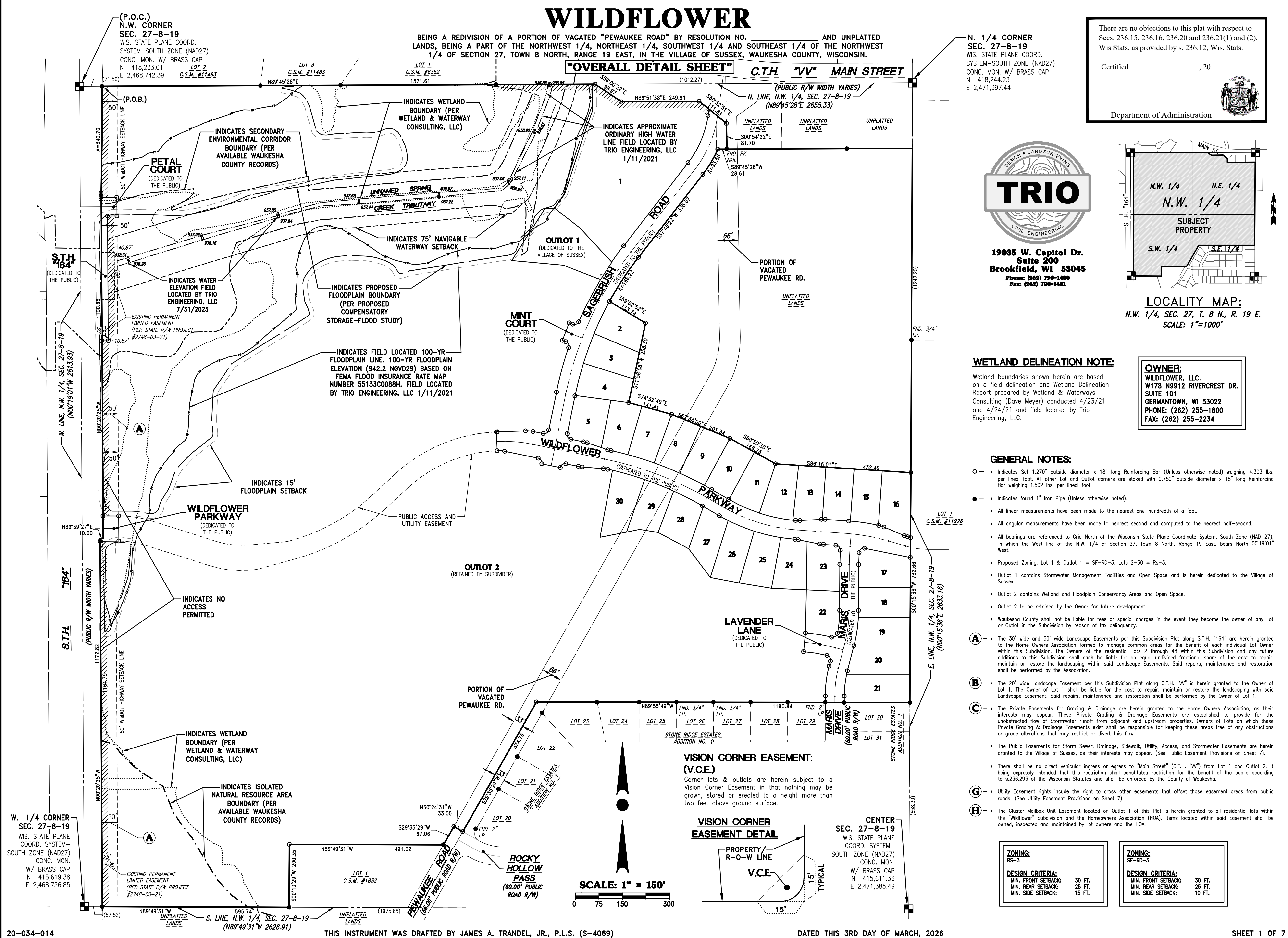


WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. _____ AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

"OVERALL DETAIL SHEET"



(P.O.C.)
N.W. CORNER
SEC. 27-8-19
WIS. STATE PLANE COORD.
SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 418,233.01
E 2,468,742.39
LOT 2
C.S.M. #11483

N. 1/4 CORNER
SEC. 27-8-19
WIS. STATE PLANE COORD.
SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 418,244.23
E 2,471,397.44

W. 1/4 CORNER
SEC. 27-8-19
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 415,619.38
E 2,468,756.85

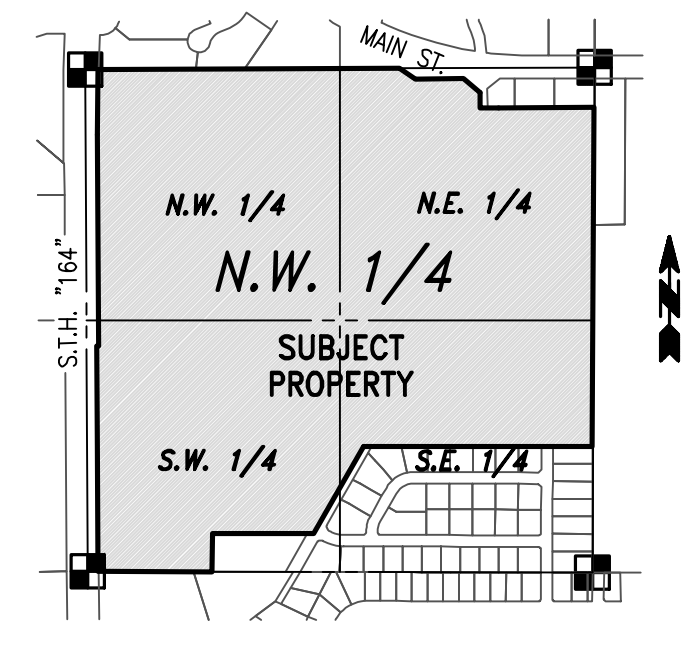
CENTER
SEC. 27-8-19
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 415,611.36
E 2,471,385.49

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
19035 W. Capitol Dr.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481



OWNER:
WILDFLOWER, LLC.
1178 N912 RIVERCREST DR.
SUITE 101
GERMANTOWN, WI 53022
PHONE: (262) 255-1800
FAX: (262) 255-2234

WETLAND DELINEATION NOTE:

Wetland boundaries shown herein are based on a field delineation and Wetland Delineation Report prepared by Wetland & Waterways Consulting (Dave Meyer) conducted 4/23/21 and 4/24/21 and field located by Trio Engineering, LLC.

