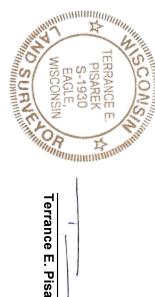
SURVEYORS CERTIFICATE

I, Terrance E. Pisarek, Professional Land Surveyor, do hereby certify: That I have surveyed, divided and mapped a parcel of land being a part of the Northwest ¼ of Section 36, all in Township 6 North, Range 18 East, in the Section 25 and the Northwest ¼ of the Northwest ¼ of Section 36, all in Township 6 North, Range 18 East, in the Town of Genessee, Waukesha County, Visconsin, described as follows:

Beginning at the Southwest 2 of said Section 25, 482 32 feet; thence North 81°36′46″ East, 130.05 feet; thence North 03°00′31″ West, 170.18 feet to the centerline of County Trunk Highway "X"; thence North 83°31′22″ East along said centerline, 310.00 feet; thence South 38°29′08″ East, 426.94 feet; thence North 89°08′00″ East, 702.32 feet; thence North 53°31′22″ East along said meander line, 79.91 feet; thence North 33°31′23″ East 20.23 feet; thence North 53°31′3″ West along said meander line, 68.72 feet; thence North 44°58′06″ West 205.17 feet; thence South 48°39′38″ East 520.23 feet; thence North 45°30′31″ West along said meander line, 68.72 feet; thence North 44°58′06″ West 205.17 feet; thence North 45°30′31″ West along said centerline of Point Drive; thence South 28°09′24″ East 200.23 feet; thence North 46°40′46″ East 170.07 feet to the Southwest ¼ of said Section 25; thence South 88°224′3″ West along said centerline, 1474.34 feet to the Southbast ¼ of said Section 36; thence North 80°49′37″ West along said South line, 680.79 feet to the Northwest ¼ of said Section 36; thence North 80°49′37″ West along said South line, 45.89 feet to the North ½ of the Northwest ¼ of said Section 36; thence North 80°49′37″ West along said South line, 45.89 feet to the North Set line of Said Certified Survey Map; thence North 80°49′37″ West along said South line, 45.89 feet to the North West illine of said Certified Survey Map; thence North 80°49′37″ West along said West line, 361.49 feet to the Point of Beginning, dedicating the Southers 50 feet of County Trunk Highway "X" and the Westerly 33 feet of Point D

That I have made such survey, land division and map by the direction of KW GENESEE INC., owner of said undaries of the land surveyed and the

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



OWNERS CERTIFICATE

I, Craig Caliendo as Representative for KW GENESEE 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.

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lotary	
Public	
E	

Approved by City of Waukesha Common Council on the

Ŋ	3	2	<u> </u>	LOT NUMBER
807.6	801.7	802.3	800.1	ELEVATION OF HIGHEST GROUNDWATER
2.3'	7.2'	5.4'	5.0'	DEPTH TO HIGHEST GROUNDWATER
811.0	803.5	803.3	801.1	PROPOSED BASEMENT FLOOR ELEVATION

BEING A PART OF THE NE 1/4, SE THE NORTHWEST 1/4 OF SECTION WAUKESHA COUNTY, WISCONSIN.

	<u>10</u>		of L	<u>10</u>
Approved by the Town of Genesee Town Board on the	TOWN BOARD APPROVAL		Approved by the Town of Genesee Planning Commission on the,20	TOWN PLAN COMMISSION APPROVAL
day of	Deidre Bushey, Secretary	Sharon L. Leair, Chairman	theday	
,20	γ	an		

That such map is a true and correct representation of all exterior bouland division thereof made.

That I have fully complied with the provisions of Chapter 236 ordinances of the Town of Genesee and Waukesha County in surveying, divid 236 of the Wisconsin State Statutes, the y, dividing and mapping the same.

Terrance E. Pisarek S-1930

State of Wisconsin)
County of Waukesha)
Personally came before me this ______day of to me be known to be the person who signed the foregoing Instrument and same.

My commission expires_____ __,20____ the above named person, acknowledged that he executed the

CITY OF WAUKESHA EXTRATERRITORIAL APPROVAL

Shawn Reilly, Mayor

Date Park Bank, a corporation duly organized and existing under and by the virtue of the State of Wisconsin, mortgagee 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 GENESEE INC., Bank Officer

State of Wisconsin)
County of Waukesha)
Personally came before me this ______ day of _____
to me be known to be the person who signed the foregoing Instrument and same.

My commission expires ______ __,20____ the above named person, acknowledged that he executed the 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. AN AMENDMENT TO THESE ELEVATIONS MAY BE MADE UPON ADDITIONAL ON—SITE SOILS EVALUATION AND WRITTEN ACCEPTANCE BY WAUKESHA COUNTY AND THE TOWN OF GENESEE.

