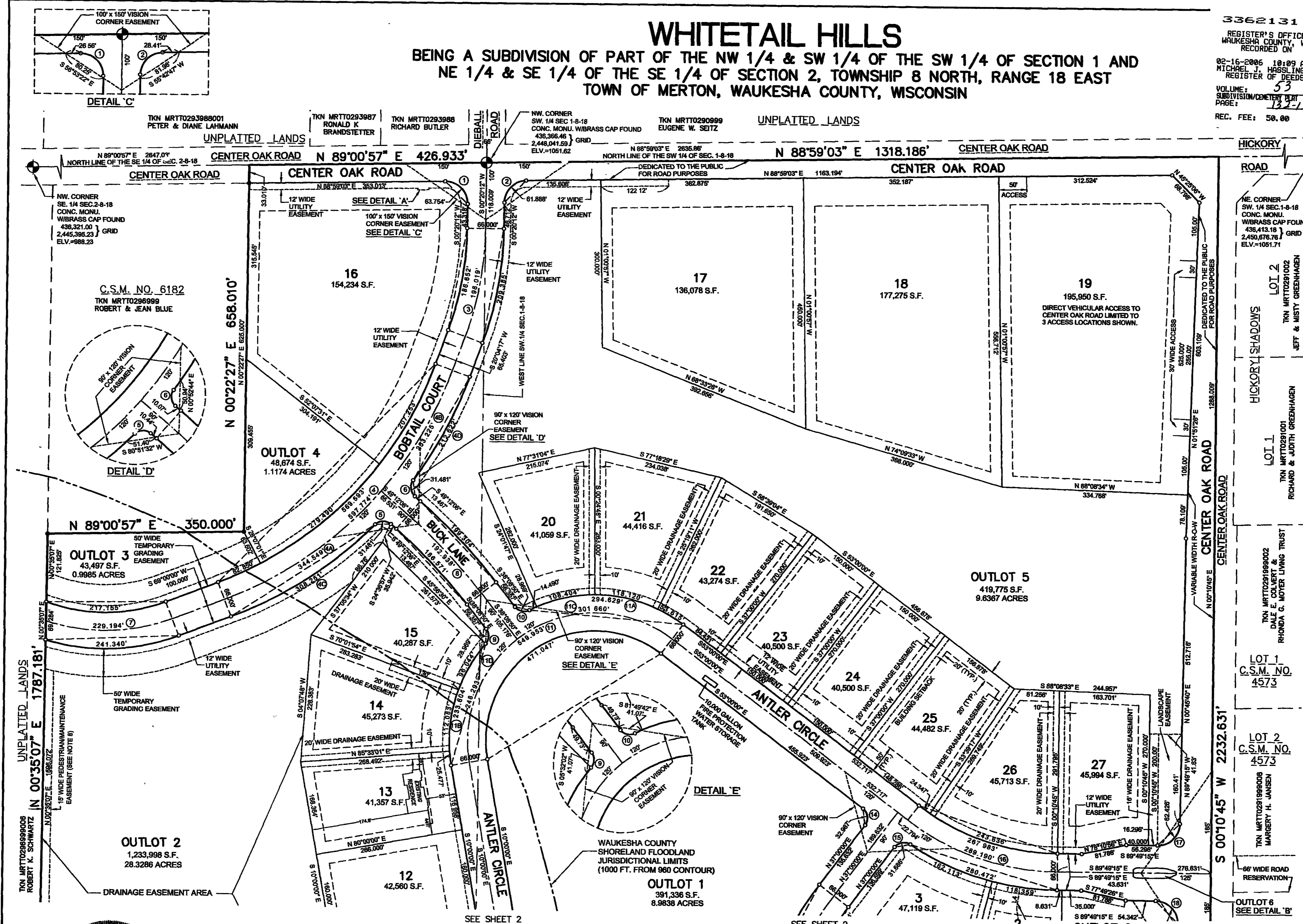
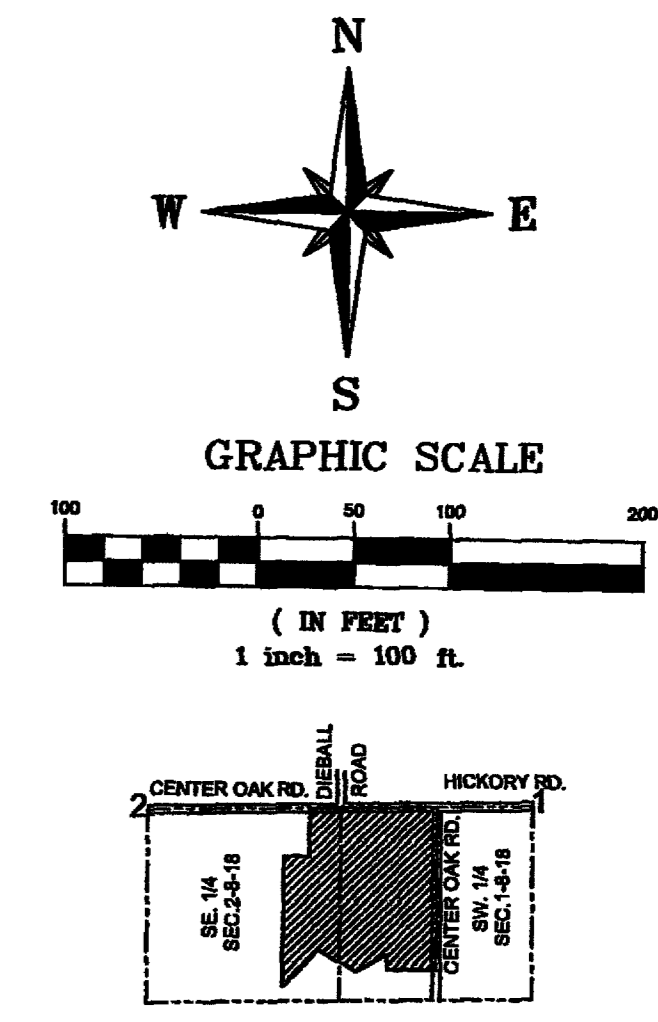


