

# HOWELL OAKS ADDITION NO. 2

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

## "OVERALL DETAIL SHEET"

### LEGEND: (PER HOWELL OAKS ADDN. NO. 1)

- INDICATES WETLAND LINE
- INDICATES P.E.C. LINE
- INDICATES WETLAND/P.E.C. LINE
- INDICATES 100YR. FLOODPLAIN LINE
- INDICATES 300' WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE JURISDICTIONAL LIMITS

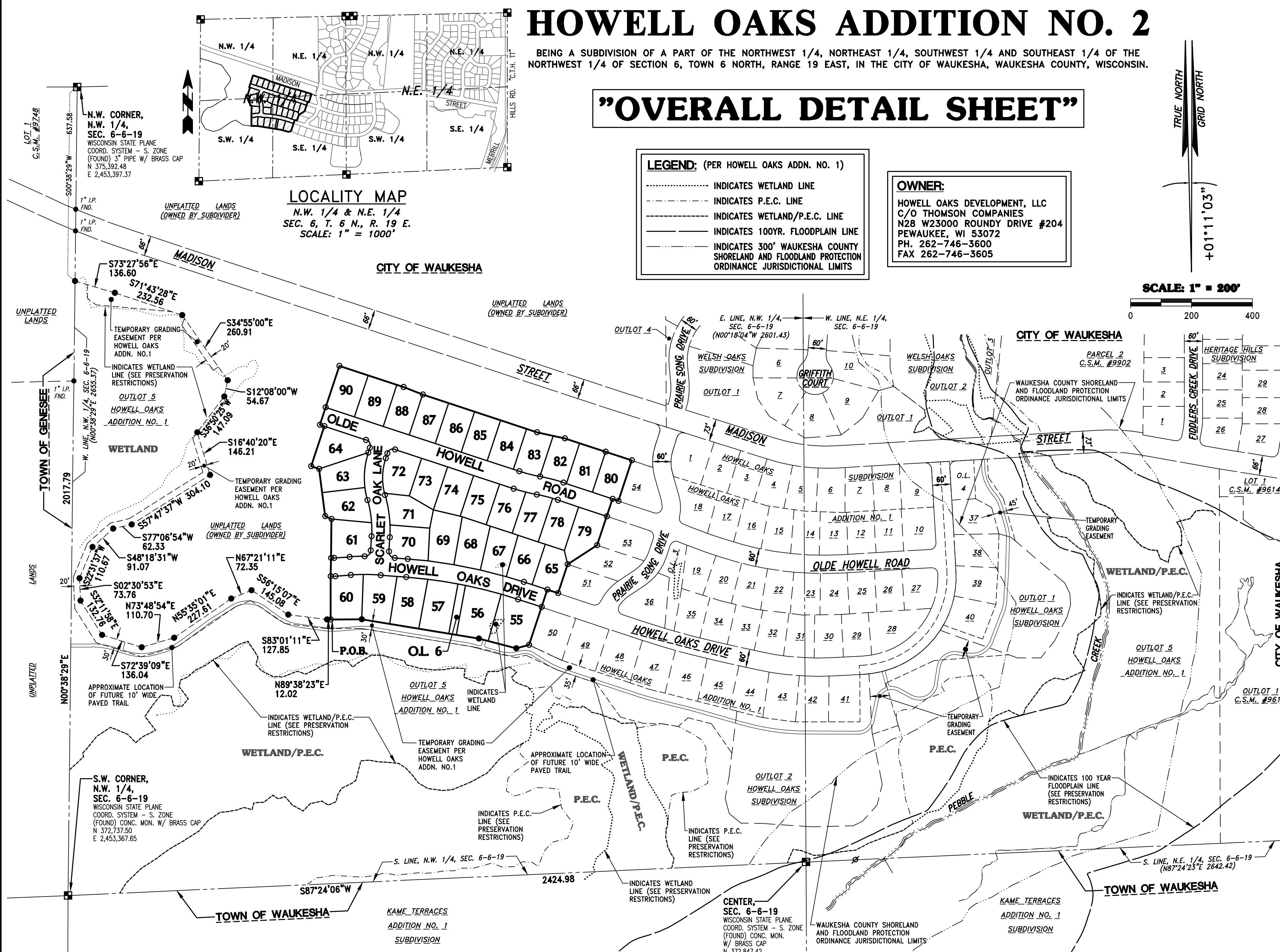
### OWNER:

HOWELL OAKS DEVELOPMENT, LLC  
C/O THOMSON COMPANIES  
N2B W23000 ROUNDY DRIVE #204  
PEWAUKEE, WI 53072  
PH. 262-746-3600  
FAX 262-746-3605

SCALE: 1" = 200'

0 200 400

TRUE NORTH  
GRID NORTH  
+01°11'03"



### GENERAL NOTES:

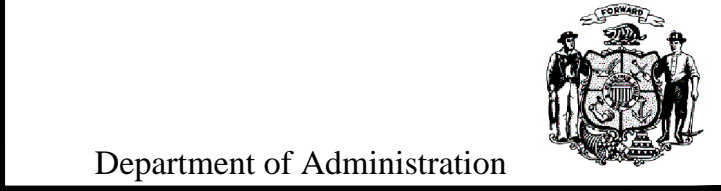
- • Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- • Indicates Found 1.270" outside diameter Reinforcing Bar.
- 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 Temporary Grading Easement, per Howell Oaks Addition No. 1, along the Northerly part of Outlot 5 shall be in effect for the benefit of Howell Oaks Development, LLC or Assigns to facilitate a grade transition to a future trail including the construction of said trail. Final grades shall be consistent with a Master Grading Plan for future plat phases that has been reviewed and approved by Waukesha County. This easement shall be in effect until the earlier of the construction of a paved trail or 10 years after the recording of this Final Plat.
- The Easements for Storm Sewer and Stormwater Drainage are herein granted to the City of Waukesha for public purposes. No Buildings or Fences shall be constructed in Storm Sewer and Stormwater Drainage Easements. No Trees or Bushes which would grow to more than 4 feet in height shall be planted within said Easements without approval of the City of Waukesha Engineering Department and the Waukesha Water Utility.
- The Owners of the residential Lots within the "Howell Oaks" Subdivision, this Subdivision and any future additions to this Subdivision shall each own an equal undivided fractional interest in Outlot 6 of this Subdivision. Waukesha County shall not be liable for fees or special assessments in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- The Owners of the residential Lots within the "Howell Oaks" Subdivision, this Subdivision and any future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping on Outlot 6. The repair, maintenance and restoration of said landscaping shall be performed by the Homeowners Association for this Subdivision.
- Stormwater Detention Facilities and Stormwater Infiltration Facilities are located on Outlots 1 and 2 of the "Howell Oaks" Subdivision. The Owners of the residential Lots within the "Howell Oaks" Subdivision, this Subdivision and any future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Detention Facilities and Stormwater Infiltration Facilities. Said repairs, maintenance and restoration shall be performed by the Homeowners Association of this Subdivision.
- Wetland lines as within this plat were delineated in the field by Stantec Consulting, Inc. in June of 2013, September 18, 2015 & June 9, 2016. Wisconsin DNR concurrence on June 27, 2016
- Lots 88, 90, 96, and 99 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. No vegetation within the vision triangle may exceed 30 inches in height. Said V.C.E. is herein granted to the City of Waukesha.

### CONSERVANCY - FLOODPLAIN/WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS:

1. 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.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that 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. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted.
3. 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.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. 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.
6. The construction of buildings is prohibited.

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

**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

### 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, a Wisconsin corporations doing business as We Energies, 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.