THE ARBORETUM IN SE 1/4, SW 1/4 OF THE SW 1/4 OF SECTION 25 AND THE NW 1/4 OF SECTION 36, ALL IN TOWNSHIP 6 NORTH, RANGE 18 EAST, TOWN OF GENESE

CERTIFICATE OF COUNTY TREASURER

Barbara A. Whitmore,

Clerk

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.

Pamela Reeves, County Treasurer

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.

Carol McCormick, Town

The above, which has been filed for approval as required by Chapter 236 of the hereby approved on this _____day of ____,20___ Wiscor

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL

OUTLOTS-STORM WATER MANAGEMENT

The titleholders of lots 1 through 10 of the Arboretum Subdivision shall each hold a 1/10 undivided and nontransferable interest in Outlot 1 and Outlot 2, where the storm water management practices are located. There are one or more separate documents recorded on the property title through the Waukesha County Register of Deeds entitled "Storm Water Practice Maintenance Agreement" ("Maintenance Agreement") that apply to Outlots 1 and 2. The Maintenance Agreement subjects this subdivision plat, and all owners therein, to covenants, conditions and restrictions necessary to ensure the long-term maintenance of the storm water management practice. The Maintenance Agreement also cutlines a process by which the Town of Genesee mat levy and collect special assessments or charges for any services the community might provide relating to enforcement of the Maintenance Agreement.

In accordance with Chapter 14-Article VIII of the Waukesha County Code of Ordinances ("Storm Water Ordinance"), the Storm Water Permit Holder is responsible for constructing the storm water management practices following plans approved by Waukesha County and is responsible for maintaining the storm water practices until permit termination by Waukesha County. Upon termination of the Storm Water Permit, the owners of lots 1-10 shall be responsible for maintenance of the storm water management practices in accordance with the Maintenance Agreement.

All lands within Outlot 1 and Outlot 2 are reserved for storm water collection, conveyance, treatment or infiltration. No buildings or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt storm water flows in any way. The maintenance Agreement may contain specific maintenance requirements for these areas. The Town of Genesee, Waukesha County or their designee are authorized access in these areas for purpose of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement. Notwithstanding the foregoing, a subdivision entrance sign and related improvements may be constructed on Outlot 2, provided that such improvements do not adversely affect the storm water flows on Outlot 2 as contemplated by the storm water management facilities constructed on Outlots 1 and 2 and the Maintenance Agreement.

WELL SET-BACK STATEMENT

All lands within areas labeled "well setback" are restricted from the placement of any well due to contamination in accordance with the Storm Water Ordinance and Wisconsin Administrative Codes. potential risk 앜

CONDITIONAL USE PERMIT

This development is subject to the conditions of a PUD Conditional Use Permit (SCU-1603) issued by Waukesha County Department of Parks and Land Use-Planning and Zoning Division. The Conditional Use conditions shall be complied with and a permit issued prior to the Director affixing his signature on the Final Plat.

PRIMARY ENVIRONMENTAL CORRIDOR/WE TLANDS/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 municipality in which this land is located and, if the Wisconsin Department of Natural Resource earthen materials are prohibited, unless specifically authorized by the applicable, the Waukesha County Department of Parks and Land Use, s 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.

Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are 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 introduction of plant material not indigenous to the existing environment is prohibited.

The construction of buildings is prohibited.

If a building or structure is proposed to be const Corridor (PEC), it may be necessary for the wet be in accordance with the Waukesha County Sh Zoning Code at the time of construction. ructed in close proximity to the wetland or Primary Environmental land and PEC boundary to be field delineated. Wetland setbacks shall loreland and Floodland Protection Ordinance or the Waukesha County

The UTIL An easement for electric, natural ITY EASEMENT PROVISIONS gas and communications service is hereby granted by

KW GENESEE INC., Grantor, to WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,

CHARTER COMMUNICATIONS, INC. a/k/a SPECTRUM, Grantee CENTURYTEL OF THE MIDWEST-WISCONSIN, LLC, Gra

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 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" 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 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 initial installation of said underground and/or above ground electric facilities, natural gas 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.

inure to the benefit of the heirs,

of all

The grant of Easer parties hereto.

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 licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls and floors or that 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 County. of a PUD Conditional Use Permit (SCU-1603) issued by Waukesha

This planting strip is reserved for the planting of trees and shrubs, the building 으

Title holders of Lots 1 through 10 of the 1-3. Arboretu um Subdivision shall each hold a 1/10th undividable interest in Outlots

Outlot 4 will be transferred to the Waukesha Cou

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.

ınty Land Conservancy.

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.

I I I I I I I I INSTRUMENT WAS DRAFTED BY: CE E. PISAREK

JOB NO. 14060-7

SHEET 3 OF