

# TIMBER VIEW ESTATES

BEING A REDIVISION OF PART OF LOT 1 AND PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9681,  
LOCATED IN THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 AND NE 1/4 OF THE SW 1/4  
OF SECTION 22, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA,  
WAUKESHA COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Kenneth J. Wilkowski, registered land surveyor, hereby certify:  
That I have surveyed, divided and mapped "TIMBER VIEW ESTATES", Being a redivision of part of Lot 1 and part of Lot 2, Certified Survey Map No. 9681, located in the SW 1/4 of the NW 1/4 and the NW 1/4 and NE 1/4 of the SW 1/4 of Section 22, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:  
Commencing at the Northwest corner of the Southwest 1/4 of Section 22, Thence South 00°09'06" East along the West line of said Section, 747.00 feet to a point; Thence North 87°59'34" East, 423.53 feet to the Point of Beginning of the following description:  
THENCE North 02°00'26" West a distance of 236.83 feet to a point on a curve; THENCE along a curve to the right having a radius of 150.00 feet, a delta of 17°05'20", an arc length of 44.74 feet, and a chord which bears North 53°27'49" West having a chord distance of 44.57 feet to a point of tangency; THENCE North 44°55'09" West a distance of 191.60 feet to a point of curve; THENCE along a curve to the left having a radius of 8.00 feet, a delta of 82°50'40", an arc length of 11.57 feet, and a chord which bears North 86°20'29" West having a chord distance of 10.59 feet to a point on the Right of way of Timber Ridge Drive and the arc of a curve; THENCE along said Right of way and a curve to the left having a radius of 305.00 feet, a delta of 07°09'20", an arc length of 38.09 feet, and a chord which bears North 48°39'31" East having a chord distance of 38.07 feet to a point of tangency; THENCE North 45°04'51" East along said Right of way a distance of 229.15 feet to a point of curve; THENCE along said Right of way and a curve to the right having a radius of 245.00 feet, a delta of 42°54'42", an arc length of 183.49 feet, and a chord which bears North 66°32'12" East having a chord distance of 179.23 feet to a point of tangency; THENCE North 87°59'33" East along said Right of way a distance of 400.79 feet to point; Thence North 02°00'27" West, 60.00 feet to a point on said Right of way line; THENCE South 87°59'33" West along said Right of way a distance of 333.52 feet to a point; THENCE North 02°00'27" West a distance of 72.10 feet to a point of curve; THENCE along a curve to the left having a radius of 217.50 feet, a delta of 39°52'15", an arc length of 151.35 feet, and a chord which bears North 21°56'34.5" West having a chord distance of 148.32 feet to a point of reverse curve; THENCE along a curve to the right having a radius of 20.00 feet, a delta of 80°54'55", an arc length of 28.24 feet, and a chord which bears North 01°25'14.5" West having a chord distance of 25.96 feet to a point of tangency; THENCE North 39°02'13" East a distance of 2.19 feet to a point of curve; THENCE along a curve to the right having a radius of 232.50 feet, a delta of 44°48'49", an arc length of 181.85 feet, and a chord which bears North 61°26'37.5" East having a chord distance of 177.25 feet to a point of tangency; THENCE North 83°51'02" East a distance of 154.21 feet to a point of curve; THENCE along a curve to the right having a radius of 182.50 feet, a delta of 24°24'34", an arc length of 77.75 feet, and a chord which bears South 83°56'41" East having a chord distance of 77.16 feet to a point of tangency; THENCE South 71°44'24" East a distance of 8.89 feet to a point of curve; THENCE along a curve to the right having a radius of 20.00 feet, a delta of 55°04'26", an arc length of 19.22 feet, and a chord which bears South 44°12'12" East having a chord distance of 18.49 feet to a point of reverse curve; THENCE along a curve to the left having a radius of 45.50 feet, a delta of 93°59'26", an arc length of 74.64 feet, and a chord which bears South 63°39'41" East having a chord distance of 66.55 feet to a point on a line; THENCE South 37°54'12" East a distance of 36.21 feet to a point; THENCE South 49°16'20" West a distance of 19.98 feet to a point; THENCE South 40°43'40" East a distance of 36.35 feet to a point; THENCE South 00°08'58" East a distance of 159.56 feet to a point; THENCE South 47°21'24" West a distance of 25.32 feet to a point; THENCE South 42°38'36" East a distance of 18.58 feet to a point; THENCE South 33°09'10" West a distance of 35.91 feet to a point on a curve and the Right of Way of Timber Ridge Drive; THENCE along a curve to the left having a radius of 180.00 feet, a delta of 26°47'06", an arc length of 84.15 feet, and a chord which bears North 78°36'54" West having a chord distance of 83.38 feet to a point; Thence South 02°00'27" East, 60.00 feet to a point on said Right of way line and a point of curve; THENCE along said Right of way and a curve to the right having a radius of 120.00 feet, a delta of 77°34'17", an arc length of 162.46 feet, and a chord which bears South 53°13'18.5" East having a chord distance of 150.34 feet to a point of tangency; THENCE South 14°26'10" East along said Right of way a distance of 27.68 feet to a point of curve; THENCE along said Right of way and a curve to the left having a radius of 280.00 feet, a delta of 58°41'12", an arc length of 286.80 feet, and a chord which bears South 43°46'46" East having a chord distance of 274.42 feet to a point of reverse curve; THENCE along said Right of way and a curve to the right having a radius of 320.00 feet, a delta of 71°06'56", an arc length of 397.19 feet, and a chord which bears South 37°33'54" East having a chord distance of 372.18 feet to a point of tangency; THENCE South 02°00'26" East along said Right of way a distance of 23.04 feet to a point; THENCE South 87°59'34" West a distance of 1,111.42 feet to the POINT OF BEGINNING and containing a total of 750586 square feet or 17.2311 acres more or less.

