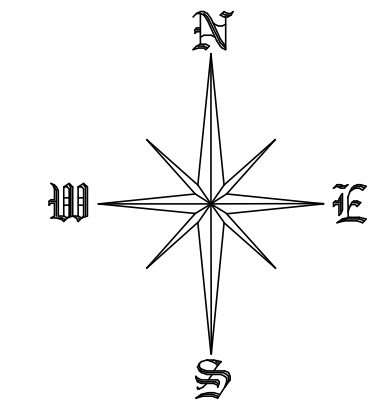
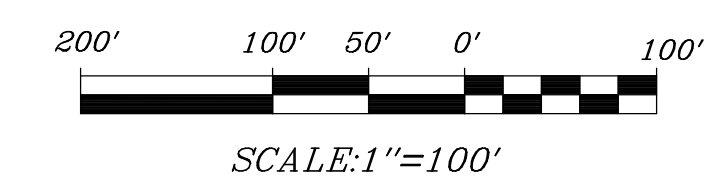


TIMBER VIEW ESTATES

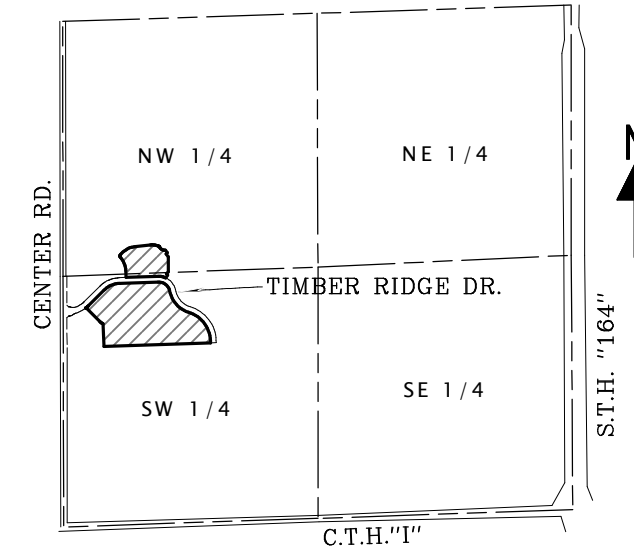
BEING A REDIVISION OF PART OF LOT 1 AND PART OF LOT 2, CERTIFIED SURVEY MAP NO. 9681,
 LOCATED IN THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 AND NE 1/4 OF THE SW 1/4
 OF SECTION 22, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA,
 WAUKESHA COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE
 PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 1927)
 THE WEST LINE OF THE SW 1/4 OF SEC. 22 T6N. R19E.
 AS S 00°09' 06" E



LOCALITY MAP



SEC. 22-6-19
 1"=200'

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

BUILDING SETBACKS

Lot	front	side	rear
1-10	25	10	75
11-14	25	10	40
15	25	10	40/75
16-18	25	10	75
19-29	25	10	40
30	25	10	75
31	25	10	45
32-35	40	10	50
36	40	10	40/50
37	40	10	40

RECOMMENDED MINIMUM BASEMENT ELEVATION

LOT	SHOW ELEV.	MIN. PROPOSED BSMT ELEV.
1	91.8	92.8
2	82.7	83.7
3	82.7	83.7
4	77.2	78.2
5	67.5	68.5
6	62.8	63.8
7	52.7	53.7
8	51.4	52.4
9	45.3	46.3
10	37.6	38.6
11	46.2	47.2
12	34.9	35.9
13	34.7	35.7
14	55.1	56.1
15	76.9	77.9
16	78.4	79.4
17	86.2	87.2
18	88.3	89.3
19	87.1	88.1
20	88.8	89.8
21	90.4	91.4
22	93.6	94.6
23	89.4	90.4
24	81.7	82.7
25	74.9	75.9
26	73.7	74.7
27	70.0	71.0
28	70.5	71.5
29	68.9	69.9
30	63.7	64.7
31	62.7	63.7
32	61.8	62.8
33	59.0	60.0
34	55.7	56.7
35	54.4	55.4
36	57.9	58.9
37	62.9	63.9

* FOOTING DISCHARGES TO GRADE

THE ABOVE TABLE WAS SUPPLIED BY ELLENA ENGINEERING AND
 REQUESTED TO BE PLACED ON THIS PLAT BY THE CITY OF
 WAUKESHA ENGINEERING DEPARTMENT - THE SURVEYOR DISCLAIMS
 ALL LIABILITY OF ANY NATURE WHATSOEVER TO ANY PARTY IN
 RESPECT TO THIS INFORMATION.

