FOX LAKE VILLAGE ADDITION NO. 2 C.T.H. "I" (LAWNSDALE ROAD) BEING A PART OF OUTLOT 7 OF "FOX LAKE VILLAGE ADDITION NO. 1", LANDS BEING A PART OF THE SW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 28, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN FOX LAKE VILLAGE SEC. 28-6-19 LOT 18, BLOCK G FOX LAKE VILLAGE CONC. MON. W/ LOT 35, BLOCK D FOX LAKE VILLAGE BRASS CAP FND. LOT 34, BLOCK D FOX LAKE VILLAGE FOX LAKE ADD. NO. 1 LANDS ATTACHED TO LOT — 35D BY DOC. NO. 4031491 N 89°30'00" E 188.15 NW 1/4 28-6-19 <u>LOT_7</u> <u>WILDFLOWER_RIDGES</u> NE 1/4 29-6-19 N 89'30'00" E 124.84' LOCATION MAP (NOT TO SCALE) N 89 30'00" 19 124.84 EXISTING 15' WIDE STORMWATER-MAINTENANCE EASEMENT 17,823 S.F. 18.00 36 N 89°30'00" 13,184 S.F. N 89°30'00" 20 20,381 S.F. 37 <u>LOT_8</u> <u>WILDFLOWER_RIDGES</u> 13,350 S.F. MOHICAN 251.07 12' UTILITY EASEMENT——| 12' UTILITY EASEMENT 15' WIDE STORMWATER-MAINTENANCE EASEMENT 10' TEMPORARY SLOPE EASEMENT (SEE NOTE) — +| 10' TEMPORARY SLOPE EASEMENT (SEE NOTE) 150.00 21 26,890 S.F. 38 13,350 S.F. TRAIL EMENT 321.05 -20' WIDE STORM SEWER EASEMENT <u>LOT_9</u> 1<u>50.0</u>0' 22 30,847 S.F. 13,350 S.F. 313.18 150.00 Z LOT 12 WILDFLOWER RIDGES 23 18 27,621 S.F. 40 13,350 S.F 274.49 150.00 There are no objections to this plat with respect to 13,350 S.F. 46 13,650 S.F. Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats. 235.80 150.00 Certified 25 45 13,317 S.F. 20,500 S.F. LOT 13 WILDFLOWER RIDGES Department of Administration 12,540 S.F. 208.98 -N 89°30'00" E NOTES: —All sanitary sewer, storm sewer and drainage easements shown hereon are hereby granted, along with full access rights to the City of Waukesha. 7 L₁₂' UTILITY EASEMENT 26 19,850 S.F. -Unless specifically noted otherwise, any lot lines within easements platted hereon are always the centerline of such easements. 43 16,490 S.F. -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 20' WIDE STORM approval of the City of Waukesha Engineering Department and the Waukesha Water Utility. The City SEWER EASEMENT 213.37 of Waukesha bears no responsibility to repair or replace any grass, shrubs, trees or other improvements on such easements. MARAMEG TRAIL N 89°30'00", E -This plat is part of the Stormwater Management agreement as set forth in Fox Lake Village 27 subdivision and Fox Lake Village Addition No. 1 subdivision. 20,870 S.F. -All building pads on lots within this plat have been graded so that any basement floor elevation 14,637 S.F. shall be at least 2 feet above the seasonal high groundwater elevation (See approved grading plan LOT 14 WILDFLOWER RIDGES for development). -Bearings are based upon the WI State Plane Coordinate System, South Zone, NAD 1927, referenced N 89°30'00" E to the West line of the NW 1/4 of Section 28-6-19, which was taken to bear $N00^{\circ}49^{\circ}02^{\circ}W$. -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 16,970 S.F. improved, and said easement shall remain in effect until such time as the concrete sidewalks are 28 17,259 S.F. 20,864 S.F. -Typical utility easement dimensions are shown on Lots 37 and 38 of Block D on sheet 1, and Lots 47 and 48 of Block D on sheet 2. S 86°09'58" E 118.03' 15.00'-18,110 S.F. -Each individual lot owner shall have an undivided fractional ownership of Outlots 5, 6, 8, 9 and 10 29 15,807 S.F. in Fox Lake Village Addition No. 1 (where the stormwater management practices are located) platted N 89°55'06" hereon 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 106.10 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 20,630 S.F. 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". The maintenance agreement subjects this subdivision plat 207.02° 135.25 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. EXISTING 30' WIDE ACCESS EASEMENT 31 BASEMENT RESTRICTION—GROUNDWATER FOR OUTLOT 10 OF FOX LAKE VILLAGE Basement floor surface elevations shall not be lower than the proposed basement floor elevations the table shown either on the Plat or on the Master Grading Plan and Erosion Control Plan due to 15,901 S.F. ADDITION NO. 1the potential for the seasonal high water table. Minimum basement floor elevation changes may only be authorized upon further analysis compliant with the City of Waukesha Storm Water 36 Management Ordinance and such analysis must be approved by the City of Waukesha Engineering 22,340 S.F. 32 13,678 S.F. **BUILDING SETBACKS/OFFSETS** S 75°00'00" 45.00' -EAST-FRONT R/W: 25' REAR YARD: 40' _6' —88.82'— EASEMENT SIDE YARD: 10' Indicates 1.25" rebar found OUTLOT 10 O - Indicated 2.375" O.D. iron pipe found ▲ - Indicated 1" O.D. iron pipe found (DRAINAGE EASEMENT OVER 35 A=65.00 • - Indicates 2.375" O.D. X 18" Iron Pipe 3.65 lbs/lin ft. Set. ALL OF OUTLOT 10) 20,137 S.F. All other lot and outlot corners: 1.315" O.D. x 18" Iron Pipe 1.68 lbs/lin ft Set. REMAINDER OF OUTLOT 7 FOX LAKE VILLAGE ADDITION NO. 1 20,689 S.F. 34 16,680 S.F. SE CORNER OF THE NW 1/4 120' SEC. 28-6-19 SW CORNER CONC. MON. W/ OF THE NW 1/4 SEC. 28-6-19 EXISTING 30' WIDE BRASS CAP FND. P.O BOX 15, HARTLAND, WI 53029 1 INCH = 60 FEETPUBLIC DRAINAGE EASEMENT WWW.WISCONSINSURVEYS.COM LANDTECHSURVEYING@GMAIL.COM 1989.56' CONC. MON. W/ 63.42 BRASS CAP FND. (262) 367-7599 350.00 N 88°49'16" E 331.95 S 88'49'16" W SOUTH LINE OF THE NW 1/4 SEC. 28-6-19 (2671.51') <u>UNPLATTED</u> <u>LANDS</u> REVISED 5/6/15 DATED 2/10/15 JOB #15009 THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939 SHEET 1 OF 3