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:	July 27, 2021
RE:	Subdivision Plat known as: **Howell Oaks Addition No. 4, File No. 1765D**
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:	July 8, 2021
DATE OF PLAT:	June 29, 2021
SUBDIVIDER:	Howell Oaks Development, LLC c/o Thomson Companies N28 W23000 Roundy Drive #204 Pewaukee, WI 53072

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. An access easement for Waukesha County shall be designated on Outlot 8 so that previously dedicated lands can be accessed. Ensure the outlot is aligned with the trail connection as shown on previous version of the plat (such as Addition No. 2). For consistency among plat phases, see Outlot 6 on Howell Oaks Addition No. 2 for language and representation.

2. Remove references to the floodplain and Primary Environmental Corridor in the Wetland [Preservation] Restrictions as they do not exist on this plat or on the immediately adjacent area of Outlot 1 of Howell Oaks Addition No 1.

3. We question whether the building envelope on Lot 120 and groundwater table align. There is a large area of mapped hydric soil (estimated groundwater less than 1' from surface) on this lot and there are areas of wetland on the south part of the site. Please consider reducing the building envelope to only the area that has been tested for wetness or submit soil tests to verify elevations in the groundwater table for Lot 120.

In addition, we recommend the following:

4. We strongly recommend that the wetland areas on Lots 120-122 be placed in an outlot that would be contiguous to Outlot 5 of Howell Oaks No. 1. The lots appear to be oversized and wetlands on private lots are highly vulnerable to fill over time.

5. The city should verify that all notes relative to grading and compliance with the Master Grading Plan noted on the plat are in compliance with city ordinances.

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
Rebecca Mattano, Parks System Manager
Jason Wilke, Parks Division
File

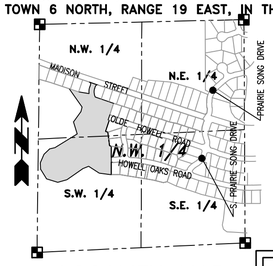
HOWELL OAKS ADDITION NO. 4

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

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.
- The Easements for Storm Sewer and Stormwater Drainage are herein granted to all residential Lots within the "Howell Oaks Addition NO. 4", "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. 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. The private storm sewer, including but not limited to: pipes, structures and inlets shall be owned, inspected and maintained by lot owners and the HOA. The drainage swales shall be maintained and inspected by all lot owners and the HOA.
- The Owners of the residential Lots within "Howell Oaks" Subdivision, "Howell Oaks Addition NO. 1", and "Howell Oaks Addition No. 2", and "Howell Oaks Addition No. 3, 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". and Outlot 8 of "Howell Oaks Addition No. 4, 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 "Howell Oaks" Subdivision, "Howell Oaks Addition NO. 1", and "Howell Oaks Addition NO. 2", "Howell Oaks Addition No. 3, this Subdivision, and any future adjacent subdivision created pursuant to the recorded declarations of restrictions for such Subdivision, 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". Outlot 8 of "Howell Oaks Addition No. 4. The repair, maintenance and restoration of said landscaping shall be performed by the HOA for this Subdivision.
- Stormwater Detention Facilities and Stormwater Infiltration Facilities are located on Outlots 1 and 2 of "Howell Oaks" Subdivision. The Owners of the residential Lots within "Howell Oaks" Subdivision, "Howell Oaks Addition NO. 1", "Howell Oaks Addition NO. 2", "Howell Oaks Addition No. 3", 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 said Stormwater Detention Facilities and Stormwater Infiltration Facilities. Said repairs, maintenance and restoration shall be performed by the HOA of such 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 121, 124, 135, and 141 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.
- 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. 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.
- 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 drainageway 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 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 Survey may be required to design a proper grading plan for any lot, the cost of which shall be paid by the lot owners.
- 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 9 is hereon granted to the City of Waukesha Water Utility.
- Facilities for distribution of electric, telephone and cable television service located within a residential subdivision, or other residential division, shall be installed underground except where the Council upon recommendation of the Plan Commission finds adverse soil conditions or problems of utility distribution make such installations prohibitively expensive. Transformers, junction boxes, meter points, or similar equipment may be installed upon the ground surface provided they are not located in the required front yard or required street side yard.

