

# FOX LAKE VILLAGE ADDITION NO. 2

BEING A PART OF OUTLOT 7 OF "FOX LAKE VILLAGE ADDITION NO. 1", LANDS BEING A PART OF THE SW ¼ AND THE NW ¼ OF THE NW ¼ OF SECTION 28, TOWN 6 NORTH, RANGE 19 EAST, CITY OF WAUKESHA, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE  
STATE OF WISCONSIN) SS  
COUNTY OF WAUKESHA)

I, John D. Downing, Professional Land Surveyor, do hereby certify that I have surveyed, divided, mapped and dedicated "Fox Lake Village Addition No. 2", lands being a part of Outlot 7 of "Fox Lake Village Addition No. 1", being a part of the SW ¼ and the NW ¼ of the NW ¼ of Section 28, Town 6 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Northwest ¼ of said Section 28; thence N88°49'16"E along the South line of said Northwest ¼, a distance of 350.00 feet to a 1" iron pipe found, also being the Southeast corner of Outlot 10 of "Fox Lake Village Addition No. 1" subdivision; thence N02°08'13"W along the East line of said Outlot 10, a distance of 206.66 feet to a 1" iron pipe found; thence N34°00'00"W along said East line, a distance of 123.51 feet to a 1" iron pipe found, being a point on the South right-of-way line of "Cynagoux Road"; thence N30°11'09"W a distance of 60.13 feet to a point on the North line of said "Cynagoux Road"; thence N34°00'00"W a distance of 105.78 feet; thence N89°55'06"W a distance of 106.10 feet; thence N25°02'01"E a distance of 182.64 feet to a point on the South right-of-way line of "Marameg Trail" also being a point on a curve; thence Westerly 35.09 feet along the arc of said curve, whose center lies to the Northeast, whose radius is 415.94 feet, whose chord bears N65°05'00"W a distance of 35.08 feet to a point; thence N27°20'00"E a distance of 171.75 feet; thence N26°12'12"W a distance of 82.97 feet also being the Southeast corner of Outlot 9 of "Fox Lake Addition No. 1" subdivision; thence the following courses along the exterior of Outlot 7 of "Fox Lake Village Addition No. 1" subdivision: N00°30'00"W, a distance of 471.17 feet to a 2" iron pipe found, also being the Southeast corner of Outlot 1, Block D of "Fox Lake Village" subdivision; thence N18°33'31"E along the East line of said Outlot 1, a distance of 77.05 feet to a 2" iron pipe found, being the Southwest corner of lands attached to Lot 35 Block D of "Fox Lake Village" subdivision by Document No. 4031491 recorded at the Waukesha County Register of Deeds; thence N89°30'00"E along the South line of said attached lands a distance of 124.84 feet to a 2" iron pipe found, also being a point on the West right-of-way line of "Mohican Trail"; thence N00°30'00"W along said West line, a distance of 18.00 feet to a 1.25" rebar found, being a point on the South line of Fox Lake Village; thence N71°02'38"E along said South line, a distance of 63.26 feet to a 2" iron pipe found, being a point on the East right-of-way line of "Mohican Trail"; thence N89°30'00"E along the South line of said "Fox Lake Village" subdivision, a distance of 188.15 feet to a 1.25" rebar found, being a point on the West exterior of "Wildflower Ridges" subdivision; thence the following courses along said West exterior of Wildflower Ridges: thence S02°16'17"E a distance of 108.03 feet to a 2" iron pipe found; thence S37°10'04"E a distance of 250.19 feet to a 2" iron pipe found; thence S21°52'23"W a distance of 349.77 feet to a 2" iron pipe found; thence S03°10'27"E a distance of 120.03 feet to a 2" iron pipe found; thence S04°49'55"W a distance of 182.00 feet to a 2" iron pipe found; thence S86°09'58"E a distance of 118.03 feet to a 2" iron pipe found; thence S08°01'06"E a distance of 207.02 feet to a 1" iron pipe found; thence S07°49'49"W a distance of 291.38 feet to a 1" iron pipe found, being a point on the South line of the Northwest ¼ of said Section 28, also being the terminus of said "Wildflower Ridges" course; thence S88°49'16"W along said South line a distance of 331.95 feet, to the terminus of said Outlot 7 course, which is also the point of beginning.

Containing 14.513 acres more or less, dedicating 112,379 square feet thereof for public roadway purposes.

That I have made such survey, land division and plat by the direction of FOX LAKE LAND, LLC, owners of said land.

That such a map is a correct representation of all the exterior boundaries of the land surveyed and 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, mapping and dedicating the same.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

John D. Downing, S-2939

### UTILITY EASEMENT PROVISIONS

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

**FOX LAKE LAND LLC**, Grantor, to

**WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies**, Grantee,

**Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin corporation**, Grantee, and

**TIME WARNER CABLE MIDWEST, 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. Structures 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.

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

### CORPORATE OWNER'S CERTIFICATE

As owners, we hereby certify that said corporation 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 Section 236.10 or 236.12 to be submitted to the following for approval or objection:

1. City of Waukesha
2. Department of Administration

In witness whereof, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, Member, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

FOX LAKE LAND, LLC

\_\_\_\_\_  
GREGORY J. WALSH, Member

STATE OF WISCONSIN )SS  
COUNTY OF WAUKESHA)

Personally came before me this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_, the above named GREGORY J. WALSH, to me known to as a Member of FOX LAKE LAND, LLC., are the people who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, WI

My Commission Expires \_\_\_\_\_

### CONSENT OF CORPORATE MORTGAGEE:

Sunset 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 dedication of the land described in the foregoing instrument of John D. Downing, a registered Land Surveyor, and does hereby consent to the above certificate of Fox Lake Land LLC.