# WHITETAIL HILLS

BEING A SUBDIVISION OF PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF SECTION 1 AND  
NE 1/4 & SE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 18 EAST  
TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

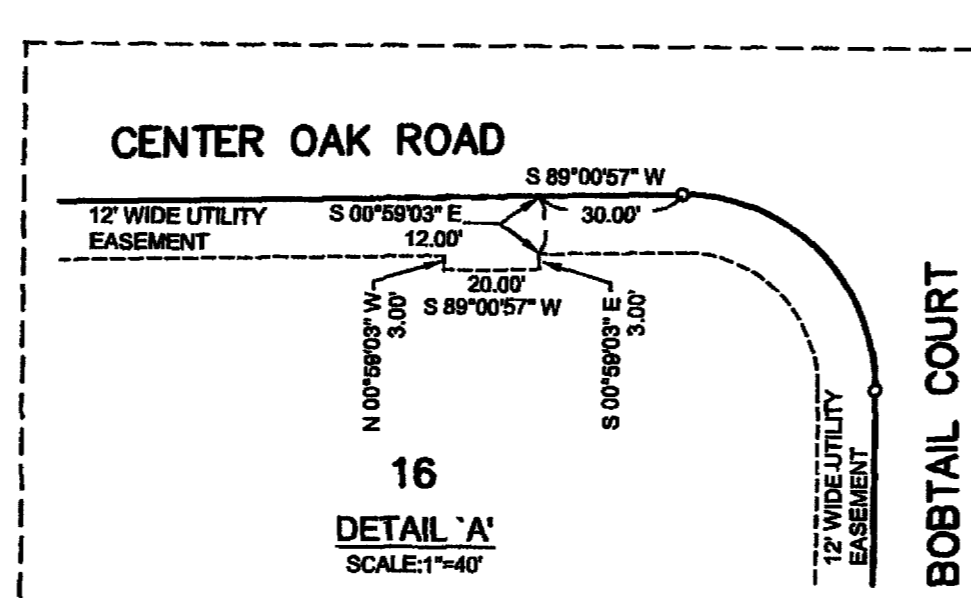
3362131  
 REGISTER'S OFFICE  
 WAUKESHA COUNTY, WI  
 RECORDED ON  
 02-16-2006 10:09 AM  
 MICHAEL J. HASSLINGER  
 REGISTER OF DEEDS  
 VOLUME: 53  
 SUBDIVISION/CONVEYANCE PLAT  
 PAGE: 12-13  
 REC. FEE: 50.00



**WISCONSIN LAND SURVEYOR**  
 JOHN R. STIGLER  
 S-1820  
 WAUKESHA, WI

JOHN R. STIGLER - Wis. Reg. No. S - 1820

DATED THIS 18TH DAY OF JULY 2005  
 REVISED THIS 6TH DAY OF OCTOBER 2005  
 REVISED THIS 22ND DAY OF DECEMBER 2005  
 REVISED THIS 31ST DAY OF JANUARY 2006



There are no objections to this assessor's plat with respect to applicable provisions of s. 236.15 and 236.20 Wis. Stats.