RECEIVED
07/08/2021
DEPT OF
PARKS & LAND
USE



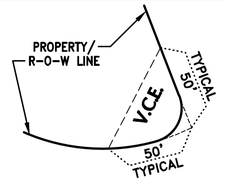
LOCALITY MAP
N.W. 1/4
SEC. 6, T. 6 N., R. 19 E.
SCALE: 1" = 1000'

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

VISION CORNER EASEMENT DETAIL (V.C.E.)



V.C.E. APPLIES TO:

Lots 121, 124 135, and 141 are herein subject to a Vision Corner Easement in that the height of planting berms, fences, signs & any other structure within the Easement is restricted to 30" above the intersection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.

ZONING DATA:
(LOTS 120–142)
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.
Wetlands ..... 10 ft.

WETLAND 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.

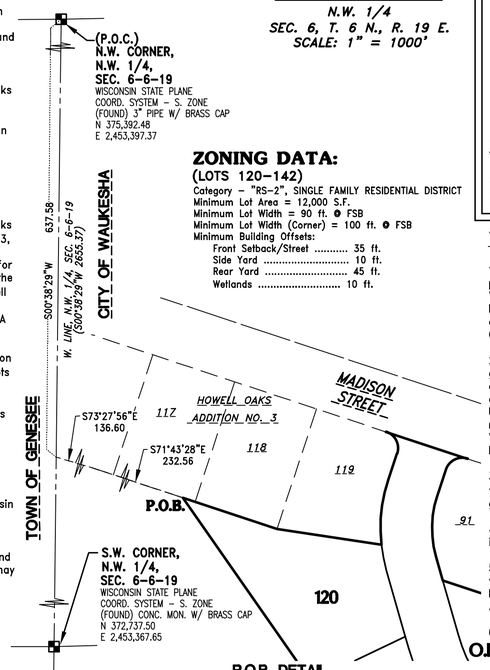
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Waukesha County Department of Parks and Land Use–Planning and Zoning Division. 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.



