

Paul Farrow
County Executive

Dale R. Shaver
Director



Waukesha County
Department of Parks and Land Use

TO: State of Wisconsin-Department of Administration (Plat Review)

NOTICE OF: Certification of No Objection to Final Plat

DATE OF REVIEW: October 16, 2020

RE: Subdivision Plat known as: **Howell Oaks Addition No. 3, File No. 1765C**

LOCATION: NW¼ of Section 6 T6N, R19E, City of Waukesha

SUBMITTED BY: State of Wisconsin-Department of Administration (Plat Review)

SURVEYOR: Ted R. Indermuehle, P.L.S
TRIO Engineering, LLC
17700 W. Capitol Drive
Brookfield, WI 53045

DATE RECEIVED: October 1, 2020

DATE OF PLAT: September 18, 2020

SUBDIVIDER: Howell Oaks Development, LLC
c/o Thomson Companies
N28 W23000 Roundy Drive #204
Pewaukee, WI 53072

APPLICABILITY: The above subject plat has been reviewed by the staff of the Waukesha County Department of Parks and Land Use pursuant to the provisions of Section 236 Wisconsin State Statutes and applicable County Ordinances. Any person aggrieved by an objection to a plat or a failure to approve a plat may appear therefrom as provided in Section 62.33 of the Wisconsin State Statutes within thirty (30) days of notification of the rejection of the plat.

Planning and Zoning

515 W. Moreland Blvd., Room AC 230 Waukesha, Wisconsin 53188-3878
Phone: (262) 548-7790 Fax: (262) 896-8071 www.waukeshacounty.gov/planningandzoning

REMARKS: Conditional Certification of No Objection to this Final Plat is based on the following conditions being satisfied prior to the recordation of the Final Plat:

1. Sheets 2 and 3 of the plat do not appear to be to scale. Please ensure the scale bar accurately reflects the measurements being shown.
2. Clarify if the note on Sheet 1 referencing a temporary sidewalk easement includes Madison Street or is only for the internal street network.

In addition, we recommend the following:

1. We recommend that the City require temporary cul-de-sac at the south end of Olde Howell Road.
2. Consider removing the note on Sheet 1 referencing the wetland delineations shown on Outlots 3 and 5, as those outlots are not a part of this plat and may cause some confusion.

SIGNED:

Jason Fruth

Jason Fruth
Planning and Zoning Manager

For information regarding this review, please contact Rebekah Leto at
(262) 548-7790 or rleto@waukeshacounty.gov.

Cc via email:

City of Waukesha Clerk
Howell Oaks Development, LLC (c/o Dean Frederick dfrederick@thomsoncompanies.com)
Ted R. Indermuehle, PLS, TRIO Engineering, LLC (tindermuehle@trioeng.com)
Plat Review, WE Energies
Plat Review, AT&T
Waukesha County Register of Deeds
File