Certified February 14, 2006

*Denise L. Powers*  
 Department of Administration

ADDITIONAL REQUIREMENTS FOR LOTS 8 THROUGH 15:  
 1) THE TOTAL FOOTPRINT OF BUILDINGS SHALL NOT EXCEED 10% OF ENTIRE LOT AREA.  
 2) THE FLOOR AREA RATIO SHALL NOT BE GREATER THAN 20% OF ENTIRE LOT AREA.

**LEGEND:**  
 ○ INDICATES IRON PIPE 30" LONG BY 2" NOMINAL DIAMETER PIPE WHICH HAS AN OUTSIDE DIAMETER OF 2.375"-3.65" LES. PER LINEAL FOOT. ALL OTHER LOT CORNERS MARKED BY IRON PIPE 24" LONG BY 1" NOMINAL DIAMETER PIPE WHICH HAS AN OUTSIDE DIAMETER OF 1.315"-1.13" LES. PER LINEAL FOOT.  
 ● INDICATES IRON PIPE FOUND

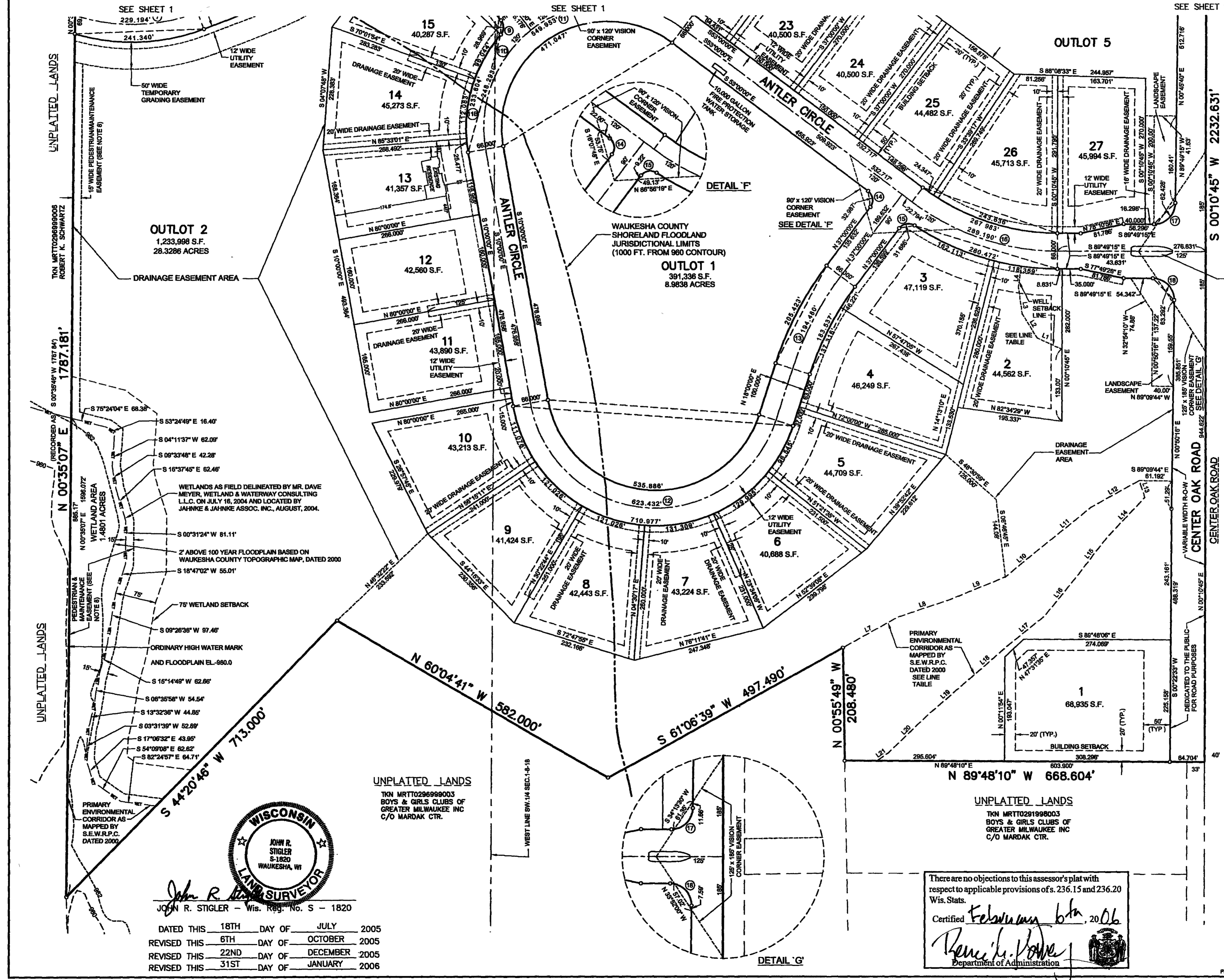
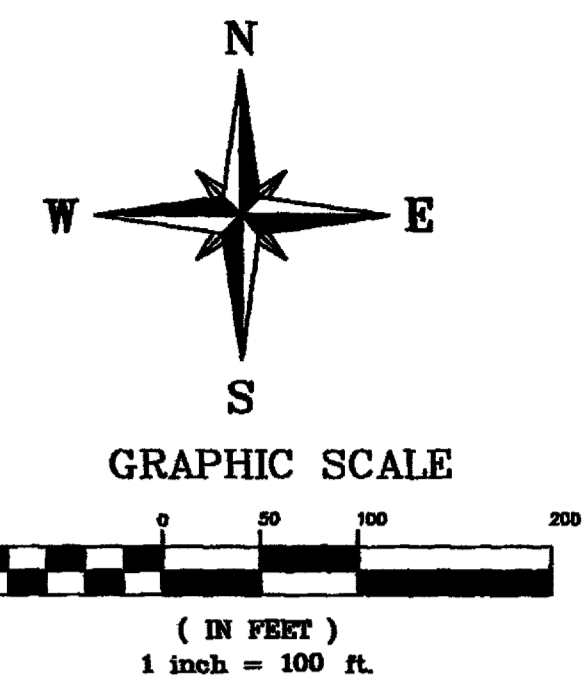
