

HOWELL OAKS ADDITION NO. 1

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

"OVERALL DETAIL SHEET"

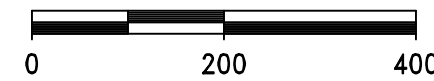
LEGEND:

- 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
N28 W23000 ROUNDY DRIVE #204
PEWAUKEE, WI 53072
PH. 262-746-3600
FAX 262-746-3605

SCALE: 1" = 200'



TRUE NORTH
GRID NORTH
+01°11'03"

LOCALITY MAP

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

CITY OF WAUKESHA

CITY OF WAUKESHA

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 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 this Subdivision and any future additions to this Subdivision shall each own an equal undivided fractional interest in Outlots 3 and 4 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 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 4. 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 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.
- Outlot 5 is herein dedicated to Waukesha County.
- Wetland lines as shown on the Western portion of Outlot 5 were identified in the field by Natural Resources Consulting, Inc. (Brian Karciewski) in September of 2005. Wetland lines as shown on the Eastern portion of Outlot 5 and as shown on Outlot 3 were delineated in the field by Stanlec Consulting, Inc. in June of 2013.
- Primary Environmental Corridor lines as shown hereon were identified in the field by Natural Resources Consulting, Inc. (Brian Karciewski) in September of 2005.
- 100 Year Floodplain lines as shown hereon are based on a study (Pebble Creek Subwater Shed Plan, Dated June 15, 2005) done by "Ayres Associates".
- Top of Bank elevations determined by field survey completed by Losik Engineering Design Group, Ltd. on April 16, 2007.
- Lots 10, 18, 27, 36, 51, 53 and 54 and Outlots 3 and 4 are subject to a Vision Corner Easement as shown on this plot in that no structure 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:

- 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.
- 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. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Conservancy Floodplain/Wetland/Primary Environmental Corridor and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Construction of a recreational trail by Waukesha County shall be exempt.
- 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.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- 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.
- The construction of buildings is prohibited.
- Disturbance within the above described natural resource areas located within Outlot 4 that is deemed necessary for land management activities or for the construction of recreational facilities associated with the Waukesha County Parks System and Retzer Nature Center shall be exempted from the above preservation restrictions; per WDNR approval, where applicable.

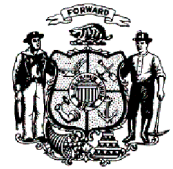
SOILS NOTE:

- Prior to any lot grading on this property, the Subdivider engaged a Licensed Professional Soils Engineering firm to determine existing groundwater elevations within the Subdivision.
- Based on those existing groundwater levels, final lot elevations were established so that all new homes can be constructed with basements above existing groundwater levels by at least 1 foot, and the lots were pregraded and structurally filled (where applicable) to comply with the final design grades.
- The Soils Engineer tested all filled soils within the house buildings envelopes to verify compliance with the soils design specifications, which will insure homes can be built in accordance with standard conventional footing construction.
- The Master Grading and Drainage Plan for this Subdivision is on file with the City of Waukesha in its Engineering Department.

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



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

ZONING DATA: (LOTS 10-54) (SEE SIDE YARD EXCEPTION BELOW)

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.

NOTE: (SIDEYARD EXCEPTION)

Waukesha County Shoreland and Floodland Protection Ordinance Jurisdictional Limits encompasses Lots 37, 38 & 39, which Lot was rezoned at the County level to R-3 Residential. The R-3 District side yard setbacks are 14 feet each side.

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LEGEND:	
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SCALE: 1" = 60'



01-006-295-H

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, R.L.S. (S-2972)

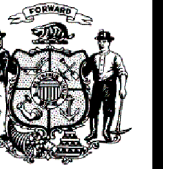
DATED THIS 24th DAY OF JUNE, 2014

SHEET 2 OF 6

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.