LEGEND:

- X - Chiseled (X) on concrete set
- o - 1 1/4" X 18" Iron Rod Weighing 4.17 lbs/ft set
- - 3/4" Iron Rod Found
- All Other Lot, Outlot and Meander Corners
 3/4" X 18" Iron Rod 1.50 lbs/in ft Set

ALL LINEAL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDRETH
 OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST
 SECOND AND COMPUTED TO THE NEAREST ONE-HALF SECOND.

NOTES:

1. THE SIDEWALK LOCATED IN THE EASEMENT ON LOTS 33-35
 WILL BE MAINTAINED BY THE TIMBERVIEW ESTATES
 HOMEOWNERS ASSOCIATION.
2. THERE SHALL BE A 10 FOOT WIDE TEMPORARY SLOPE EASEMENT
 ACROSS THE BENNETT DRIVE FRONTAGE OF LOTS 1-11, 14-22
 AND ACROSS MARIE CIRCLE FRONTAGE OF LOTS 32-37, SAID
 EASEMENT TO BE IN EFFECT UNTIL SIDEWALK IS INSTALLED.
3. THE WATERMAIN AND STORM SEWER EASEMENTS SHOWN ARE RECORDED
 ON CSM NO. 9681 AND AMENDED IN AFFIDAVIT OF CORRECTION
 RECORDED IN DOCUMENT NO. 3203488.
4. PART OF THE LANDS IN THIS SUBDIVISION WERE TERMINATED AS
 PART OF COTTAGES AT TIMBER RIDGE CONDOMINIUM IN DOCUMENT
 NUMBERS 3833819, 3833820, 3833821 AND 3833822.
5. LOTS 32-36 SHALL HAVE NO ACCESS TO THE PRIVATE DRIVES
 (ELISE DRIVE AND ELISE COURT)
6. PRIOR TO CONSTRUCTION OF HOMES ON THIS PLAT THE LOT OWNERS
 SHOULD REFER TO THE GRADING PLAN AND CONSTRUCTION PLANS
 ON FILE AT THE CITY OF WAUKESHA.

BASEMENT RESTRICTION - GROUNDWATER
 Basement floor surface elevations shall be no 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 City
 of Waukesha Storm Water Ordinance and such analysis must be
 approved by the City of Waukesha Engineering Department.