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per linear foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per linear foot.
Indicates Found 1.270" outside diameter Reinforcing Bar.
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 West line of the N.W. 1/4 of Section 6, T. 6 N., R. 19 E., is taken to bear North 00°38'29" East.
A Temporary 10' wide Sidewalk Slope Easement along the street frontages of all Lots shall be in effect until concrete sidewalks are installed.
The Easements for Storm Sewer and Stormwater Drainage are herein granted to all residential Lots within the "Howell Oaks Addition No. 3" Subdivision, "Howell Oaks", "Howell Oaks Addition No. 1", and "Howell Oaks Addition No. 2" any future adjacent subdivision created pursuant to the recorded declarations of restrictions for such Subdivisions and the Homeowners Association (HOA) for public purposes.
The Owners of the residential Lots within "Howell Oaks" Subdivision, "Howell Oaks Addition No. 1", and "Howell Oaks Addition No. 2" this Subdivision and any future adjacent subdivision created pursuant to the recorded declarations of restrictions for such Subdivision, shall each own an equal undivided fractional interest in Outlots 3 and 4 of "Howell Oaks Addition No. 1", and Outlot 6 of "Howell Oaks Addition No. 2".
The Owners of the residential Lots within "Howell Oaks" Subdivision, "Howell Oaks Addition No. 1", and "Howell Oaks Addition No. 2", this Subdivision, and any future adjacent subdivision created pursuant to the recorded declarations of restrictions for such Subdivisions, shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping on Outlots 3 and 4 of Howell Oaks Addition No. 1, Outlot 6 "Howell Oaks Addition No. 2".
Stormwater Detention Facilities and Stormwater Infiltration Facilities are located on Outlots 1 and 2 of "Howell Oaks" Subdivision.
Wetland lines as within this plot were delineated in the field by Stantec Consulting, Inc. in June of 2013, September 18, 2015 & June 9, 2016.
Lots 91, 104, and 119 and Outlot 7 are subject to a Vision Corner Easement (V.C.E.) as shown on this plat in that no structure, driveway or improvement of any kind is permitted within the vision triangle.
Wetland lines as shown on the Western portion of Outlot 5 were identified in the field by Natural Resources Consulting, Inc. (Brian Karciwski) in September of 2005.
Isolated Natural Resource lines as shown hereon were identified in the field by Natural Resources Consulting, Inc. (Brian Karciwski) in September of 2005.
Each lot owner shall adhere to the grading plan or any amendment thereto by the City Engineering Department and on file with the City Master Grading Plan and grade such owner's lot in accordance with the master grading plan.
The HOA and/or its agents, employees or independent contractors shall have the right to enter upon any lot, at any time following at least twenty four (24) hours advance written notice, for the purpose of inspection for compliance with the City Master Grading Plan.
Each owner, at the time of construction of the building, shall also be responsible for grading the lot so as to direct drainage toward the street or other established drainage way and to prevent an increase in drainage onto neighboring property.
Each owner must consult with the adjacent lot owner to agree upon compatible grading for their common lot lines.
Maintenance responsibility of all surface water swales, drainage ditches, ponds, private storm sewer, and other such facilities, and all outlots and cul de sac islands shall remain with the lot owners and HOA.
Outlot 7 is to be retained by the developer.

HOWELL OAKS ADDITION NO. 3

BEING A SUBDIVISION OF OUTLOT 4 OF "WELSH OAKS", AND UNPLATTED LANDS BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

"OVERALL DETAIL SHEET"

CONSERVANCY - WETLAND/ISOLATED NATURAL RESOURCE AREA PRESERVATION RESTRICTIONS:

- Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a recreational trail by Waukesha County, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Conservancy-Floodplain/Wetland area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.
The introduction of plant material not indigenous to the existing environment is prohibited.
Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
The construction of buildings is prohibited.

CURVE TABLE with columns: NO., LOT(S), RADIUS, CENTRAL ANGLE, ARC, CHORD, CHORD BEARING, TANGENT IN, TANGENT OUT. Includes data for lots 114, 115, 119, 91, 4, 91, W. R.O.W., 119, EXTERIOR, 5, 6, 7, 8.

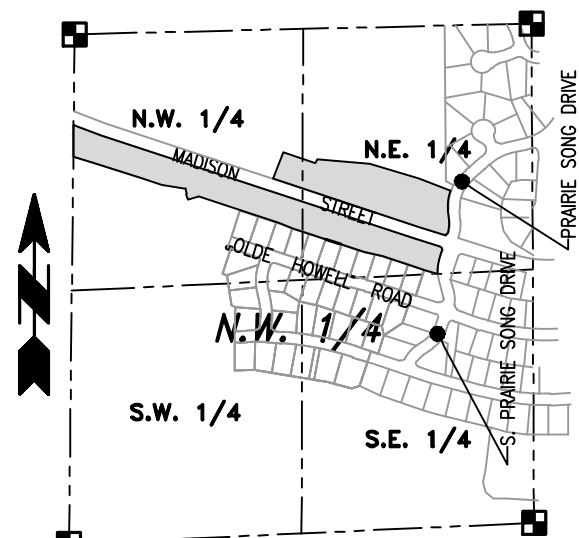
BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Basement floor surface elevations shall not be lower than the proposed basement floor elevations shown in the table on sheet 1 of this Final Plat. Minimum basement floor elevation changes may only be authorized upon further analysis compliant with the City of Waukesha Storm Water Management Ordinance and such analysis must be approved by the City of Waukesha Engineering Department.