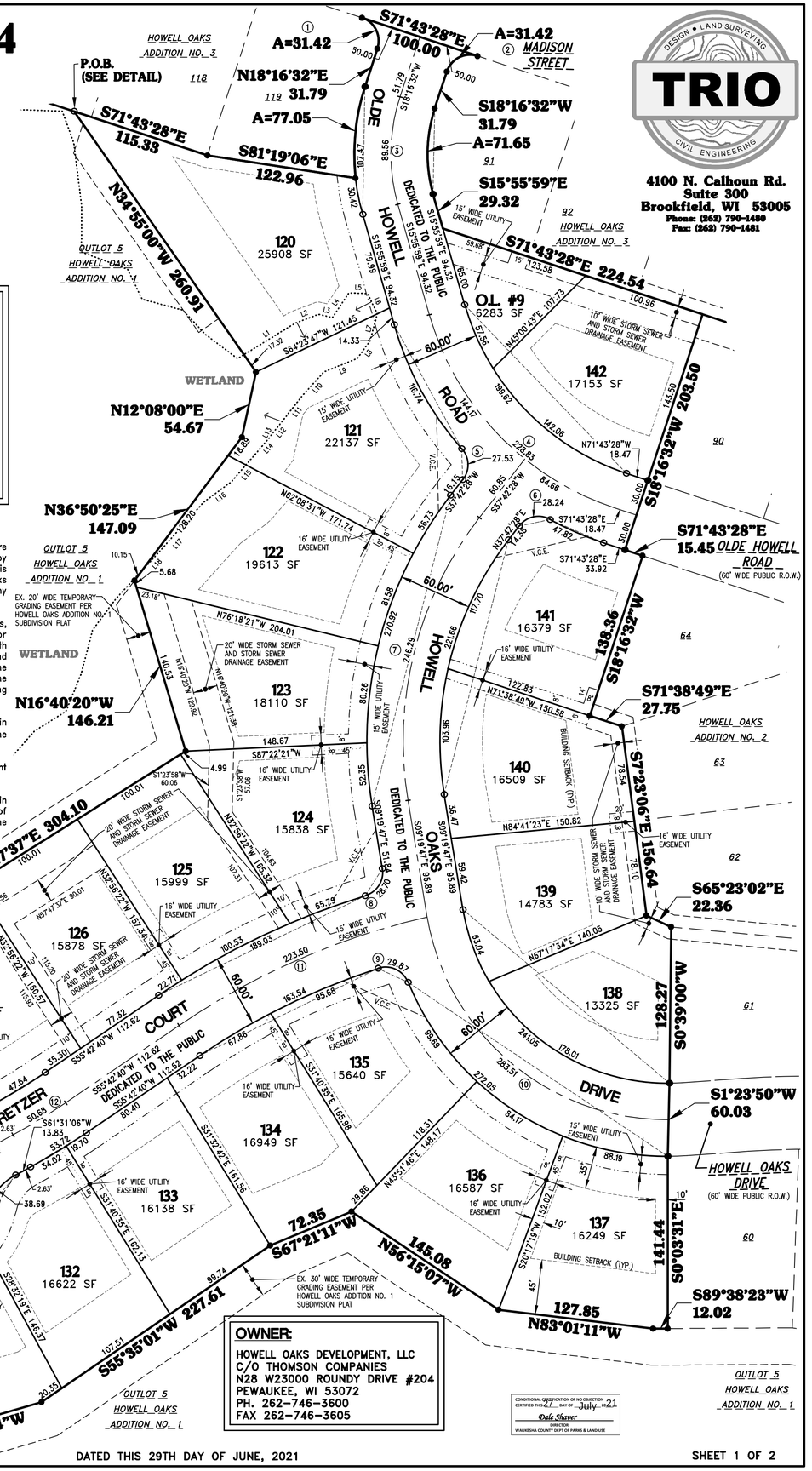
P.O.B. DETAIL
SCALE 1" = 100'

FINAL PLAT LOT #	GROUNDWATER TABLE LEGEND PROP. BSMT ELEV.	SEASONAL HIGH WATER TABLE ELEV.
120	145.0	143.8
121	145.3	144.3
122	141.7	---
123	137.7	136.7
124	131.4	NW
125	130.9	NW
126	131.5	NW
127	131.7	---
128	132.8	NW
129	133.7	NW
130	133.7	---
131	132.0	FILL
132	131.6	---
133	131.1	---
134	130.3	---
135	127.0	---
136	116.0	100.1
137	109.5	FILL
138	120.0	NW
139	125.5	NW
140	134.8	NW
141	138.9	---
142	147.0	146.0

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



TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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

CONDITIONAL CERTIFICATION OF NO OBJECTION
CERTIFIED THIS 27 DAY OF July 21
Dale Shaver
DIRECTOR
WAUKESHA COUNTY DEPT OF PARKS & LAND USE

H:\C250\295\01006-H\SURVEY\FINAL PLATS\PHASE 5\166FPL05.DWG

HOWELL OAKS ADDITION NO. 4

BEING A SUBDIVISION LOCATED IN A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 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. 4", 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

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)

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. 4".

Dated this _____ Day of _____, 20 _____.

_____
Gina Kozlik, City Treasurer

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

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. 4".

Dated this _____ Day of _____, 20 _____.

_____
Pamela F. Reeves, County Treasurer

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

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

WETLAND LINE TABLE:

Line #	BEARING	LENGTH
L1	N58°24'47"E	49.01'
L2	N69°01'11"E	20.78'
L3	S76°35'24"E	11.83'
L4	N33°41'57"E	24.37'
L5	S88°04'59"E	15.36'
L6	S25°34'51"E	18.42'
L7	S15°07'56"W	22.86'
L8	S35°29'14"W	17.86'
L9	S68°05'58"W	29.61'
L10	S42°11'31"W	26.48'
L11	S38°09'27"W	26.39'
L12	S38°50'59"W	15.66'
L13	S30°14'21"W	1.90'
L14	S40°51'37"W	13.66'
L15	S40°51'34"W	33.92'
L16	S53°34'55"W	28.57'
L17	S41°45'48"W	59.21'
L18	S42°51'21"W	16.09'

