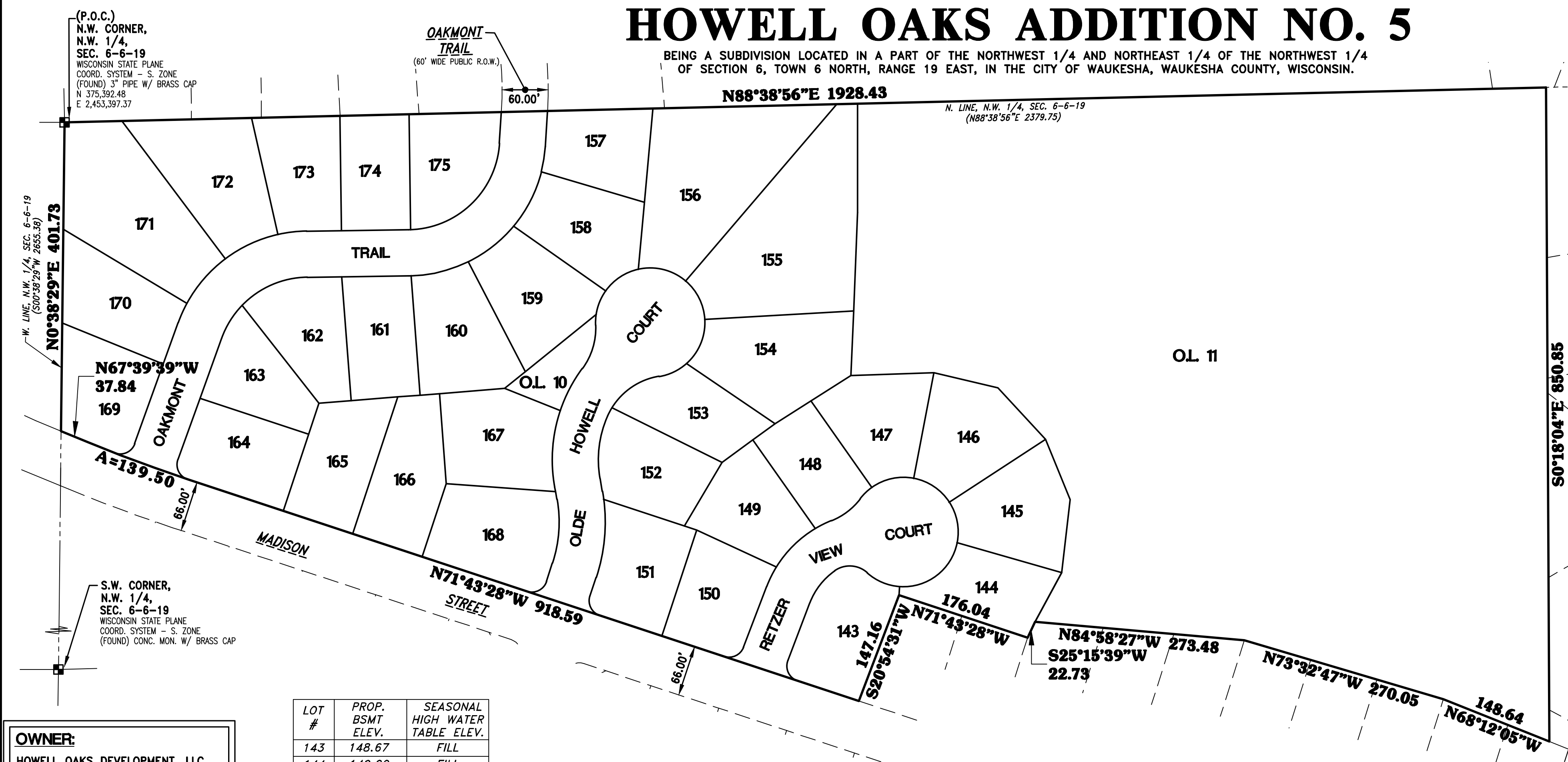


HOWELL OAKS ADDITION NO. 5

BEING A SUBDIVISION LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



GENERAL NOTES:

