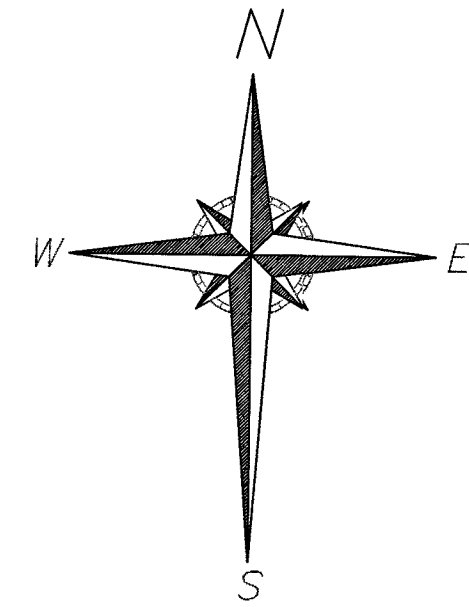


# ROLLING OAKS II - ADDITION NO.1

BEING ALL OF OUTLOT 6 OF ROLLING OAKS II, LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 19 EAST, IN THE TOWN OF WAUKESHA, WAUKESHA COUNTY, STATE OF WISCONSIN.



SCALE: 1" = 100'

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE EAST LINE OF THE NE 1/4 OF SECTION 24-06-19 AS N00°02'29"E.

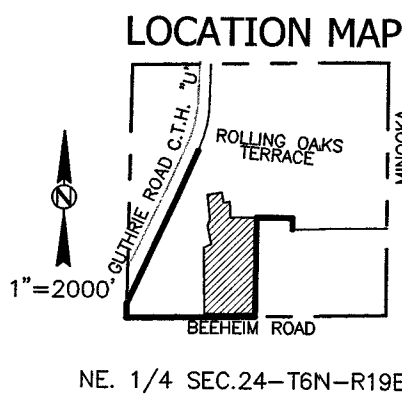
DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'00.5"

### LEGEND

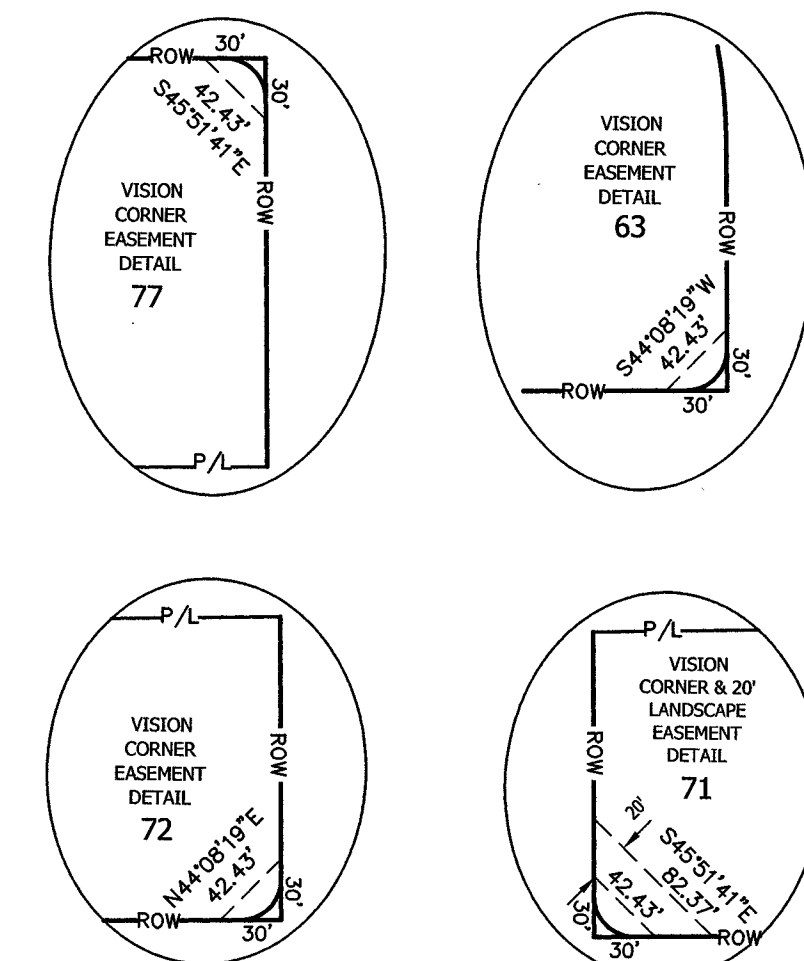
- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- - 1.315"x18" IRON PIPE SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.68 LBS./LIN. FT.
- ⊕ - CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ - 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- Ⓒ - CURVE TABLE ANNOTATION

