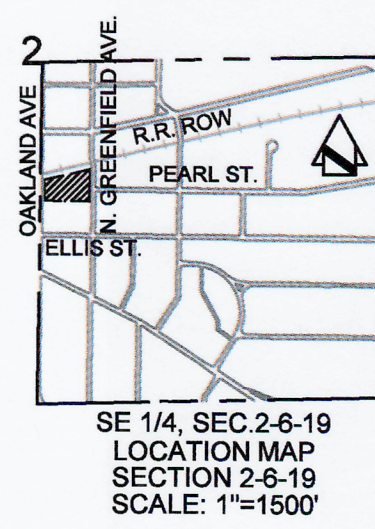
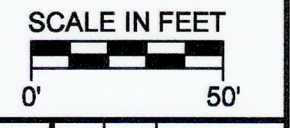
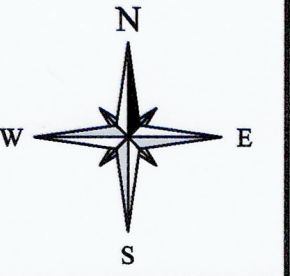


PRELIMINARY PLAT OF AEROSHADE

Being a subdivision of Wardrobes Addition, part of the NW 1/4 of the SE 1/4 Section 2 Township 6 North, Range 19 East
City of Waukesha, Waukesha County, Wisconsin



CONC. MON.
W/ BRASS CAP
NW COR. SE 1/4
SEC. 2-6-19

CONC. MON.
W/ BRASS CAP
SW COR. SE 1/4
SEC. 2-6-19

REFERENCE BEARING: THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 2, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 00°42'53" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

REFERENCE BENCHMARK: THE CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHEAST CORNER OF SECTION 2, TOWN 6 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BENCHMARK AND HAS A RECORDED ELEVATION OF 878.31 USGS DATUM.

GENERAL NOTES:

- AS SURVEYOR FOR THE OWNERS OF AEROSHADE SUBDIVISION, WE CERTIFY THAT ALL BUILDINGS PREVIOUSLY ON SITE HAVE BEEN REMOVED.
- ALL LOTS IN THIS SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE FAMILY AND DUPLEX USE.
- SEE SOILS REPORT PREPARED BY GILES ENGINEERING ASSOCIATES DATED JULY 10, 2017 WHICH PROVIDES SOIL DATA AND GROUND WATER ELEVATIONS FOR THIS PLAT. A COPY OF THE REPORT WAS SUBMITTED TO & CAN BE OBTAINED FROM THE CITY OF WAUKESHA WHERE REQUIRED.
- EACH OWNER SHALL ADHERE TO THE GRADING PLAN OR ANY AMENDMENT THERETO BY THE CITY ENGINEERING DEPARTMENT ON FILE WITH THE CITY "MASTER GRADING PLAN" AND GRADE SUCH OWNER'S LOT IN ACCORDANCE WITH THE MASTER GRADING PLAN.
- ALL LOT OWNERS AND HOME OWNERS ASSOCIATION AND/OR THEIR AGENTS, EMPLOYEES OR INDEPENDENT CONTRACTORS SHALL HAVE THE RIGHT TO ENTER UPON ANY LOT, AT ANY TIME, FOR THE PURPOSE OF INSPECTION, MAINTENANCE AND CORRECTION OF ANY DRAINAGE CONDITION, WHETHER OR NOT THE OWNER COMPLIED WITH THE MASTER GRADING PLAN, AND THE OWNER IS RESPONSIBLE FOR THE COST OF THE SAME.
- 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. THIS SHALL BE ACCOMPLISHED BY CREATING SWALES ALONG COMMON LOT LINES WHEREVER PRACTICAL. DRAINAGE WAYS SHALL BE KEPT FREE OF OBSTRUCTIONS. NO PLANTING OTHER THAN GRASS SHALL BE PERMITTED WITHIN 3 FEET OF SIDE OR REAR LOT LINES WITHOUT APPROVAL OF THE DEVELOPER.
- EACH OWNER MUST CONSULT WITH THE ADJACENT LOT OWNER TO AGREE UPON COMPATIBLE GRADING FOR THEIR COMMON LOT LINES. DUE TO THE VARYING TERRAIN AND DRAINAGE CONDITIONS ON EACH LOT FOLLOWING CONSTRUCTION, NEITHER DEVELOPER NOR THE CITY SHALL BE RESPONSIBLE FOR ESTABLISHING LOT LINE GRADES. THE SERVICES OF A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR MAY BE REQUIRED TO DESIGN A PROPER GRADING PLAN FOR ANY LOT, THE COST OF WHICH SHALL BE PAID BY THE LOT OWNERS.
- A SEPARATELY RECORDED STORM WATER MAINTENANCE AGREEMENT DESCRIBING THE RIGHTS, CONDITIONS, AND RESTRICTIONS OF THE STORM WATER FACILITIES IS RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS.
- MAINTENANCE RESPONSIBILITY OF ALL SURFACE WATER SWALES, DRAINAGE DITCHES, PRIVATE STORM SEWER, AND OTHER SUCH FACILITIES AND ALL OUTLOTS SHALL REMAIN WITH THE LOT OWNERS AND HOME OWNERS ASSOCIATION.
- OUTLOT STATEMENT: EACH INDIVIDUAL LOT OWNER IN THIS SUBDIVISION AND ANY FUTURE ADDITIONS TO THE SUBDIVISION SHALL EACH HAVE AN EQUAL UNDIVIDABLE FRACTIONAL OWNERSHIP AND MAINTENANCE INTEREST OF ALL OUTLOT(S) PLATTED HEREIN, AND NEITHER THE CITY OF WAUKESHA OR WAUKESHA COUNTY SHALL BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THAT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT BY REASON OF TAX DELINQUENCY.
- VISION CORNER EASEMENTS: NO STRUCTURE, DRIVEWAY OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION TRIANGLE. NO VEGETATION, BUSHES, TREES, OR OTHER VISUAL OBSTRUCTIONS MAY EXCEED 24 INCHES IN HEIGHT WITHIN VISION CORNER EASEMENTS PLATTED HEREON. SAID VISION CORNER EASEMENT IS GRANTED TO THE CITY OF WAUKESHA. NO DIRECT VEHICULAR ACCESS IS ALLOWED OVER ANY VISION CORNER EASEMENTS.
- FUTURE VISION CORNER EASEMENT SHOWN FOR LOT 1 ONLY, SHALL BE ENFORCEABLE FOLLOWING THE RESUBDIVISION LOTS 7, 8 & 9 OF WARDROBES ADDITION BLOCK B.
- THERE SHALL BE A 10 FOOT WIDE TEMPORARY SLOPE EASEMENT ACROSS THE STREET OF ALL LOTS. SAID EASEMENT NOT TO BE PERMANENT IMPROVED AND TO BE IN EFFECT UNTIL CONCRETE SIDEWALK IS INSTALLED.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by **HABITAT FOR HUMANITY**, Grantor, to **WISCONSIN ELECTRIC POWER COMPANY** and **WISCONSIN GAS, LLC**, Wisconsin corporations doing business as **We Energies**, Grantee, and **A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, TIME WARMER CABLE MIDWEST, LLC AND WISCONSIN BELL, INC DOING BUSINESS AS AT&T**, 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.