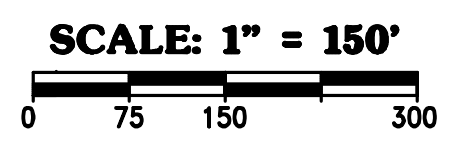
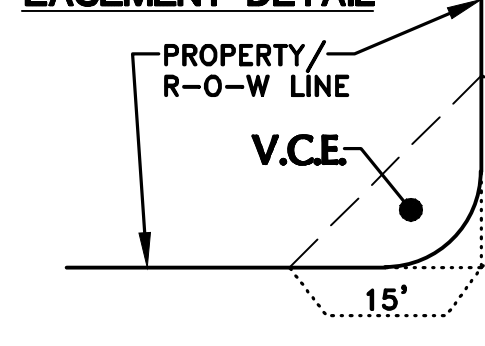
GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar (Unless otherwise noted) 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" Iron Pipe (Unless otherwise noted).
- 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 Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the West line of the N.W. 1/4 of Section 27, Town 8 North, Range 19 East, bears North 00°19'01" West.
- Proposed Zoning: Lot 1 & Outlot 1 = SF-RD-3, Lots 2-30 = R-3.
- Outlot 1 contains Stormwater Management Facilities and Open Space and is herein dedicated to the Village of Sussex.
- Outlot 2 contains Wetland and Floodplain Conservancy Areas and Open Space.
- Outlot 2 to be retained by the Owner for future development.
- Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- A** - The 30' wide and 50' wide Landscape Easements per this Subdivision Plat along S.T.H. "164" are herein granted to the Home Owners Association formed to manage common areas for the benefit of each individual Lot Owner within this Subdivision. The Owners of the residential Lots 2 through 48 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 within said Landscape Easements. Said repairs, maintenance and restoration shall be performed by the Association.
- B** - The 20' wide Landscape Easement per this Subdivision Plat along C.T.H. "V" is herein granted to the Owner of Lot 1. The Owner of Lot 1 shall be liable for the cost to repair, maintain or restore the landscaping with said Landscape Easement. Said repairs, maintenance and restoration shall be performed by the Owner of Lot 1.
- C** - The Private Easements for Grading & Drainage are herein granted to the Home Owners Association, as their interests may appear. These Private Grading & Drainage Easements are established to provide for the unobstructed flow of Stormwater runoff from adjacent and upstream properties. Owners of Lots on which these Private Grading & Drainage Easements exist shall be responsible for keeping these areas free of any obstructions or grade alterations that may restrict or divert this flow.
- The Public Easements for Storm Sewer, Drainage, Sidewalk, Utility, Access, and Stormwater Easements are herein granted to the Village of Sussex, as their interests may appear. (See Public Easement Provisions on Sheet 7).
- There shall be no direct vehicular ingress or egress to "Main Street" (C.T.H. "V") from Lot 1 and Outlot 2. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the County of Waukesha.
- G** - Utility Easement rights include the right to cross other easements that offset those easement areas from public roads. (See Utility Easement Provisions on Sheet 7).
- H** - The Cluster Mailbox Unit Easement located on Outlot 1 of this Plat is herein granted to all residential lots within the "Wildflower" Subdivision and the Homeowners Association (HOA). Items located within said Easement shall be owned, inspected and maintained by lot owners and the HOA.

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

Corner lots & outlots are herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

VISION CORNER EASEMENT DETAIL



WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWALUKEE ROAD" BY RESOLUTION NO. _____ AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

100 YEAR FLOODPLAIN NOTE:

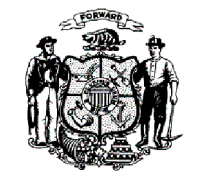
The (2023) 100 Year Floodplain line and elevation (942.2) shown hereon was based on the FEMA Flood Insurance Rate Map: Map Number 55133C0088H, Map revised October 19, 2023.
100 Year Floodplain Elevation (942.2) Field located by Trio Engineering 1/11/2021.

PROPOSED FLOODPLAIN NOTES:

-The proposed 100 year floodplain and floodway shown herein is subject to change pending Local, State and FEMA approval.
-The proposed floodplain line accounts for proposed compensatory floodplain storage within the project limits, as shown herein.

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.

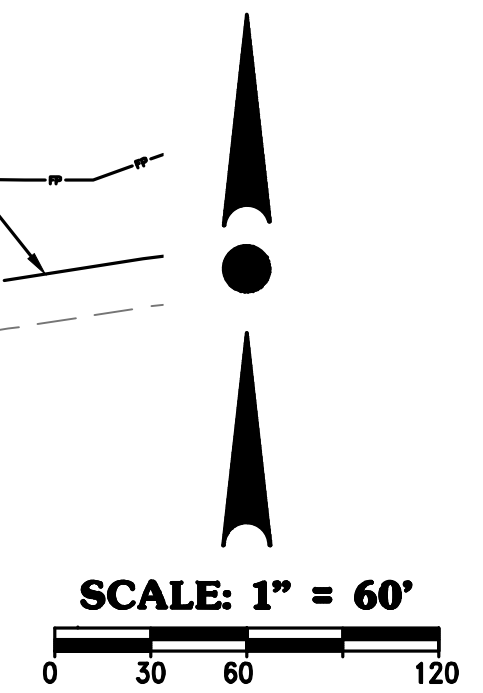
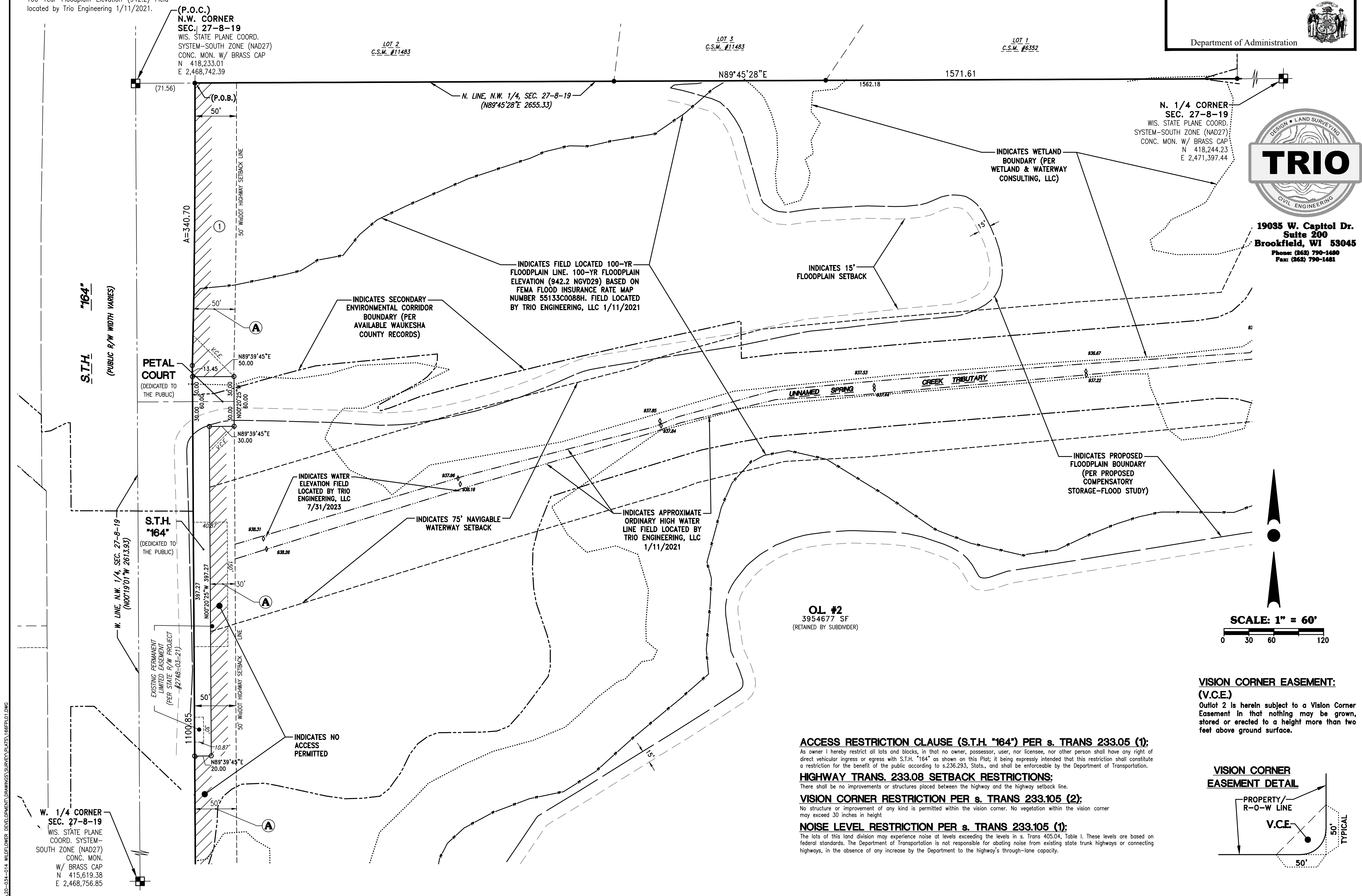
Certified _____, 20__



