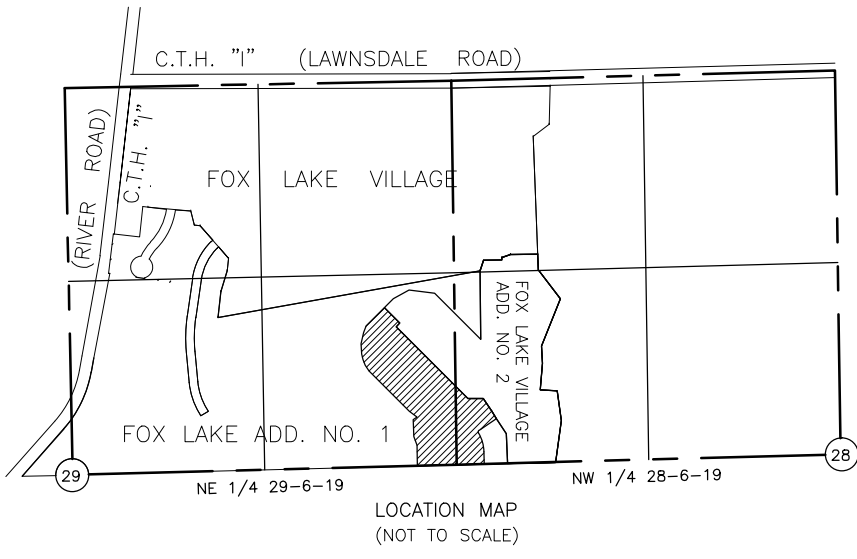


# FOX LAKE VILLAGE ADDITION NO. 3

BEING A PART OF OUTLOT 7 OF "FOX LAKE VILLAGE ADDITION NO. 1", LANDS BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 29, TOWN 6 NORTH, RANGE 19 EAST, 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.