**NOTES:**  
 ALL DISTANCES HAVE BEEN MEASURED TO THE NEAREST HUNDREDTH OF A FOOT AND COMPUTED TO THOUSANDTHS OF A FOOT. ANGLES HAVE BEEN MEASURED TO THE NEAREST 3 SECONDS AND COMPUTED TO THE NEAREST HALF-SECOND.  
 DIRECT VEHICULAR ACCESS FROM LOT 16, AND OUTLOT 5 TO CENTER OAK ROAD IS PROHIBITED.  
 SEE SHEET 3 FOR ADDITIONAL NOTES.

THIS INSTRUMENT DRAFTED BY JOHN R. STIGLER  
**SHEET NO. 1 OF 4 SHEETS**



# WHITETAIL HILLS

BEING A SUBDIVISION OF PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF SECTION 1 AND  
NE 1/4 & SE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 18 EAST  
TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN



SEE SHEET 1  
SEE SHEET 1  
SEE SHEET 1  
SEE SHEET 1

LOT 1  
C.S.M. NO.  
4573  
TRN MRTT0291999003  
MARGERY H. JANSEN

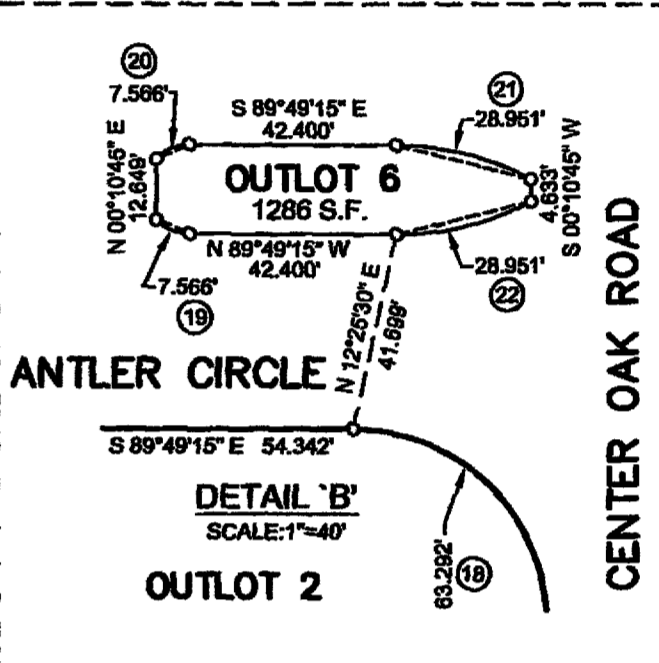
LOT 2  
C.S.M. NO.  
4573  
TRN MRTT0291999003  
MARGERY H. JANSEN