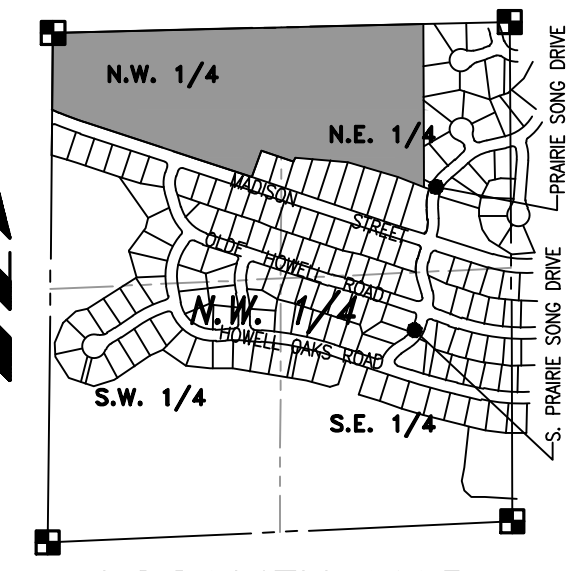
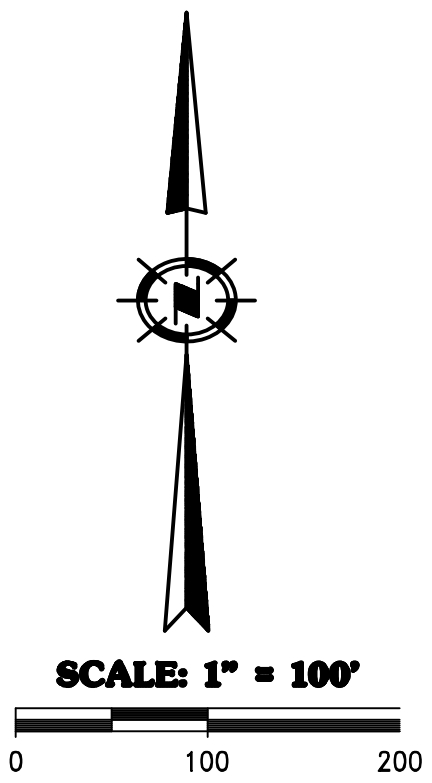
- — Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- — Indicates Found 1.270" outside diameter Reinforcing Bar.
- 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 the grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the West line of the N.W. 1/4 of Section 6, T. 6 N., R. 19 E., is taken to bear North 00°38'29" East.
- The Easements for Storm Sewer and Stormwater Drainage are herein granted to all residential Lots within the "Howell Oaks Addition No. 5", "Howell Oaks Addition No. 4", "Howell Oaks Addition No. 3" Subdivision, "Howell Oaks", "Howell Oaks Addition No. 1", and "Howell Oaks Addition No. 2" any future adjacent subdivision created pursuant to the recorded declarations of restrictions for such Subdivisions and the Homeowners Association (HOA) for public purposes. No Buildings or Fences shall be constructed in Storm Sewer and Stormwater Drainage Easements. No Trees or Bushes which would grow to more than 4 feet in height shall be planted within said Easements. The private storm sewer, including but not limited to: pipes, structures and inlets shall be owned, inspected and maintained by lot owners and the HOA. The drainage swales shall be maintained and inspected by all lot owners and the HOA.
- The Owners of the residential Lots within "Howell Oaks" Subdivision, "Howell Oaks Addition No. 1", "Howell Oaks Addition No. 2", "Howell Oaks Addition No. 3", "Howell Oaks Addition No. 4", this Subdivision and any future adjacent subdivision created pursuant to the recorded declarations of restrictions for such Subdivision, shall each own an equal undivided fractional interest in Outlots 3 and 4 of "Howell Oaks Addition No. 1", and Outlot 6 of "Howell Oaks Addition No. 2". Outlot 8 of "Howell Oaks Addition No. 4", and Outlots 10 and 11 of "Howell Oaks Addition No. 5. Waukesha County shall not be liable for 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 Owners of the residential Lots within "Howell Oaks" Subdivision, "Howell Oaks Addition No. 1", "Howell Oaks Addition No. 2", "Howell Oaks Addition No. 3", "Howell Oaks Addition No. 4", and this Subdivision, and any future adjacent subdivision created pursuant to the recorded declarations of restrictions for such Subdivisions, shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping on Outlots 3 and 4 of Howell Oaks Addition No. 1, Outlot 6 "Howell Oaks Addition No. 2", Outlot 8 of "Howell Oaks Addition No. 4, and Outlots 10 and 11 "Howell Oaks Addition No. 5. The repair, maintenance and restoration of said landscaping shall be performed by the HOA for this Subdivision.
- Stormwater Detention Facilities and Stormwater Infiltration Facilities are located on Outlots 1 and 2 of "Howell Oaks" Subdivision. The Owners of the residential Lots within "Howell Oaks" Subdivision, "Howell Oaks Addition No. 1", "Howell Oaks Addition No. 2", "Howell Oaks Addition No. 3", "Howell Oaks Addition No. 4", and this Subdivision, and any future adjacent subdivision created pursuant to the recorded declarations of restrictions for such Subdivisions, shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Detention Facilities and Stormwater Infiltration Facilities. Said repairs, maintenance, and restoration shall be performed by the HOA of such Subdivision.
- Welland lines as within this plat were delineated in the field by Stantec Consulting, Inc. in June of 2013, September 18, 2015 & June 9, 2016. Wisconsin DNR concurrence on June 27, 2016
- Lots 143, 150, 151, 164, 168, and 169 are subject to a Vision Corner Easement (V.C.E.) as shown on this plat in that no structure, driveway or improvement of any kind is permitted within the vision triangle. No vegetation within the vision triangle may exceed 30 inches in height. Said V.C.E. is herein granted to the City of Waukesha.
