

THE ARBORETUM
 BEING A PART OF THE NE 1/4 SE 1/4 SW 1/4 OF SECTION 26 AND THE NW 1/4 OF SECTION 36, ALL IN TOWNSHIP 6 NORTH, RANGE 18 EAST, TOWN OF GENEESE, WAUKESHA COUNTY, WISCONSIN.

TOWN PLAN COMMISSION APPROVAL

Approved by the Town of Genesee Planning Commission on the _____ day of _____, 20____

Sharon L. Lafr, Chairman

Debbie Bashley, Secretary

Sharon L. Lafr, Chairman

TOWN BOARD APPROVAL

Approved by the Town of Genesee Town Board on the _____ day of _____, 20____

CERTIFICATE OF COUNTY TREASURER

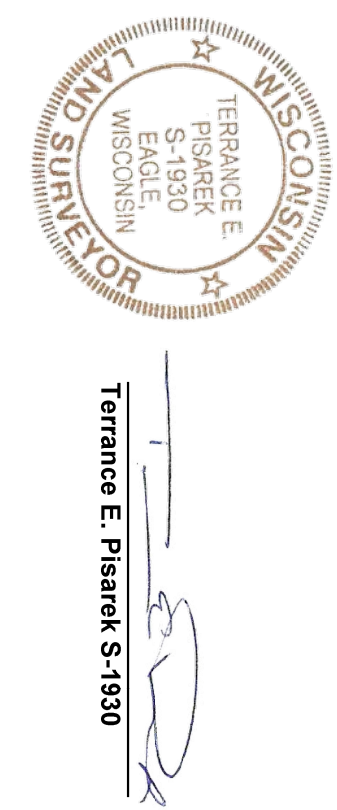
I, Pamela Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this _____ day of _____, 20____, included in this Plat of The Arboretum.

Bethann A. Whitmore, Town Clerk

CERTIFICATE OF TOWN TREASURER

I, Carol McCormick, being duly elected, qualified and acting Treasurer of the Town of Genesee, 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____, included in this Plat of The Arboretum.

Pamela Reeves, County Treasurer



Terrance E. Pisznek S-1930

Dated this 21st Day of January, 2016
 Revised this 3rd Day of August, 2017
 Revised this 10th Day of January, 2018

That I have made such survey, land division and map by the direction of KW GENEESE INC., owner of said land. That each map is a true and correct representation of all exterior boundaries of the land surveyed and the land shown thereon. That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes, the ordinances of the Town of Genesee and Waukesha County in surveying, dividing and mapping the same.

OWNERS CERTIFICATE

I, Craig Caliendo as Representative for KW GENEESE INC., (owner) does hereby certify that I have caused the land described to be surveyed, divided mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin State Statutes the Land Division Development Ordinance (Town of Genesee), Waukesha County and the Waukesha County Shoreland and Floodland Subdivision Control Ordinance. I also certify that this Subdivision Plat is required by s.236.10 and .12 to be submitted to the following for approval or objection: Town of Genesee, Waukesha County Department of Parks and Land Use, and the City of Waukesha, Wisconsin Department of Administration.

Date: _____, 20____

Craig Caliendo, Representative

State of Wisconsin

Personally came before me this _____ day of _____, 20____, the above named person, to me known to be the person who signed the foregoing instrument and acknowledged that he executed the same. My commission expires _____.

Notary Public

CITY OF WAUKESHA EXTRATERRITORIAL APPROVAL

Approved by City of Waukesha Common Council on the _____ day of _____, 20____

Shawn Rully, Mayor

CONSENT OF MORTGAGE
 Park Bank, a corporation duly organized and existing under and by the virtue of the State of Wisconsin, mortgages of the foregoing described lands, does hereby consent to the surveying, dividing, mapping and dedication of the lands described on this map and does hereby consent to the foregoing certificate of Craig Caliendo as representatives for KW GENEESE INC..