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

LOT #	PROP. BSMT ELEV.	SEASONAL HIGH WATER TABLE ELEV.	LOT #	PROP. BSMT ELEV.	SEASONAL HIGH WATER TABLE ELEV.	LOT #	PROP. BSMT ELEV.	SEASONAL HIGH WATER TABLE ELEV.
70	136.8	NW	82	95.5	NW	94	87.1	82.8
71	131.8	NW	83	99.0	NW	95	86.0	82.8
72	131.1	NW	84	104.0	---	96	106.9	NW
73	130.7	---	85	110.0	FILL	97	117.3	---
74	126.7	---	86	118.0	FILL	98	126.3	---
75	117.7	---	87	125.5	FILL	99	135.9	---
76	110.9	100.4	88	129.0	FILL	104	85.2	FILL
77	103.8	100.4	89	115.1	FILL	105	88.9	FILL
78	98.5	---	90	105.8	---	106	93.7	FILL
79	95.6	---	91	96.3	---	107	96.7	FILL
80	92.8	---	92	92.0	---	108	99.7	FILL
81	92.7	---	93	89.0	---	109	103.5	FILL

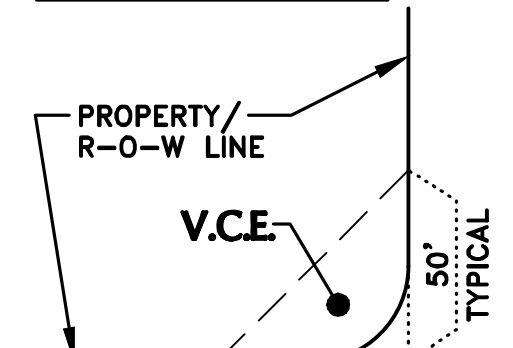
SEASONAL HIGH WATER ELEVATIONS OBTAINED FROM TABLE PREPARED BY CGC, INC. DATED OCTOBER 7, 2016