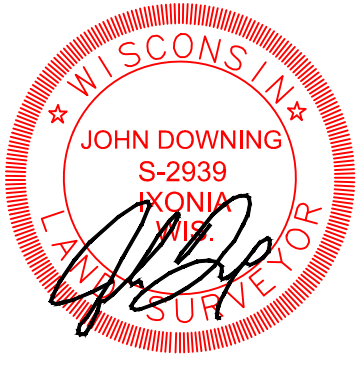
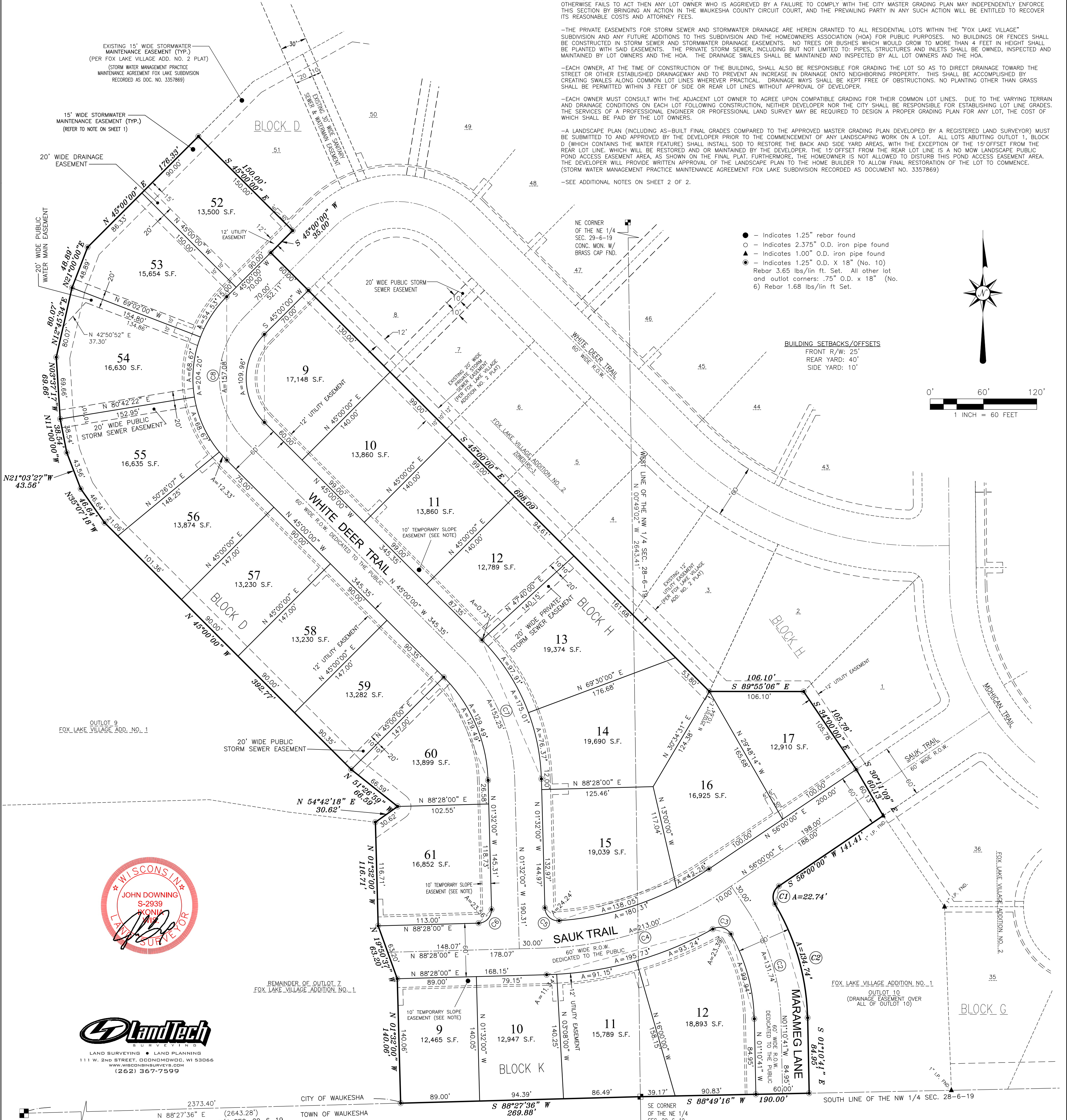
Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