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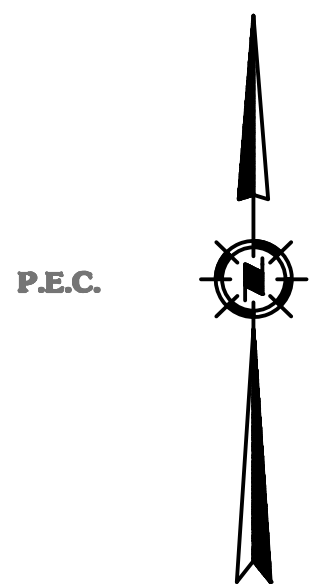
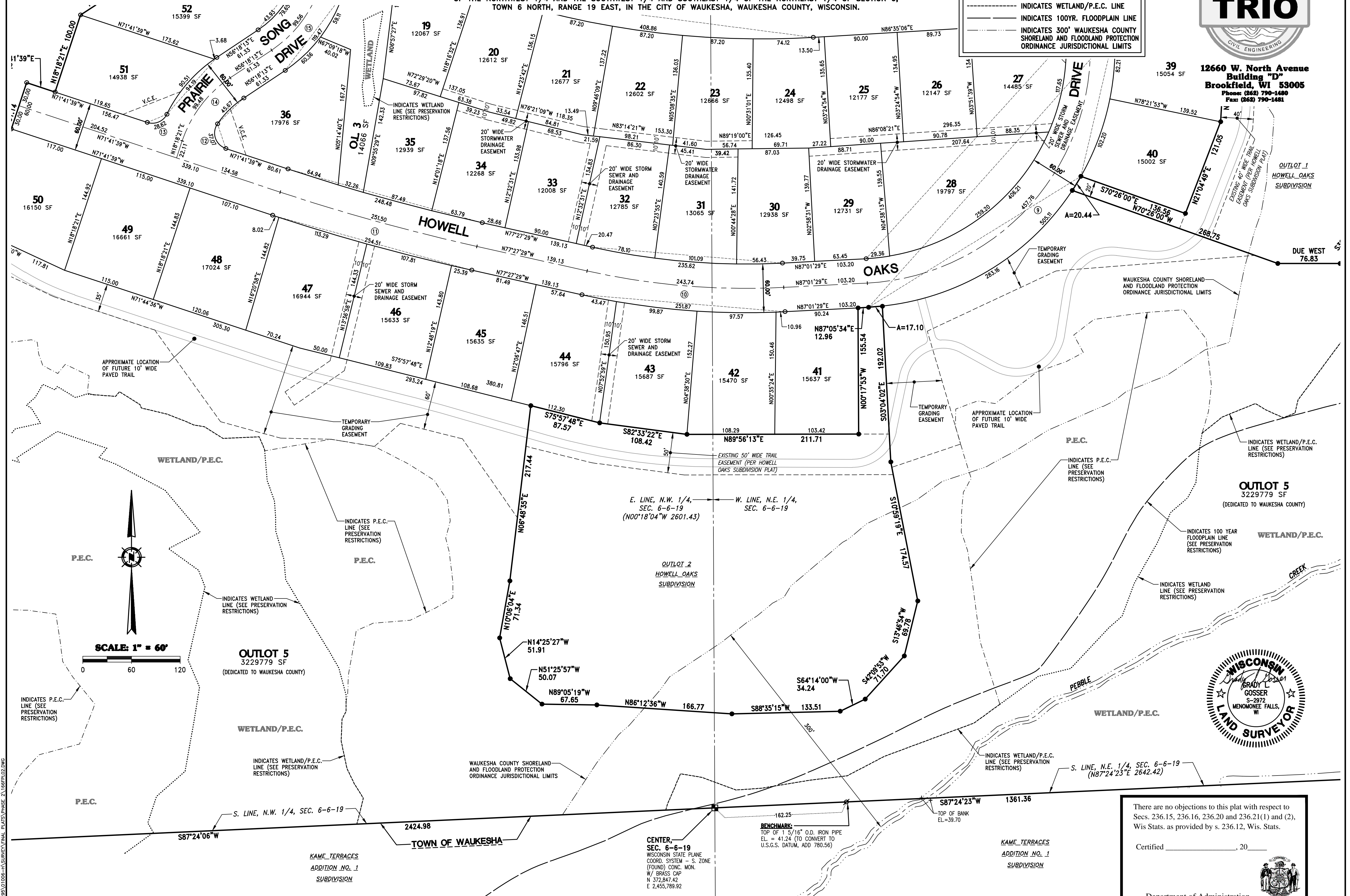