In witness whereof, the said Sunset Bank, has caused these presents to be signed by \_\_\_\_\_ and \_\_\_\_\_ at \_\_\_\_\_, Wisconsin. And its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

In the presence of: Sunset Bank

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

Personally came before me this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_. Acknowledged that they executed the foregoing instrument as such officers of said corporation and by its authority.

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

\_\_\_\_\_  
Notary Public—State of Wisconsin

### CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN) SS  
WAUKESHA COUNTY )

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 unpaid special assessments as of \_\_\_\_\_, 20\_\_ on lands included in the plat of "Fox Lake Village Addition No. 2".

DATE: \_\_\_\_\_

\_\_\_\_\_  
Gina Kozlik, City Treasurer

### COMMON COUNCIL APPROVAL

Resolved, that the plat of FOX LAKE VILLAGE ADDITION NO. 2, a subdivision which lies in the City of Waukesha, Waukesha County, Wisconsin, FOX LAKE LAND, LLC, owner, is hereby approved by the City of Waukesha Common Council.

SIGNED: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
Shawn N. Reilly, Mayor Gina Kozlik, Treasurer

I, Gina Kozlik, hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Waukesha, on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

This action becomes effective upon receipt of approvals of all other reviewing agencies. All conditions of the City of Waukesha approvals were satisfied as of the \_\_\_ day of \_\_\_\_\_, 20\_\_.

SIGNED: \_\_\_\_\_  
Gina Kozlik, City Clerk

### CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT	TANGENT
C1 - C/L	279.17'	260.09'	N 31°15'00" W	265.96'	61°30'00"	N 89°30'00" E	N 28°00'00" E
EAST-ROW	246.97'	230.09'	N 31°15'00" W	235.28'	61°30'00"	N 89°30'00" E	N 28°00'00" E
LOT 28G	118.53'	230.09'	N 15°15'30" W	117.23'	29°31'00"		
LOT 29G	128.44'	230.09'	N 46°00'30" W	126.78'	31°59'00"		
LOT 1H	126.14'	290.09'	N 13°03'39" W	125.15'	24°54'51"		
LOT 36G	88.50'	290.09'	N 51°13'17" W	88.15'	17°28'45"		
C2 - C/L	172.33'	128.23'	N 23°30'00" W	159.65'	77°00'00"	N 75°00'00" W	N 28°00'00" E
EAST-ROW	212.65'	158.23'	N 23°30'00" W	197.00'	77°00'00"	N 75°00'00" W	N 28°00'00" E
LOT 29G	6.75'	158.23'	N 60°46'37" W	6.75'	2°26'46"		
LOT 30G	65.00'	158.23'	N 47°47'09" W	64.54'	23°32'12"		
LOT 31G	66.46'	158.23'	N 23°59'07" W	65.97'	24°03'51"		
LOT 32G	74.44'	158.23'	N 01°31'24" E	73.75'	26°57'12"		
C3 - TOTAL	289.63'	75.00'	N 54°22'16" W	140.38'	22°11'52"	N 33°44'32" W	N 75°00'00" W
LOT 33G	65.00'	75.00'	N 39°49'41" E	62.98'	49°39'23"		
LOT 34G	65.00'	75.00'	N 89°29'04" E	62.98'	49°39'23"		
LOT 35G	85.99'	75.00'	N 32°50'37" W	81.35'	65°41'14"		
LOT 36	73.64'	75.00'	N 28°07'44" E	70.72'	56°15'28"		
C4	60.85'	30.00'	N 01°51'06" W	50.94'	116°13'08"	N 33°44'32" W	N 30°02'20" E
C5	21.34'	15.00'	N 83°14'28" W	19.59'	81°31'05"	N 47°31'05" E	N 34°00'00" W
C6	21.34'	15.00'	N 15°14'28" E	19.59'	81°31'05"	N 34°00'00" W	N 64°28'55" E
C7	23.01'	15.00'	N 44°33'16" W	20.82'	87°54'06"	N 89°23'46" E	N 01°29'41" E
LOT 1H	11.62'	15.00'	N 22°48'02" W	11.33'	44°23'36"		
LOT 2H	11.39'	15.00'	N 66°45'04" W	11.12'	43°30'30"		
C8	24.22'	15.00'	N 45°45'39" E	21.67'	92°31'18"	N 02°01'18" E	N 89°30'00" E
C9	187.48'	385.94'	N 76°35'00" W	185.65'	27°50'00"	N 27°20'00" E	N 00°30'00" W
SOUTH-ROW	187.58'	415.94'	N 75°35'10" W	185.99'	25°50'19"	N 27°20'00" E	N 01°29'41" E
EXTERIOR	35.09'	415.94'	N 65°05'00" W	35.08'	4°50'00"		
LOT 2H	152.49'	415.94'	N 78°00'10" W	151.64'	21°00'19"		
LOT 43D	157.25'	355.94'	N 75°19'21" W	155.97'	25°18'42"	N 27°20'00" E	N 02°01'18" E

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

