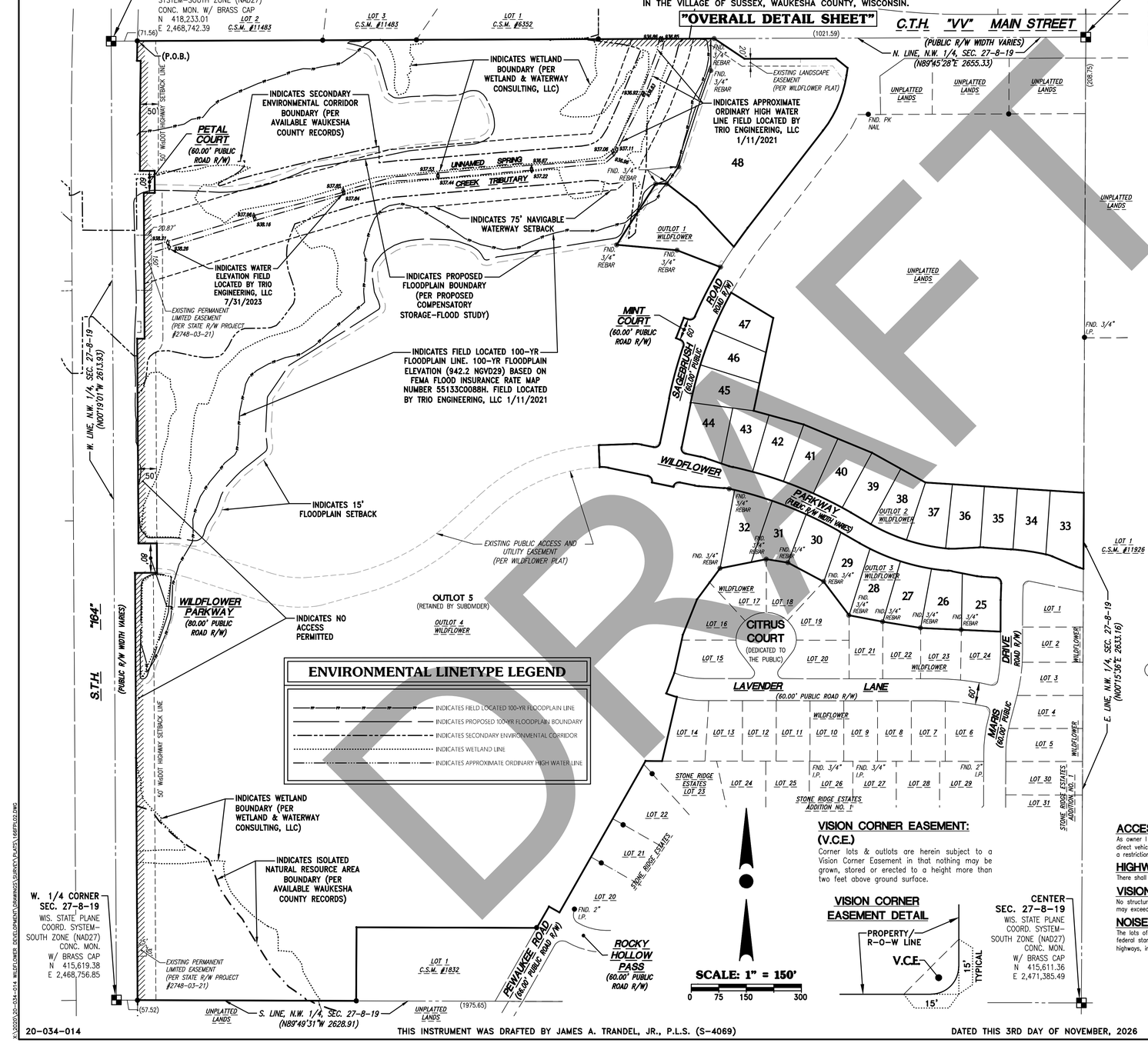
WILDFLOWER ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 2, 3 AND 4 OF "WILDFLOWER", 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.



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

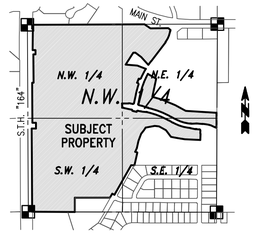
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

TRIO DESIGN • LAND SURVEYING CIVIL ENGINEERING

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



LOCALITY MAP:

N.W. 1/4, SEC. 27, T. 8 N., R. 19 E.
SCALE: 1"=1000'

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.