### NOTES:

- BEARINGS ARE BASED UPON THE WI STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1927, REFERENCED TO THE WEST LINE OF THE NW 1/4 OF SECTION 28-6-19, WHICH WAS TAKEN TO BEAR N00°49'02"W, AS SHOWN ON PRELIMINARY PLAT FOX LAKE VILLAGE DEVELOPMENT.
- A 10 FOOT WIDE TEMPORARY SLOPE EASEMENT, WHICH IS DEDICATED TO THE CITY OF WAUKESHA, IS HEREBY ESTABLISHED ACROSS THE STREET FRONTAGE OF ALL LOTS. SAID EASEMENT AREA SHALL NOT BE PERMANENTLY IMPROVED, AND SAID EASEMENT SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS THE CONCRETE SIDEWALKS ARE INSTALLED.
- TYPICAL UTILITY EASEMENT DIMENSIONS ARE SHOWN ON LOTS 16 AND 17 OF BLOCK H ON SHEET 1.
- ALL SANITARY SEWER, STORM SEWER, STORMWATER MAINTENANCE, DRAINAGE AND TEMPORARY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED, ALONG WITH FULL ACCESS RIGHTS TO THE CITY OF WAUKESHA. TEMPORARY EASEMENTS SHALL BE VACATED IN WRITING BY THE CITY WHEN ADJACENT LANDS ARE DEVELOPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ANY LOT LINES WITHIN EASEMENTS PLATTED HEREON ARE ALWAYS THE CENTERLINE OF SUCH EASEMENTS.
- LOTS IN THIS DEVELOPMENT ARE ZONED RS-3 SINGLE FAMILY RESIDENTIAL.
- NO BUILDINGS OR FENCES SHALL BE CONSTRUCTED WITHIN EASEMENTS SHOWN HEREON. NO TREES OR BUSHES WHICH WOULD GROW TO MORE THAN FOUR FEET IN HEIGHT ARE ALLOWED WITHIN SAID EASEMENTS WITHOUT THE APPROVAL OF THE CITY OF WAUKESHA ENGINEERING DEPARTMENT AND THE WAUKESHA WATER UTILITY. THE CITY OF WAUKESHA BEARS NO RESPONSIBILITY TO REPAIR OR REPLACE ANY GRASS, SHRUBS, TREES OR OTHER IMPROVEMENTS ON SUCH EASEMENTS. NO DRIVEWAYS SHALL BE LOCATED WITHIN VISION CORNER EASEMENTS.
- THIS PLAT IS PART OF THE STORMWATER MANAGEMENT AGREEMENT AS SET FORTH IN FOX LAKE VILLAGE SUBDIVISION AND FOX LAKE VILLAGE ADDITION NO. 1 SUBDIVISION.
- ALL BUILDING PADS ON LOTS WITHIN THIS PLAT HAVE BEEN GRADED SO THAT ANY BASEMENT FLOOR ELEVATION SHALL BE AT LEAST 2 FEET ABOVE THE SEASONAL HIGH GROUNDWATER ELEVATION (SEE APPROVED MASTER GRADING PLAN SHEET 1.0 FOR DEVELOPMENT FOR REFERENCE TO LOWEST BASEMENT FLOOR ELEVATIONS).
- 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 HOMEOWNERS ASSOCIATION. IF THE LOT OWNER(S) DO NOT COMPLETE THE REQUIRED MAINTENANCE OR REPAIRS, THE CITY OF WAUKESHA IS AUTHORIZED, BUT NOT REQUIRED, TO PERFORM THE SPECIFIED INSPECTIONS, MAINTENANCE OR REPAIRS, THE CITY OF WAUKESHA MAY LEVY THE COSTS AND EXPENSES OF SUCH INSPECTIONS, MAINTENANCE OR REPAIR RELATED ACTIONS AS A SPECIAL CHARGE AGAINST THE LOTS IN THE SUBDIVISION AND COLLECTED AS SUCH IN ACCORDANCE WITH THE PROCEDURES UNDER S. 66.0627 WIS. STATS. OR SUBCH. VII OF CH. 66 WIS. STATS.
- 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 IT'S 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 AGREEVED 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.
- THE PRIVATE EASEMENTS FOR STORM SEWER AND STORMWATER DRAINAGE ARE HERIN GRANTED TO ALL RESIDENTIAL LOTS WITHIN THE "FOX LAKE VILLAGE" SUBDIVISION AND ANY FUTURE ADDITIONS TO THIS SUBDIVISION 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 WITH 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.
- 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 DRAINAGEWAY 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.
- A LANDSCAPE PLAN (INCLUDING AS-BUILT FINAL GRADES COMPARED TO THE APPROVED MASTER GRADING PLAN DEVELOPED BY A REGISTERED LAND SURVEYOR) MUST BE SUBMITTED TO AND APPROVED BY THE DEVELOPER PRIOR TO THE COMMENCEMENT OF ANY LANDSCAPING WORK ON A LOT. ALL LOTS ABUTTING OUTLOT 1, BLOCK D (WHICH CONTAINS THE WATER FEATURE) SHALL INSTALL SOIL TO RESTORE THE BACK AND SIDE YARD AREAS, WITH THE EXCEPTION OF THE 15' OFFSET FROM THE REAR LOT LINE, WHICH WILL BE RESTORED OR MAINTAINED BY THE DEVELOPER. THE 15' OFFSET FROM THE REAR LOT LINE IS A NO MOW LANDSCAPE PUBLIC POND ACCESS EASEMENT AREA, AS SHOWN ON THE FINAL PLAT. FURTHERMORE, THE HOMEOWNER IS NOT ALLOWED TO DISTURB THIS POND ACCESS EASEMENT AREA. THE DEVELOPER WILL PROVIDE WRITTEN APPROVAL OF THE LANDSCAPE PLAN TO THE HOME BUILDER TO ALLOW FINAL RESTORATION OF THE LOT TO COMMENCE. (STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT FOX LAKE SUBDIVISION RECORDED AS DOCUMENT NO. 3357869)
- SEE ADDITIONAL NOTES ON SHEET 2 OF 2.



THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

DATED 02/19/19  
JOB #18147  
SHEET 1 OF 2



# FOX LAKE VILLAGE ADDITION NO. 3

BEING A PART OF OUTLOT 7 OF "FOX LAKE VILLAGE ADDITION NO. 1", LANDS BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 29, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS  
COUNTY OF WAUKESHA)

I, JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED "FOX LAKE VILLAGE ADDITION NO. 3", LANDS BEING A PART OF OUTLOT 7 OF "FOX LAKE VILLAGE ADDITION NO. 1", BEING A PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28 AND THE SE 1/4 OF SECTION 29, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 29, ALSO BEING THE POINT OF BEGINNING OF LANDS HEREINAFTER DESCRIBED:  
THENCE S 88°27'36" W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 269.88 FEET;  
THENCE N 01°32'00" W, 140.06 FEET; THENCE N 19°50'37" W, 63.20 FEET; THENCE N 01°32'00" W, 116.71 FEET TO A POINT ON THE EXTERIOR OF OUTLOT 9 OF FOX LAKE VILLAGE ADDITION NO. 1; THENCE THE FOLLOWING COURSES ALONG SAID EXTERIOR OF OUTLOT 9:  
THENCE N 54°42'18" E, 30.62 FEET;  
THENCE N 51°26'59" W, 66.59 FEET;  
THENCE N 45°00'00" W, 392.77 FEET;  
THENCE N 35°07'18" W, 46.64 FEET;  
THENCE N 21°03'27" W, 43.56 FEET;  
THENCE N 11°00'00" W, 38.54 FEET;  
THENCE N 03°37'17" W, 69.66 FEET;  
THENCE N 12°45'34" E, 80.07 FEET;  
THENCE N 21°00'00" E, 48.89 FEET;  
THENCE N 45°00'00" E, 176.33 FEET TO THE TERMINUS OF SAID COURSE, ALSO BEING A POINT ON THE EXTERIOR OF FOX LAKE VILLAGE ADDITION NO. 2; THENCE THE FOLLOWING COURSES ALONG SAID EXTERIOR:  
THENCE S 45°00'00" E, 150.00 FEET;  
THENCE S 45°00'00" W, 35.00 FEET;  
THENCE S 45°00'00" E, 698.09 FEET;  
THENCE S 89°55'06" E, 106.10 FEET;  
THENCE S 34°00'00" E, 105.78 FEET;  
THENCE S 30°11'09" E, 60.13 FEET;  
THENCE S 56°00'00" W, 141.41 FEET;  
THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 22.74 FEET, A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 86°52'22", AND A CHORD BEARING S 12°33'49" W, 20.63 FEET.;  
THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 134.74 FEET, A RADIUS OF 259.97 FEET, A DELTA ANGLE OF 29°41'41", AND A CHORD BEARING S 16°01'32" E, 133.23 FEET.;  
THENCE S 01°10'41" E, 84.95 FEET TO THE TERMINUS OF SAID COURSE, POINT ALSO BEING ON THE SOUTH LINE OF THE NW 1/4 SECTION 28-9-19;  
THENCE S 88°49'16" W, ALONG SAID SOUTH LINE, 190.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 454,111 S.F.± (10.42 ACRES), DEDICATING 101,638 S.F.± (2.33 ACRES) THEREOF FOR PUBLIC ROADWAY PURPOSES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF FOX LAKE LAND, 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 AND CHAPTER 23 OF THE CITY OF WAUKESHA IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

