

# FOX LAKE VILLAGE ADDITION NO. 1

BEING A RESUBDIVISION OF PART OF LOT 3 OF C.S.M. 6776, LOT 1 OF C.S.M. 10518 AND LANDS ALL BEING PART OF THE NW 1/4, SW 1/4 AND SE 1/4 OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4 OF SECTION 29, AND THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 28, 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, Registered Land Surveyor, do hereby certify that I have surveyed, divided, mapped and dedicated "Fox Lake Village Addition No. 1", being a resubdivision of part of Lot 3 of C.S.M. 6776, Lot 1 of C.S.M. 10518 and lands all being part of the NW 1/4, SW 1/4 and SE 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 29, and the NW 1/4 and SW 1/4 of the NW 1/4 of Section 28, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of Section 29, also being the point of beginning of lands hereinafter described: thence S 88°27'36" W along the South line of the NE 1/4 of said Section 29, 2643.28 feet to a concrete monument with brass cap, also being the center of said Section 29; thence S 88°29'31" W along the South line of the Northwest 1/4 of said Section 29, 336.43 feet to a point on the East right of way line of River Road; thence the following courses along said East right-of-way line: N 41°30'00" E, 424.30 feet to a point being the beginning of a curve; thence Northeasterly 445.32 feet along the arc of said curve, with a radius of 810.00', with a chord bearing of N 25°45'00" E, with a chord length of 439.73'; thence N 10°00'00" E, 662.55 feet to a point; thence N 06°30'00" E, 304.61 feet to a point being the terminus of said line; thence S 83°30'00" E along the South line of the Homestead Parcel, 175.00 feet to a point; thence N 06°30'00" E along the West line of the Homestead Parcel, 209.00 feet to a point on the South line of Lot 2 of C.S.M. 11158; thence S 83°30'00" E along said South line and the South line of Lot 1, Block B, of Fox Lake Village, 164.39 feet to Point "A", also the SE corner of said Lot 1, also being the West right of way line of Makou Trail; thence the following courses along said West line: thence Southerly 256.47 feet along the arc of said curve, whose center lies to the West, whose radius is 411.89 feet, whose chord bears S26°09'41"W, with a chord length of 252.35 feet to a point of reverse curvature; thence Southerly 118.04 feet along the arc of said curve, whose center lies the East, whose radius is 339.32 feet, whose chord bears S34°02'03"W, with a chord length of 117.45 feet to a point of compound curve; thence Southerly 186.13 along the arc of said curve, whose radius is 75.00', whose chord bears S13°26'43"W, with a chord length of 141.91 feet to a point; thence S08°15'00"W, 6.54 feet to a point; thence S 81°45'21" E, 60.00 feet to a point on the East right-of-way line of Makou Trail; thence the following courses along said line: thence N08°15'00"E, 5.99 feet to a point; thence Northerly 161.24 feet along the arc of said curve, whose center lies to the West, whose radius is 75.00 feet, whose chord bears N13°36'02"E, with a chord length of 131.93 feet to a point; thence Northerly 91.08 feet along the arc of said curve, whose center lies to the East, whose radius is 279.32 feet, whose chord bears N34°39'33"E, with a chord length of 90.67 feet to a point of reverse curve; thence Northerly 298.96 feet along the arc of said curve, whose center lies to the West, whose radius is 471.89 feet, whose chord bears N25°51'00"E, with a chord length of 293.99 feet to the point being the terminus of said line, and the Southwest corner of Lot 1, Block C, Fox Lake Village; thence the following courses along the Exterior of said Fox Lake Village subdivision: thence S 85°38'46" E, 105.96 feet to a point; thence S 14°00'02" E, 99.45 feet to a point; thence S 84°28'37" E, 40.43 feet to a point; thence S 41°11'51" E, 133.44 feet to a point being the terminus of said line, and also the West right-of-way line of Sauk Trail; thence the following courses along the right-of-way of said Sauk Trail: thence S 45°00'00" W, 15.61 feet to a point being the beginning of a curve; thence Southerly 288.32 feet along the arc of said curve, with a radius of 449.50 feet, with a chord bearing of S 26°37'30" W, with a chord length of 283.40 feet to a point of tangency; thence thence S 08°15'00" W, 261.01 feet to a point of curvature; Southerly 247.66 feet along said curve, whose center lies to the East, with a radius of 1047.24 feet, with a chord bearing of S 01°28'30" W, with a chord length of 247.09 feet, to a point of tangency; thence S 05°18'00" E, 210.95 feet to a point of curvature; thence Southerly 224.58 feet along the arc of said curve, whose center lies to the East, with a radius of 500.01', with a chord bearing of S 18°10'00" E, with a chord length of 222.69 feet to a point of tangency; thence S 31°02'00" E, 19.03 feet to a point; thence N 58°58'00" E, 60.00 feet to a point; thence N 31°02'00" W, 19.03 feet to a point of curvature; thence Northerly 197.62 feet along the arc of said curve, whose center lies to the East, with a radius of 440.01', with a chord bearing of N 18°10'00" W, with a chord length of 195.97 feet to a point of tangency; thence N 05°18'00" W, 210.95 feet to a point of curvature; thence Northerly 233.47 feet along the arc of said curve, whose center lies to the East, with a radius of 987.24 feet, with a chord bearing of N 01°28'30" E, with a chord length of 232.93 feet to a point of tangency; thence N 08°15'00" E, 261.01 feet to a point of curvature; thence Northerly 249.83 feet along the arc of said curve, whose radius lies to the East, with a radius of 389.50 feet, with a chord bearing of N 26°37'30" E, with a chord length of 245.57 feet to a point of tangency; thence N 45°00'00" E, 11.62 feet to a point being the terminus of said line and also the Southwest corner of Lot 1, Block D, Fox Lake Village subdivision; thence the following courses along the exterior of Fox Lake Village subdivision; thence S 41°11'51" E, 104.33 feet to a point; thence S 05°53'40" W, 85.59 feet to a point; thence S 19°02'49" W, 67.09 feet to a point; thence S 14°45'07" W, 84.65 feet to a point; thence S 08°15'00" W, 90.00 feet to a point; thence S 05°04'13" W, 90.14 feet to a point; thence N 79°53'45" E, 1832.58 feet to a point; thence N 18°33'31" E, 77.05 feet to a point; thence N 89°30'00" E, 124.84 feet to a point; thence N 00°30'00" W, 18.00 feet to a point; thence N 71°02'38" E, 63.26 feet to a point; thence N 89°30'00" E, 188.15 feet to a point being the terminus of said line, and also a point on the Westerly exterior of Wildflower Ridges subdivision; thence the following courses along said exterior: thence S 02°16'17" E, 108.03 feet to a point; thence S 37°10'04" E, 250.19 feet to a point; thence S 21°52'23" W, 349.77 feet to a point; thence S 03°10'27" E, 120.03 feet to a point; thence S 04°49'55" W, 182.00 feet to a point; thence S 86°09'58" E, 118.03 feet to a point; thence S 08°01'06" E, 207.02 feet to a point; thence S 07°49'49" W, 291.38 feet to a point; thence S 88°49'16" W, 681.95 feet to a point; which is the point of beginning.