That I have made such survey, land-division and plat by the direction of Timber Ridge Development, LLC.  
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the 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 and mapping the same.

*Kenneth J. Wilkowski*  
KENNETH J. WILKOWSKI S-1841  
DATED THIS 16TH DAY OF MAY, 2011.  
REV. 5/31/11  
REV. 7/22/11  
REV. 9/6/11  
REV. 3/11/14



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

## CERTIFICATE OF COUNTY TREASURER

I, PAMELA F. REEVES, being the duly elected, qualified and acting County of Waukesha Treasurer, do hereby certify the records in my office show not unredeemed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_, 20\_\_\_\_, affecting the lands included in the plot of Timber View Estates.

Dated \_\_\_\_\_, 20\_\_\_\_

PAMELA F. REEVES--COUNTY TREASURER

## CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)ss  
COUNTY OF WAUKESHA)  
I, THOMAS E. NEILL, being the duly 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 unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, on any land included in the plot of Timber View Estates.

Dated \_\_\_\_\_, 20\_\_\_\_

THOMAS E. NEILL--CITY TREASURER

## OWNER'S CERTIFICATE OF DEDICATION

Timber Ridge Development, LLC, as owner, does hereby certify that they caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Timber Ridge Development, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Waukesha County Parks and Land Use Department, City of Waukesha and Department of Administration.

IN WITNESS WHEREOF, the said Timber Ridge Development, LLC, has caused these presents to be signed by \_\_\_\_\_  
In the presence of: \_\_\_\_\_

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
to me known to be the person who executed the foregoing instrument.

(Notary Seal) \_\_\_\_\_, Notary Public, \_\_\_\_\_ County, Wisconsin

My commission expires \_\_\_\_\_

## CITY OF WAUKESHA CERTIFICATE

"Resolved that the plat of "Timber View Estates, a subdivision in the City of Waukesha, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes."

By approval of this plat, the City of Waukesha hereby releases its rights to the Watermain easement over Lots 6,9,10,14,17,18,19,21,25 and 26 of this plat, as granted on Certified Survey Map No. 9681 as amended in Affidavit of Correction recorded as Document No. 3203488.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Board of Waukesha, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated \_\_\_\_\_, 20\_\_\_\_

