

STELLA DORO ACRES

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

OWNER:

CAROL O. SMART SURVIVORS TRUST
137 WISCONSIN AVENUE
WAUKESHA, WI 53186
PHONE: 262-547-7755

SEASONAL HIGH GROUNDWATER ESTIMATE TABLE:

LOT NO.	PROPOSED FINISHED YARD GRADE	PROPOSED BASEMENT FLOOR ELEVATION (8' WALL)	EXISTING GROUNDWATER ELEVATION	BORING NUMBER
1	70.50	63.17	53.50	18
2	67.50	60.17	52.74	-
3	64.90	57.57	50.86	-
4	63.30	55.97	47.84	17
5	62.50	55.17	47.46	-

GENERAL NOTES:

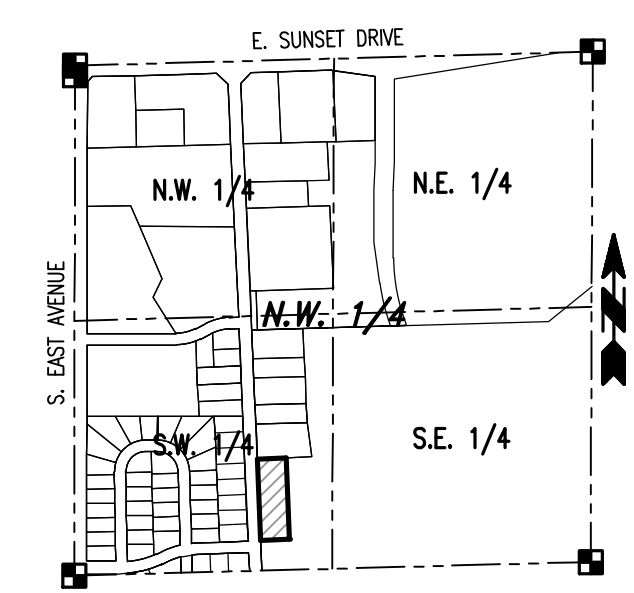
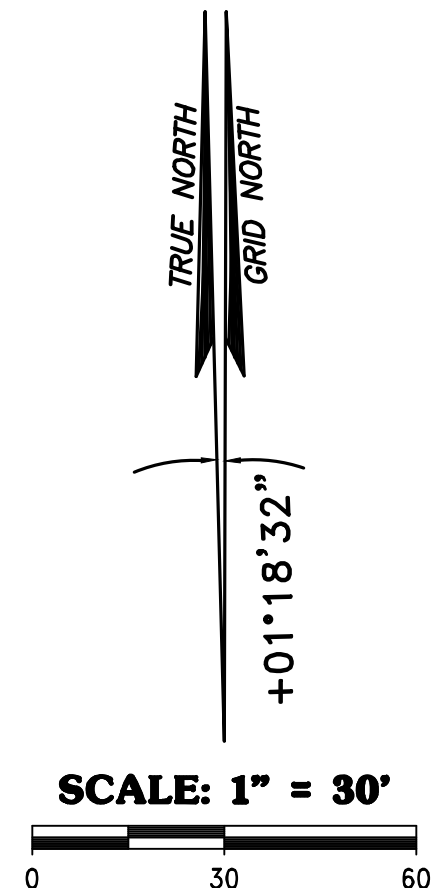
- — Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to the grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the North line of the N.W. 1/4 of Section 14, T. 6 N., R. 19 E., is taken to bear North 88°27'25" East.
- The Private Stormwater Drainage Easement is herein granted to Owners of the Lots within this Subdivision and is established to provide for the unobstructed flow of Stormwater runoff from adjacent and upstream properties. Owners of Lots on which this Private Stormwater Drainage Easement exist shall be responsible for keeping these areas free of any obstructions that may restrict or divert this flow.
- Waukesha County shall not be liable for any fees or special charges in the event they become the owner of any Lot in the Subdivision by reason of tax delinquency.