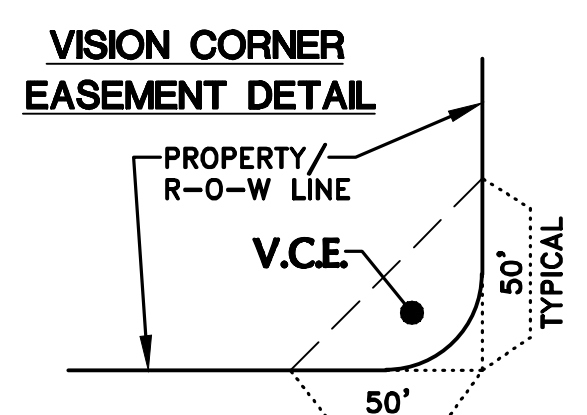
Department of Administration



19035 W. Capitol Dr.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481



VISION CORNER EASEMENT: (V.C.E.)
Outlot 2 is herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.



ACCESS RESTRICTION CLAUSE (S.T.H. "164") PER s. TRANS 233.05 (1):
As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. "164" as shown on this Plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the Department of Transportation.

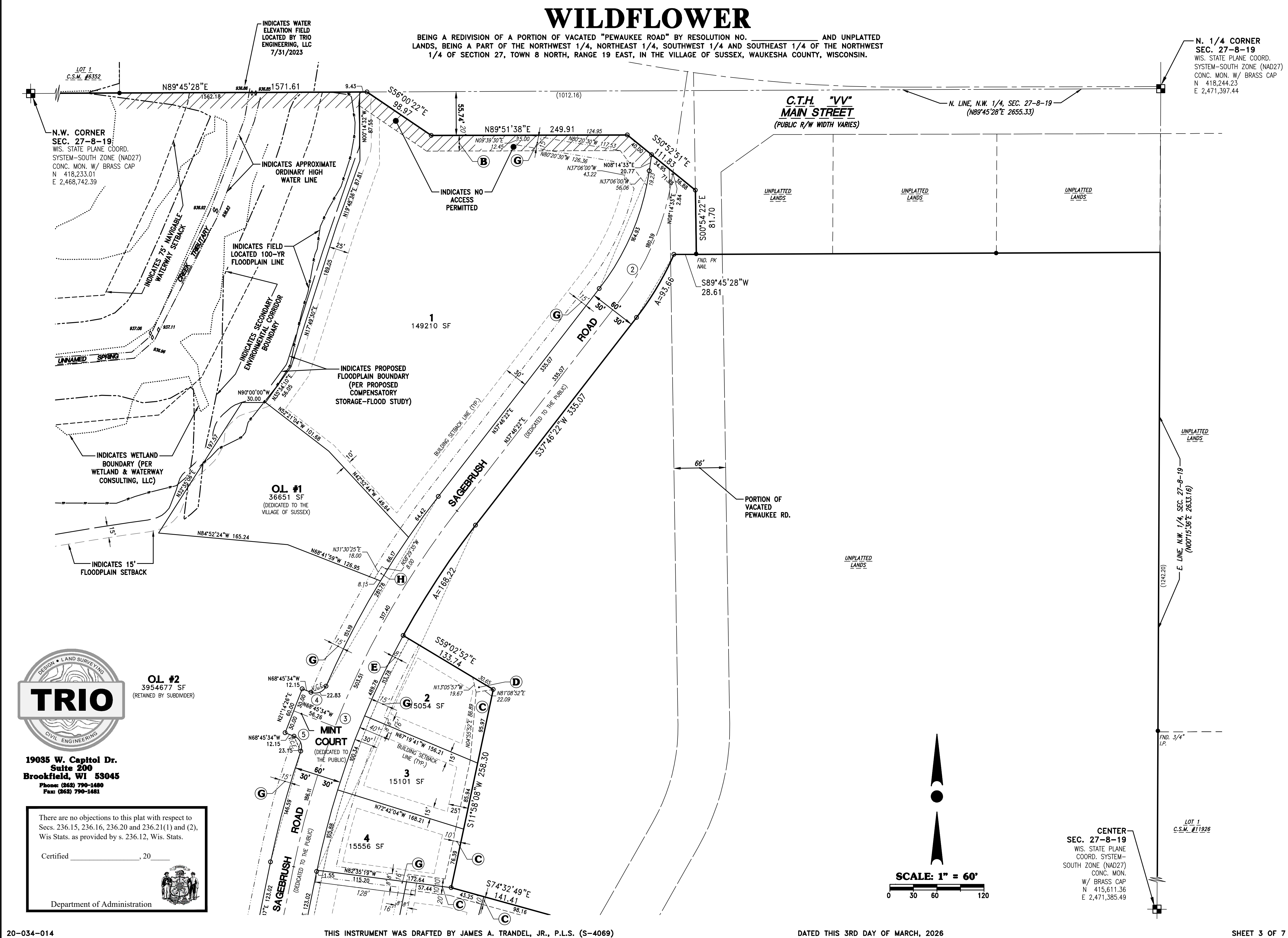
HIGHWAY TRANS. 233.08 SETBACK RESTRICTIONS:
There shall be no improvements or structures placed between the highway and the highway setback line.