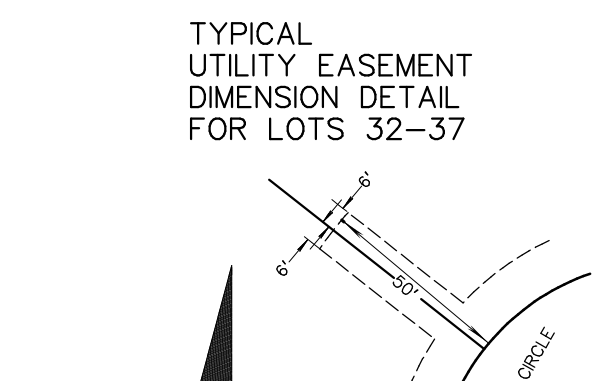
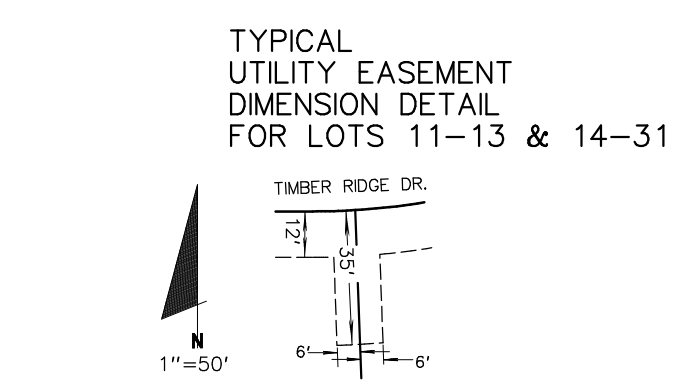
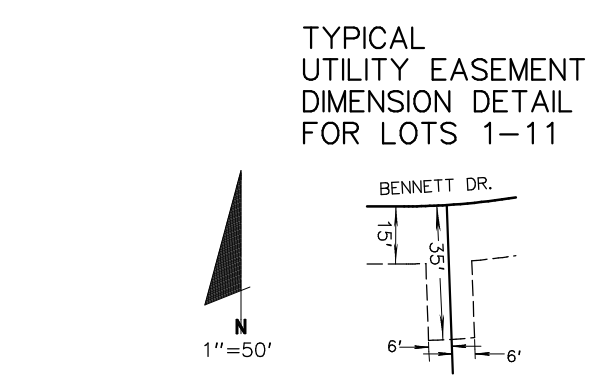