- Each lot owner shall adhere to the grading plan or any amendment thereto by the City Engineering Department and on file with the City Master Grading Plan and grade such owner's lot in accordance with the master grading plan.
- The HOA and/or its agents, employees or independent contractors shall have the right to enter upon any lot, at any time following at least twenty four (24) hours advance written notice, for the purpose of inspection for compliance with the City Master Grading Plan. In the event a lot is not in compliance with the City Master Grading Plan, then the HOA shall give written notice to the owner of the non-compliant lot. If the owner of the non-compliant lot has not brought the lot into compliance with the City Master Grading Plan within thirty (30) days, then the HOA may enter onto the lot for the purposes of bringing such lot into compliance with the City Master Grading Plan, and may charge the lot owner for the necessary costs of such work, and may have a lien against the lot for the same. In the event that the HOA is not in existence or otherwise fails to act then any lot owner who is aggrieved by a failure to comply with the City Master Grading Plan may independently enforce this section by bringing an action in the Waukesha County Circuit Court, and the prevailing party in any such action will be entitled to recover its reasonable costs and attorney fees.
- Each owner, at the time of construction of the building, shall also be responsible for grading the lot so as to direct drainage toward the street or other established drainage way and to prevent an increase in drainage onto neighboring property. This shall be accomplished by creating swales along common lot lines wherever practical. Drainage ways shall be kept free of obstructions. No planting other than grass shall be permitted within 3 feet of side or rear lot lines without approval of Developer.
- Each owner must consult with the adjacent lot owner to agree upon compatible grading for their common lot lines. Due to the varying terrain and drainage conditions on each lot following construction, neither developer nor the City shall be responsible for establishing lot line grades. The services of a Professional Engineer or Professional Land Survey may be required to design a proper grading plan for any lot, the cost of which shall be paid by the lot owners.
- Maintenance responsibility of all surface water swales, drainage ditches, ponds, private storm sewer, and other such facilities, and all outlots and cul de sac islands shall remain with the lot owners and HOA.
- Facilities for distribution of electric, telephone and cable television service located within a residential subdivision, or other residential division, shall be installed underground except where the Council upon recommendation of the Plan Commission finds adverse soil conditions or problems of utility distribution make such installations prohibitively expensive. Transformers, junction boxes, meter points, or similar equipment may be installed upon the ground surface provided they are not located in the required front yard or required street side yard.
- Landscape Island Area as graphically shown in "Retzer View Court and Olde Howell Court" with Landscaping has been granted to each individual Lot Owner within this Subdivision, each individual Lot Owner of any previous additions, and each individual Lot Owners of any future additions shall each be liable for an equal undivided fractional share of the cost to repair, maintain, or restore.
- Isolated Natural Resource lines as shown hereon were identified in the field by Natural Resources Consulting, Inc. (Brian Karciwsky) in September of 2005.