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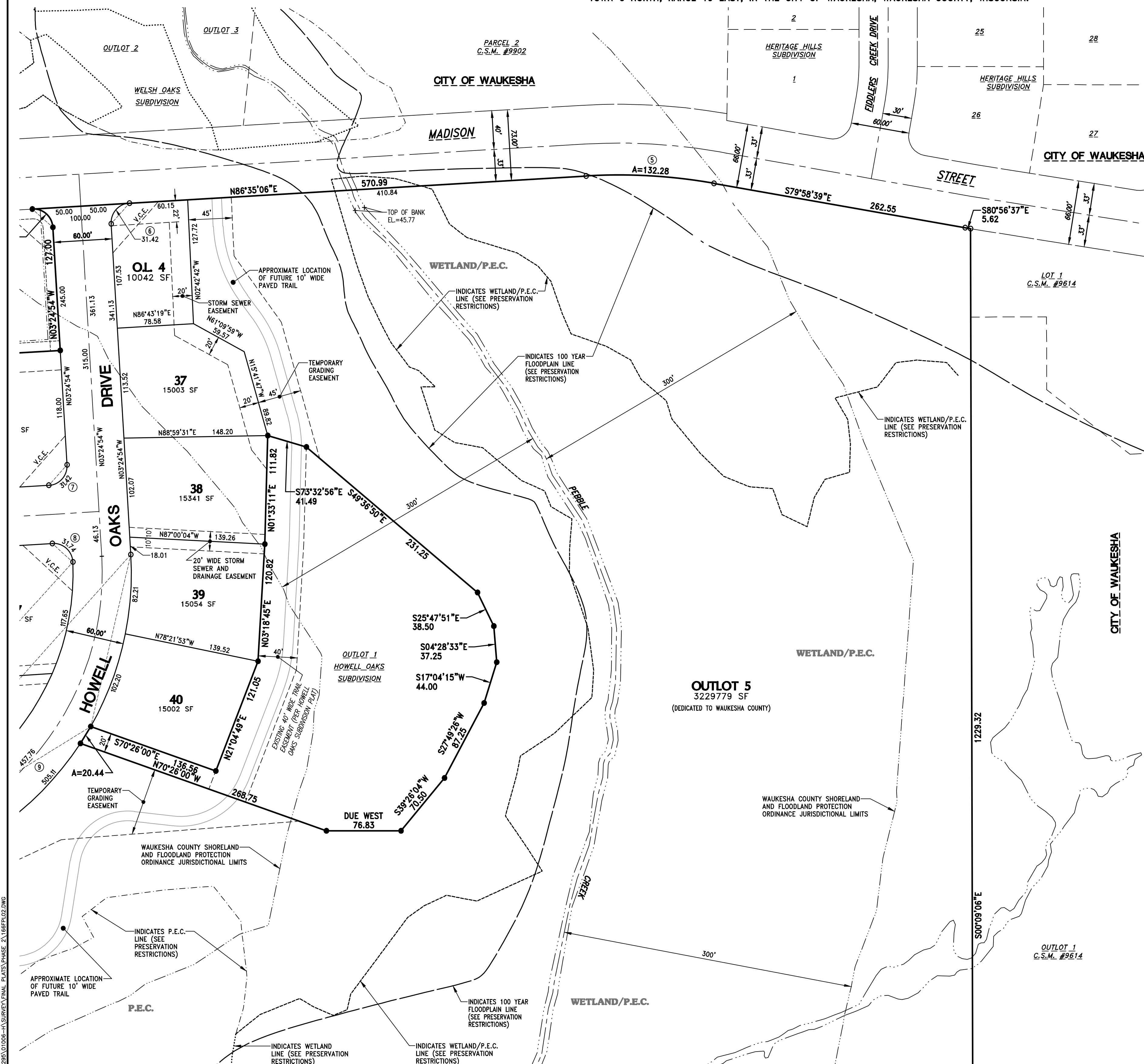
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0 60 120