THOMAS E. NEILL-- CITY CLERK

JEFF SCRIMA -- MAYOR

## PRESERVATION RESTRICTIONS FOR ISOLATED NATURAL RESOURCE AREA AND NON-DISTURBANCE AREA:

- AS USED HEREIN, (A) THE ISOLATED NATURAL RESOURCE AREA OR INRA SHALL CONSIST OF LOTS 1 THROUGH 11; LOTS 14 THROUGH 18, AND LOTS 30 AND 31; AND (B) THE NON-DISTURBANCE AREA SHALL CONSIST OF THE AREAS LABELED ON THE PLAT AS THE NON-DISTURBANCE AREAS.
- THE REMOVAL OF TREES GREATER THAN 6" DIAMETER IN THE INRA IS PROHIBITED, EXCEPT IN CONNECTION WITH THE CONSTRUCTION OF A RESIDENCE IN A DESIGNATED BUILDING ENVELOPE (SETBACK AREA AS SHOWN HEREON) AND AS PRE-APPROVED BY THE CITY OF WAUKESHA. PRIOR TO CONSTRUCTION OF A RESIDENCE IN THE INRA, AN INDIVIDUAL LOT GRADING PLAN SHALL BE SUBMITTED TO THE CITY OF WAUKESHA ENGINEERING DEPARTMENT, WHICH PLAN SHALL BE PREPARED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER, AND WHICH SHALL INDICATE THE FIELD LOCATION OF ALL TREES GREATER THAN 6" DIAMETER EXISTING IN THE BUILDABLE AREA OF THE RESPECTIVE LOT. THE INDIVIDUAL LOT GRADING PLAN SHALL INDICATE THE PROPOSED LOCATION OF THE HOME AND A PROPOSED GRADING PLAN THAT MINIMIZES THE REMOVAL OF TREES GREATER THAN 6 IN DIAMETER TO THE GREATEST EXTENT POSSIBLE USING BUILDING LANDSCAPE WALLS LESS THAN 5 FEET IN HEIGHT AND BUILDING EXPOSURES AS REVIEWED AND APPROVED BY THE CITY OF WAUKESHA ENGINEERING DEPARTMENT.
- THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER (i.e., TREES, SHRUBS, GRASSES, ETC.) IN THE NON-DISTURBANCE AREAS IS PROHIBITED, EXCEPT (A) AS PRE-APPROVED BY THE CITY OF WAUKESHA, OR (B) FOR DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE CITY OF WAUKESHA. IN ADDITION, SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE CITY OF WAUKESHA, SHALL ALSO BE PERMITTED IN THE NON-DISTURBANCE AREAS. THE REMOVAL OF ANY VEGETATIVE COVER THAT IS NECESSITATED BY THE APPROVED CONSTRUCTION OF A RESIDENCE OR ACCESSORY BUILDING WITHIN A DESIGNATED PRE-APPROVED BUILDING ENVELOPE, SHALL BE PERMITTED.
- GRAZING BY DOMESTICATED ANIMALS, i.e., HORSES, COWS, ETC. IS PROHIBITED.
- THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE ISOLATED NATURAL RESOURCE AREA IS PROHIBITED.
- PONDS SHALL BE PROHIBITED.