OWNER:
 HOWELL OAKS DEVELOPMENT, LLC
 C/O THOMSON COMPANIES
 N28 W23000 ROUNDY DRIVE #20
 PEWAUKEE, WI 53072
 PH. 262-746-3600
 FAX 262-746-3605

LOT #	PROP. BSMT ELEV.	SEASONAL HIGH WATER TABLE ELEV.
143	148.67	FILL
144	149.00	FILL
145	150.40	FILL
146	153.80	FILL
147	154.17	---
148	153.57	---
149	151.67	---
150	149.97	NW
151	149.67	NW
152	168.00	---
153	179.40	FILL
154	181.70	FILL
155	185.97	---
156	186.87	---
157	215.10	---
158	208.00	---
159	204.20	---
160	200.30	---
161	195.80	---
162	187.70	---
163	175.50	---
164	168.70	---
165	157.67	---
166	154.97	---
167	165.00	---
168	156.37	---
169	175.00	---
170	178.47	---
171	183.57	---
172	188.87	---
173	194.27	---
174	200.17	---
175	210.00	---

SEASONAL HIGH WATER ELEVATIONS OBTAINED FROM TABLE PREPARED BY CGC, INC.
GROUNDWATER TABLE LEGEND
 FILL = INDICATES HOME PLACED ON FILL ABOVE EXISTING GRADE; NO SEASONAL HIGH WATER TABLE
 --- = INDICATES NO SEASONAL HIGH WATER TABLE ENCOUNTERED OR REPORTED
 NW = NO SEASONAL HIGH WATER TABLE ENCOUNTERED TO 1' BELOW BASEMENT DEPTH

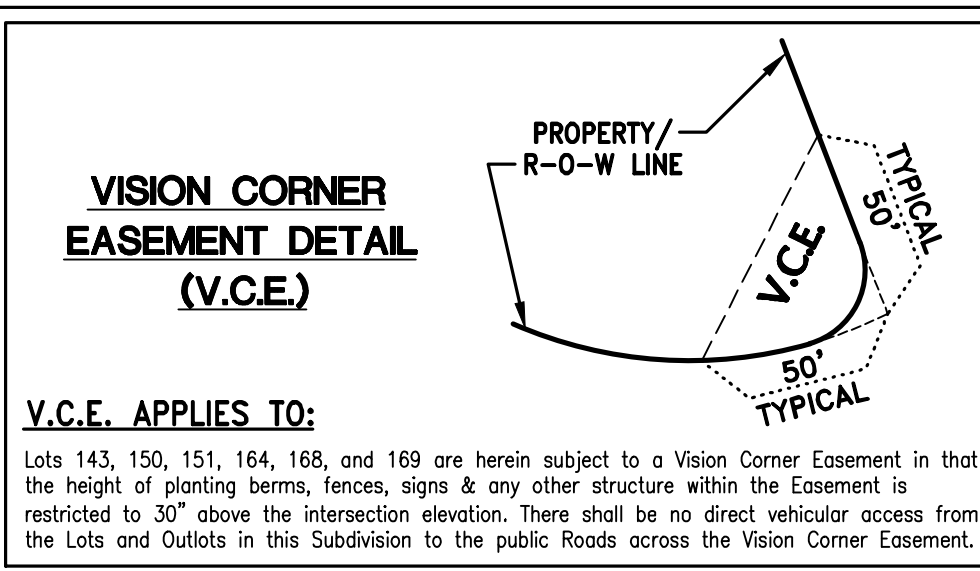
"OVERALL DETAIL SHEET"