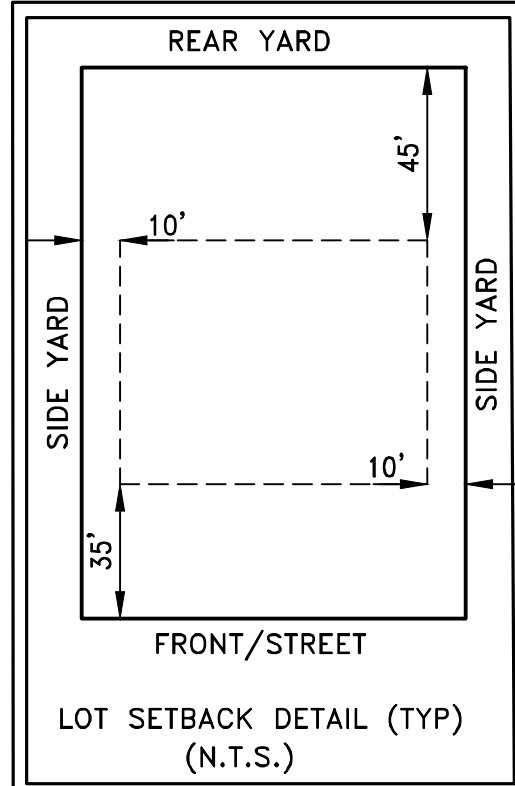
# HOWELL OAKS ADDITION NO. 2

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

VISION CORNER  
EASEMENT DETAIL

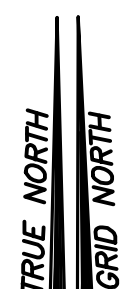


12660 W. North Avenue  
Building "D"  
Brookfield, WI 53005  
Phone: (262) 790-1480  
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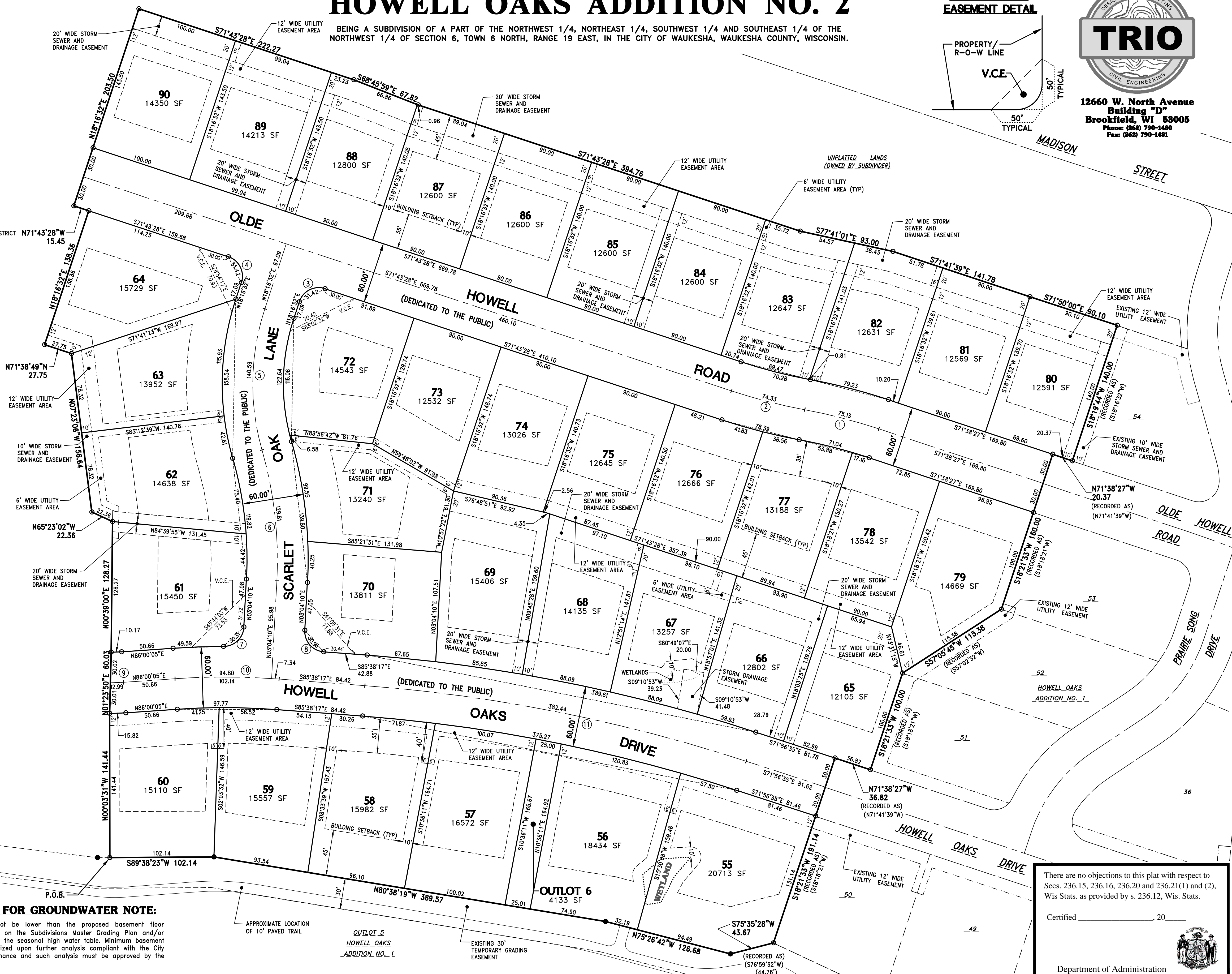
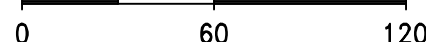


**ZONING DATA:**  
(LOTS 70-99, 104-109)  
Category - "RS-2", SINGLE FAMILY RESIDENTIAL DISTRICT  
Minimum Lot Area = 12,000 S.F.  
Minimum Lot Width = 90 ft. • FSB  
Minimum Lot Width (Corner) = 100 ft. • FSB  
Minimum Building Offsets:  
Front Setback/Street ..... 35 ft.  
Side Yard ..... 10 ft.  
Rear Yard ..... 45 ft.