OWNER: HOWELL OAKS DEVELOPMENT, LLC C/O THOMSON COMPANIES N28 W23000 ROUNDY DRIVE #204 PEWAUKEE, WI 53072 PH. 262-746-3600 FAX 262-746-3605

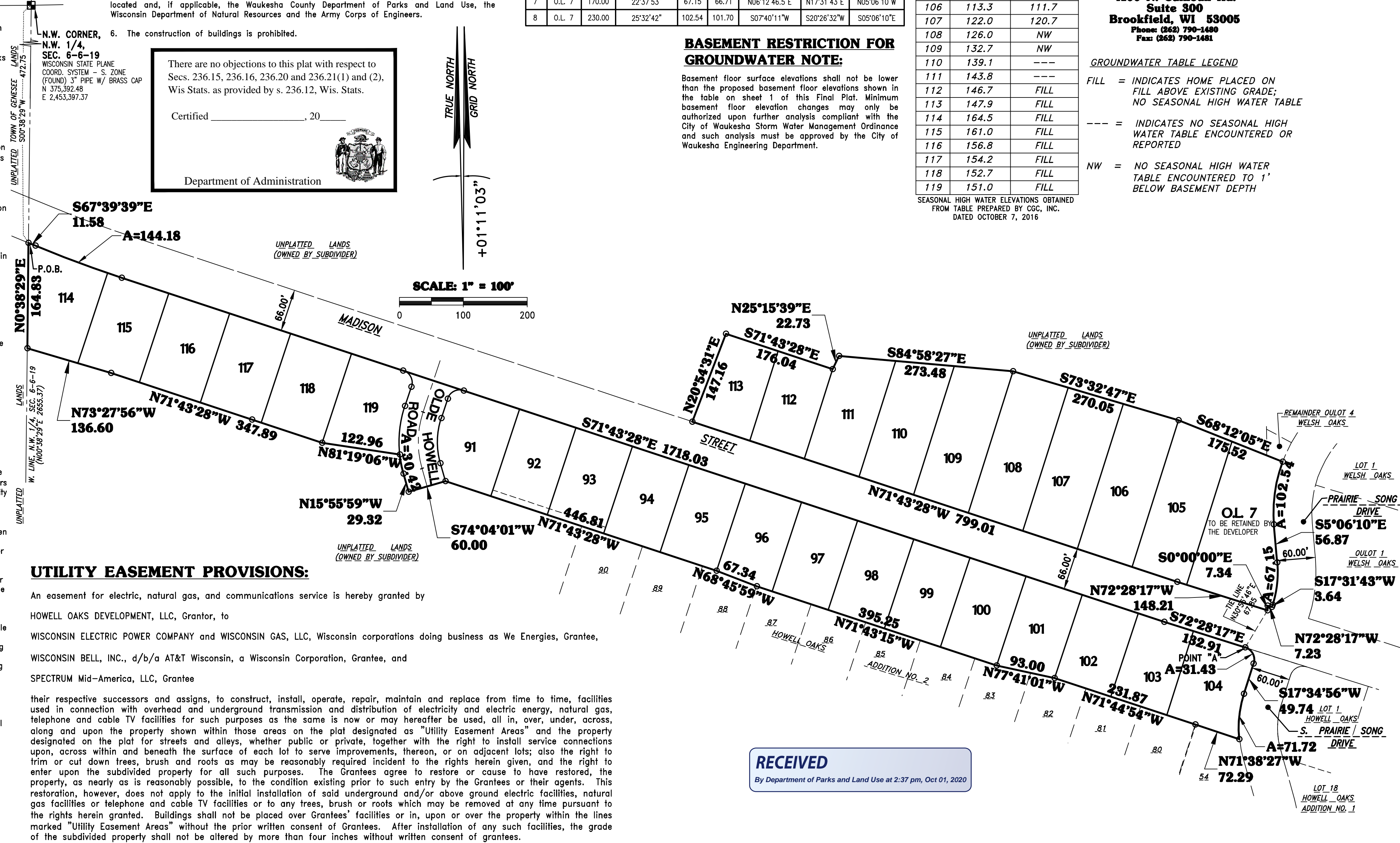
GROUNDWATER TABLE:

Table with columns: LOT #, PROP. BSMT ELEV., SEASONAL HIGH WATER TABLE ELEV. Lists data for lots 91 through 119.