Containing 98.27 acres more or less, dedicating 101 square feet 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 the subdivision regulations of the City of Waukesha in surveying, dividing, mapping and dedicating the same.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_  
John D. Downing, S-2939

## 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:

1. City of Waukesha
2. Department of Administration
3. Waukesha County Department of Parks & 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:

Sunset Bank, 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, mapping, and dedication of the land described in the foregoing instrument of John D. Downing, a registered Land Surveyor, and does hereby consent to the above certificate of Fox Lake Land LLC.

In witness whereof, the said Sunset Bank, has caused these presents to be signed by \_\_\_\_\_and \_\_\_\_\_at \_\_\_\_\_, Wisconsin. And its corporate seal to be hereunto affixed this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_.

In the presence of: Sunset Bank

\_\_\_\_\_  
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. d/b/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.

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

## 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. 1".

DATED: \_\_\_\_\_

\_\_\_\_\_  
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, Wisconsin Statutes, is hereby approved on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_.

\_\_\_\_\_  
Dale R. Shaver, Director

## 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 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 "Fox Lake Village Addition No. 1".

DATED: \_\_\_\_\_

\_\_\_\_\_  
Gina Kozlik, City Treasurer

## COMMON COUNCIL APPROVAL

Resolved, that the plat of FOX LAKE VILLAGE ADDITION NO. 1, 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 Common Council.

SIGNED: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
Shawn N. Reilly, Mayor Gina Kozlik, Treasurer


I, Gina Kozlik, hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Waukesha, on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

This action becomes effective upon receipt of approvals of all other reviewing agencies. All conditions of the City of Waukesha approvals were satisfied as of the \_\_\_ day of \_\_\_\_\_, 20\_\_\_.

SIGNED: \_\_\_\_\_  
Gina Kozlik, City Clerk

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 

  
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REVISED 10/11/14  
DATED 6/30/13  
JOB #13034  
SHEET 4 OF 4