UNPLATTED LANDS  
(OWNED BY SUBDIVIDER)



SCALE: 1" = 60'



**BASEMENT RESTRICTION FOR GROUNDWATER NOTE:**

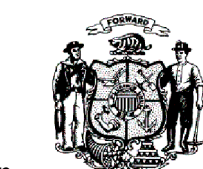
Basement floor surface elevations shall not be lower than the proposed basement floor elevations shown in the table shown either on the Subdivisions Master Grading Plan and/or Erosion Control Plan due to the potential for the seasonal high water table. Minimum basement floor elevation changes may only 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.

APPROXIMATE LOCATION OF 10' PAVED TRAIL  
OUTLOT 5  
HOWELL OAKS  
ADDITION NO. 1

EXISTING 30' TEMPORARY GRADING EASEMENT

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



**CURVE TABLE:**

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	CENTERLINE	550.00	7°49'37"	75.13	75.08	N75°33'15.5"W	N71°38'27"W	N79°28'04"W
	S. R.O.W	520.00	7°49'37"	71.04	70.98	N75°33'15.5"W	N71°38'27"W	N79°28'04"W
	82	520.00	1°53'26"	17.16	17.16	N72°35'10"W	N71°38'27"W	N73°31'53"W
	83	520.00	5°56'11"	53.88	53.85	N76°29'58.5"W	N73°31'53"W	N79°28'04"W
	78	580.00	7°49'37"	79.23	79.17	N75°33'15.5"W	N71°38'27"W	N79°28'04"W
2	CENTERLINE	550.00	7°44'36"	74.33	74.27	S75°35'46"E	S71°43'28"E	S79°28'04"E
	S. R.O.W	580.00	7°44'36"	78.38	78.33	S75°35'46"E	S71°43'28"E	S79°28'04"E
	83	580.00	3°36'41"	36.56	36.55	S77°39'43.5"E	S75°51'23"E	S79°28'04"E
	84	580.00	4°07'55"	41.83	41.82	S73°47'25.5"E	S71°43'28"E	S75°51'23"E
	N. R.O.W.	520.00	7°44'36"	70.28	70.22	S75°35'46"E	S71°43'28"E	S79°28'04"E
	78	520.00	0°05'21"	0.81	0.81	S79°25'23"E	S79°22'43"E	S79°28'04"E
	77	520.00	7°39'15"	69.47	69.41	S75°33'05.5"E	S71°43'28"E	S79°22'43"E
3		20.00	90°00'00"	31.42	28.28	S63°16'32"W	N71°43'28"W	S18°16'32"W
4		20.00	90°00'00"	31.42	28.28	N26°43'28"W	N18°16'32"E	N71°43'28"W
5	CENTERLINE	235.00	34°16'38"	140.59	138.50	S01°08'13"W	S18°16'32"W	S16°00'06"E
	E. R.O.W	205.00	34°16'38"	122.64	120.82	S01°08'13"W	S18°16'32"W	S16°00'06"E
	88	205.00	32°26'15"	116.06	114.51	S02°03'24.5"W	S18°16'32"W	S14°09'43"E
	89	205.00	1°50'23"	6.58	6.58	S15°04'54.5"E	S14°09'43"E	S16°00'06"E
	W. R.O.W	265.00	34°16'38"	158.54	156.18	S01°08'13"W	S18°16'32"W	S16°00'06"E
	98	265.00	25°03'53"	115.93	115.00	S05°44'35.5"W	S18°16'32"W	S06°47'21"E
	97	265.00	9°12'45"	42.61	42.56	S11°23'43.5"E	S06°47'21"E	S16°00'06"E