4100 N. Calhoun Rd. Suite 300 Brookfield, WI 53005 Phone: (262) 790-1480 Fax: (262) 790-1481

- GROUNDWATER TABLE LEGEND: FILL = INDICATES HOME PLACED ON FILL ABOVE EXISTING GRADE; NO SEASONAL HIGH WATER TABLE. --- = INDICATES NO SEASONAL HIGH WATER TABLE ENCOUNTERED OR REPORTED. NW = NO SEASONAL HIGH WATER TABLE ENCOUNTERED TO 1' BELOW BASEMENT DEPTH.



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

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by HOWELL OAKS DEVELOPMENT, LLC, 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 SPECTRUM Mid-America, 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. 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.

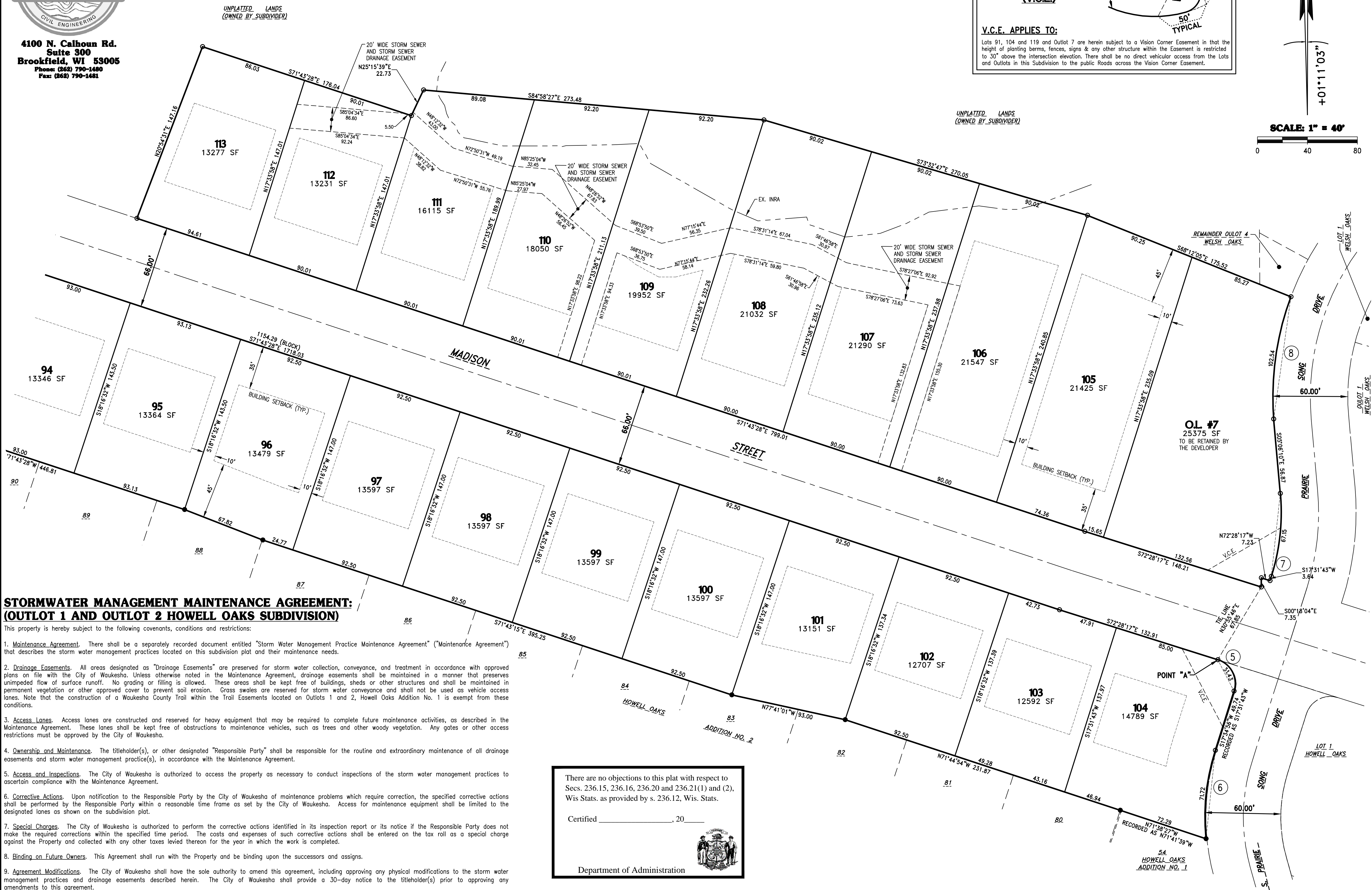
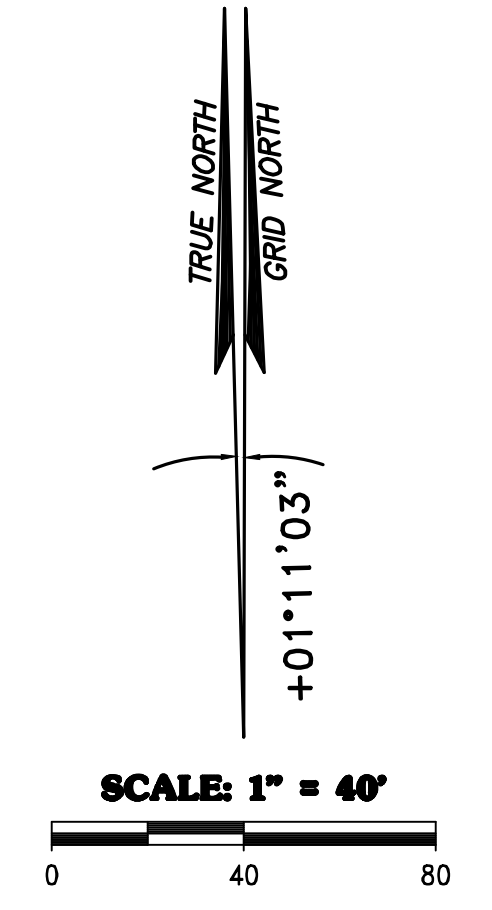
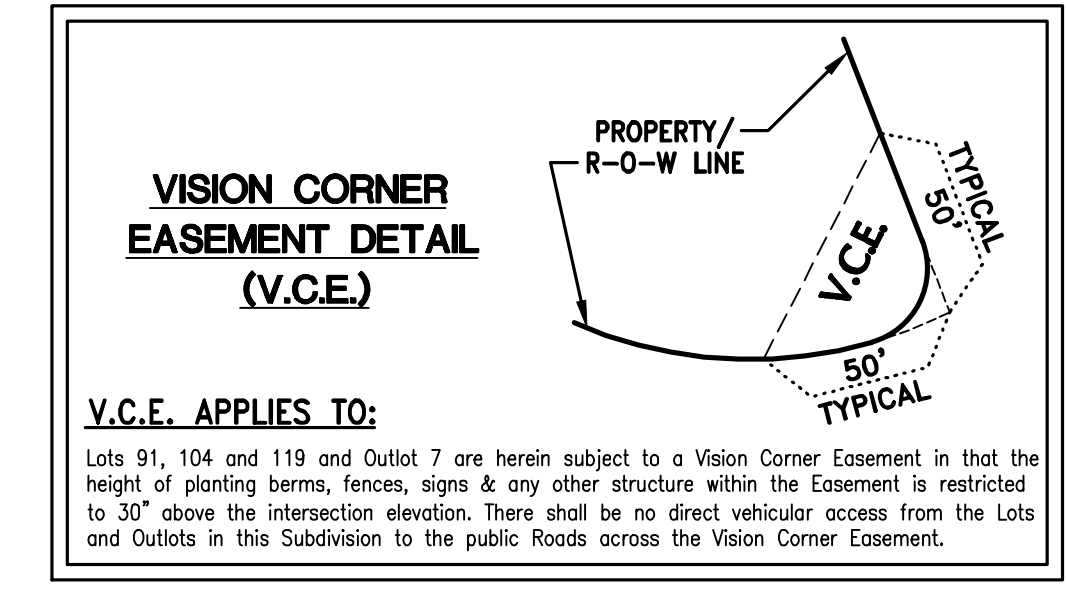
RECEIVED By Department of Parks and Land Use at 2:37 pm, Oct 01, 2020



4100 N. Calhoun Rd. Suite 300 Brookfield, WI 53005 Phone: (262) 790-1490 Fax: (262) 790-1481

HOWELL OAKS ADDITION NO. 3

BEING A SUBDIVISION OF OUTLOT 4 OF "WELSH OAKS", AND UNPLATTED LANDS BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.