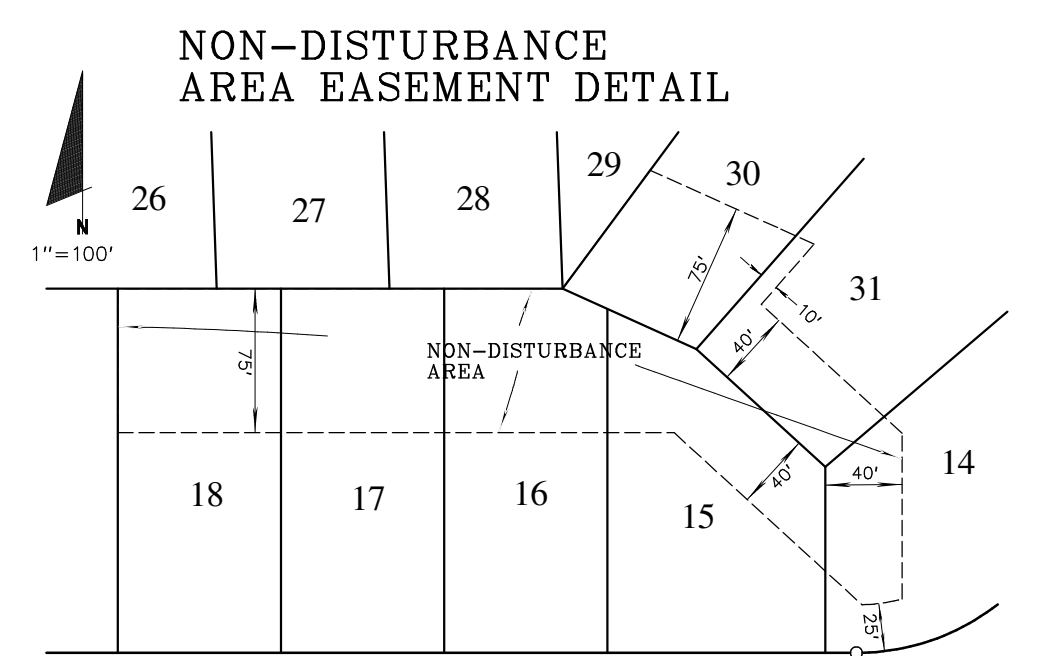
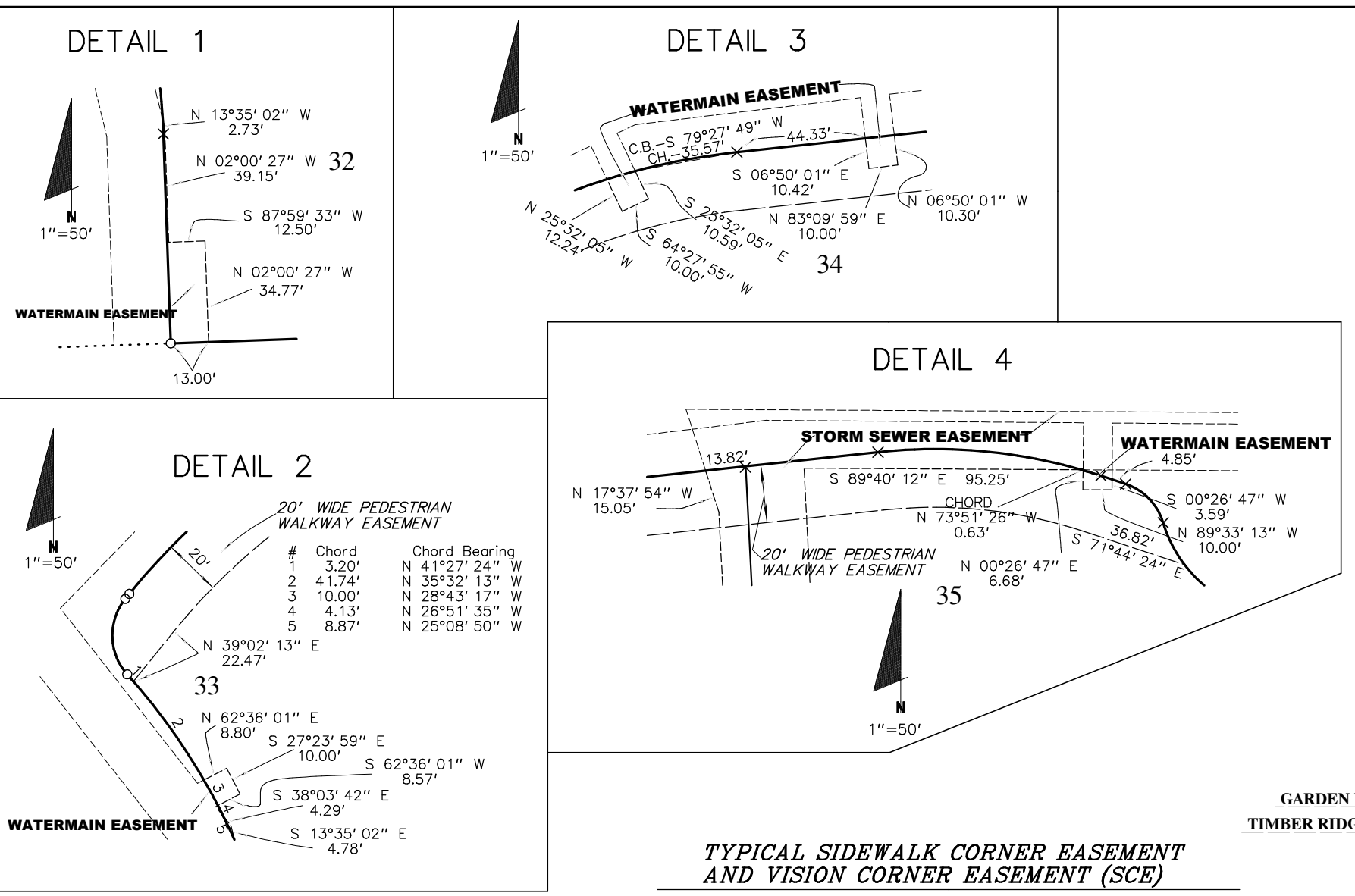


