED, EXCEPT AS MAY BE SPECIFICALLY PROVIDED FOR BY A PRE-APPROVED BUILDING ENVELOPE ON THE SUBDIVISION PLAT. ANY ALTERATIONS TO SUCH A DESIGNATED PRE- APPROVED BUILDING ENVELOPE WILL REQUIRE THE APPROVAL OF THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE- PLANNING AND ZONING DIVISION.

THE RETREAT

UNPLATTED LANDS BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4, OF SECTION 36, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

CORPORATE MORTGAGE CERTIFICATE

MY COMMISSION EXPIRES.

WAUKESHA STATE BANK, A CORPORATION DULY ORGANIZED AND EXISTING BY VIRTURE 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 ARCHEBALD PEQUET, 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 T	HE ABOVE NAMED CORPORAT	ON, TO ME KNOWN TO	O BE THE PERSON WHO EXECUTED
THE FOREGOING INSTRUMENT, AND TO M	E KNOWN TO BE SUCH		OF SAID CORPORATION, AND
ACKNOWLEDGED THAT THEY EXECUTED TH	HE FOREGOING INSTRUMENT A	AS SUCH OFFICER AS	THE DEED OF SAID CORPORATION,
BY ITS AUTHORITY.			
	_		
PRINT NAME:	_		
NOTARY PUBLIC,	COUNTY,		

UTILITY EASEMENT PROVISIONS

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

BEAVER VIEW LLC, GRANTOR, TO

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING BUSINESS AS AT&T WISCONSIN, A WISCONSIN	· · · · · · · · · · · · · · · · · · ·
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	_, GRANTEE

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 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.

CURVE TABLE

CURVE	LOT#	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
Α	C.L.	150.00'	71°36'57"	187.49'	175.52'	N 53°11'13" E	N 88°59'42" E	N 17°22'45" E
	1	183.00'	70°54'15"	226.46'	212.29'	N 52°49'52" E	N 88°17'00" E	N 17°22'45" E
	8	117.00'	69°11'58"	141.31'	132.87'	N 51°58'44" E	N 86°34'42" E	N 17°22'45" E
В	C.L.	268.73'	142°46'59"	669.67'	509.35'	N 37°18'44" W	N 34°04'45" E	N 71°17'46" E
	8	301.72'	100°29'39"	529.21'	463.93'	N 16°05'42" W	N 34°09'08" E	N 66°20'32" W
	E. R.O.W.	235.73'	142°41'22"	587.06'	446.68'	N 37°21'32" W	N 33°59'10" E	N 71°17'47" E
	LOT 4	235.73'	68°27'37"	281.66'	265.20'	N 74°28'24" W		
	LOT 5	235.73'	74°13'46"	305.40'	284.48'	N 03°07'43" W		
	LOT 1	301.73'	29°48'14"	156.95'	155.19'	N 86°11'53" E	N 78°54'00" W	N 71°17'46" E
С		50.00'	48°23'40"	42.23'	40.99'	N 58°56'19" E	N 83°08'08" E	N 34°44'29" E
D	R.O.W.	75.00'	276°47'19"	362.32'	99.60'	N 55°15'31" W	N 83°08'08" E	N 13°39'11"W
	5	75.00'	73°23'33"	96.07'	89.64'	N 46°26'22" E		
	6	75.00'	80°28'53"	105.35'	96.90'	N 30°29'51" W		
	O.L. 2	75.00'	27°37'35"	36.16'	35.81'	N 84°33'05" W		
	7	75.00'	86°50'26"	113.67'	103.10'	N 38°12'54" E		
	8	75.00'	8°26'52"	11.07'	11.05'	N 09°25'45" W		
Е		50.00'	48°23'40"	42.23'	40.99'	N 10°32'39" E	N 34°44'29" E	N 13°39'11" W
F	C.L.	150.00'	15°58'19"	41.81'	41.68'	N 79°16'55" E	N 87°16'05" E	N 71°17'46" E
	2	117.00'	15°58'19"	32.62'	32.51'	N 79°16'55" E	N 87°16'05" E	N 71°17'46" E
	4	183.00'	15°58'19"	51.01'	50.85'	N 79°16'55" E	N 87°16'05" E	N 71°17'46" E
G		50.00'	48°23'40"	42.23'	40.99'	N 63°04'15" E	N 87°16'05" E	N 38°52'25" E
Н	N. R.O.W.	75.00'	96°47'19"	126.70'	112.16'	N 87°16'05" E	N 44°20'15" W	N 38°52'25" E
	3	75.00'	48°23'40"	63.35'	61.48'	N 63°04'15" E		
	O.L. 1	75.00'	48°23'40"	63.35'	61.48'	N 68°32'05" W		
1		50.00'	48°23'40"	42.23'	40.99'	N 68°32'05" W	N 44°20'15" E	N 87°16'05" E
J		50.00'	48°23'40"	42.23'	40.99'	N 63°04'15" E	N 87°16'05" E	N 38°52'25" E
K		75.00'	96°47'19"	126.70'	112.16'	N 87°16'05" E	N 44°20'15" W	N 38°52'25" E
L		50.00'	48°23'40"	42.23'	40.99'	N 68°32'05" W	N 44°20'15" W	N 87°16'05" E