6	CENTERLINE	390.00	19°04'16"	129.81	129.21	N06°27'58"W	N03°04'10"E	N16°00'06"W
	E. R.O.W	420.00	19°04'13"	139.80	139.15	N06°27'58"W	N03°04'10"E	N16°00'06"W
	89	420.00	13°34'50"	99.55	99.32	N09°12'41"W	N02°25'16"W	N16°00'06"W
	90	420.00	5°29'26"	40.25	40.23	N00°19'27"E	N03°04'10"E	N02°25'16"W
	W. R.O.W	360.00	19°04'16"	119.82	119.27	N06°27'58"W	N03°04'10"E	N16°00'06"W
	97	360.00	12°00'03"	75.40	75.27	N10°00'04.5"W	N04°00'03"W	N16°00'06"W
	96	360.00	7°04'13"	44.42	44.40	N00°27'56.5"W	N03°04'10"E	N04°00'03"W
7		20.00	86°49'26"	30.31	27.49	N46°28'53"E	N89°53'36"E	N03°04'10"E
8		20.00	88°42'27"	30.96	27.96	S41°17'03.5"E	S03°04'10"W	S85°38'17"E
9	CENTERLINE	200.00	3°43'18"	12.99	12.99	N87°51'44"E	N89°43'23"E	N86°00'05"E
	109	230.00	3°56'24"	15.82	15.81	N87°58'17"E	N89°56'29"E	N86°00'05"E
	96	170.00	3°25'34"	10.17	10.16	N87°42'52"E	N89°25'39"E	N86°00'05"E
10	CENTERLINE	700.00	8°21'38"	102.14	102.05	N89°49'06"W	N85°38'17"W	S86°00'05"W
	C/L W.	700.00	7°45'34"	94.80	94.73	S89°52'52"W	N86°14'21"W	S86°00'05"W
	C/L E.	700.00	0°36'04"	7.34	7.35	N85°56'19"W	N85°38'17"W	N86°14'21"W
	S. R.O.W	670.00	8°21'38"	97.77	97.68	N89°49'06"W	N85°38'17"W	S86°00'05"W
	109	670.00	3°31'38"	41.25	41.24	S87°45'54"W	S89°31'43"W	S86°00'05"W
	108	670.00	4°50'00"	56.52	56.50	N88°03'17"W	N85°38'17"W	S89°31'43"W
	96	730.00	3°53'31"	49.59	49.58	S87°56'50.5"W	S89°53'36"W	S86°00'05"W
11	CENTERLINE	1600.00	13°41'42"	382.44	381.53	N78°47'26"W	N71°56'35"W	N85°38'17"W
	S. R.O.W	1570.00	13°41'42"	375.27	374.38	N78°47'26"W	N71°56'35"W	N85°38'17"W
	104	1570.00	2°05'54"	57.50	57.50	N72°59'32"W	N71°56'35"W	N74°02'29"W
	105	1570.00	4°24'34"	120.83	120.80	N76°14'46"W	N74°02'29"W	N78°27'03"W
	O.L. 6	1570.00	0°54'45"	25.00	25.00	N78°54'25.5"W	N78°27'03"W	N79°21'48"W
	106	1570.00	3°39'06"	100.07	100.05	N81°11'21"W	N79°21'48"W	N83°00'54"W
	107	1570.00	2°37'23"	71.87	71.87	N84°19'35.5"W	N83°00'54"W	N85°38'17"W
	N. R.O.W.	1630.00	13°41'42"	389.61	388.68	N78°47'26"W	N71°56'35"W	N85°38'17"W
	90	1630.00	2°22'41"	67.65	67.65	N84°26'56.5"W	N83°15'36"W	N85°38'17"W
	91	1630.00	3°01'04"	85.85	85.84	N81°45'04"W	N80°14'32"W	N83°15'36"W
	92	1630.00	3°05'46"	88.09	88.08	N78°41'39"W	N77°08'46"W	N80°14'32"W
	93	1630.00	3°05'46"	88.09	88.08	N75°35'52"W	N74°02'59"W	N77°08'46"W
	94	1630.00	2°06'24"	59.93	59.93	N72°59'47"W	N71°56'35"W	N74°02'59"W