LOT 1  
C.S.M. NO.  
3640  
TRN MRTT0291999003  
CLARENCE & ELIZABETH  
FENNER

LOT 3  
C.S.M. NO.  
3640  
TRN MRTT0291999003  
BLAIR & LINDA MEYER

PARCEL 3  
C.S.M. NO.  
8837  
TRN MRTT0291999003  
JEFFERY & DEANN MONTNEY

PARCEL 2  
C.S.M. NO.  
8837  
TRN MRTT0291999012  
DOUGLAS & ANDREA HURTH



**WELL SETBACK LINE TABLE**

LINE	LENGTH	BEARING
L1	50.141'	N 65°36'37" W
L2	52.998'	N 32°04'08" W
L3	50.814'	N 07°30'46" W
L4	38.279'	N 09°09'19" E

**P.E.C. LINE TABLE**

LINE	LENGTH	BEARING
L7	116.644'	N 60°48'20" E
L8	102.581'	N 71°15'29" E
L9	110.845'	N 67°53'49" E
L10	80.788'	N 50°44'52" E
L11	114.222'	N 51°04'46" E
L12	102.878'	N 61°04'59" E
L13	33.044'	S 18°40'39" E
L14	109.213'	S 43°19'06" W
L15	88.371'	S 37°56'11" W
L16	86.883'	S 39°22'26" W
L17	88.359'	S 51°19'53" W
L18	100.455'	S 49°21'36" W
L19	82.434'	S 49°07'39" W
L20	103.437'	S 48°11'28" W
L21	26.946'	S 54°51'02" W



John R. Stigler  
John R. Stigler - Wis. Reg. No. S - 1820

DATED THIS 18TH DAY OF JULY 2005  
REVISED THIS 6TH DAY OF OCTOBER 2005  
REVISED THIS 22ND DAY OF DECEMBER 2005  
REVISED THIS 31ST DAY OF JANUARY 2006

There are no objections to this assessor's plat with respect to applicable provisions of s. 236.15 and 236.20 Wis. Stats.

Certified February 6th, 2006

*Renée L. Pavey*  
Department of Administration



WHITETAIL HILLS
BEING A SUBDIVISION OF PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF SECTION 1 AND
NE 1/4 & SE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 18 EAST
TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

Table with columns: MAIN CURVE, LOT, ARC, RADIUS, CHORD, BEARING, GEN ANGLE, DEF ANGLE, TAN BEARING, TAN BEARING. Contains detailed curve data for lots 1 through 22.

THE 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...
2. Storm Water Drainage Easements. All areas designated as "Drainage Easements" are preserved for storm water collection, conveyance, and treatment...
3. Access Lanes. Access lanes, as designated on this WHITETAIL HILLS plat are constructed and reserved for heavy equipment...
4. Ownership and Maintenance. Lots 1-27 of WHITETAIL HILLS shall each own 1/27 undividable interest in Outlot 2 ("Titled Parties")...

PRIMARY ENVIRONMENTAL CORRIDOR & WETLAND AREA RESTRICTIONS - BUILDINGS PROHIBITED

Those areas of land identified as a Primary Environmental Corridor & Wetland Area on Sheet 2 of this Subdivision Plat shall be subject to the following restrictions:

- 1. Grading and filling are prohibited.
2. The removal of topsoil or other earthen materials is prohibited.
3. 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...
4. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited.
5. The introduction of plant material not indigenous to the existing environment of the Primary Environmental Corridor & Wetland Area is prohibited.