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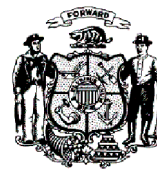
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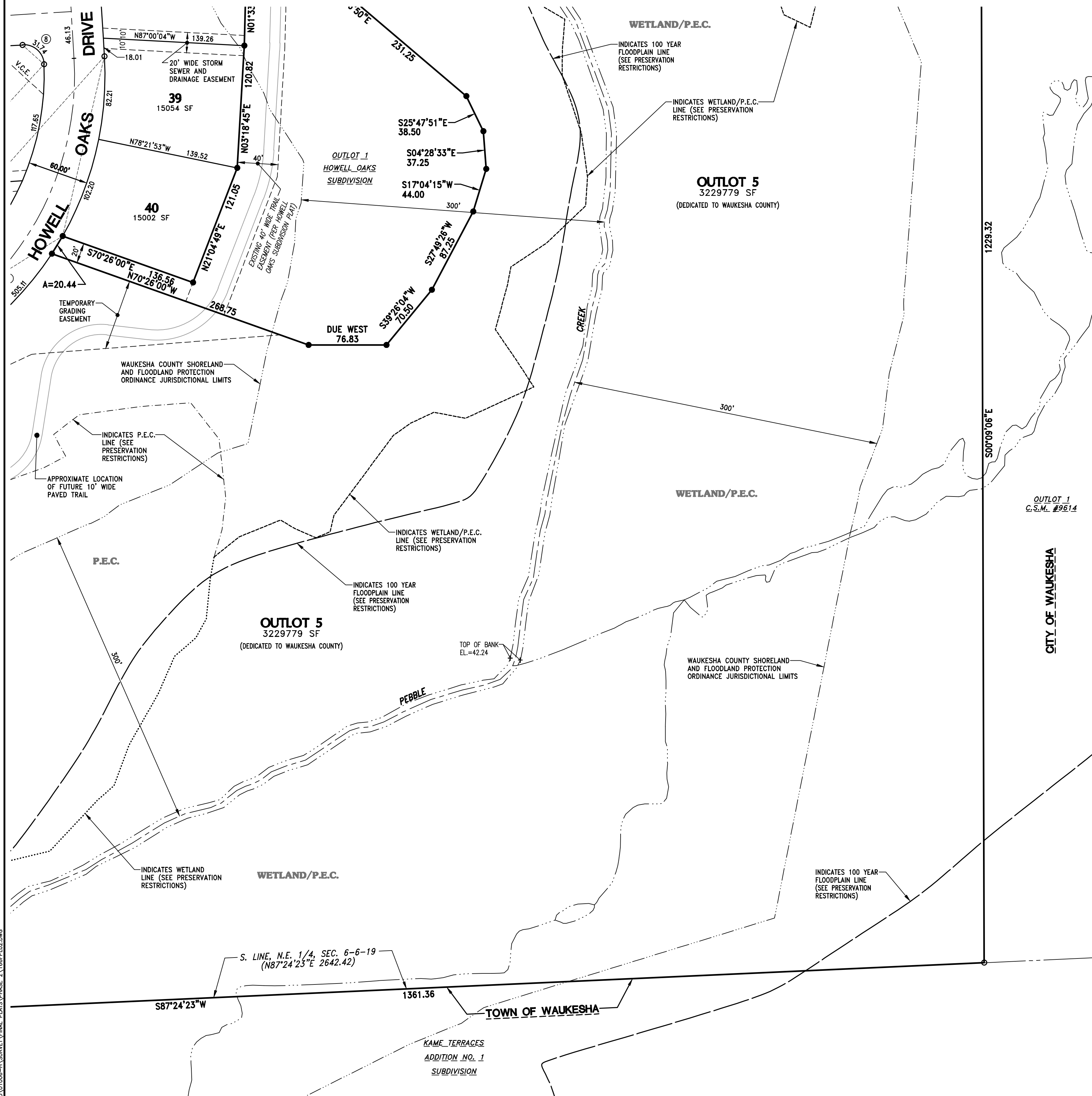
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CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	C/L	147.00	33°08'55"	85.05	83.87	S00°57'15.5"W	S17°31'43"W	S15°37'12"E
	WEST	177.00	33°08'55"	102.40	100.98	S00°57'15.5"W	S17°31'43"W	S15°37'12"E
	54	177.00	9°56'00"	30.68	30.65	S10°39'12"E	S05°41'12"E	S15°37'12"E
	EXTERIOR WEST	177.00	23°12'55"	71.72	71.23	S05°55'15.5"W	S17°31'43"W	S05°41'12"E
	EXTERIOR EAST	117.00	33°08'55"	67.69	66.75	S00°57'15.5"W	S17°31'43"W	S15°37'12"E
2	EXTERIOR	20.00	90°00'00"	31.42	28.28	N27°28'17"W	N17°31'43"E	N72°28'17"W
3	EXTERIOR	20.00	90°00'00"	31.42	28.28	S62°31'43"W	N72°28'17"W	S17°31'43"W
4	EXTERIOR	20.00	90°00'00"	31.42	28.28	N48°24'54"W	N03°24'54"W	S86°35'06"W
5	EXTERIOR	564.00	13°26'15"	132.28	131.97	N86°41'46.5"W	N79°58'39"W	S86°35'06"W
6	OUTLOT 4	20.00	90°00'00"	31.42	28.28	S41°35'06"W	S86°35'06"W	S03°24'54"E
7	10	20.00	90°00'00"	31.42	28.28	N41°35'06"E	N86°35'06"E	N03°24'54"W
8	27	20.00	90°55'30"	31.74	28.51	N47°57'09"W	N02°29'24"W	S86°35'06"W
9	C/L	290.00	90°26'23"	457.76	411.69	N41°48'17.5"E	N87°01'29"E	N03°24'54"W
	NORTHWEST	260.00	89°30'53"	406.21	366.14	N42°16'02.5"E	N87°01'29"E	N02°29'24"W
	27	260.00	2°55'29"	117.65	116.64	N10°28'20.5"E	N23°26'05"E	N02°29'24"W
	28	260.00	5°07'11"	259.20	248.60	N51°59'40.5"E	N80°33'16"E	N23°26'05"E
	29	260.00	6°28'13"	29.36	29.35	N83°47'22.5"E	N87°01'29"E	N80°33'16"E
	SOUTHEAST	320.00	90°26'23"	505.11	454.28	N41°48'17.5"E	N87°01'29"E	N03°24'54"W
	39	320.00	14°43'11"	82.21	81.99	N03°56'41.5"E	N11°18'17"E	N03°24'54"W
	40	320.00	18°17'58"	102.20	101.77	N20°27'16"E	N29°36'15"E	N11°18'17"E
	OUTLOT 1	320.00	3°39'36"	20.44	20.44	N31°26'03"E	N33°15'51"E	N29°36'15"E
	OUTLOT 5	320.00	50°41'57"	283.16	274.01	N58°36'49.5"E	N83°57'48"E	N33°15'51"E
	OUTLOT 2	320.00	3°03'41"	17.10	17.10	N85°29'38.5"E	N87°01'29"E	N83°57'48"E