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

NOISE LEVEL RESTRICTION PER s. TRANS 233.105 (1):

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing State Trunk Highways or connecting Highways, in the absence of any increase by the Department to the Highway's through-lane capacity.



VICINITY MAP
N.W. 1/4, SEC. 14,
T. 6 N., R. 19 E.
SCALE: 1" = 1000'

EXISTING ZONING:
RD-2 TWO-FAMILY RESIDENTIAL DISTRICT

DESIGN CRITERIA:
MIN. LOT WIDTH 70 FT.
MIN. CORNER LOT WIDTH 80 FT.
MIN. SINGLE FAMILY LOT AREA 8,000 S.F.
MIN. TWO-FAMILY LOT AREA 9,000 S.F.
MIN. FRONT SETBACK: 25 FT.
MIN. SIDE SETBACK: 10 FT.
MIN. REAR SETBACK: 40 FT.

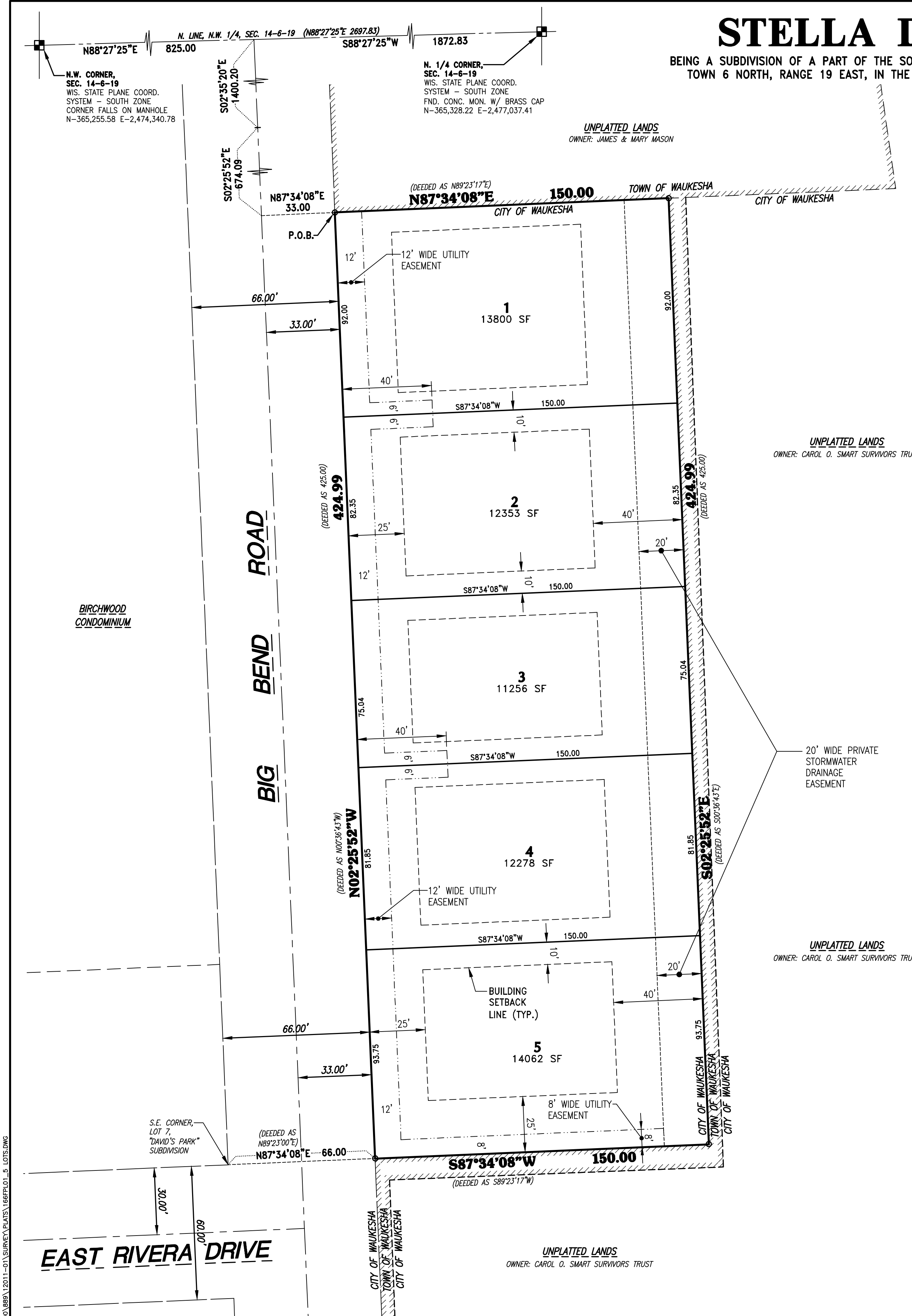
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481