JOHN D. DOWNING, S-2939

## NOTES:

### OUTLOT STATEMENT

-EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP OF OUTLOTS 5, 6, 8, 9 AND 10 IN FOX LAKE VILLAGE ADDITION NO. 1 (WHERE THE STORMWATER MANAGEMENT PRACTICES ARE LOCATED) PLATTED HERON AND NEITHER THE CITY OF WAUKESHA NOR WAUKESHA COUNTY SHALL BECOME LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THAT THEY MAY BECOME THE OWNER OF ANY LOT OR OUTLOT BY REASON OF TAX DELINQUENCY. UPON RECORDING OF ADDENDUM NO. 1, EXHIBIT G OF THE STORM WATER MAINTENANCE AGREEMENT, THE STORM WATER PERMIT IS TERMINATED. A MORE DETAILED STORM WATER FACILITY MAINTENANCE AGREEMENT DESCRIBING THE RIGHTS, COVENANTS, AND CONDITIONS IS INCLUDED IN A SEPARATELY RECORDED STORM WATER FACILITY MAINTENANCE AGREEMENT.  
-THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED, "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" THAT APPLY TO OUTLOT 1 OF "FOX LAKE VILLAGE" AND OUTLOTS 5, 6, 8, 9 AND 10 "FOX LAKE VILLAGE ADDITION NO. 1". THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT AND ALL LOTS OWNERS THEREIN, TO COVENANTS, CONDITIONS, AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE CITY OF WAUKESHA MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

EACH INDIVIDUAL LOT OWNER SHALL BE FRACTIONALLY RESPONSIBLE FOR THE MAINTENANCE COSTS ASSOCIATED WITH OUTLOT 1, BLOCK D OF FOX LAKE VILLAGE SUBDIVISION.

### BASEMENT RESTRICTION-GROUNDWATER

BASEMENT FLOOR SURFACE ELEVATIONS SHALL BE NO LOWER THAN THE PROPOSED BASEMENT FLOOR ELEVATIONS SHOWN IN THE TABLE DUE TO POTENTIAL FOR SEASONAL HIGH WATER TABLE. MINIMUM BASEMENT FLOOR ELEVATION CHANGES MAY ONLY BE AUTHORIZED UPON FURTHER ANALYSIS COMPLIANT WITH THE CITY OF WAUKESHA STORM WATER ORDINANCE AND SUCH ANALYSIS MUST BE APPROVED BY THE CITY OF WAUKESHA ENGINEERING DEPARTMENT. BASEMENT FLOORS SHALL BE BUILT AT LEAST 1 FOOT ABOVE THE SEASONAL HIGH WATER TABLE.

RECOMMENDED MINIMUM BASEMENT ELEVATION			
LOT/BK	GW ELEV (1)	100yr ELEV+2 (2)	MIN BSMT ELEV (3)
52/D	12.0	13.19	13.20
53/D	12.0	13.19	13.20
54/D	12.0	13.19	13.20
55/D	12.0	13.19	13.20
56/D	12.0	13.19	13.20
57/D	12.0	13.19	13.50
58/D	12.0	13.19	13.50
59/D	12.0	13.19	13.50
60/D	12.0	13.19	15.00
61/D	12.0	13.19	15.70
9/H	12.0	n/a	13.00
10/H	12.0	n/a	13.50
11/H	12.0	n/a	13.50
12/H	12.0	n/a	14.00
13/H	12.0	n/a	14.00
14/H	12.0	n/a	14.50
15/H	12.0	n/a	16.00
16/H	14.0	n/a	21.00
17/H	18.0	n/a	22.50
9/K	12.0	n/a	16.80
10/K	12.0	n/a	17.70
11/K	12.0	n/a	18.50
12/K	12.0	n/a	18.50

(1) GW ELEV DETERMINED FROM AVAILABLE TESTING BY MES/PSI. THE REPORTS HAVE BEEN SUBMITTED TO THE CITY.