VISION CORNER RESTRICTION PER s. TRANS 233.105 (2):
No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

NOISE LEVEL RESTRICTION PER s. TRANS 233.105 (1):
The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. _____ AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



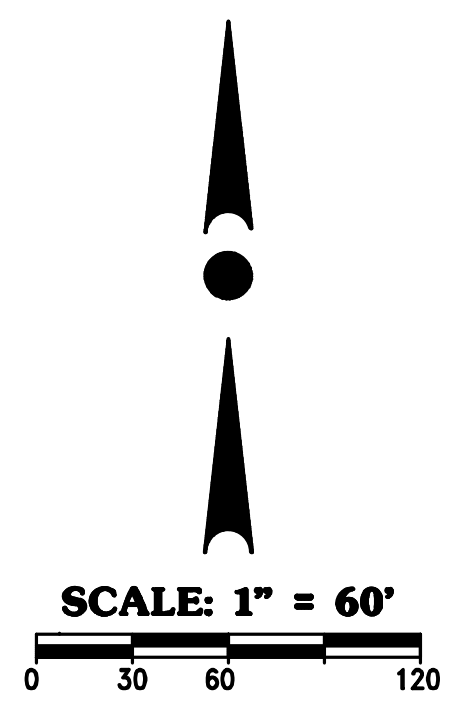
**19035 W. Capitol Dr.
Suite 200
Brookfield, WI 53045**
Phone: (262) 790-1480
Fax: (262) 790-1481

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

OL #2
3954677 SF
(RETAINED BY SUBDIVIDER)

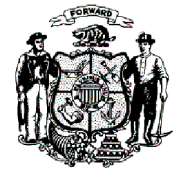


WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. _____ AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

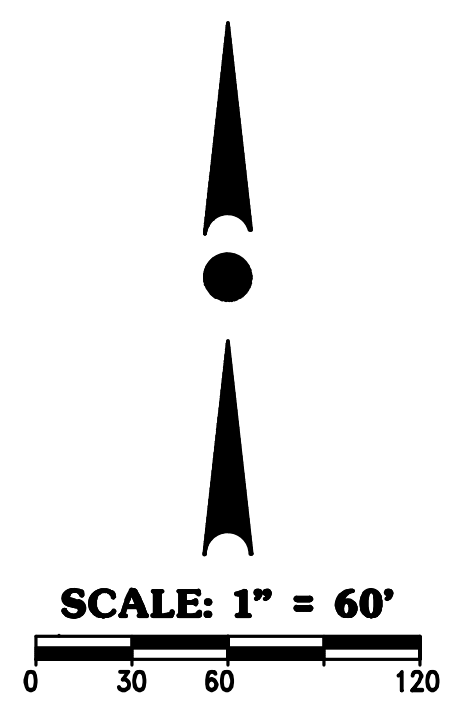
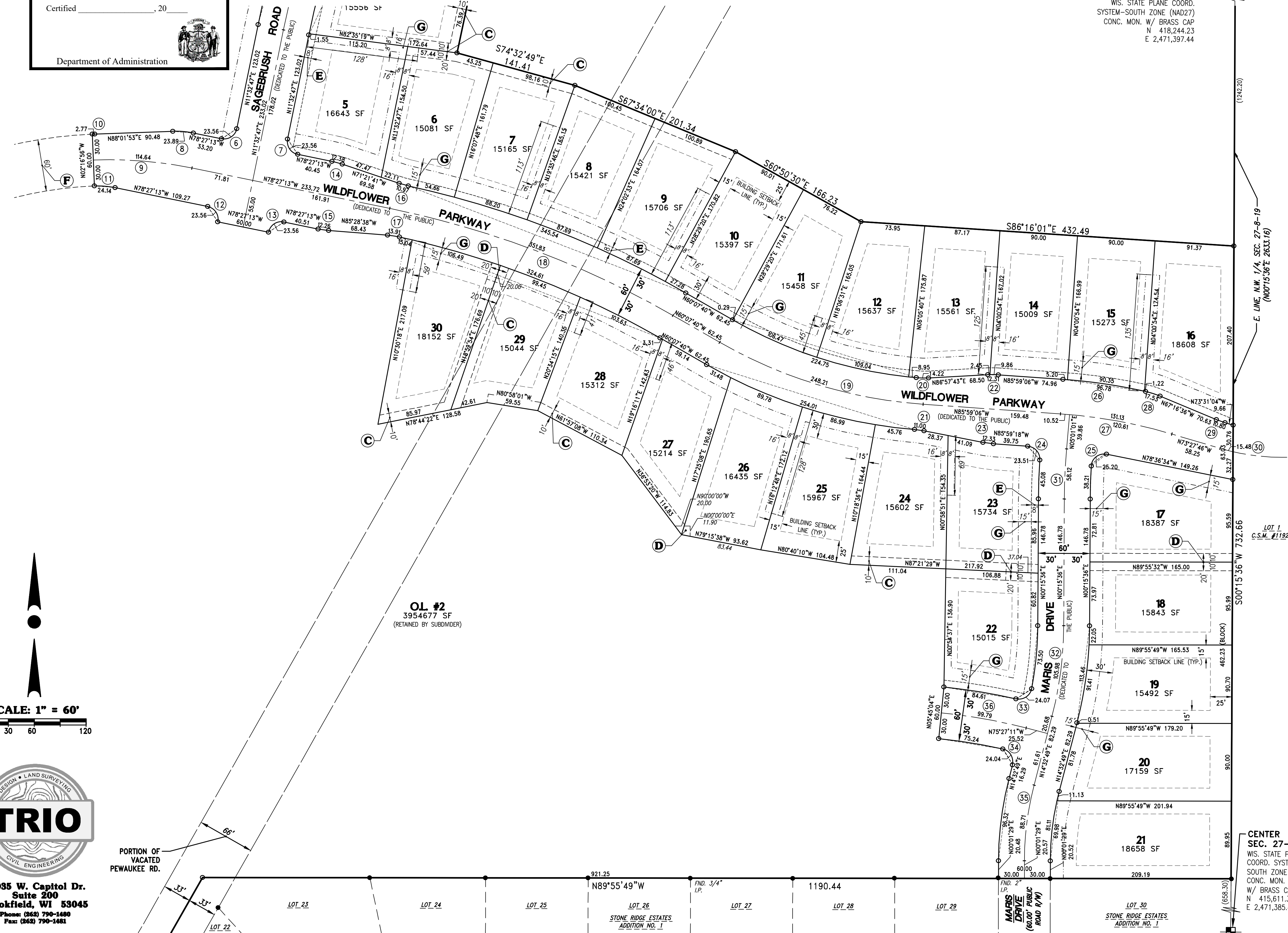
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

N. 1/4 CORNER
SEC. 27-8-19
WIS. STATE PLANE COORD.
SYSTEM-SOUTH ZONE (NAD27)
CONC. MON. W/ BRASS CAP
N 418,244.23
E 2,471,397.44




TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

19035 W. Capitol Dr.
Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481

PORTION OF VACATED PEWAUKEE RD.