STORMWATER MANAGEMENT MAINTENANCE AGREEMENT: (OUTLOT 1 AND OUTLOT 2 HOWELL OAKS SUBDIVISION)

This property is hereby subject to the following covenants, conditions and restrictions:

- Maintenance Agreement.** There shall be a separately recorded document entitled "Storm Water Management Practice Maintenance Agreement" ("Maintenance Agreement") that describes the storm water management practices located on this subdivision plat and their maintenance needs.
- Drainage Easements.** All areas designated as "Drainage Easements" are preserved for storm water collection, conveyance, and treatment in accordance with approved plans on file with the City of Waukesha. Unless otherwise noted in the Maintenance Agreement, drainage easements shall be maintained in a manner that preserves unimpeded flow of surface runoff. No grading or filling is allowed. These areas shall be kept free of buildings, sheds or other structures and shall be maintained in permanent vegetation or other approved cover to prevent soil erosion. Grass swales are reserved for storm water conveyance and shall not be used as vehicle access lanes. Note that the construction of a Waukesha County Trail within the Trail Easements located on Outlots 1 and 2, Howell Oaks Addition No. 1 is exempt from these conditions.
- Access Lanes.** Access lanes are constructed and reserved for heavy equipment that may be required to complete future maintenance activities, as described in the Maintenance Agreement. These lanes shall be kept free of obstructions to maintenance vehicles, such as trees and other woody vegetation. Any gates or other access restrictions must be approved by the City of Waukesha.
- Ownership and Maintenance.** The titleholder(s), or other designated "Responsible Party" shall be responsible for the routine and extraordinary maintenance of all drainage easements and storm water management practice(s), in accordance with the Maintenance Agreement.
- Access and Inspections.** The City of Waukesha is authorized to access the property as necessary to conduct inspections of the storm water management practices to ascertain compliance with the Maintenance Agreement.
- Corrective Actions.** Upon notification to the Responsible Party by the City of Waukesha of maintenance problems which require correction, the specified corrective actions shall be performed by the Responsible Party within a reasonable time frame as set by the City of Waukesha. Access for maintenance equipment shall be limited to the designated lanes as shown on the subdivision plat.
- Special Charges.** The City of Waukesha is authorized to perform the corrective actions identified in its inspection report or its notice if the Responsible Party does not make the required corrections within the specified time period. The costs and expenses of such corrective actions shall be entered on the tax roll as a special charge against the Property and collected with any other taxes levied thereon for the year in which the work is completed.
- Binding on Future Owners.** This Agreement shall run with the Property and be binding upon the successors and assigns.
- Agreement Modifications.** The City of Waukesha shall have the sole authority to amend this agreement, including approving any physical modifications to the storm water management practices and drainage easements described herein. The City of Waukesha shall provide a 30-day notice to the titleholder(s) prior to approving any amendments to this agreement.

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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HOWELL OAKS ADDITION NO. 3

BEING A SUBDIVISION OF OUTLOT 4 OF "WELSH OAKS", AND UNPLATTED LANDS BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 6 NORTH, RANGE 19 EAST, IN THE CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN.

CITY COMMON COUNCIL APPROVAL:

Resolved, that the plat known as "HOWELL OAKS ADDITION NO. 3", 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 ____.

Approved: Shawn N. Reilly, Mayor

I hereby certify that the foregoing is a copy of resolution number _____ adopted by the Common Council of the City of Waukesha.

Gina Kozlik, City Treasurer

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

HOWELL OAKS DEVELOPMENT, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has 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. Waukesha County, Department of Parks and Land Use

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

HOWELL OAKS DEVELOPMENT, LLC

Timothy J. Smits, VP, Thomson Realty of Wisconsin, Inc., Manager

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20 ____, the above named Timothy J. Smits, VP, Thomson Realty of Wisconsin, Inc., Manager of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, _____ 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 "HOWELL OAKS ADDITION NO. 3".

Dated this ____ Day of _____, 20 ____.