## 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:

- CITY OF WAUKESHA
- DEPARTMENT OF ADMINISTRATION
- WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

IN WITNESS WHEREOF, THE SAID \_\_\_\_\_, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

FOX LAKE LAND, LLC

GREGORY J. WALSH, MEMBER

STATE OF WISCONSIN )SS  
COUNTY OF WAUKESHA)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_, THE ABOVE NAMED GREGORY J. WALSH, TO ME KNOWN TO AS A MEMBER OF FOX LAKE LAND, LLC., ARE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, \_\_\_\_\_ COUNTY, WI

MY COMMISSION EXPIRES, \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE:

\_\_\_\_\_ A CORPORATION, DULY ORGANIZED AND EXISTING UNDER AND 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 IN THE FOREGOING INSTRUMENT OF JOHN D. DOWNING, A PROFESSIONAL LAND SURVEYOR, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF FOX LAKE LAND LLC.

IN WITNESS WHEREOF, THE SAID \_\_\_\_\_, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_ AND \_\_\_\_\_, \_\_\_\_\_, WISCONSIN. AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_.

IN THE PRESENCE OF:

STATE OF WISCONSIN ) SS  
COUNTY OF \_\_\_\_\_ )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_, ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND BY ITS AUTHORITY.

NOTARY PUBLIC-STATE OF WISCONSIN  
MY COMMISSION EXPIRES, \_\_\_\_\_

## UTILITY EASEMENT PROVISIONS

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

FOX LAKE LAND LLC, Grantor, to

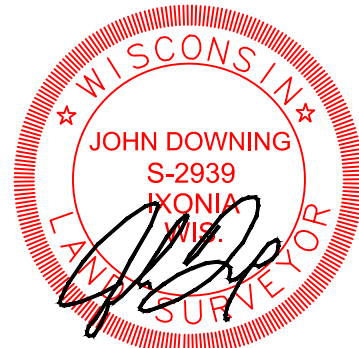
WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,

Wisconsin Bell, Inc. db/a AT&T Wisconsin, a Wisconsin corporation, Grantee, and

TIME WARNER CABLE MIDWEST, 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. Structures 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 CITY TREASURER

STATE OF WISCONSIN) SS  
WAUKESHA COUNTY )

I, GINA KOZLIK, BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF WAUKESHA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE, SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_, 20\_\_ AFFECTING THE LANDS INCLUDED IN THE PLAT OF "FOX LAKE VILLAGE ADDITION NO. 3".

DATE: \_\_\_\_\_

SIGN NAME: \_\_\_\_\_  
GINA KOZLIK, CITY TREASURER

## COMMON COUNCIL APPROVAL

RESOLVED, THAT THE PLAT OF "FOX LAKE VILLAGE ADDITION NO. 3", IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, FOX LAKE LAND, LLC, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUKESHA.

APPROVED: \_\_\_\_\_  
GINA KOZLIK, CITY TREASURER

I, GINA KOZLIK, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF RESOLUTION NUMBER \_\_\_\_\_ ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WAUKESHA.

SIGNED: \_\_\_\_\_  
GINA KOZLIK, CITY TREASURER

## PLAN COMMISSION APPROVAL

RESOLVED, THAT THE PLAT OF FOX LAKE VILLAGE ADDITION NO. 3, A SUBDIVISION WHICH LIES IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN, FOX LAKE LAND, LLC, OWNER, IS HEREBY APPROVED BY THE CITY OF WAUKESHA PLAN COMMISSION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNED: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
SHAWN N. REILLY, CHAIRMAN MARIA PANDAZI, CITY PLANNER

## COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN )SS  
WAUKESHA COUNTY )

I, PAMELA F. REEVES, BEING DULY ELECTED, QUALIFIED AND THE ACTING TREASURER OF THE COUNTY OF WAUKESHA, DO HEREBY CERTIFY THAT THE RECORD IN MY OFFICE SHOWS NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS THROUGH \_\_\_\_\_, 20\_\_ AFFECTING THE LANDS INCLUDED IN THE PLAT OF "FOX LAKE VILLAGE ADDITION NO. 3".