# HOWELL OAKS ADDITION NO. 2

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, 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, Andrew J. Miazga, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped "Howell Oaks Addition No. 2", being a Subdivision located in the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 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, 637.58 feet to a point; Thence in a generally Easterly direction along the Northerly exterior boundary line of "Howell Oaks Addition No. 1" (A Subdivision Plat of Record) the following courses; Thence South 75°27'56" East, 136.60 feet to a point; Thence South 71°43'28" East, 232.56 feet to a point; Thence South 34°55'00" East, 260.91 feet to a point; Thence South 12°08'00" West, 54.67 feet to a point; Thence South 36°50'25" West, 147.09 feet to a point; Thence South 16°40'20" East, 146.21 feet to a point; Thence South 57°47'37" West, 304.10 feet to a point; Thence South 77°06'54" West, 62.33 feet to a point; Thence South 48°18'31" West, 91.07 feet to a point; Thence South 22°31'37" West, 110.67 feet to a point; Thence South 02°30'53" East, 73.76 feet to a point; Thence South 32°11'58" East, 132.76 feet to a point; Thence South 72°39'09" East, 136.04 feet to a point; Thence North 73°48'54" East, 110.70 feet to a point; Thence North 55°35'01" East, 227.61 feet to a point; Thence North 67°21'11" East, 72.35 feet to a point; Thence South 56°15'07" East, 145.08 feet to a point; Thence South 83°01'11" East, 127.85 feet to a point; Thence North 89°38'23" East, 12.02 feet to a point, said point being the place of beginning of lands hereinafter described;

Thence North 00°03'31" West 141.44 feet to a point; Thence North 01°23'50" East 60.03 feet to a point; Thence North 00°39'00" East 128.24 feet to a point; Thence North 65°23'02" West 22.36 feet to a point; Thence North 07°23'06" West 156.64 feet to a point; Thence North 71°38'49" West 27.75 feet to a point; Thence North 18°16'32" East 138.36 feet to a point; Thence North 71°43'28" West 15.45 feet to a point; Thence North 18°16'32" East 203.50 feet to a point; Thence South 71°43'28" East 222.27 feet to a point; Thence South 68°45'59" East 67.82 feet to a point; Thence South 71°43'28" East 394.76 feet to a point; Thence South 77°41'01" East 93.00 feet to a point; Thence South 71°41'39" East 141.78 feet to a point; Thence South 71°50'00" East 90.10 feet, said point being on the Westerly exterior boundary line of "Howell Oaks Addition No. 1" (A Subdivision Plat of Record); Thence in a generally Southerly direction along said Westerly line the following courses; South 18°19'44" West 140.00 feet to a point; Thence North 71°38'27" West 20.37 feet to a point; Thence South 18°21'33" West 160.00 feet to a point; Thence South 57°05'45" West 115.38 feet to a point; Thence South 18°21'33" West 100.00 feet to a point; Thence North 71°38'27" West 36.82 feet to a point; Thence South 18°21'33" West 191.14 feet to a point; Thence South 75°35'28" West 43.67 feet to a point; Thence North 75°26'42" West 126.68 feet to a point; Thence North 80°38'19" West 389.57 feet to a point; Thence South 89°38'23" West 102.14 feet to the point of beginning of this description.

Said Parcel contains 634,984 Square Feet (or 14.5772 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 \_\_\_\_.

Andrew J. Miazga, P.L.S.  
 Professional Land Surveyor, S-2826  
 TRIO ENGINEERING, LLC  
 12660 W. North Ave., Bldg. "D"  
 Brookfield, WI 53005  
 Phone: (262)790-1480 Fax: (262)790-1481

**STORMWATER MANAGEMENT MAINTENANCE AGREEMENT:**

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.

**CONSENT OF CORPORATE MORTGAGEE:**

PARK 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 \_\_\_\_.

PARK BANK

Michael Bradburn, Vice President

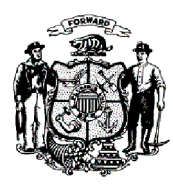
STATE OF WISCONSIN )  
 ) SS  
 COUNTY OF \_\_\_\_\_)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named Jay J. Scialitano, 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: \_\_\_\_\_

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

**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. 2".

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 "HOWELL OAKS ADDITION NO. 2".

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

Gina Kozlik, City Treasurer

**CITY COMMON COUNCIL APPROVAL:**

Resolved, that the plat known as "HOWELL OAKS ADDITION NO. 2", 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

**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 \_\_\_\_\_)

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: \_\_\_\_\_

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