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STELLA DORO ACRES

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14,
TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of the Southwest 1/4 of the Northwest 1/4 of Section 14, Town 6 North, Range 19 East, in the City of Waukesha, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of the said Northwest 1/4 Section; Thence North 88°27'25" East and along the North line of the said Northwest 1/4 Section, 825.00 feet to a point; Thence South 02°35'20" East and along the centerline of "Big Bend Road", 1400.20 feet to an angle point; Thence South 02°25'52" East and along said centerline, 674.09 feet to a point; Thence North 87°34'08" East, 33.00 feet to a point on the East Right-of-Way line of said "Big Bend Road" and the place of beginning of lands hereinafter described;

Continuing thence North 87°34'08" East and along the South line of Unplatted Lands, 150.00 feet to a point; Thence South 02°25'52" East, 424.99 feet to a point; Thence South 87°34'08" West, 150.00 feet to a point on the said East Right-of-Way line of said "Big Bend Road"; Thence North 02°25'52" West and along the said East Right-of-Way line, 424.99 feet to the point of beginning of this description.

Said Parcel contains 63,749 Square Feet (or 1.4635 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of CAROL O. SMART SURVIVORS TRUST, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Platting Ordinances of the City of Waukesha, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

CAROL O. SMART SURVIVORS TRUST, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

WISCONSIN BELL, INC., d/b/a AT&T 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, 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. 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.

OWNER'S CERTIFICATE OF DEDICATION:

CAROL O. SMART SURVIVORS TRUST, as owner, does hereby certify that it 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 S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. City of Waukesha

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. State of Wisconsin, Department of Transportation
3. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

CAROL O. SMART SURVIVORS TRUST

Carol O. Smart, Trustee

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20 ____, the above named Carol O. Smart, Trustee of the Carol O. Smart Survivors Trust, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Print Name: _____
Public, Waukesha County, WI
My Commission Expires: _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "STELLA DORO ACRES".

Dated this ____ Day of _____, 20 ____.

Pamela F. Reeves, County Treasurer

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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 this ____ Day of _____, 20 ____ on any of the land included in the Plat of "STELLA DORO ACRES".

Dated this ____ Day of _____, 20 ____.

Gina Kozlik, City Treasurer

CITY COMMON COUNCIL APPROVAL:

Resolved, that the plat known as "STELLA DORO ACRES", in the City of Waukesha, Howell Oaks Development, LLC, owner, is hereby approved by the Common Council.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Waukesha.

Dated this ____ Day of _____, 20 ____.

Shawn N. Reilly, Mayor

Gina Kozlik, City Clerk

CITY PLAN COMMISSION APPROVAL:

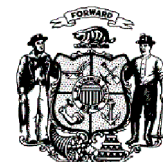
Approved by the Plan Commission of the City of Waukesha on this ____ Day of _____, 20 ____.

Shawn N. Reilly, Chairman

Jennifer Andrews, Secretary

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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