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
PAMELA F. REEVES, COUNTY TREASURER

## CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
C1	22.74'	15.00	86°52'22"	N 12°33'49" E	20.63'	S 56°00'00" W	S 30°52'22" E
C2 EXTERIOR	134.74'	259.97'	29°41'41"	N 16°01'32" W	133.23'	S 30°52'22" E	S 01°10'41" E
C2 C/L	131.74'	229.97'	32°49'19"	S 17°35'20" E	129.94'	N 01°10'41" W	N 34°00'00" W
WEST ROW	99.94'	199.97'	28°38'11"	N 15°29'46" W	98.91'	N 01°10'41" W	N 29°48'52" W
C3	23.39'	15.00	89°20'54"	S 74°29'18" E	21.09'	N 29°48'52" W	S 60°50'15" W
C4 C/L	213.00'	375.89'	32°28'00"	N 72°14'00" E	210.16'	N 88°28'00" E	N 56°00'00" E
SOUTH ROW	195.73'	405.89'	27°37'45"	N 74°39'07" E	193.84'	N 88°28'00" E	N 60°50'15" E
LOT 10K	11.33'	405.89'	1°36'00"	N 87°40'00" E	11.33'		
LOT 11K	91.15'	405.89'	12°52'06"	S 80°28'00" W	90.96'		
LOT 12K	83.24'	405.89'	13°09'45"	N 87°25'07" E	83.04'		
NORTH ROW	180.31'	345.89'	29°52'06"	S 70°56'03" W	178.28'	N 85°52'06" E	N 56°00'00" E
LOT 15H	138.05'	345.89'	22°52'06"	N 74°26'03" E	137.14'		
LOT 16H	42.26'	345.89'	7°00'00"	S 59°30'00" W	42.23'		
C5	24.24'	15.00	92°35'54"	N 47°49'57" W	21.69'	S 01°32'00" E	N 85°52'06" E
C6	23.56'	15.00	90°00'00"	N 43°28'00" E	21.21'	N 88°28'00" E	N 01°32'00" W
C7 C/L	152.25'	200.69'	43°28'00"	S 23°16'00" E	148.63'	N 01°32'00" W	N 45°00'00" W
EAST ROW	175.01'	230.69'	43°28'00"	S 23°16'00" E	170.84'	N 01°32'00" W	N 45°00'00" W
LOT 12H	0.73'	230.69'	0°10'56"	N 44°54'39" W	0.73'		
LOT 13H	97.91'	230.69'	24°19'04"	S 32°39'32" E	97.18'		
LOT 14H	76.37'	230.69'	18°58'00"	N 11°01'00" W	76.02'		
WEST ROW	129.49'	170.69'	43°28'00"	N 23°16'00" W	126.41'	N 01°32'00" W	N 45°00'00" W
C8 C/L	157.08'	100.00'	90°00'00"	S 00°00'00" W	141.42'	S 45°00'00" W	S 45°00'00" E
EAST ROW	109.96'	70.00'	90°00'00"	N 00°00'00" W	98.99'	S 45°00'00" W	S 45°00'00" E
WEST ROW	204.20'	130.00'	90°00'00"	N 00°00'00" W	183.85'	S 45°00'00" W	S 45°00'00" E
LOT 53D	54.53'	130.00'	24°02'00"	S 32°59'00" W	54.13'		
LOT 54D	68.67'	130.00'	30°16'00"	N 05°50'00" E	67.88'		
LOT 55D	68.67'	130.00'	30°15'53"	N 24°25'56" W	67.87'		

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



DATED 02/19/19  
JOB #18147  
SHEET 2 OF 2

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939