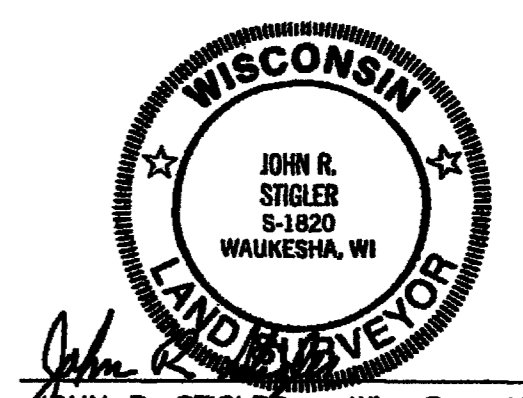
UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by WHITETAIL HILLS LLC, Grantor, to WE ENERGIES, WISCONSIN BELL, INC., D/B/A SBC AMERITECH WISCONSIN, and TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantees, 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...

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 - GROUNDWATER

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, lots may 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 or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.



DATED THIS 18TH DAY OF JULY 2005
REVISED THIS 6TH DAY OF OCTOBER 2005
REVISED THIS 22ND DAY OF DECEMBER 2005
REVISED THIS 31ST DAY OF JANUARY 2006

There are no objections to this assessor's plat with respect to applicable provisions of s. 236.15 and 236.20 Wis. Stats.
Certified February 10, 2006
Kevin L. Doney
Department of Administration

THIS INSTRUMENT DRAFTED BY JOHN R. STIGLER
SHEET NO. 3 OF 4 SHEETS

PLOT DATE: 1/21/2006 FILE NAME: S0711004\00711004.DWG



# WHITETAIL HILLS

BEING A SUBDIVISION OF PART OF THE NW 1/4 & SW 1/4 OF THE SW 1/4 OF SECTION 1 AND NE 1/4 & SE 1/4 OF THE SE 1/4 OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 18 EAST TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

### SURVEYOR'S CERTIFICATE

I, John R. Stigler, registered land surveyor, being first duly sworn on oath, hereby depose and say that I have surveyed, divided, and mapped WHITETAIL HILLS, being a subdivision of part of the Northwest Quarter (NW 1/4), and Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 1, and part of the Northeast Quarter (NE 1/4) and Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 2 Town 8 North, Range 18 East in the Town of Merton, Waukesha County, Wisconsin, bounded and described as follows:  
All that part of the West One-half (1/2) of the Southwest Quarter (SW 1/4) of Section One (1) and the East One-Half (1/2) of the Southeast Quarter (SE 1/4) of Section Two (2), Town 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin, bounded and described as follows: Beginning at the northwest corner of the Southwest Quarter (SW 1/4) of Section 1 being marked by a concrete monument with brass cap; thence North 88°59'03" East along the north line of said Southwest Quarter (SW 1/4) 1318.186 feet to the east line of the West One-half of said Southwest Quarter (SW 1/4); thence South 0°10'45" West along said east line 2232.631 feet; thence North 89°48'10" West 668.604 feet; thence North 0°55'49" West along the east line of lands described in Reel 2178 on Image 298 as Document No. 2099530, 208.480 feet; thence South 61°06'39" West along the north line of said Document No. 2099530, 497.490 feet; thence North 60°04'41" West 582.000 feet along said line; thence South 44°20'46" West 713.000 feet along said line; thence North 0°35'07" East along the east line of lands described in Document No. 2784392, 1787.181 feet to the southwest corner of Certified Survey Map No. 6182 recorded in Volume 51 of Certified Survey Maps on Pages 46 to 49 as Document No. 1594433; thence North 89°00'57" East along the south line of Map No. 6182, 350.000 feet; thence North 00°22'27" East along the east line of Map No. 6182, 658.010 feet to the north line of the Southeast Quarter (SE 1/4) of Section 2; thence North 89°00'57" East along said north line 426.933 feet to the place of beginning. Containing a gross area of 99.131 acres or 4,318,154 square feet of land.

I further certify that I have made such survey, land division, and plat by the direction of the owners of said land; that such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Town of Merton in surveying, dividing and mapping the same.

John R. Stigler  
JOHN R. STIGLER - Wis. Reg. No. S-1820  
Dated this 18th day of July, 2005.  
Revised this 6th day of October, 2005.  
Revised this 22nd day of December, 2005.  
Revised this 31st day of January, 2006



STATE OF WISCONSIN)ss  
COUNTY OF WAUKESHA)

The above certificate subscribed and sworn to me this 18th day of July, 2005.  
My commission expires June 28, 2009.