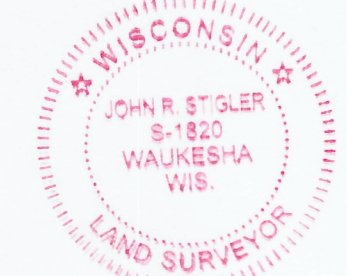
The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

HOME OWNERS ASSOCIATION NOTIFICATION:
The Home Owners Association (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. In the event a lot is not in compliance with the City Master Grading Plan, then the HOA shall give written notice to the owner of the non-compliant lot. If the owner of the non-compliant lot has not brought the lot into compliance with the City Master Grading Plan within thirty (30) days, then the HOA may enter onto the lot for the purposes of bringing such lot into compliance with the City Master Grading Plan, and may charge the lot owner for the necessary costs of such work, and may have a lien against the lot for the same. In the event that the HOA is not in existence or otherwise fails to act then any lot owner who is aggrieved by a failure to comply with the City Master Grading Plan may independently enforce this section by bringing an action in the Waukesha County Circuit Court, and the prevailing party in any such action will be entitled to recover its reasonable costs and attorney fees.

- LEGEND:**
- — INDICATES IRON PIPE 18" LONG BY 2" OUTSIDE DIA.-3.65 LBS. PER LINEAL FOOT. ALL OTHER LOT AND OUTLOTS MARKED BY IRON PIPE 18" LONG BY 1" OUTSIDE DIA.-1.13 LBS. PER LINEAL FOOT
 - — INDICATES IRON PIPE FOUND (1.25" OD DIAMETER x 18" LONG)
 - ◆ — INDICATES 6" x 6" CONCRETE MONUMENT WITH BRASS CAP FOUND
 - ▨ — INDICATES PROPOSED OUTLOT 1 BOUNDARY
 - ▩ — INDICATES PRIVATE UTILITY EASEMENT
 - (S) SINGLE FAMILY HOME
 - (D) DUPLEX

OWNER / DEVELOPER:
HABITAT FOR HUMANITY OF WAUKESHA COUNTY
ATTN: MELISSA SONGCO
2020 SPRINGDALE ROAD
WAUKESHA, WI 53186
PHONE: (262) 309-6025 x209
eMAIL: Melissa@HabitatWaukesha.org

SURVEYOR:
JAHNKE AND JAHNKE ASSOCIATES, LLC
ATTN: JOHN R. STIGLER, PLS
524 BLUEMOUND ROAD,
WAUKESHA, WI 53188



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S - 1820
Dated this 16TH Day of AUG, 2022

INSTRUMENT DRAFTED BY JOHN R. STIGLER

AEROSHADE SUBDIVISION
DRAWN BY: JB
CHECKED BY: JRS
DATE: AUGUST 16, 2022
JOB NUMBER: 22-9605
BOOK NO.: WAUKESHA 196, PG 45
524 BLUEMOUND ROAD, WAUKESHA, WISCONSIN 53188
PHONE #: (262) 542-5787 - EMAIL: SURVEY@JAHNKEANDJAHNKE.COM
WEBSITE: JAHNKEANDJAHNKE.COM

JAHNKE & JAHNKE ASSOCIATES, LLC
ENGINEERS, PLANNERS, SURVEYORS
ENGINEERING SOLUTIONS SINCE 1944

PRELIMINARY PLAT OF AEROSHADE
AEROSHADE SUBDIVISION
OAKLAND AVE. & ELLIS ST.