CORPORATE OWNER'S CERTIFICATE

AS OWNERS, WE 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:

- . TOWN OF DELAFIELD
- CITY OF WAUKESHA (EXTRATERRITORIAL) WAUKESHA COUNTY
- 4. WI DEPARTMENT OF ADMINISTRATION

N WITNESS WHEREOF, THE SAID RETREAT DEVELOPMENT, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY
ARCHEBALD PEQUET, MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS DAY OF
ARCHEBALD PEQUET, MEMBER
STATE OF WISCONSIN)SS COUNTY OF WAUKESHA)
PERSONALLY CAME BEFORE ME THISDAY OF, 20, THE ABOVE NAMED ARCHEBALD PEQUET, MEMBER, TO ME KNOWN TO AS A MEMBER OF RETREAT DEVELOPMENT, LLC. ARE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC,_____ COUNTY, WI

MY COMMISSION Expires.____

TOWN OF DELAFIELD TREASURER CERTIFICATE

STATE OF WISCONSIN) SS WAUKESHA COUNTY)

I, DAN GREEN, BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF MERTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF ____, 20___ ON LANDS INCLUDED IN THE PLAT OF "THE RETREAT".

DATE:_	

DAN GREEN, TOWN TREASURER

TOWN	OF	DELAFIELD	PLAN	COMMISSION	APPROVAL

PPROVED	BY	THE	PLAN	COMM	ISSION	OF	THE	TOWN	OF	DELAFIELD,	THIS	 DAY OF	 _,20	

KEVIN FITZGERALD, CHAIRMAN

PPROVED	BY	THE	TOWN	BOARD	OF	THE	TOWN	OF	DELAFIELD,	THIS	 DAY	OF	 20	

RONALD A. TROT, CHAIRMAN DAN GREEN, TOWN CLERK

CITY OF WAUKESHA PLAN COMMISSION (EXTRATERRITORIAL)		
APPROVED BY THE CITY OF WAUKESHA PLAN COMMISSION, THIS	DAY OF	, 20

SHAWN N. REILLY, CHAIRMAN

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)SS WAUKESHA COUNTY)

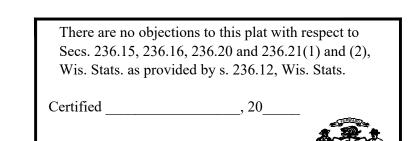
I, PAMELA F. REEVES,	BEING	G DULY	ELEC	TED,	QUAL	IFIED A	ND 1	THE ACT	TING 7	TREASU	RER O	F THE	COI	UNTY	OF	WAUKE	SHA	, DC
HEREBY CERTIFY THAT	THE	RECORE	N N	MY (OFFICE	SHOWS	S NO) UNRE	DEEME	ED TAX	SALES	AND	NO	UNPA	ND	TAXES	OR S	SPE
ASSESSMENTS THROUGH	3H					_, 20_	AF	FFECTIN	g the	E LANDS	S INCL	UDED	ON	THIS	SU	BDIVISIO	N P	LAT.

PAMELA F. REEVES, COUNTY TREASURER

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATE STATUTES, IS HEREBY APPROVED ON THIS _____ OF ______, 20___.

DALE R. SHAVER, DIRECTOR



Department of Administration



SHEET 2 OF 2