LOCALITY MAP
 N.W. 1/4
 N.E. 1/4
 S.W. 1/4
 S.E. 1/4
 SEC. 6, T. 6 N., R. 19 E.
 SCALE: 1" = 1000'

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Basement floor surface elevations shall not be lower than the proposed basement floor elevations shown in the table on sheet 1 of this Final Plat. Minimum basement floor elevation changes may only be authorized upon further analysis compliant with the City of Waukesha Storm Water Management Ordinance and such analysis must be approved by the City of Waukesha Engineering Department.



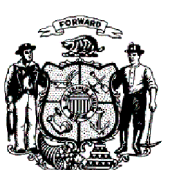
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____, 20____
 Department of Administration

HOWELL OAKS ADDITION NO. 5

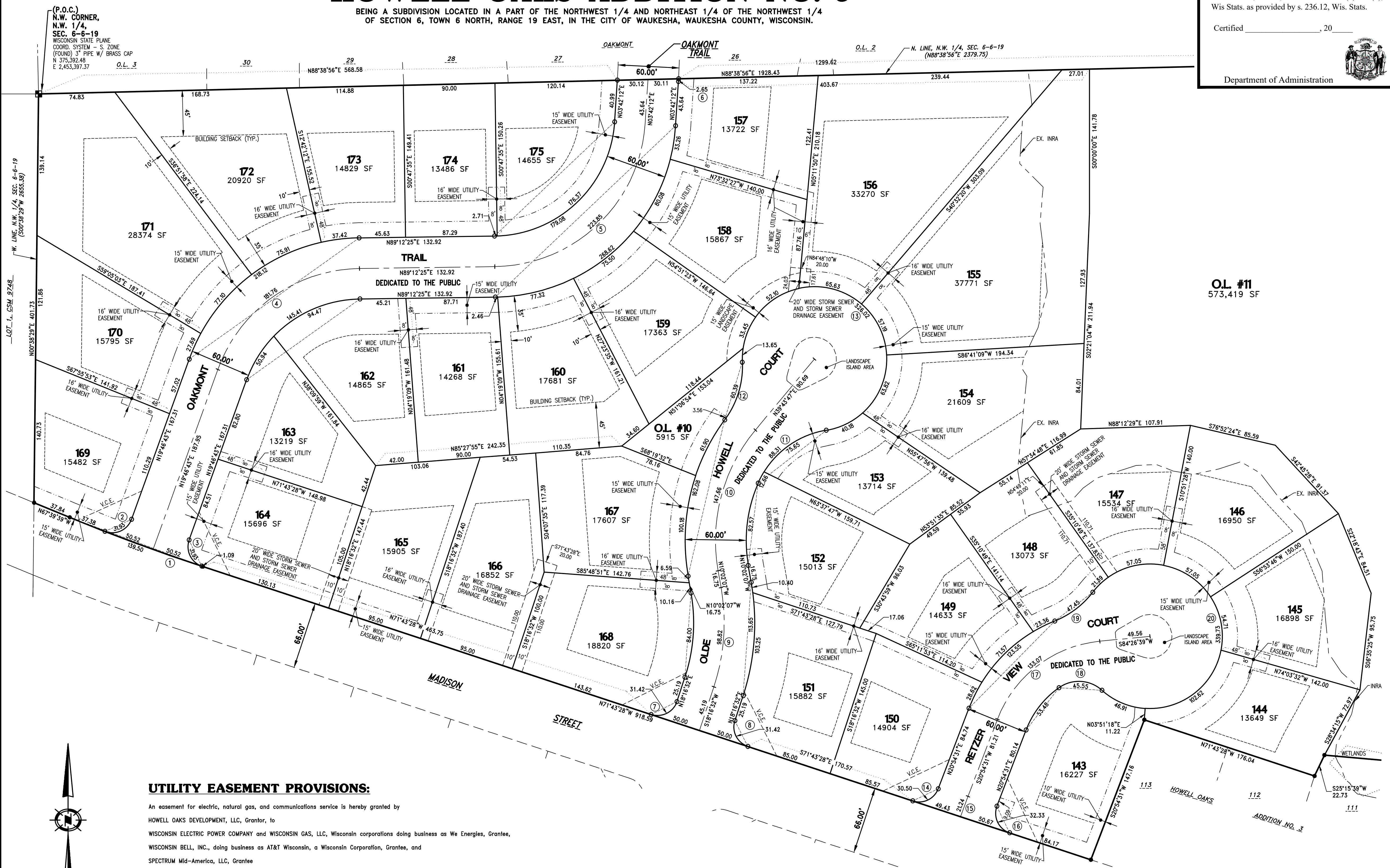
BEING A SUBDIVISION LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