10	C/L	900.00	15°31'02"	243.74	243.00	S85°13'00"E	S77°27'29"E	N87°01'29"E
	NORTH	870.00	15°31'02"	235.62	234.90	S85°13'00"E	S77°27'29"E	N87°01'29"E
	30	870.00	3°42'59"	56.43	56.42	N88°52'58.5"E	S89°15'32"E	N87°01'29"E
	31	870.00	6°39'27"	101.09	101.03	S85°55'48.5"E	S82°36'05"E	S89°15'32"E
	32	870.00	5°08'36"	78.10	78.07	S80°01'47"E	S77°27'29"E	S82°36'05"E
	SOUTH	930.00	15°31'02"	251.87	251.10	S85°13'00"E	S77°27'29"E	N87°01'29"E
	41	930.00	0°40'30"	10.96	10.96	N87°21'44"E	N87°41'59"E	N87°01'29"E
	42	930.00	6°00'41"	97.57	97.53	S89°17'40.5"E	S86°17'20"E	N87°41'59"E
	43	930.00	6°09'10"	99.87	99.82	S83°12'45"E	S80°08'10"E	S86°17'20"E
	44	930.00	2°40'41"	43.47	43.47	S78°47'49.5"E	S77°27'29"E	S80°08'10"E
11	C/L	2500.00	5°45'50"	251.50	251.39	S74°34'34"E	S71°41'39"E	S77°27'29"E
	NORTH	2470.00	5°45'50"	248.48	248.38	S74°34'34"E	S71°41'39"E	S77°27'29"E
	34	2470.00	1°28'47"	63.79	63.79	S76°43'05.5"E	S75°58'42"E	S77°27'29"E
	35	2470.00	2°01'46"	87.49	87.48	S74°57'49"E	S73°56'56"E	S75°58'42"E
	OUTLOT 3	2470.00	0°44'54"	32.26	32.26	S73°34'29"E	S73°12'02"E	S73°56'56"E
	36	2470.00	1°30'23"	64.94	64.93	S72°26'50.5"E	S71°41'39"E	S73°12'02"E
	SOUTH	2530.00	5°45'50"	254.51	254.41	S74°34'34"E	S71°41'39"E	S77°27'29"E
	45	2530.00	0°34'30"	25.39	25.39	S77°10'14"E	S76°52'59"E	S77°27'29"E
	46	2530.00	2°26'30"	107.81	107.80	S75°39'44"E	S74°26'29"E	S76°52'59"E
	47	2530.00	2°33'55"	113.29	113.28	S73°09'31.5"E	S71°52'34"E	S74°26'29"E
	48	2530.00	0°10'55"	8.02	8.02	S71°47'06.5"E	S71°41'39"E	S71°52'34"E
12	36	20.00	106°11'38"	37.07	31.99	S18°35'50"E	S34°29'59"W	S71°41'39"E
13	51	20.00	81°59'04"	28.62	26.24	N67°18'49"E	S71°41'39"E	N26°19'17"E
14	C/L	150.00	37°59'52"	99.48	97.67	S37°18'17"W	S56°18'13"W	S18°18'21"W
	WEST	180.00	29°58'56"	94.19	93.12	S41°18'45"W	S56°18'13"W	S26°19'17"W
	51	180.00	28°48'36"	90.51	89.56	S40°43'35"W	S55°07'53"W	S26°19'17"W
	52	180.00	1°10'20"	3.68	3.68	S55°43'03"W	S56°18'13"W	S55°07'53"W
	EAST	120.00	21°48'14"	45.67	45.39	S45°24'06"W	S56°18'13"W	S34°29'59"W