OL #2
3954677 SF
(RETAINED BY SUBDIVIDER)

CENTER
SEC. 27-8-19
WIS. STATE PLANE
COORD. SYSTEM-
SOUTH ZONE (NAD27)
CONC. MON.
W/ BRASS CAP
N 415,611.36
E 2,471,385.49

WILDFLOWER

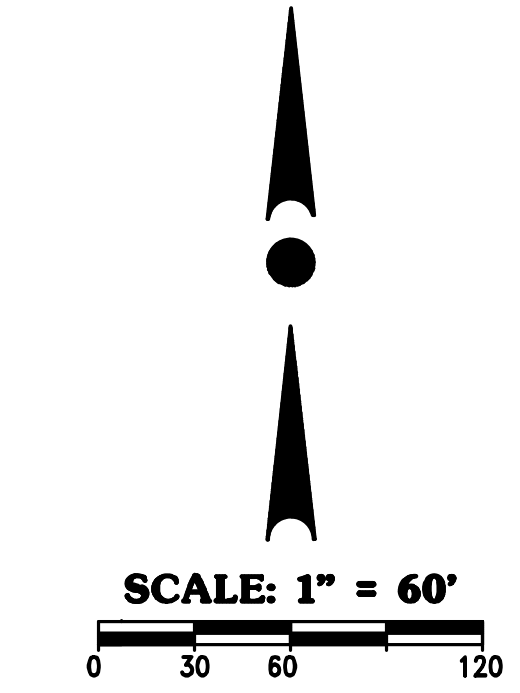
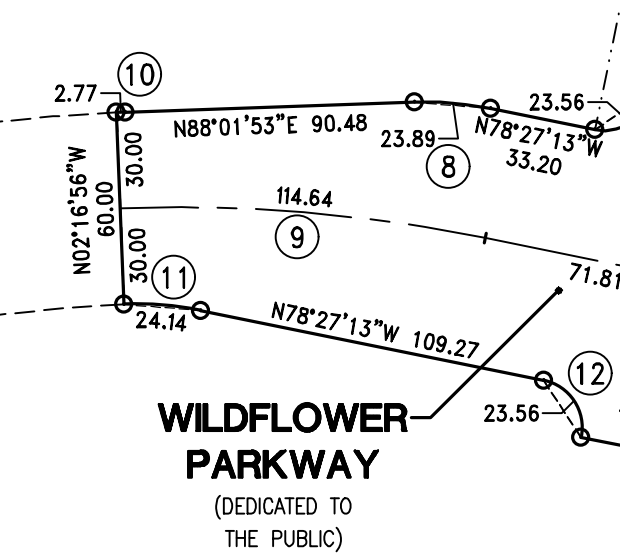
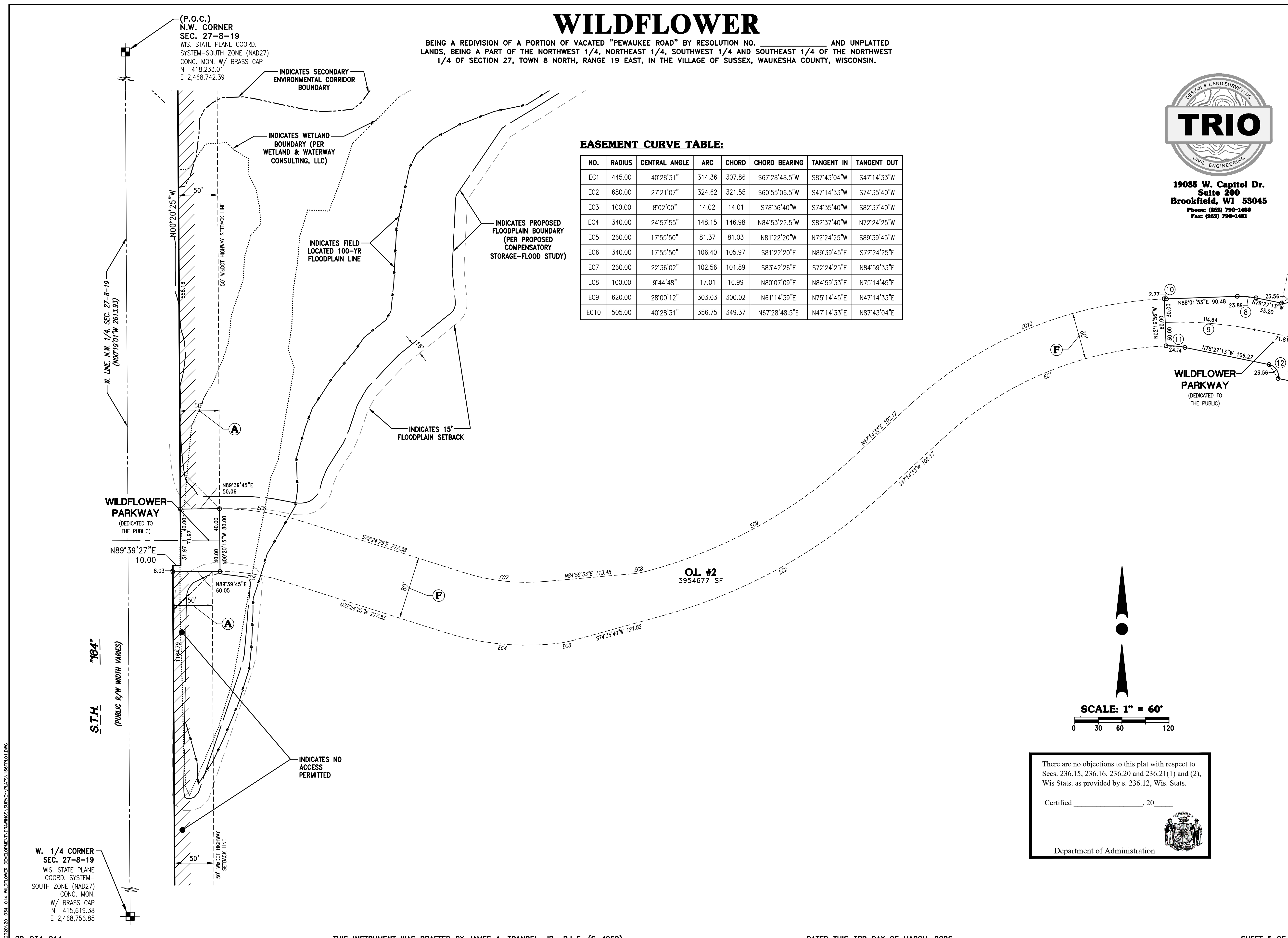
BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. _____ AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