Pamela F. Reeves, County Treasurer

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a subdivision of Outlot 4 of "Welsh Oaks" and Unplatted Lands being located in a part of the Northwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 6, 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 South 00°38'29" West and along the West line of the said Northwest 1/4 Section, 472.75 feet to the South Right-of-Way line of "Madison Street" and the point of beginning of this description;

Thence South 67°39'39" East along said South line, 11.58 feet to a point; Thence Southeasterly 144.18 feet along the arc of a curve whose center lies to the Northeast, whose radius is 2,033.00 feet, whose central angle is 4°03'49" and whose chord bears South 69°41'33" East along said South line, 144.15 feet to a point; Thence South 71°43'28" East along said South line, 1718.03 feet to a point; Thence South 72°28'17" East along said South line, 132.91 feet to a point, said point being "Point A" of this description; Thence North 30°56'46" East along a "Tie Line", 67.85 feet to a point on the North Right-of-Way line of said "Madison Street"; Thence North 72°28'17" West along said North line, 148.21 feet to a point; Thence North 71°43'28" West along said North line, 799.01 feet to a point; Thence North 20°54'31" East 147.16 feet to a point; Thence South 71°43'28" East 176.04 feet to a point; Thence North 25°15'39" East 22.73 feet to a point; Thence South 84°58'27" East 273.48 feet to a point; Thence South 73°32'47" East 270.05 feet to a point; Thence South 68°12'05" East 175.52 feet to a point on the West Right-of-Way of "Prairie Song Drive"; Thence Southerly 102.54 feet along the arc of a curve whose center lies to the East, whose radius is 230.00 feet, whose central angle is 25°32'42" and whose chord bears South 74°01'11" West along said West line, 101.70 feet to a point; Thence South 5°06'10" East along said West line, 56.87 feet to a point; Thence Southerly 67.15 feet along the arc of a curve whose center lies to the West, whose radius is 170.00 feet, whose central angle is 22°37'53" and whose chord bears South 6°12'46" West along said West line, 66.71 feet to a point; Thence South 17°31'43" West along said West line, 3.64 feet to a point; Thence North 72°28'17" West along said West line, 7.23 feet to a point; Thence Due South along said West line, 7.34 feet to a point on the North Right-of-Way of "Madison Street", said point being "Point A"; Thence South 30°56'46" West along said "Tie Line", 67.85 feet to a point on the South Right-of-Way line of "Madison Street"; Thence Southeasterly 31.43 feet along the arc of a curve whose center lies to the Southwest, whose radius is 20.00 feet, whose central angle is 90°03'13" and whose chord bears South 27°26'40" East along said South line, 28.30 feet to a point on the West Right-of-Way line of "South Prairie Song Drive"; Thence South 17°34'56" West along said West line, 49.74 feet to a point; Thence Southerly 71.72 feet along the arc of a curve whose center lies to the East, whose radius is 177.00 feet, whose central angle is 23°12'55" and whose chord bears South 5°58'28" West along said West line, 71.23 feet to a point on the North line of "Howell Oaks Addition No. 2" a platted subdivision; Thence North 71°38'27" West along said North line, 72.29 feet to a point; Thence North 71°44'54" West along said North line, 231.87 feet to a point; Thence North 77°41'01" West along said North line, 93.00 feet to a point; Thence North 71°43'15" West along said North line, 395.25 feet; Thence North 68°45'59" West along said North line, 67.34 feet to a point; Thence North 15°55'59" West 29.32 feet to a point; Thence Northerly 30.42 feet along the arc of a curve whose center lies to the East, whose radius is 180.00 feet, whose central angle is 9°40'58" and whose chord bears North 11°05'30" West 30.38 feet to a point; Thence North 81°19'06" West 122.86 feet to a point; Thence North 71°43'28" West 347.89 feet to a point; Thence North 73°27'56" West 136.60 feet to a point on the West line of said Northwest 1/4 Section; Thence North 0°38'29" East along said West line, 164.83 feet to the place of beginning of this description.

Said Parcel contains 481,280 Square Feet (or 11.0487 Acres) of land, more or less.