### LOCATION MAP



### GENERAL NOTES:

1. SUBDIVISION CONTAINS 13.20 AC, 15 LOTS.
2. TYPICAL LOT DIMENSION FOR R-2 ZONING:
  - A. MINIMUM LOT AREA - 30,000 SF
  - B. MINIMUM LOT WIDTH - 120 FEET
  - C. MINIMUM FRONT YARD - 50 FEET
  - D. MINIMUM SIDE YARD - 20 FEET
  - E. MINIMUM REAR YARD - 20 FEET
3. THE TITLEHOLDERS OF LOTS 63 THROUGH 77 OF THE ROLLING OAKS II ADDITION NO. 1 SUBDIVISION EACH SHALL HOLD UNDIVIDED AND NONTRANSFERABLE INTERESTS IN OUTLOT 4 OF ROLLING OAKS II WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED. THE TITLEHOLDERS OF LOTS WITHIN FUTURE ADDITIONS OF ROLLING OAKS II CREATED BY SUBDIVIDING OUTLOTS 5 OF ROLLING OAKS II SHALL ALSO HOLD UNDIVIDED AND NONTRANSFERABLE INTERESTS IN OUTLOT 4 OF ROLLING OAKS II. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF AN LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
4. THIS PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), BASED ON FEMA COMMUNITY PANEL 55133C0327F AND 55133C0329F.
5. WITHIN THE AREA OF THE VISION CORNER EASEMENT, THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS, OR ANY OTHER STRUCTURE SHALL BE LIMITED TO 24" ABOVE THE INTERSECTION ELEVATION. NO DRIVEWAYS ARE PERMITTED WITHIN THE VISION CORNER EASEMENT. VISION CORNER EASEMENTS ARE GRANTED TO WAUKESHA COUNTY AND THE TOWN OF WAUKESHA.
6. NO WETLANDS EXIST ON THIS PROPERTY PER WAUKESHA COUNTY GIS.
7. LOTS TO BE SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS. PRIVATE WELLS SHALL BE 50 FEET FROM SEPTIC AREAS PER WISCONSIN ADMINISTRATIVE CODE. BUILDING SETBACKS ARE 15 FEET FROM SEPTIC AREAS PER WISCONSIN ADMINISTRATIVE CODE.