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	EXTERIOR	20.00	90°00'00"	31.42	28.28	N26°43'28"W	N18°16'32"E	N71°43'28"W
2	EXTERIOR	20.00	90°00'00"	31.42	28.28	S63°16'32"W	N71°43'28"W	S18°16'32"W
3	CENTERLINE	150.00	34°12'31"	89.56	88.23	S01°10'16.5"W	S18°16'32"W	S15°55'59"E
	EXTERIOR	120.00	34°12'31"	71.65	70.59	S01°10'16.5"W	S18°16'32"W	S15°55'59"E
	W. R.O.W.	180.00	34°12'31"	107.47	105.88	S01°10'16.5"W	S18°16'32"W	S15°55'59"E
	120	180.00	9°40'58"	30.42	30.38	S11°05'30"E	S06°15'01"E	S15°55'59"E
	EXTERIOR	180.00	24°31'33"	77.05	76.46	N06°00'45.5"E	N06°15'01"W	N18°16'32"E
4	CENTERLINE	235.00	55°47'29"	228.83	219.90	S43°49'43.5"E	S15°55'59"E	S71°43'28"E
	EAST	235.00	20°38'29"	84.66	84.20	S61°24'13.5"E	S51°04'59"E	S71°43'28"E
	WEST	235.00	35°09'00"	144.17	141.92	S33°30'29"E	S15°55'59"E	S51°04'59"E
	N. R.O.W.	205.00	55°47'29"	199.62	191.82	S43°49'43.5"E	S15°55'59"E	S71°43'28"E
	142	205.00	39°42'18"	142.06	139.24	S51°52'19"E	S32°01'10"E	S71°43'28"E
	OUTLOT 9	205.00	16°05'11"	57.56	57.37	S23°58'34.5"E	S15°55'59"E	S32°01'10"E
	121	265.00	25°14'27"	116.74	115.80	S28°33'12.5"E	S15°55'59"E	S41°10'26"E
	141	265.00	10°20'21"	47.82	47.76	S66°33'17.5"E	S61°23'07"E	S71°43'28"E
5	121	20.00	78°52'54"	27.53	25.41	N01°43'59"W	N37°42'28"E	N41°10'26"W
6	141	20.00	80°54'25"	28.24	25.95	S78°09'40.5"W	N61°23'07"W	S37°42'28"W
7	CENTERLINE	300.00	47°02'15"	246.29	239.43	S14°11'20.5"W	S37°42'28"W	S09°19'47"E
	E. R.O.W.	270.00	47°02'15"	221.66	215.49	S14°11'20.5"W	S37°42'28"W	S09°19'47"E
	140	270.00	22°03'43"	103.96	103.32	S01°42'04.5"W	S12°43'56"W	S09°19'47"E
	141	270.00	24°58'32"	117.70	116.76	S25°13'12"W	S37°42'28"W	S12°43'56"W
	W. R.O.W.	330.00	47°02'15"	270.92	263.37	S14°11'20.5"W	S37°42'28"W	S09°19'47"E
	124	330.00	9°05'21"	52.35	52.29	S04°47'06.5"E	S00°14'26"E	S09°19'47"E
	123	330.00	13°56'05"	80.26	80.06	S06°43'36.5"W	S13°41'39"W	S00°14'26"E
	122	330.00	14°09'50"	81.58	81.37	S20°46'34"W	S27°51'29"W	S13°41'39"W
	121	330.00	9°50'59"	56.73	56.66	S32°46'58.5"W	S37°42'28"W	S27°51'29"W
8	124	20.00	82°13'56"	28.70	26.30	N31°47'11"E	N72°54'09"E	N09°19'47"W
9	135	20.00	85°33'46"	29.87	27.17	N65°04'06"W	N22°17'13"W	S72°09'01"W
10	CENTERLINE	200.00	81°13'08"	283.51	260.36	S49°56'21"E	S09°19'47"E	N89°27'05"E