19035 W. Capitol Dr.
Suite 200
Brookfield, WI 53045
Phone: (262) 799-1480
Fax: (262) 799-1481

EASEMENT CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
EC1	445.00	40°28'31"	314.36	307.86	S67°28'48.5"W	S87°43'04"W	S47°14'33"W
EC2	680.00	27°21'07"	324.62	321.55	S60°55'06.5"W	S47°14'33"W	S74°35'40"W
EC3	100.00	8°02'00"	14.02	14.01	S78°36'40"W	S74°35'40"W	S82°37'40"W
EC4	340.00	24°57'55"	148.15	146.98	N84°53'22.5"W	S82°37'40"W	N72°24'25"W
EC5	260.00	17°55'50"	81.37	81.03	N81°22'20"W	N72°24'25"W	S89°39'45"W
EC6	340.00	17°55'50"	106.40	105.97	S81°22'20"E	N89°39'45"E	S72°24'25"E
EC7	260.00	22°36'02"	102.56	101.89	S83°42'26"E	S72°24'25"E	N84°59'33"E
EC8	100.00	9°44'48"	17.01	16.99	N80°07'09"E	N84°59'33"E	N75°14'45"E
EC9	620.00	28°00'12"	303.03	300.02	N61°14'39"E	N75°14'45"E	N47°14'33"E
EC10	505.00	40°28'31"	356.75	349.37	N67°28'48.5"E	N47°14'33"E	N87°43'04"E



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

W. 1/4 CORNER
SEC. 27-8-19
WIS. STATE PLANE
COORD. SYSTEM-
SOUTH ZONE (NAD27)
CONC. MON.
W/ BRASS CAP
N 415,619.38
E 2,468,756.85

WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. _____ AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	11371.56	1°43'00"	340.70	340.69	N00°31'06"E	N01°22'36"E	N00°20'24"W
2	C/L	350.00	29°31'49"	180.39	178.40	N2°30'07.5"E	N3°46'22"E	N08°14'33"E
	1	320.00	29°31'49"	164.93	163.11	N2°30'07.5"E	N3°46'22"E	N08°14'33"E
	BOUNDARY	380.00	14°07'18"	93.66	93.42	S0°42'43"W	S2°39'04"W	S3°46'22"W
3	C/L	1100.00	26°13'35"	503.51	499.12	N2°43'39.5"E	N1°32'47"E	N3°46'22"E
	C/L - NORTH	1100.00	16°31'56"	317.40	316.29	N2°39'30.2"E	N2°11'42.6"E	N3°46'22"E
	C/L - SOUTH	1100.00	9°41'39"	186.11	185.89	N16°23'36.5"E	N11°32'47"E	N21°14'26"E
	WEST R/W	1130.00	14°17'14"	281.78	281.05	N30°37'45"E	N2°39'08"E	N3°46'22"E
	1	1130.00	3°16'00"	64.42	64.41	N36°08'22"E	N3°40'22"E	N3°46'22"E
	OUTLOT 1	1130.00	3°21'18"	66.17	66.16	N32°49'43"E	N31°09'04"E	N34°30'22"E
	OUTLOT 2	1130.00	7°39'56"	151.19	151.07	N27°19'06"E	N2°39'08"E	N31°09'04"E
	OUTLOT 2	1130.00	7°25'57"	146.59	146.48	N15°15'45.5"E	N11°32'47"E	N18°58'44"E
	EAST R/W	1070.00	26°13'34"	489.78	485.51	N2°43'39.5"E	N11°32'47"E	N3°46'22"E
	BOUNDARY	1070.00	9°00'29"	168.22	168.05	S33°16'07.5"W	S37°46'22"W	S28°45'53"W
	2	1070.00	6°05'34"	113.78	113.73	N25°43'06"E	N22°40'19"E	N28°45'53"E
	3	1070.00	5°22'23"	100.34	100.31	N19°59'07.5"E	N17°17'56"E	N22°40'19"E
	4	1070.00	5°40'10"	105.88	105.83	N14°27'51"E	N11°37'46"E	N17°17'56"E
	5	1070.00	0°04'59"	1.55	1.55	N11°35'16.5"E	N11°32'47"E	N11°37'46"E
4	OUTLOT 2	15.00	87°11'18"	22.83	20.69	N67°38'57"E	S68°45'24"E	N24°03'18"E
5	OUTLOT 2	15.00	88°26'24"	23.15	20.92	N24°32'37"W	N19°40'35"E	N68°45'49"W
6	OUTLOT 2	15.00	90°00'00"	23.56	21.21	N56°32'47"E	S78°27'13"E	N11°32'47"E
7	5	15.00	90°00'00"	23.56	21.21	N33°27'13"W	N78°27'13"W	N11°32'47"E
8	OUTLOT 2	100.00	13°41'14"	23.89	23.83	S85°17'50"E	N87°51'33"E	S78°27'13"E
9	C/L	475.00	13°49'43"	114.64	114.37	N85°22'04.5"W	N78°27'13"W	S87°43'04"W
10	OUTLOT 2	505.00	0°18'49"	2.77	2.77	N87°52'28.5"E	N87°43'04"E	N88°01'53"E
11	OUTLOT 2	100.00	13°49'43"	24.14	24.08	N85°22'04.5"W	N78°27'13"W	S87°43'04"W
12	OUTLOT 2	15.00	90°00'00"	23.56	21.21	N33°27'13"W	N11°32'47"E	N78°27'13"W
13	OUTLOT 2	15.00	90°00'00"	23.56	21.21	N56°32'47"E	N11°32'47"E	S78°27'13"E
14	5	100.00	7°05'32"	12.38	12.37	N74°54'27"W	N71°21'41"W	N78°27'13"W
15	OUTLOT 2	100.00	7°01'25"	12.26	12.25	S81°57'55.5"E	S78°27'13"E	S85°28'38"E
16	6	100.00	6°17'12"	10.97	10.97	N74°30'17"W	N77°38'53"W	N71°21'41"W
17	OUTLOT 2	100.00	7°58'03"	13.91	13.89	S81°29'36.5"E	S85°28'38"E	S77°30'35"E
18	C/L	1100.00	18°19'33"	351.83	350.33	N69°17'26.5"W	N60°07'40"W	N78°27'13"W
	NORTH R/W	1130.00	17°31'13"	345.54	344.19	N68°53'16"W	N60°07'40"W	N77°38'53"W
	6	1130.00	2°46'18"	54.66	54.66	N76°15'44"W	N74°52'35"W	N77°38'53"W
	7	1130.00	4°28'21"	88.20	88.19	N72°38'24.5"W	N70°24'14"W	N74°52'35"W
	8	1130.00	4°26'47"	87.69	87.67	N68°10'50.5"W	N65°57'27"W	N70°24'14"W
	9	1130.00	4°26'47"	87.69	87.67	N63°44'03.5"W	N61°30'40"W	N65°57'27"W
	10	1130.00	1°23'00"	27.28	27.28	N60°49'10"W	N60°07'40"W	N61°30'40"W
	SOUTH R/W	1070.00	17°22'55"	324.61	323.36	N68°49'07.5"W	N60°07'40"W	N77°30'35"W
	OUTLOT 2	1070.00	0°48'20"	15.04	15.04	N77°06'25"W	N76°42'15"W	N77°30'35"W
	30	1070.00	5°42'09"	106.49	106.45	N73°51'10.5"W	N71°00'06"W	N76°42'15"W
	29	1070.00	5°19'30"	99.45	99.41	N68°20'21"W	N65°40'36"W	N71°00'06"W
	28	1070.00	5°32'56"	103.63	103.58	N62°54'08"W	N60°07'40"W	N65°40'36"W