NOTE: SEE SHEET 6 FOR REMAINDER OF CURVE TABLE



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Department of Administration



CURVE TABLE (CONT.):

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
15	C/L	150.00	38°01'41"	99.56	97.74	N37°17'22.5"E	N56°18'13"E	N18°16'32"E
	WEST	120.00	38°01'41"	79.65	78.19	N37°17'22.5"E	N56°18'13"E	N18°16'32"E
	52	120.00	20°58'32"	43.93	43.69	N45°48'57"E	N56°18'13"E	N35°19'41"E
	53	120.00	17°03'09"	35.72	35.58	N26°48'06.5"E	N35°19'41"E	N18°16'32"E
	EAST	180.00	38°01'41"	119.47	117.29	N37°17'22.5"E	N56°18'13"E	N18°16'32"E
	36	180.00	19°12'43"	60.36	60.07	N46°41'51.5"E	N56°18'13"E	N37°05'30"E
	OUTLOT 3	180.00	18°48'58"	59.11	58.85	N27°41'01"E	N37°05'30"E	N18°16'32"E
16	53	20.00	89°58'11"	31.41	28.28	N26°42'33.5"W	N18°16'32"E	N71°41'39"W
17	OUTLOT 3	20.00	94°28'53"	32.98	29.37	S65°30'58.5"W	N67°14'35"W	S18°16'32"W
18	C/L	900.00	4°27'04"	69.92	69.90	N69°28'07"W	N67°14'35"W	N71°41'39"W
	C/L EAST	900.00	1°26'07"	22.55	22.55	N67°57'38.5"W	N67°14'35"W	N68°40'42"W
	C/L WEST	900.00	3°00'57"	47.37	47.37	N70°11'10.5"W	N68°40'42"W	N71°41'39"W
19	54	20.00	108°56'12"	38.03	32.55	N53°50'15"E	S71°41'39"E	N00°37'51"W
20	18	20.00	80°19'06"	28.04	25.80	S27°05'02"E	S13°04'31"W	S67°14'35"E
21	C/L	109.00	33°53'44"	64.48	63.55	N01°19'40"E	N18°16'32"E	N15°37'12"W
	WEST	79.00	14°59'21"	20.67	20.61	N08°07'31.5"W	N00°37'51"W	N15°37'12"W
	EAST	139.00	28°41'43"	69.61	68.89	N01°16'20.5"W	N13°04'31"E	N15°37'12"W
22	C/L	900.00	4°28'53"	70.40	70.38	S69°29'01.5"E	S67°14'35"E	S71°43'28"E
	NORTH	870.00	4°28'53"	68.05	68.03	S69°29'01.5"E	S67°14'35"E	S71°43'28"E
	18	870.00	3°52'12"	58.76	58.75	S69°10'41"E	S67°14'35"E	S71°06'47"E
	17	870.00	0°36'41"	9.29	9.29	S71°25'07.5"E	S71°06'47"E	S71°43'28"E
	SOUTH	930.00	4°28'53"	72.74	72.72	S69°29'01.5"E	S67°14'35"E	S71°43'28"E
	OUTLOT 3	930.00	0°40'26"	10.94	10.94	S67°34'48"E	S67°14'35"E	S67°55'01"E
	19	930.00	3°48'27"	61.80	61.79	S69°49'14.5"E	S67°55'01"E	S71°43'28"E
23	C/L	1050.00	21°41'26"	397.50	395.13	S82°34'11"E	S71°43'28"E	N86°35'06"E
	NORTH	1020.00	21°41'26"	386.14	383.84	S82°34'11"E	S71°43'28"E	N86°35'06"E
	17	1020.00	1°29'07"	26.44	26.44	S72°28'01.5"E	S71°43'28"E	S73°12'35"E
	16	1020.00	5°11'49"	92.52	92.49	S75°48'29.5"E	S73°12'35"E	S78°24'24"E
	15	1020.00	5°32'28"	98.64	98.61	S81°10'38"E	S78°24'24"E	S83°56'52"E
	14	1020.00	5°16'15"	93.83	93.80	S86°34'59.5"E	S83°56'52"E	S89°13'07"E
	13	1020.00	4°11'47"	74.71	74.69	N88°40'59.5"E	S89°13'07"E	N86°35'06"E
	SOUTH	1080.00	21°41'26"	408.86	406.42	S72°34'11"E	S71°43'28"E	N86°35'06"E
	20	1080.00	3°52'50"	73.14	73.13	S73°39'53"E	S71°43'28"E	S75°36'18"E
	21	1080.00	4°37'33"	87.20	87.17	S77°55'04.5"E	S75°36'18"E	S80°13'51"E
	22	1080.00	4°37'34"	87.20	87.17	S82°32'38"E	S80°13'51"E	S84°51'25"E
	23	1080.00	4°37'34"	87.20	87.17	S87°10'12"E	S84°51'25"E	S89°28'59"E
	24	1080.00	3°55'55"	74.12	74.10	N88°33'03.5"E	S89°28'59"E	N86°35'06"E

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 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.