Kenneth J. Wilkowski
 KENNETH J. WILKOWSKI S-1841
 DATED THIS 16TH DAY OF MAY, 2011.
 REV. 5/31/11
 REV. 7/22/11
 REV. 9/6/11
 REV. 3/11/14
 REV. 7/16/14
 REV. 10/27/14

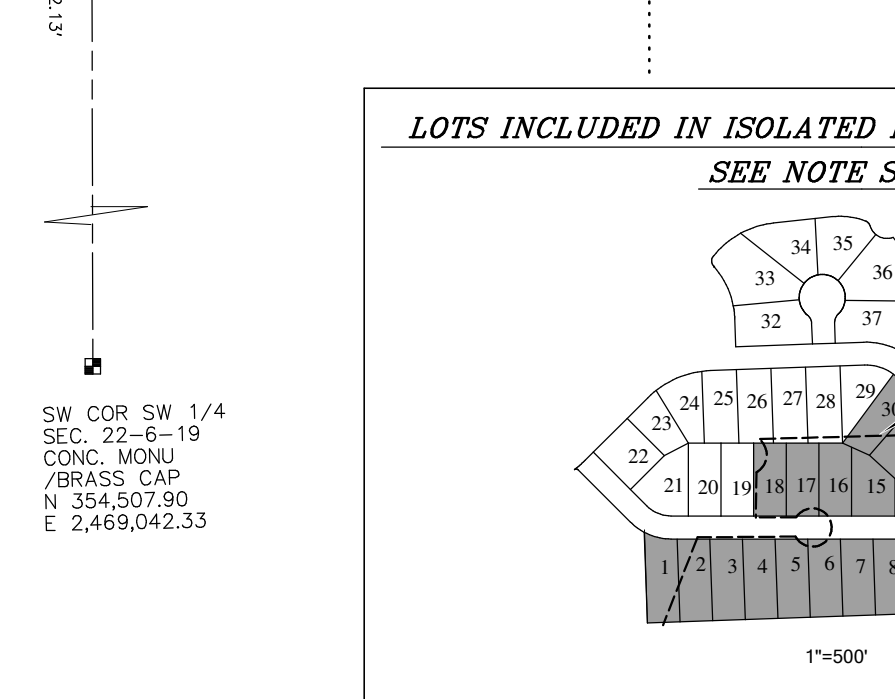
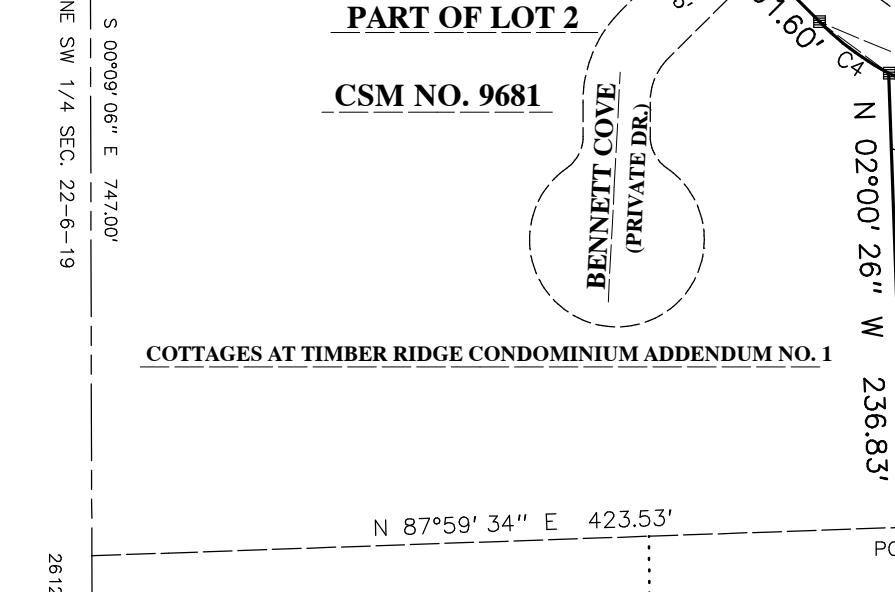
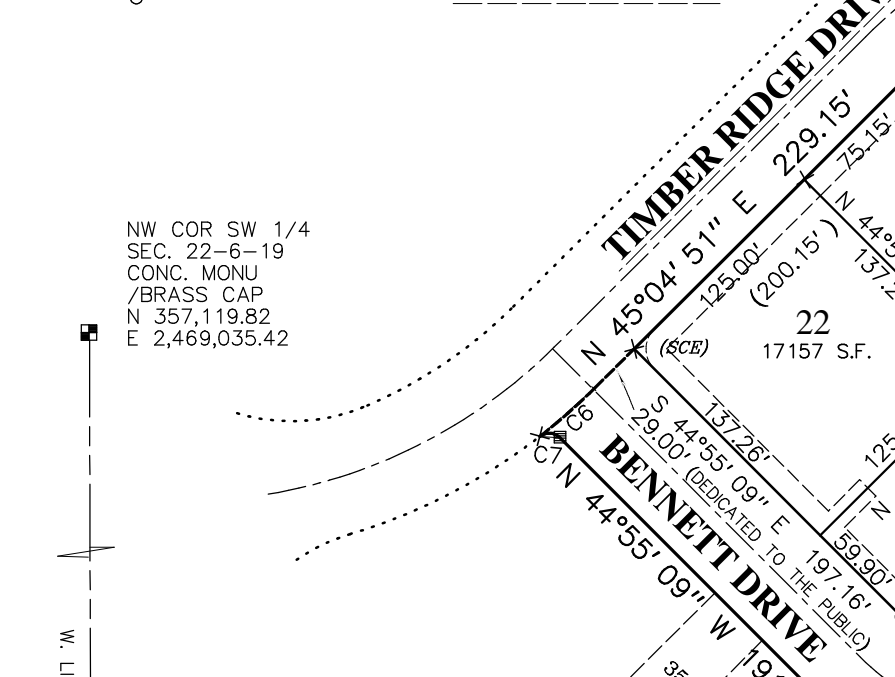
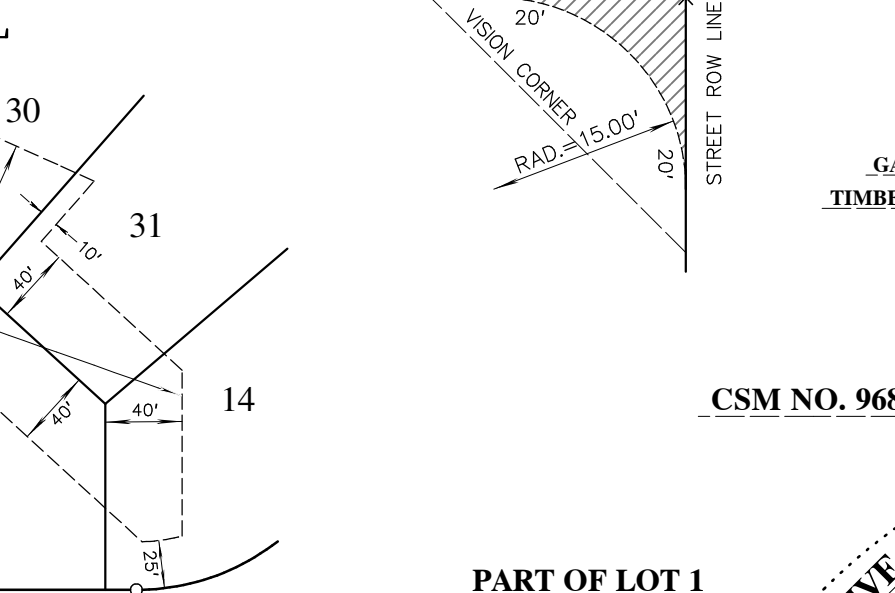
KW SURVEYING, INC.
 725 PALMYRA STREET
 P.O. BOX 32
 Sullivan, WI. 53178
 (262)-593-5800