Date: _____

Bank Officer

Personally came before me this _____ day of _____, 20____, the above named person, to me known to be the person who signed the foregoing instrument and acknowledged that he executed the same. My commission expires _____.

Notary Public

BASEMENT FLOOR ELEVATION RESTRICTIONS APPLY TO LOTS 1, 2, 3 AND 5 DUE TO THE POTENTIAL FOR HIGH GROUNDWATER. DETAILS ARE CONTAINED IN THE TABLE BELOW AND ACCEPTANCE BY WAUKESHA COUNTY AND THE TOWN OF GENEESE.

LOT NUMBER	ELEVATION OF HIGHEST GROUNDWATER	DEPTH TO HIGHEST GROUNDWATER	PROPOSED BASEMENT FLOOR ELEVATION
1	800.1	5.0'	801.1
2	802.3	5.4'	803.3
3	801.7	7.2'	803.5
5	807.6	2.3'	811.0

PRIMARY ENVIRONMENTAL CORRIDOR/WETLANDS/100 YEAR FLOODPLAIN AREA RESTRICTIONS
 Those areas identified as Primary Environmental Corridor/Wetlands and 100 year Floodplain on sheet 1 of 3, shall be subject to the following restrictions:
 Grading, filling and removal of topsoil or other earthen materials are prohibited, 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 the 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.
 Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited within the Wetland.
 The introduction of plant material not indigenous to the existing environment is prohibited.
 Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the Wisconsin Department of Natural Resources 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.
 If a building or structure is proposed to be constructed in close proximity to the wetland or Primary Environmental Corridor/Wetland, the applicant shall be required to provide a wetland and flood plain protection plan that shall be in accordance with the Waukesha County Shoreland and Floodland Protection Ordinance or the Waukesha County Zoning Code at the time of construction.

THE UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas and communications service is hereby granted by **KW GENEESE INC., Grantor** to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee.**

CHARTER COMMUNICATIONS, INC. aka SPECTRUM, 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 utility, natural gas, telephone and cable TV facilities for such purpose as the same is now or may hereinafter be used, all in, over, under, along and upon the property shown within those areas on the plat designated as Utility Easement Areas. The grantors hereby agree to grant to the grantees, their successors and assigns, 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, bushes and roots as may be reasonably required incidental 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 reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the utility easement areas. The grantors hereby agree to provide to the grantees, their successors and assigns, the right to install cable TV facilities of the grantees, their successors and assigns, any time or from time to time, without the right to be 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.

NOTES:

- Within the area of the Vision corner easement, the height of all plantings, berms, fencing, signs or any other structure shall be limited to 24 inches above the intersection elevation. No roadway access is permitted over the vision corner from the adjacent lots.
- No direct access to C.T.H. "X" from any lots or outlots of "The Arboretum" shall be permitted. No access to any roadway shall be permitted over the vision corner from adjacent lots.
- 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 which may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a geotechnical engineer or a soil engineer be consulted for these lots. The various problems associated with saturated soil conditions on basement walls and floors or their special measures be taken. Soil conditions should be subject to each owners investigation prior to construction and no specific representation is made herein. There must be a 1-foot vertical separation between the basement floor and the seasonal high water table.
- This Development is subject to the conditions of a PUD Conditional Use Permit (SCU-1603) issued by Waukesha County.
- Planting strip: This planting strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited.
- The holders of Lots 1 through 10 of the Arboretum Subdivision shall each hold a 1/10th undividable interest in Outlots 1-5.
- Outlot 4 will be transferred to the Waukesha County Land Conservancy.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1 of the State Constitution.
- Areas of 15% or greater slope shall be maintained in open spaces.
- No lot shall be further divided absent the express written approval of the Town Board of the Town of Genesee. No new lots or outlots shall be created absent the express written approval of the Town Board of the Town of Genesee. No lot line shall be adjusted or reconfigured in any way absent the express written approval of the Town Board of the Town of Genesee or unless otherwise expressly authorized by law.