	N. R.O.W.	170.00	81°14'34"	241.05	221.36	S49°57'04"E	S09°19'47"E	N89°25'39"E
	138	170.00	59°59'50"	178.01	169.99	S60°34'26"E	S30°34'31"E	N89°25'39"E
	139	170.00	21°14'44"	63.04	62.68	S19°57'09"E	S09°19'47"E	S30°34'31"E
	S. R.O.W.	230.00	67°46'18"	272.05	256.47	S56°10'22"E	S22°17'13"E	N89°56'29"E
	137	230.00	21°58'14"	88.19	87.66	S79°04'24"E	S68°05'17"E	N89°56'29"E
	136	230.00	20°58'00"	84.17	83.70	S57°36'17"E	S47°07'17"E	S68°05'17"E
	135	230.00	24°50'04"	99.69	98.91	S34°42'15"E	S22°17'13"E	S47°07'17"E
11	CENTERLINE	600.00	21°20'33"	223.50	222.21	S66°22'56.5"W	S77°03'13"W	S55°42'40"W
	S. R.O.W.	570.00	16°26'21"	163.54	162.98	S63°55'50.5"W	S72°09'01"W	S55°42'40"W
	135	570.00	9°37'05"	95.68	95.57	S67°20'28.5"W	S72°09'01"W	S62°31'56"W
	134	570.00	6°49'16"	67.86	67.82	S59°07'18"W	S62°31'56"W	S55°42'40"W
	N. R.O.W.	630.00	17°11'29"	189.03	188.32	S64°18'24.5"W	S72°54'09"W	S55°42'40"W
	124	630.00	5°59'00"	65.79	65.76	S69°54'39"W	S72°54'09"W	S66°55'09"W
	125	630.00	9°08'35"	100.53	100.43	S62°20'51.5"W	S66°55'09"W	S57°46'34"W
	126	630.00	2°03'54"	22.71	22.70	S56°44'37"W	S57°46'34"W	S55°42'40"W
12	CENTERLINE	500.00	5°48'26"	50.68	50.66	S58°36'53"W	S55°42'40"W	S61°31'06"W
	S. R.O.W.	530.00	5°48'26"	53.72	53.70	N58°36'53"E	N61°31'06"E	N55°42'40"E
	133	530.00	2°07'45"	19.70	19.69	N56°46'32.5"E	N57°50'25"E	N55°42'40"E
	132	530.00	3°40'41"	34.02	34.02	N59°40'45.5"E	N61°31'06"E	N57°50'25"E
	127	470.00	5°48'26"	47.64	47.62	N58°36'53"E	N61°31'06"E	N55°42'40"E
13	152	49.50	44°46'47"	38.69	37.71	S39°07'42.5"W	S61°31'06"W	S16°44'19"W
14	N. R.O.W.	49.50	44°46'47"	38.69	37.71	N83°54'29.5"E	S73°42'07"E	N61°31'06"E
	127	49.50	3°51'31"	3.33	3.33	N63°26'51.5"E	N65°22'37"E	N61°31'06"E
	128	49.50	40°55'16"	35.36	34.61	N85°50'15"E	S73°42'07"E	N65°22'37"E
15	W. R.O.W.	62.50	269°33'34"	294.04	88.73	S28°28'54"E	N73°42'07"W	N16°44'19"E
	132	62.50	17°27'47"	19.05	18.98	N25°28'12.5"E	N34°12'06"E	N16°44'19"E
	131	62.50	65°26'24"	71.38	67.57	N66°55'18"E	S80°21'30"E	N34°12'06"E
	OUTLOT 8	62.50	23°14'05"	25.35	25.17	S68°44'27.5"E	S57°07'25"E	S80°21'30"E
	130	62.50	46°25'02"	50.63	49.26	S33°54'54"E	S10°42'23"E	S57°07'25"E
	129	62.50	53°34'50"	58.45	56.34	S16°05'02"W	S42°52'27"W	S10°42'23"E
	128	62.50	63°25'26"	69.18	65.71	S74°35'10"W	N73°42'07"W	S42°52'27"W