Groundwater Notes

1. In accordance with City of Waukesha Storm Water Management and Erosion Control Ordinance
 32.09(d)(2)(xv), the Erosion Control Plan for this development lists the estimated seasonal water
 table depths down to estimated excavation depths with references to the site plan for each lot.
2. The Master Grading Plan and Erosion Control Plan for this Subdivision is on file with the City of
 Waukesha Engineering Department.



(GRANTED TO CITY OF WAUKESHA)



UNPLATTED LANDS

Lots 1 through 37 in Timber View Estates are members of the Timber View Estates Homeowners Association, which is one of five members of the Timber Ridge Community Association. As a member of the Timber Ridge Community Association, the Timber View Estates Homeowners Association is required to participate in the maintenance of storm water facilities that are governed by the Timber Ridge Community Storm Water Practice Maintenance Agreement currently on file against these facilities.

EASEMENT NOTES:

1. No building or fence shall be constructed in sanitary sewer, storm sewer, drainage and water main-easements. No trees or bushes which would grow to more than 4' in height shall be planted within said easement without approval of the City of Waukesha Engineering Department and the Waukesha Water Utility.
2. In the event the water utility finds it necessary to disturb the premises in the exercise of its duties and responsibilities (future repairs, if necessary), the Utility agrees to restore the premises of the Grantor, as nearly as is reasonably possible, to the condition existing prior to such disturbance, however, not including the replacement of pavement, trees, shrubbery and other items existing on or within the described easement.
3. Grade changes within the Permanent Water Main Easements which exceed 12" (one foot) shall not be made without prior written approval of the Waukesha Water Utility.
4. The City of Waukesha or their designee are authorized access to the Isolated Natural Resource areas for purposes of inspecting and enforcing the restrictions in the Isolated Natural Resource Areas and the Non-Disturbance Area Easements.
5. No structures, fences or vegetation should be permitted on a corner lot within (20) feet of the point of intersection of the right-of-way lines ("the corner") which obstructs or interferes with traffic visibility. No driveways shall be permitted within the vision corner.

LOTS INCLUDED IN ISOLATED NATURAL RESOURCE AREA