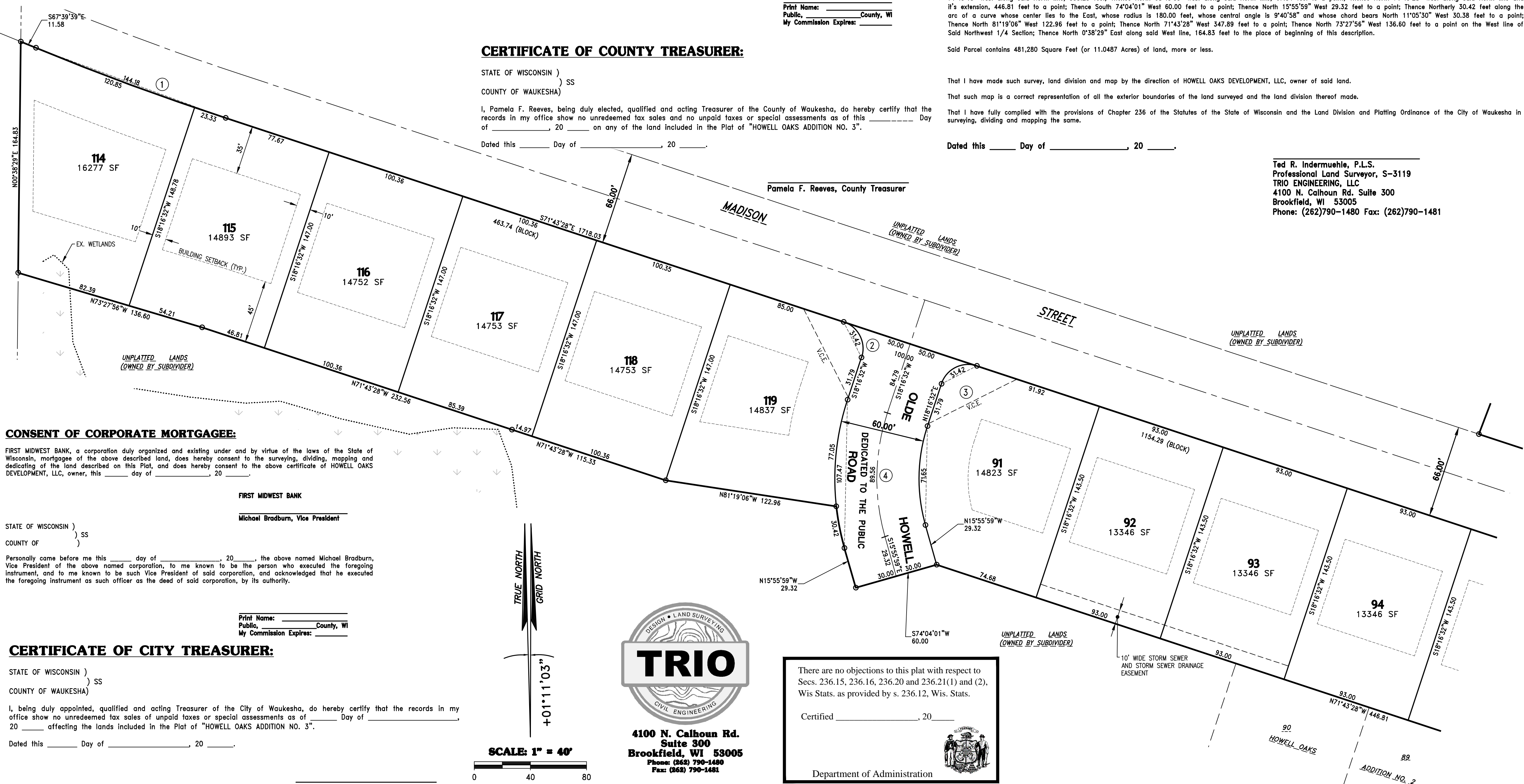
That I have made such survey, land division and map by the direction of HOWELL OAKS DEVELOPMENT, LLC, owner of said land.

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 Statutes of the State of Wisconsin and the Land Division and Platting Ordinance of the City of Waukesha in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
4100 N. Calhoun Rd. Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481



CONSENT OF CORPORATE MORTGAGEE:

FIRST MIDWEST 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 dedicating of the land described on this Plat, and does hereby consent to the above certificate of HOWELL OAKS DEVELOPMENT, LLC, owner, this ____ day of _____, 20 ____.

FIRST MIDWEST BANK
Michael Bradburn, Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20 ____, the above named Michael Bradburn, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

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

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, being duly appointed, qualified and acting Treasurer of the City of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales of unpaid taxes or special assessments as of ____ Day of _____, 20 ____ affecting the lands included in the Plat of "HOWELL OAKS ADDITION NO. 3".

Dated this ____ Day of _____, 20 ____.

Gina Kozlik, City Treasurer

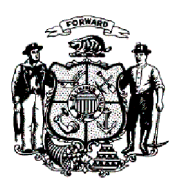


4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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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