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT	
19	C/L	550.00	25°51'26"	248.21	246.11	N7°30'32.3"W	N85°59'06"W	N60°07'40"W	
	NORTH R/W	520.00	24°45'52"	224.75	223.01	N7°23'36"W	N84°53'32"W	N60°07'40"W	
	10	520.00	0°01'56"	0.29	0.29	N60°08'38"W	N60°09'36"W	N60°07'40"W	
	11	520.00	11°43'53"	106.47	106.28	N66°01'32.5"W	N71°53'29"W	N60°09'36"W	
	12	520.00	12°00'51"	109.04	108.84	N77°53'54.5"W	N83°54'20"W	N71°53'29"W	
	13	520.00	0°59'12"	8.95	8.95	N84°23'56"W	N84°53'32"W	N83°54'20"W	
	SOUTH R/W	580.00	25°05'34"	254.01	251.99	N72°40'27"W	N85°13'14"W	N60°07'40"W	
	27	580.00	3°06'34"	31.48	31.47	N61°40'57"W	N63°14'14"W	N60°07'40"W	
	26	580.00	8°52'09"	89.78	89.69	N67°40'18.5"W	N72°06'23"W	N63°14'14"W	
	25	580.00	8°35'36"	86.99	86.91	N80°41'59"W	N72°06'23"W	N72°06'23"W	
	24	580.00	4°31'15"	45.76	45.75	N82°57'36.5"W	N85°13'14"W	N80°41'59"W	
	20	13	100.00	8°08'45"	14.22	14.21	S88°57'54.5"E	S84°53'32"E	N86°57'43"E
	21	24	100.00	6°18'00"	11.00	10.99	N82°04'14"W	N78°55'14"W	N85°13'14"W
	22	NORTH R/W	100.00	7°03'11"	12.31	12.30	S89°30'41.5"E	N86°57'43"E	S85°59'06"E
	13	100.00	1°24'16"	2.45	2.45	N87°39'51"E	N86°57'43"E	N88°21'59"E	
	14	100.00	5°38'55"	9.86	9.85	S88°48'33.5"E	S85°59'06"E	S85°59'06"E	
	23	23	100.00	7°03'52"	12.33	12.32	N85°59'06"W	N78°55'14"W	N78°55'14"W
	24	23	15.00	89°47'00"	23.51	21.17	N41°05'36"W	N03°47'54"E	N85°59'06"W
	25	17	15.00	96°14'56"	25.20	22.34	N51°39'07"E	N03°31'39"E	S80°13'25"E
	26	NORTH R/W	640.00	8°39'50"	96.78	96.68	N81°39'11"W	N77°19'16"W	N85°59'06"W
	14	640.00	0°27'56"	5.20	5.20	N85°45'08"W	N85°31'10"W	N85°59'06"W	
	15	640.00	8°05'20"	90.35	90.28	N81°28'30"W	N77°25'50"W	N85°31'10"W	
	16	640.00	0°06'34"	1.22	1.22	N77°22'33"W	N77°19'16"W	N77°25'50"W	
	27	C/L	600.00	12°31'20"	131.13	130.87	N79°43'26"W	N73°27'46"W	N85°59'06"W
	C/L-WEST	600.00	1°00'18"	10.52	10.52	N85°28'57"W	N84°58'48"W	N85°59'06"W	
	C/L-EAST	600.00	11°31'02"	120.61	120.40	N79°13'17"W	N73°27'46"W	N84°58'48"W	
	28	16	100.00	10°02'40"	17.53	17.51	N72°17'56"W	N67°16'36"W	N77°19'16"W
	29	16	100.00	6°11'10"	10.80	10.79	N70°22'11"W	N73°27'46"W	N67°16'36"W
	30	C/L	250.00	3°32'55"	15.48	15.48	N75°14'13.5"W	N77°00'41"W	N73°27'46"W
	31	C/L	700.00	4°45'25"	58.12	58.10	N02°38'18.5"E	N00°15'36"E	N05°01'01"E
	23	730.00	3°32'18"	45.08	45.07	N02°01'45"E	N00°15'36"E	N03°47'54"E	
	17	670.00	3°16'03"	38.21	38.21	N01°53'37.5"E	N00°15'36"E	N03°31'39"E	
	32	C/L	425.00	14°17'13"	105.98	105.70	N07°24'12.5"E	N14°32'49"E	N00°15'36"E
	22	395.00	10°39'43"	73.50	73.40	N05°35'27.5"E	N10°55'19"E	N00°15'36"E	
	EAST R/W	455.00	14°17'13"	113.46	113.16	N07°24'12.5"E	N14°32'49"E	N00°15'36"E	
	18	455.00	2°46'33"	22.05	22.04	N01°38'52.5"E	N03°02'09"E	N00°15'36"E	
	19	455.00	11°30'40"	91.41	91.26	N08°47'29"E	N14°32'49"E	N03°02'09"E	
	33	22	15.00	91°57'31"	24.07	21.57	N56°54'04.5"E	S77°07'10"E	N10°55'19"E
	34	OUTLOT 2	15.00	91°50'32"	24.04	21.55	N31°22'27"W	N14°32'49"E	N77°17'43"W
	35	C/L	350.00	14°31'20"	88.71	88.47	N07°17'09"E	N00°01'29"E	N14°32'49"E
	OUTLOT 2	380.00	14°31'20"	96.32	96.06	N07°17'09"E	N00°01'29"E	N14°32'49"E	
	EAST R/W	320.00	14°31'20"	81.11	80.89	N07°17'09"E	N00°01'29"E	N14°32'49"E	
	20	320.00	1°59'34"	11.13	11.13	N13°33'02"E	N12°33'15"E	N14°32'49"E	
	21	320.00	12°31'46"	69.98	69.84	N06°17'22"E	N00°01'29"E	N12°33'15"E	
	36	C/L	650.00	8°47'45"	99.79	99.69	N79°51'03.5"W	N75°27'11"W	N84°14'56"W
	22	680.00	7°07'46"	84.61	84.56	N80°41'03"W	N77°07'10"W	N84°14'56"W	
	OUTLOT 2	620.00	6°57'13"	75.24	75.20	N80°46'19.5"W	N77°17'43"W	N84°14'56"W	

BASEMENT RESTRICTION - GROUNDWATER NOTE:

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 that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

BASEMENT RESTRICTION - BEDROCK NOTE:

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, due to the possible presence of bedrock near the ground surface, 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 be consulted regarding the construction of basements in these areas where bedrock may be present near the ground surface. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

PRESERVATION RESTRICTIONS:

Those areas identified as WETLAND on this Plat shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, except as may be used for a Recreational Trail and with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located and, if applicable, 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 municipality in which this land is located and, if applicable, 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 Wetland and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
- Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Wetland 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.