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, 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 ENTERTAINMENT COMPANY, L.P., 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 firm 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.

HOWELL OAKS ADDITION NO. 1

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 AND THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 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, Grady L. Gosser, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped "Howell Oaks Addition No. 1", 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 and the Southwest 1/4 and Southwest 1/4 of the Northeast 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 the place of beginning of lands hereinafter described;

Thence South 73°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 outh 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, 114.16 feet to a point; Thence South 80°38'19" East, 389.57 feet to a point; Thence South 75°26'42" East, 126.68 feet to a point; Thence North 76°59'32" East, 44.76 feet to a point; Thence North 18°18'21" East, 191.14 feet to a point; Thence South 71°41'39" East, 36.82 feet to a point; Thence North 18°18'21" East, 100.00 feet to a point; Thence North 57°02'32" East, 115.38 feet to a point; Thence North 18°18'21" East, 160.00 feet to a point; Thence South 71°41'39" East, 20.37 feet to a point; Thence North 18°16'32" East, 140.00 feet to a point; Thence South 71°41'39" East, 72.29 feet to a point; Thence Northeasterly 71.72 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 177.00 feet, whose central angle is 23°12'55", and whose chord bears North 05°55'15.5" East, 71.23 feet to a point of tangency; Thence North 17°31'43" East, 49.94 feet to a point of curvature; Thence Northeasterly 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 27°28'17" West, 28.28 feet to a point on the South Right-of-Way line of "Madison Street"; Thence South 72°28'17" East and along the said South Right-of-Way line, 100.00 feet to a point; Thence Southwesterly 31.42 feet along the West line of "Howell Oaks" (A Subdivision Plat of Record) and the arc of a curve, whose center lies to the Southeast, whose radius is 20.00 feet, whose central angle is 90°00'00", and whose chord bears South 62°31'43" West, 28.28 feet to the point of tangency; Thence South 17°31'43" West and along the said West line, 49.94 feet to a point of curvature; Thence Southwesterly 67.69 feet along the said West line and the arc of a curve, whose center lies to the Southeast, whose radius is 117.00 feet, whose central angle is 33°08'55", and whose chord bears South 00°57'15.5" West, 66.75 feet to a point of tangency; Thence South 15°37'12" East and along the said West line, 15.63 feet to a point; Thence South 72°28'17" East and along the South line of said "Howell Oaks", 320.03 feet to a point; Thence South 81°46'19" East and along the said South line, 124.38 feet to a point; Thence South 87°56'54" East and along the said South line, 128.26 feet to a point; Thence North 86°35'06" East and along the said South line, 298.72 feet to a point; Thence North 03°24'54" West and along the East line of said "Howell Oaks", 127.00 feet to a point of curvature; Thence Northwesterly 31.42 feet along the said East line and 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 48°24'54" West, 28.28 feet to a point on the said South Right-of-Way line of said "Madison Street"; Thence North 86°35'06" East and along the said South Right-of-Way line, 100.00 feet to a point; Thence Southwesterly 31.42 feet along a "Tie Line" and the arc of a curve, whose center lies to the Southeast, whose radius is 20.00 feet, whose central angle is 90°00'00", and whose chord bears South 41°35'06" West, 28.28 feet to a point of tangency; Thence South 03°24'54" East and along said "Tie Line", 341.13 feet to a point of curvature; Thence Southwesterly 184.41 feet along said "Tie Line" and the arc of a curve, whose center lies to the Northwest, whose radius is 320.00 feet, whose central angle is 33°01'09", and whose chord bears South 13°05'40.5" West, 181.87 feet to a point; Thence South 70°26'00" East, 136.56 feet to a point; Thence North 21°04'49" East, 121.05 feet to a point; Thence North 03°18'45" East, 120.82 feet to a point; Thence North 01°33'11" East, 111.82 feet to a point; Thence South 73°32'56" East, 41.49 feet to a point; Thence South 49°36'50" East, 231.25 feet to a point; Thence South 25°47'51" East, 38.50 feet to a point; Thence South 04°28'33" East, 37.25 feet to a point; Thence South 17°04'15" West, 44.00 feet to a point; Thence South 27°49'26" West, 87.25 feet to a point; Thence