## CURVE DATA

#	Radius	Delta	Length	Chord	Chord Bearing	Tan In	Tan Out
1	120.00'	45°04'51"	94.42'	92.00'	S 67°23'34.5" E	S 44°55'09" E	N 80°00'00" E
2	90.00'	45°04'51"	70.81'	69.00'	S 67°23'34.5" E	S 44°55'09" E	N 90°00'00" E
3	150.00'	45°04'51"	118.02'	115.00'	S 67°23'34.5" E	S 44°55'09" E	N 90°00'00" E
4	150.00'	17°05'20"	44.74'	44.57'	N 53°27'49.0" W	S 44°55'09" E	S 62°00'29" E
5	150.00'	27°59'31"	73.28'	72.56'	S 76°00'14.5" E	S 62°00'29" E	N 90°00'00" E
6	305.00'	07°09'20"	38.09'	38.07'	N 48°39'31.0" E	N 52°14'11" E	N 45°04'51" E
7	8.00'	82°50'40"	11.57'	10.59'	N 86°20'29.0" W	N 44°55'09" W	S 52°14'11" W
8	245.00'	42°54'42"	183.49'	179.23'	S 66°32'12.0" W	S 87°59'33" W	S 45°04'51" W
9	245.00'	05°30'54"	23.58'	23.57'	S 85°14'06.0" W	S 87°59'33" W	S 82°28'39" W
10	245.00'	30°27'18"	130.23'	128.70'	S 67°15'00.0" W	S 82°28'39" W	S 52°01'21" W
11	245.00'	06°56'30"	29.68'	29.67'	S 48°33'06.0" W	S 52°01'21" W	S 45°04'51" W
12	217.50'	39°52'15"	151.35'	148.32'	N 21°56'34.5" W	N 02°00'27" W	N 41°52'42" W
13	217.50'	08°11'44"	34.87'	34.84'	N 06°36'04.0" W	N 02°00'27" W	N 11°11'41" W
14	217.50'	30°41'01"	116.48'	115.09'	N 26°32'11.5" W	N 11°11'41" W	N 41°52'42" W
15	20.00'	80°54'55"	28.24'	25.96'	N 01°25'14.5" W	S 39°02'13" W	S 41°52'42" E
16	232.50'	44°48'49"	181.85'	177.25'	N 61°26'37.5" E	S 83°51'02" W	S 39°02'13" W
17	232.50'	22°18'41"	90.54'	89.97'	S 72°41'41.5" W	N 71°44'24" W	S 83°51'02" W
18	232.50'	22°30'08"	91.31'	90.73'	S 50°17'17.0" W	S 61°32'21" W	S 39°02'13" W
19	182.50'	24°24'34"	77.75'	77.16'	S 83°56'41.0" E	N 71°44'24" W	S 83°51'02" W
20	20.00'	55°04'26"	19.22'	18.49'	S 44°12'12.0" E	N 16°39'58" W	N 71°44'24" W
21	45.50'	93°59'26"	74.64'	66.55'	S 63°39'41.0" E	S 16°39'58" E	N 69°20'36" E
22	45.50'	33°45'33"	26.81'	26.42'	S 33°32'44.5" E	S 16°39'58" E	S 50°25'31" E
23	45.50'	60°13'53"	47.83'	45.66'	S 80°32'27.0" E	S 50°25'31" E	N 69°20'36" E
24	60.00'	27°22'46"	289.42'	80.00'	S 87°59'33.0" W	N 46°10'56" E	S 50°11'50" E
25	60.00'	38°11'32"	40.52'	39.75'	N 26°50'10.0" E	N 46°10'56" E	N 07°29'24" E
26	60.00'	54°27'38"	57.03'	54.91'	N 19°44'25.0" W	N 07°29'24" E	N 48°58'14" W
27	60.00'	53°39'39"	56.19'	54.16'	N 73°48'03.5" W	N 46°58'14" W	S 79°22'07" W
28	60.00'	41°10'12"	43.11'	42.19'	S 58°47'01.0" W	S 79°22'07" W	S 38°11'55" W
29	60.00'	43°27'12"	45.50'	44.42'	S 16°28'19.0" W	S 38°11'55" W	S 05°15'17" E
30	60.00'	44°56'33"	47.07'	45.87'	S 27°43'33.5" E	S 05°15'17" E	S 50°11'50" E
31	30.00'	48°11'23"	25.23'	24.49'	N 26°06'08.5" W	N 02°00'27" W	N 50°11'50" W
32	30.00'	48°11'23"	25.23'	24.49'	S 22°05'14.5" W	N 46°10'56" E	N 02°00'27" E
33	180.00'	26°47'06"	84.15'	83.38'	N 78°36'54.0" W	N 65°13'21" W	S 87°59'33" W
34	120.00'	77°34'17"	162.46'	150.34'	S 53°13'18.5" E	N 14°26'10" W	S 87°59'33" W
35	120.00'	39°05'51"	81.88'	80.31'	N 33°59'05.5" W	N 14°26'10" W	N 53°32'01" W
36	120.00'	38°28'26"	80.58'	79.07'	N 72°46'14.0" W	N 53°32'01" W	S 87°59'33" W
37	280.00'	58°41'12"	286.80'	274.42'	S 43°46'46.0" E	S 14°26'10" E	S 73°07'22" E
38	280.00'	22°25'30"	109.59'	108.89'	S 25°38'55.0" E	S 14°26'10" E	S 36°51'40" E
39	280.00'	16°50'05"	82.27'	81.97'	S 45°16'42.5" E	S 36°51'40" E	S 53°41'45" E
40	280.00'	12°18'18"	60.14'	60.02'	S 59°50'54.0" E	S 53°41'45" E	S 66°00'03" E
41	280.00'	07°07'19"	34.80'	34.78'	S 69°33'42.5" E	S 66°00'03" E	S 73°07'22" E
42	280.00'	39°15'35"	191.86'	188.13'	S 34°03'57.5" E	S 14°26'10" E	S 53°41'45" E
43	320.00'	71°06'56"	397.19'	372.18'	S 37°33'54.0" E	N 02°00'26" W	N 73°07'22" W
44	320.00'	17°04'01"	95.32'	94.97'	N 10°32'26.5" W	N 02°00'26" W	N 19°04'27" W
45	320.00'	27°13'00"	152.01'	150.58'	N 32°40'57.0" W	N 19°04'27" W	N 46°17'27" W
46	320.00'	26°49'55"	149.86'	148.49'	N 59°42'24.5" W	N 46°17'27" W	N 73°07'22" W
47	120.00'	61°17'29"	128.37'	122.33'	N 59°21'15.5" E	N 90°00'00" E	N 28°42'31" E
48	150.00'	61°17'29"	160.46'	152.92'	N 59°21'15.5" E	N 90°00'00" E	N 28°42'31" E
49	180.00'	61°17'29"	192.55'	183.50'	N 59°21'15.5" E	N 90°00'00" E	N 28°42'31" E
50	180.00'	03°13'33"	11.08'	11.07'	N 85°14'13.5" E	N 90°00'00" E	N 86°28'27" E
51	180.00'	23°07'36"	72.65'	72.16'	N 74°54'39.0" E	N 86°28'27" E	N 63°20'51" E
52	180.00'	23°07'37"	72.66'	72.16'	N 51°47'02.5" E	N 63°20'51" E	N 40°13'14" E
53	180.00'	11°30'43"	36.16'	36.11'	N 34°27'52.5" E	N 40°13'14" E	N 28°42'31" E