Mary K. Cooney  
MARY K. COONEY - NOTARY PUBLIC

### OWNER'S CERTIFICATE OF DEDICATION

As owner, WHITETAIL HILLS, LLC hereby certify that they caused the land described on the plat of "WHITETAIL HILLS" to be surveyed, divided, mapped and dedicated as represented on this plat. WHITETAIL HILLS, LLC 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: Town of Merton, Waukesha County Park and Land Use Department and Department of Administration.

IN WITNESS WHEREOF, the said WHITETAIL HILLS, LLC has caused these presents to be signed by BRANDON BERGMAN, member this 13 day of February, 2006.

Brandon Bergman  
BY: BRANDON BERGMAN, MEMBER

STATE OF WISCONSIN)ss  
COUNTY OF WAUKESHA)

Personally came before me this 13 day of February, 2006 the above named Brandon Bergman behalf of WHITETAIL HILLS, LLC, to me known to be the person who executed the above certificate and acknowledged that they executed the foregoing instrument as such officers as the deed of said partnership, by its authority.

My commission expires 4/19/09  
Cynthia Schmitt  
NOTARY PUBLIC - Cynthia Schmitt



### CONSENT OF CORPORATE MORTGAGEE

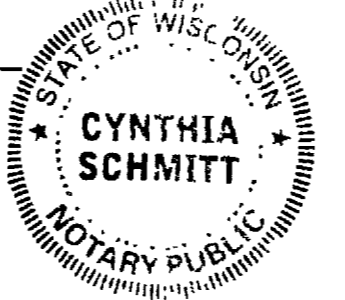
M & I BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this plat, and does hereby consent to the above certificate of WHITETAIL HILLS, LLC.

Kent B. Eliason  
BY: KENT B. ELIASON, -VICE PRESIDENT

STATE OF WISCONSIN)ss  
COUNTY OF WAUKESHA)

Personally came before me this 13 day of February, 2006 the above named Kent B. Eliason, to me known to be the person who executed the foregoing instrument and to me known to be such Vice President, and acknowledged that they executed the foregoing instrument as authorized by the deed of said partnership by its authority.

My commission expires 4/19/09  
Cynthia Schmitt  
NOTARY PUBLIC - Cynthia Schmitt



### COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)ss  
COUNTY OF WAUKESHA)

I, PAMELA F. REEVES, being the 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 unpaid special assessments as of this 9th day of FEBRUARY, 2006, on any land included in the plat of WHITETAIL HILLS.

Dated February 9, 2006.

Pamela F. Reeves  
PAMELA F. REEVES - COUNTY TREASURER

### WAUKESHA COUNTY PARK AND LAND USE DEPARTMENT

The above, which has been filed for approval as requirement by Chapter 236, Wisconsin Statutes, is hereby approved on this 10th day of February, 2006.

Dale R. Shaver  
DALE R. SHAVER - DIRECTOR

### CERTIFICATE OF TOWN OF MERTON TREASURER

STATE OF WISCONSIN)ss  
COUNTY OF WAUKESHA)

I, MICHAEL J. CHAPMAN, being the duly elected, qualified and acting Town of Merton Treasurer, do hereby certify the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of 2-14, 2006, affecting the lands included in the plat of WHITETAIL HILLS.

Dated Feb 14, 2006.

Michael J. Chapman  
MICHAEL J. CHAPMAN - TOWN TREASURER

### TOWN OF MERTON CERTIFICATE

"Resolved that the plat of WHITETAIL HILLS, a subdivision in the Town of Merton, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes."

I hereby certify that the foregoing is a true and correct copy of a resolution No. 020406 adopted by the Planning Commission of the Town of Merton, on the 4 day of January, 2006, which action becomes effective upon receipt of approval of all other reviewing agencies and all conditions of the Town of Merton's approval were satisfied as of the 10 day of February, 2006.

Dated February 14, 2006.

Richard Morris  
RICHARD MORRIS - CHAIRMAN

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Merton, on the 10 day of February, 2006, which action becomes effective upon receipt of approval of all other reviewing agencies and all conditions of the Town of Merton's approval were satisfied as of the 10 day of February, 2006.

Dated February 14, 2006.

Susan Oman  
SUSAN OMAN - TOWN CLERK



There are no objections to this assessor's plat with respect to applicable provisions of s. 236.15 and 236.20 Wis. Stats.  
Certified February 13, 2006  
Renee L. Power  
Department of Administration