South 39°26'04" West, 70.50 feet to a point; Thence Due West, 76.83 feet to a point; Thence North 70°26'00" West, 268.75 feet to a point; Thence Southwesterly 283.16 feet along a "Tie Line" and the arc of a curve, whose center lies to the Northwest, whose radius is 320.00 feet, whose central angle is 50°41'57", and whose chord bears South 58°36'49.5" West, 274.01 feet to a point; Thence South 03°04'02" East, 192.02 feet to a point; Thence South 10°59'19" East, 174.57 feet to a point; Thence South 13°46'54" West, 69.78 feet to a point; Thence South 42°09'53" West, 71.70 feet to a point; Thence South 64°14'00" West, 34.24 feet to a point; Thence South 88°35'15" West, 133.51 feet to a point; Thence North 86°12'36" West, 166.77 feet to a point; Thence North 89°05'19" West, 67.65 feet to a point; Thence North 51°25'57" West, 50.07 feet to a point; Thence North 14°25'27" West, 51.91 feet to a point; Thence North 10°06'04" East, 71.34 feet to a point; Thence North 06°48'35" East, 217.44 feet to a point; Thence South 75°57'48" East, 87.57 feet to a point; Thence South 82°33'22" East, 108.42 feet to a point; Thence North 89°56'13" East, 211.71 feet to a point; Thence North 00°17'53" West, 155.54 feet to a point; Thence North 87°05'34" East, 12.96 feet to a point of curvature; Thence Northeasterly 17.10 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 320.00 feet, whose central angle is 03°03'41", and whose chord bears North 85°29'38.5" East, 17.10 feet to a point; Continuing thence Northeasterly 283.16 feet along said "Tie Line" and the arc of a curve, whose center lies to the Northwest, whose radius is 320.00 feet, whose central angle is 50°41'57", and whose chord bears North 58°36'49.5" East, 274.01 feet to a point; Continuing thence Northeasterly 20.44 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 320.00 feet, whose central angle is 03°39'36", and whose chord bears North 31°26'03" East, 20.44 feet to a point; Continuing thence Northeasterly 184.41 feet along said "Tie Line" and the arc of a curve, whose center lies to the Northwest, whose radius is 320.00 feet, whose central angle is 33°01'09", and whose chord bears North 13°05'40.5" East, 181.87 feet to a point of tangency; Thence North 03°24'54" West and along said "Tie Line", 341.13 feet to a point; Thence Northeasterly 31.42 feet along said "Tie Line" and the arc of a curve, whose center lies to the Southeast, whose radius is 20.00 feet, whose central angle is 90°00'00", and whose chord bears North 41°35'06" East, 28.28 feet to a point on the said South Right-of-Way line of said "Madison Street"; Thence North 86°35'06" East and along the said South Right-of-Way line, 470.99 feet to a point of curvature; Thence Southeasterly 132.28 feet along the said South Right-of-way line and the arc of a curve, whose center lies to the Southwest, whose radius is 564.00 feet, whose central angle is 13°26'15", and whose chord bears South 86°41'46.5" East, 131.97 feet to a point of tangency; Thence South 79°58'39" East and along the said South Right-of-Way line, 262.55 feet to a point; Thence South 80°56'37" East and along the said South Right-of-Way line, 5.62 feet to a point; Thence South 00°09'06" East and along the West line of Certified Survey Map No. 9614, 1229.32 feet to a point on the South line of the said Northeast 1/4 Section; Thence South 87°24'23" West and along the said South line of the said Northeast 1/4 Section, 1361.36 feet to a point marking the Center of said Section 6; Thence South 87°24'06" West and along the South line of the said Northwest 1/4 Section, 2424.98 feet to a point marking the Southwest Corner of the said Northwest 1/4 Section; Thence North 00°38'29" East and along the West line of the said Northwest 1/4 Section, 2017.79 feet to the point of beginning of this description.

Said Parcel contains 373,797 Square Feet (or 8.5812 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 18th Day of JUNE, 20 14.

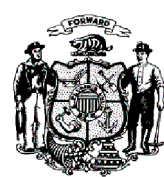


Grady L. Gosser

Grady L. Gosser, R.L.S.
Registered Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Ave., Bldg. "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

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. 1".

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. 1".

Dated this _____ Day of _____, 20 _____.

Gina Kozlik, City Treasurer

CITY COMMON COUNCIL APPROVAL:

Resolved, that the plat known as "HOWELL OAKS ADDITION NO. 1", 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:

- City of Waukesha

AGENCIES WHO MAY OBJECT:

- State of Wisconsin, Department of Administration
- 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: _____