8. SEPTIC SITES HAVE BEEN DETAILED IN THE SOIL EVALUATION REPORT. A COMPLETE SOIL AND SITE INVESTIGATION IS ON FILE FOR ALL THE LOTS. AREAS FOR MOUND SITES HAVE BEEN DESIGNATED ON EACH LOT IN THE REPORT. THESE MOUND SITES, AND AN AREA 15 FEET DOWNSLOPE OF THE PROPOSED MOUND SITE, SHALL BE PROTECTED FROM SOIL DISTURBANCE.
9. ALL DRAINAGE EASEMENTS ARE GRANTED TO THE TOWN OF WAUKESHA AND ARE PART OF THE STORM WATER MANAGEMENT PRACTICE MAINTENANCE NOTES ON SHEET 1 OF 2.
10. THE 5' LANDSCAPE EASEMENT ALONG GUTHRIE ROAD (C.T.H. "U"), AND THE LANDSCAPE EASEMENT ON LOTS 57 AND 62, NOT SHOWN AS PART OF THIS PLAT, WAS PREVIOUSLY GRANTED TO LOTS 63-77 ON THE FINAL PLAT OF ROLLING OAKS II, FOR THE MAINTENANCE OF THOSE AREAS.
11. THE LANDSCAPE EASEMENT ON LOT 71 IS GRANTED TO LOTS 63-77 OF ROLLING OAKS II ADDITION NO. 1 AND OUTLOT 5 OF ROLLING OAKS II FOR THE MAINTENANCE OF THAT AREA.
12. SLOPE EASEMENTS ARE GRANTED TO THE TOWN OF WAUKESHA. THE TOWN OF WAUKESHA, ITS OFFICERS, AGENTS, AND EMPLOYEES AND BY ANY CONTRACTOR, HIS AGENTS, AND EMPLOYEES ENGAGED BY SAID TOWN, WHENEVER AND WHEREVER NECESSARY FOR THE PURPOSES SET FORTH BELOW, IS PERMITTED ACCESS TO THE PROPERTY FOR THE PURPOSES TO CLEAR AND/OR GRADE SAID PREMISE, TO DEPOSIT TOOLS, PLACE MATERIALS, BUILD, WIDEN, IMPROVE AND REPAIR THE ADJOINING TOWN ROAD INCLUDING SUCH CULVERTS, SLOPE, AND DRAINAGE FACILITIES AS IT MAY SEE FIT.
- RESERVING, HOWEVER, TO THE OWNER OF THE FEE UNDERLYING THIS EASEMENT HERIN GRANTED, THE CONTINUED USE OF THE SURFACE OF SAID REAL PROPERTY, SUBJECT TO THE CONDITION THAT THE ERECTING OF BUILDINGS, MASONRY WALLS, MASONRY FENCES, AND OTHER STRUCTURES, THE PLANTING OR GROWING OF TREES OR SHRUBS, THE CHANGING OF THE SURFACE GRADE, OR THE INSTALLATION OF PRIVATELY-OWNED PIPELINES SHALL BE PROHIBITED UNLESS WRITTEN PERMISSION IS FIRST OBTAINED FROM THE TOWN.
13. NO BUILDING EXIST ON THE PROPERTY.