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

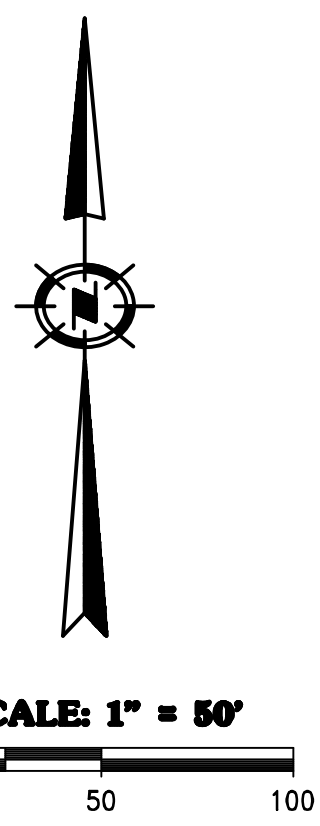


UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by HOWELL OAKS DEVELOPMENT, LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee, WISCONSIN BELL, INC., doing business as AT&T Wisconsin, a Wisconsin Corporation, Grantee, and SPECTRUM Mid-America, LLC, 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, 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.



REVISED THIS 8TH DAY OF JULY, 2022
DATED THIS 31ST DAY OF MAY, 2022

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

01-006-295-H

SHEET 2 OF 4

H:\CZ850\295\01006-H\SURVEY\FINAL PLATS\PHASE 6\166PLOT.DWG

HOWELL OAKS ADDITION NO. 5

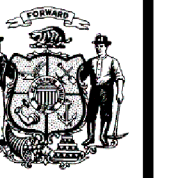
BEING A SUBDIVISION LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

O.L. 2 OAKMONT

OAKMONT ADDITION NO. 2 115 114

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

WETLAND LINE TABLE:

Line #	BEARING	LENGTH
L1	S30°45'01"E	20.49'
L2	S1°42'40"W	41.66'
L3	S47°17'35"W	29.72'
L4	S8°02'08"W	80.99'
L5	S0°29'19"E	39.44'
L6	S67°34'56"E	39.05'
L7	S35°28'26"E	41.08'
L8	S43°58'26"E	28.64'
L9	S30°55'29"E	32.20'
L10	S28°45'39"W	23.75'
L11	S8°47'30"E	31.61'
L12	S21°00'13"W	60.81'
L13	S1°18'36"E	48.60'
L14	S20°23'21"E	20.31'
L15	S24°11'29"W	39.69'
L16	S12°21'25"W	46.05'
L17	S78°52'14"E	25.64'
L18	S30°28'47"E	21.30'
L19	S57°44'25"W	26.24'
L20	S8°37'16"W	37.74'
L21	S4°11'01"W	37.84'
L22	S21°21'35"E	13.74'
L23	S35°50'05"E	34.22'
L24	S11°31'27"W	14.03'
L25	N61°49'36"W	29.38'
L26	N23°01'35"W	28.85'
L27	N13°09'47"E	14.83'
L28	N3°03'56"E	72.31'
L29	N51°05'37"E	23.83'
L30	N18°28'46"E	6.66'
L31	N83°53'47"W	22.42'
L32	N50°24'32"W	14.74'
L33	N7°14'01"E	53.96'
L34	N40°14'31"E	28.81'
L35	N6°30'25"E	7.23'
L36	N15°46'54"E	9.14'
L37	N44°09'42"W	31.69'
L38	N0°22'41"W	36.88'

OL #11
573419 SF

WETLAND LINE TABLE (CONT.):

Line #	BEARING	LENGTH
L39	N29°43'04"E	56.40'
L40	N23°38'52"E	22.04'
L41	N12°23'09"W	27.57'
L42	N1°51'19"W	30.92'
L43	N67°42'45"W	34.76'
L44	N86°41'22"W	25.42'
L45	N81°16'43"W	36.65'
L46	N77°39'48"W	31.12'
L47	S29°19'46"W	38.64'
L48	N84°25'12"W	43.69'
L49	N37°59'20"W	36.17'
L50	S69°52'04"W	37.10'
L51	N76°41'57"W	32.66'
L52	N25°01'18"E	46.46'
L53	N45°04'28"E	57.70'
L54	N49°24'10"W	7.23'
L55	N68°19'38"E	56.40'
L56	N52°52'05"E	26.46'
L57	S82°29'11"E	28.25'
L58	N28°13'25"E	34.93'
L59	N14°00'07"E	23.62'
L60	N43°02'14"E	33.01'
L61	N35°30'35"E	33.71'
L62	N9°30'57"E	35.74'
L63	N44°17'12"E	14.25'
L64	S78°09'36"E	36.65'
L65	N71°12'49"E	24.04'
L66	N46°10'23"E	23.80'
L67	N45°03'42"E	31.90'
L68	N68°19'17"E	39.77'
L69	S82°36'56"E	28.58'
L70	S57°26'55"E	33.04'
L71	S23°12'43"E	22.22'
L72	S49°19'47"E	21.56'
L73	S68°57'13"E	28.61'
L74	N48°17'10"E	33.74'
L75	N1°21'28"E	28.61'
L76	N65°27'50"E	35.75'
L77	N69°23'54"E	28.44'
L78	N73°40'32"E	36.74'
L79	N84°23'13"E	34.22'
L80	S41°07'32"E	59.21'
L81	S20°34'06"E	56.99'
L82	S70°01'44"E	25.62'
L83	N82°21'10"E	28.79'
L84	S70°27'21"E	25.41'
L85	S47°17'22"E	26.39'
L86	S5°20'53"E	16.35'
L87	N85°48'36"W	24.03'
L88	N69°13'17"W	32.63'
L89	N85°34'13"W	35.99'
L90	N74°44'15"W	37.15'
L91	S82°50'23"W	27.01'
L92	S66°03'01"W	29.39'
L93	S83°49'54"W	20.52'
L94	N82°34'25"W	22.54'
L95	N63°45'06"W	1.92'
L96	N62°58'29"W	21.28'
L97	S83°25'09"W	27.40'
L98	S41°42'20"W	3.93'