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 a part of the Northwest 1/4 and Southwest 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 Southerly and Easterly direction along the Southerly exterior boundary line of "Howell Oaks Addition No. 3" (A Subdivision Plat of Record) the following courses; Thence South 73°27'56" East, 136.60 feet to a point; Thence South 71°43'28" East, 232.56 feet to the place of beginning of lands hereinafter described;

Continuing along the said Southerly exterior boundary line of said "Howell Oaks Addition No. 3" the following courses; Thence South 71°43'28" East 115.33 feet to a point; Thence South 81°19'06" East 122.96 feet to a point; Thence Northerly 77.05 feet along the arc of a curve whose center lies to the East, whose radius is 180.00 feet, whose central angle is 24°31'33" and whose chord bears North 06°00'45" East 76.46 feet to a point; Thence North 18°16'32" East 31.79 feet to a point; Thence Northwesterly 31.42 feet along the arc of a curve whose center lies to the Southwest, whose radius is 20.00 feet, whose central angle is 90°00'00" and whose chord bears North 26°43'28" West 28.28 feet to a point on the South Right-of-Way line of "Madison Street"; Thence South 71°43'28" East along said South line, 100.00 feet to a point along the said Southerly exterior boundary line of said "Howell Oaks Addition No. 3" the following courses; Thence Southwesterly 31.42 feet along the arc of a curve whose center lie to the Southeast, whose radius is 20.00 feet, whose central angle is 90°00'00" and whose chord bears South 63°16'32" West 28.28 feet to a point; Thence South 18°16'32" West 31.79 feet to a point; Thence Southerly 71.65 feet along the arc of a curve whose center lies to the East, whose radius is 120.00 feet, whose central angle is 34°12'31" and whose chord bears South 01°10'16" West 70.59 feet to a point; Thence South 15°55'59" East 29.32 feet to a point; Thence South 71°43'28" East 224.54 feet to the Westerly exterior boundary line of "Howell Oaks Addition No. 2" (A Subdivision Plat of Record) the following courses; Thence South 18°16'32" West 203.50 feet to a point; Thence South 71°43'28" East 15.45 feet to a point; Thence South 18°16'32" West 138.36 feet to a point; Thence South 71°38'49" East 27.75 feet to a point; Thence South 07°23'06" East 156.64 feet to a point; Thence South 65°23'02" East 22.36 feet to a point; Thence South 00°39'00" West 128.27 feet to a point; Thence South 01°23'50" West 60.03 feet to a point; Thence South 00°03'31" East 141.44 feet to Southerly exterior boundary line of "Howell Oaks Addition No. 1" (A Subdivision Plat of Record) the following courses; Thence South 89°38'23" West 12.02 feet to a point; Thence North 83°01'11" West 127.85 feet to a point; Thence North 56°15'07" West 145.08 feet to a point; Thence South 67°21'11" West 72.35 feet to a point; Thence South 55°35'01" West 227.61 feet to a point; Thence South 73°48'54" West 110.70 feet to a point; Thence North 72°39'09" West 136.04 feet to a point; Thence North 32°11'58" West 132.76 feet to a point; Thence North 02°30'53" West 73.76 feet to a point; Thence North 22°31'37" East 110.67 feet to a point; Thence North 48°18'31" East 91.07 feet to a point; Thence North 77°06'54" East 62.33 feet to a point; Thence North 57°47'37" East 304.10 feet to a point; Thence North 16°40'20" West 146.21 feet to a point; Thence North 36°50'25" East 147.09 feet to a point; Thence North 12°08'00" East 54.67 feet to a point; Thence North 34°55'00" West 260.91 feet to the point of beginning of this description.

Said Parcel contains 508,951 Square Feet (or 11.6839 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

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

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

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. Binding on Future Owners. This Agreement shall run with the Property and be binding upon the successors and assigns.

9. 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.

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: _____

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.

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.

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