**19035 W. Capitol Dr.
Suite 200
Brookfield, WI 53045**
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 _____,

WILDFLOWER

BEING A REDIVISION OF A PORTION OF VACATED "PEWAUKEE ROAD" BY RESOLUTION NO. _____ AND UNPLATTED LANDS, BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF MILWAUKEE)

I, James A. Trandel, Jr., Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a redivision a portion of vacated "Pewaukee Road" by resolution No. _____, and Unplatted Lands, being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 27, Town 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of said Section 27; Thence North 89°45'28" East and along the North line of said Northwest 1/4 Section, 71.56 feet to the place of beginning of lands hereinafter described;

Continuing thence North 89°45'28" East and along the said North line, 1571.61 feet to a point; Thence South 56°00'22" East, 98.97 feet to a point; Thence North 89°51'38" East, 249.91 feet to a point; Thence South 50°52'51" East, 111.83 feet to a point; Thence South 00°54'22" East, 81.70 feet to a point; Thence South 89°45'28" West, 28.61 feet to a point; Thence Southwesterly 93.66 feet along the arc of a curve, whose center lies to the Northwest, whose radius is 380.00 feet, whose central angle is 14°07'18", and whose chord bears South 30°42'43" West, 93.42 feet to a point of tangency; Thence South 37°46'22" West, 335.07 feet to a point of curvature; Thence Southwesterly 168.22 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 1070.00 feet, whose central angle is 09°00'29", and whose chord bears South 33°16'07.5" West, 168.05 feet to a point; Thence South 59°02'52" East, 133.74 feet to a point; Thence South 11°58'08" West, 258.30 feet to a point; Thence South 74°32'49" East, 141.41 feet to a point; Thence South 67°34'00" East, 201.34 feet to a point; Thence South 60°50'30" East, 166.23 feet to a point; Thence South 88°16'01" East, 432.49 feet to a point on the East line of the said Northwest 1/4 Section; Thence South 00°15'36" West and along the said East line, 732.66 feet to a point on the North line of "Stone Ridge Estates Addition No. 1" (a Subdivision Plat of Record); Thence North 89°55'49" West and along the said North line and the Westerly extension thereof, 1190.44 feet to a point; Thence South 29°35'29" West, 474.76 feet to a point; Thence North 60°24'31" West, 33.00 feet to a point on the West Right-of-Way line of "Pewaukee Road"; Thence South 29°35'29" West and along the said West Right-of-Way line, 67.06 feet to a point on the North line of Lot 1 of Certified Survey Map No. 1832; Thence North 89°49'31" West and along the said North line, 491.32 feet to a point; Thence South 00°10'29" West and along the West line of said Lot 1, 200.35 feet to a point on the South line of said Northwest 1/4 Section; Thence North 89°49'31" West and along the said South line, 595.74 feet to a point on the East Right-of-Way line of S.T.H. "164"; Thence North 00°20'25" West and along the said East Right-of-Way line, 1172.82 feet to a point; Thence North 89°39'27" East and along the said East Right-of-Way line, 10.00 feet to a point; Thence North 00°20'25" West and along the said East Right-of-Way line, 1100.85 feet to a point; Thence Northeasterly 340.70 feet along the said East Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 11371.56 feet, whose central angle is 01°43'00", and whose chord bears North 00°31'06" East, 340.69 feet to the point of beginning of this description.

Said Parcel contains 4,820,957 Square Feet (or 110.6739 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of WILDFLOWER, LLC, owner of said lands.

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 Wisconsin Statutes and the Subdivision Regulations of the Village of Sussex, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this _____ Day of _____, 20 ____.

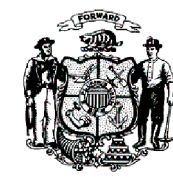
James A. Trandel, Jr., P.L.S.
Professional Land Surveyor, S-4069
TRIO ENGINEERING, LLC
19035 W. Capitol Drive, Suite 200
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481



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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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

WILDFLOWER, 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. Village of Sussex

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. State of Wisconsin, Department of Transportation
3. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this _____ day of _____, 20 ____.

WILDFLOWER, LLC.

Theresa Weilermann, Member

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named Theresa Weilermann, Member 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 Member of said Limited Liability Company, and acknowledged that she 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: _____

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing 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 WILDFLOWER, LLC., owner, this _____ day of _____, 20 ____.

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this _____ day of _____, 20____, the above named _____ of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ 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: _____

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

WILDFLOWER, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin Corporation, Grantee and SPECTRUM MID-AMERICA, LLC, Grantee, AND

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.

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Jennifer Grant, 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 "WILDFLOWER".

Dated this _____ Day of _____, 20 ____.

Jennifer Grant, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, _____, being duly appointed, qualified and acting Treasurer of the Village of Sussex, 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 "WILDFLOWER".

Dated this _____ Day of _____, 20 ____.

_____, Village Treasurer

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Plat of "WILDFLOWER", in the Village of Sussex, Wildflower, LLC., owner, is hereby approved by the Village Board.

All conditions have been met as of this _____ Day of _____, 20 ____.

Anthony J. LaDonne, Village President

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Sussex.

_____, Village Clerk

PUBLIC EASEMENT PROVISIONS:

Permanent non-exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on this final plat as:

1. Purpose: The purpose of these Easements is to:

D - 20' Wide Public Storm Sewer and Drainage Easement:
- Install, operate, maintain, and replace underground storm sewer utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit storm water.
- Surface storm water conveyance.

E - 8' Wide Public Sidewalk Easement:
- Construct, maintain, repair, and replace pedestrian sidewalks.

F - Public Access and Utility Easement:
- Install, operate, maintain and replace underground sanitary sewer and water main facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village.

2. Access: The Village, and its employees, agents, and independent contractors shall have the right to enter upon the easement area for the purpose of exercising its rights in the easement area.
- The general public shall have the right to traverse the "8' Wide Public Sidewalk Easement" area for use as a public sidewalk.
3. Buildings and Other Structures: The land owner agrees that no structures will be erected in the easement area, or in such close proximity to the facilities, such as to prevent the Village from exercising its rights under this easement.
4. Elevation: The land owner agrees that the elevation of the existing ground surface within the easement area will not be altered by more than four (4) inches without the written consent of the Village.
5. Restoration: The Village agrees to restore or cause to have restored the land owner's land to grade and replace sod or grass disturbed. This restoration, however, does not apply to the initial installation or to any trees, bushes, branches, or roots which may interfere with the Village's use of the easement area.
6. Exercise of Rights: It is agreed that the complete exercise of rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein granted shall be lost by non-use.
7. These Easement shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the land owner and the Village and their respective heirs, personal representatives, successors and assigns.