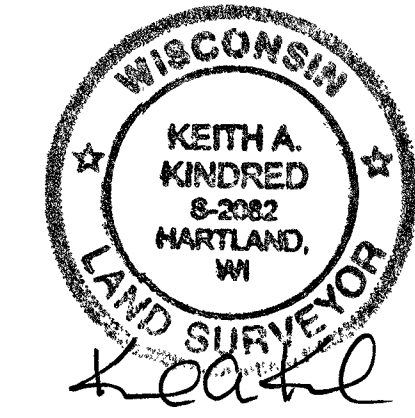
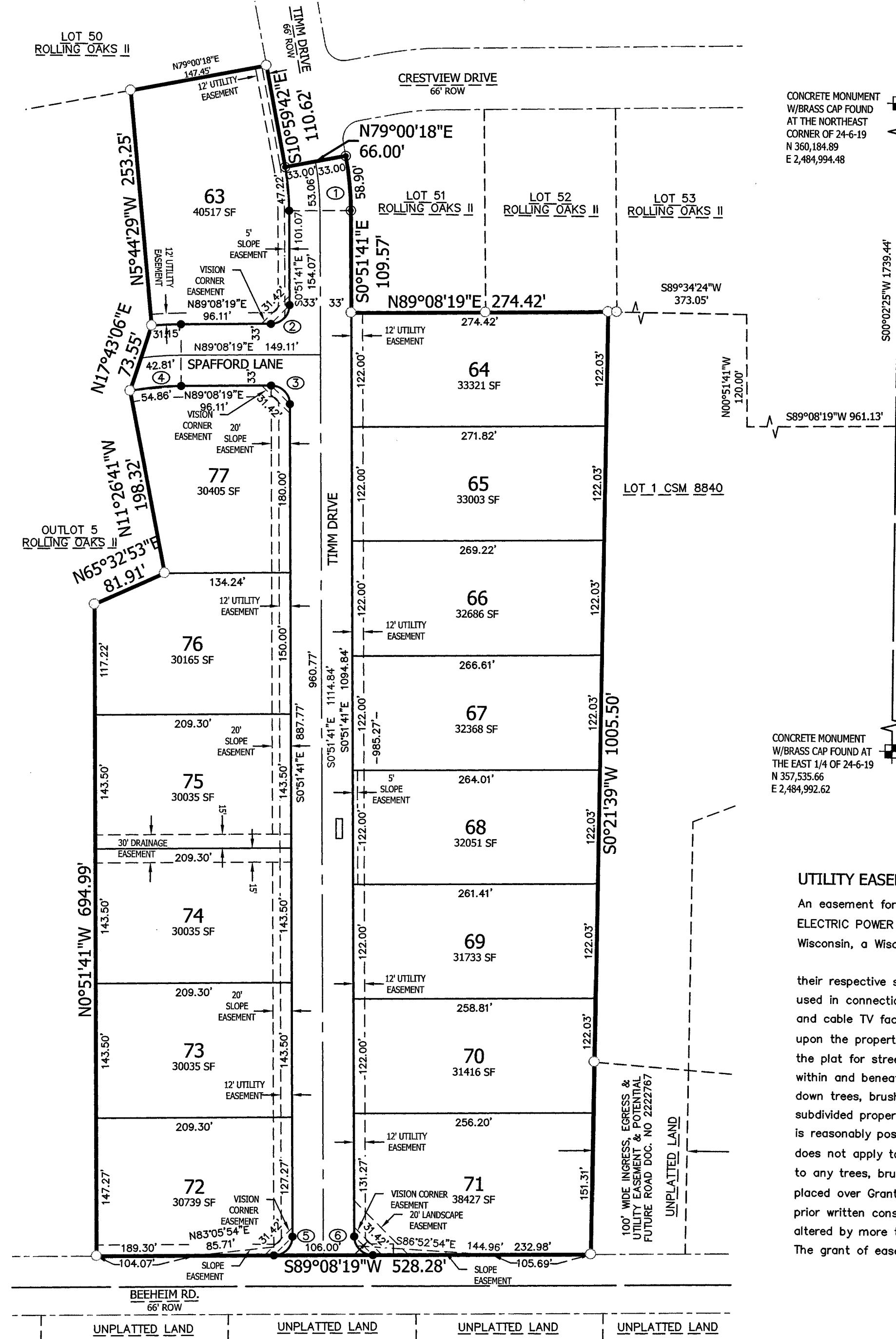
Lot #	Elevation of Seasonal High Water Table	Proposed Basement Floor Elevation
63	≥ 952.6	≥ 953.6
64	950.1	≥ 951.1
65	950.4	≥ 951.4
66	≥ 949.9	≥ 950.9
67	≥ 949.8	≥ 950.8
68	≥ 949.8	≥ 950.8
69	≥ 949.9	≥ 950.9
70	≥ 959.3	≥ 960.3
71	≥ 960.7	≥ 961.7
72	≥ 958.6	≥ 959.6
73	≥ 951.5	≥ 952.5
74	949.4	≥ 950.4
75	950.0	≥ 951.0
76	950.3	≥ 951.3
77	950.0	≥ 951.0

### BASEMENT RESTRICTION - GROUNDWATER

BASEMENT FLOOR SURFACE ELEVATIONS SHALL NOT BE LOWER THAN THE PROPOSED BASEMENT FLOOR ELEVATIONS SHOWN IN THE TABLE BELOW DUE TO POTENTIAL FOR SEASONAL HIGH WATER TABLE. MINIMUM BASEMENT FLOOR ELEVATION CHANGES MAY ONLY BE AUTHORIZED UPON FURTHER ANALYSIS COMPLIANT WITH THE WAUKESHA COUNTY STORM WATER DRAINAGE AND SUCH ANALYSIS MUST BE APPROVED BY THE WAUKESHA COUNTY LAND RESOURCES DIVISION.

CURVE	LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
1	CL	300.00'	10°08'01"	53.06'	52.99'	S05°55'41.5"E	S10°59'42"E	S00°5'14"1"E
1	EXT	333.00'	10°08'01"	58.90'	58.82'	S05°55'41.5"E	S10°59'42"E	S00°5'14"1"E
1	63	267.00'	10°08'01"	47.22'	47.16'	S05°55'41.5"E	S10°59'42"E	S00°5'14"1"E
2	63	20.00'	90°00'00"	31.42'	28.28'	S44°08'19"W	S00°5'14"1"E	S89°08'19"W
3	77	20.00'	90°00'00"	31.42'	28.28'	S45°5'14"1"E	N89°08'19"E	S00°5'14"1"E
4	CL	330.00'	90°00'00"	42.81'	42.78'	S85°25'20"W	S89°08'19"W	S00°5'14"1"E
4	77	297.00'	10°35'00"	54.86'	54.78'	S83°50'49"W	S89°08'19"W	-
4	63	363.00'	04°55'02"	31.15'	31.14'	S86°40'48"W	S89°08'19"W	-
5	72	20.00'	90°00'00"	31.42'	28.28'	S44°08'19"W	S00°5'14"1"E	S89°08'19"W
6	71	20.00'	90°00'00"	31.42'	28.28'	S45°5'14"1"E	S00°5'14"1"E	N89°08'19"E

PROJECT #15901



Dated this 17th day of January, 2014.  
Revised this 19th day of May, 2014.

**STORM WATER MANAGEMENT PRACTICE MAINTENANCE**  
THE TITLEHOLDERS OF LOTS 63 THROUGH 77 OF THE ROLLING OAKS II ADDITION NO. 1 SUBDIVISION EACH SHALL HOLD UNDIVIDED AND NONTRANSFERABLE INTERESTS IN OUTLOT 4, WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED. THE TITLEHOLDERS OF LOTS WITHIN FUTURE ADDITIONS OF ROLLING OAKS II CREATED BY SUBDIVIDING OUTLOTS 5 SHALL ALSO HOLD UNDIVIDED AND NONTRANSFERABLE INTERESTS IN OUTLOT 4. 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" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 4. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT 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 TOWN OF WAUKESHA MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT. IN ACCORDANCE WITH CHAPTER 14 - ARTICLE VIII OF THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND THE TOWN OF WAUKESHA AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 63 THROUGH 77 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

### EASEMENTS

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE TOWN OF WAUKESHA, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICE AND DRAINAGE EASEMENTS OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

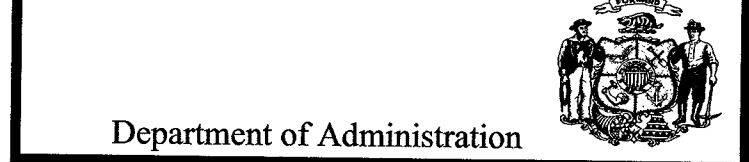
### UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by BELMAN INVESTMENTS, LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee, WISCONSIN BELL, INC., d/b/a SBC Wisconsin, a Wisconsin Corporation, Grantee, and TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee

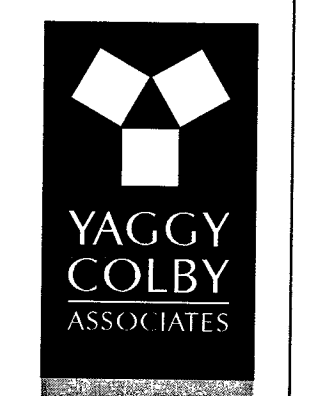
their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes 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 of 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 or communication 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.

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\_\_\_\_



THIS INSTRUMENT DRAFTED BY KEITH A KINDRED



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