OWNER:
WILDFLOWER, LLC.
W178 N9912 RIVERCREST DR.
SUITE 101
GERMANTOWN, WI 53022
PHONE: (262) 255-1800
FAX: (262) 255-2234

GENERAL NOTES:

- O— • 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 1.27" rebar (Unless otherwise noted).
- ●— • 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: RS-3 & PDO SF-RD-3.
- • Outlot 5 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 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.
- (B) (C) • The Public Easements for Storm Sewer, Drainage and Sidewalk are herein granted to the Village of Sussex, as their interests may appear. (See Public Easement Provisions on Sheet 7).
- (D) — • 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).

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.

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.

ZONING: (Lots 25 - 47)
RS-3
DESIGN CRITERIA:
MIN. FRONT SETBACK: 30 FT.
MIN. REAR SETBACK: 25 FT.
MIN. SIDE SETBACK: 15 FT.

ZONING: (Lot 48)
PDO SF-RD-3
DESIGN CRITERIA:
MIN. FRONT SETBACK: 30 FT. (SAGEBRUSH RD)
MIN. REAR SETBACK: 10 FT. (ADJACENT TO O.L.)
MIN. SIDE SETBACK: 10 FT.

DRAFT

WILDFLOWER ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 2, 3 AND 4 OF "WILDFLOWER", 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

(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 | LOT 3 C.S.M. #11483 | LOT 1 C.S.M. #6352

(71.56) | (P.O.B.) | N89°45'26"E | 1562.18 | (1021.59)

N. LINE, N.W. 1/4, SEC. 27–8–19 (N89°45'28"E 2655.33)

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

A=54.14
N88°53'46"W 10.00
A=286.30
50' WISDOT HIGHWAY SETBACK LINE
50'
S.T.H. "164" (PUBLIC R/W WIDTH VARIES)
EXISTING V.C.E. (PER "WILDFLOWER" PLAT)
S89°39'45"W 40.00
PETAL COURT (60.00' PUBLIC ROAD R/W)
60.00
N00°20'25"W
N89°39'45"E 30.00
EXISTING V.C.E. (PER "WILDFLOWER" PLAT)
397.27
50.87
65'
N00°20'25"W
SETBACK LINE
50' WISDOT HIGHWAY
N89°39'45"E 20.00
N00°20'25"W 558.16
50'
W. LINE, N.W. 1/4, SEC. 27–8–19 (N00°19'01"W 2613.93)
EXISTING PERMANENT LAND LEVELING (PER STATE R/W PROJECT [2748-03-21])

INDICATES WETLAND BOUNDARY (PER WETLAND & WATERWAY CONSULTING, LLC)

INDICATES FIELD LOCATED 100–YR FLOODPLAIN LINE. 100–YR FLOODPLAIN ELEVATION (942.2 NGVD29) BASED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 55133C0088H. FIELD LOCATED BY TRIO ENGINEERING, LLC 1/11/2021

INDICATES 15' FLOODPLAIN SETBACK

INDICATES SECONDARY ENVIRONMENTAL CORRIDOR BOUNDARY (PER AVAILABLE WAUKESHA COUNTY RECORDS)

UNNAMED SPRING | CREEK TRIBUTARY

937.53 | 936.67 | 937.22 | 937.41 | 937.85 | 937.84

INDICATES WATER ELEVATION FIELD LOCATED BY TRIO ENGINEERING, LLC 7/31/2023

937.66 | 938.16

INDICATES 75' NAVIGABLE WATERWAY SETBACK

938.31 | 938.26

INDICATES APPROXIMATE ORDINARY HIGH WATER LINE FIELD LOCATED BY TRIO ENGINEERING, LLC 1/11/2021

INDICATES PROPOSED FLOODPLAIN BOUNDARY (PER PROPOSED COMPENSATORY STORAGE–FLOOD STUDY)

15'

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

O.L. #5
3592217 SF
(RETAINED BY SUBDIVIDER)

OUTLOT 4
WILDFLOWER

ENVIRONMENTAL LINETYPE LEGEND

- INDICATES FIELD LOCATED 100-YR FLOODPLAIN LINE
- INDICATES PROPOSED 100-YR FLOODPLAIN BOUNDARY
- INDICATES SECONDARY ENVIRONMENTAL CORRIDOR
- INDICATES WETLAND LINE
- INDICATES APPROXIMATE ORDINARY HIGH WATER LINE

SCALE: 1" = 60'
0 30 60 120

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 setback line without a Special Exception from the Department of Transportation. This shall be a restriction for the benefit of the public under s.236.293, Stats., and shall be enforceable by the Department of Transportation.

VISION CORNER RESTRICTION:

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:

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.

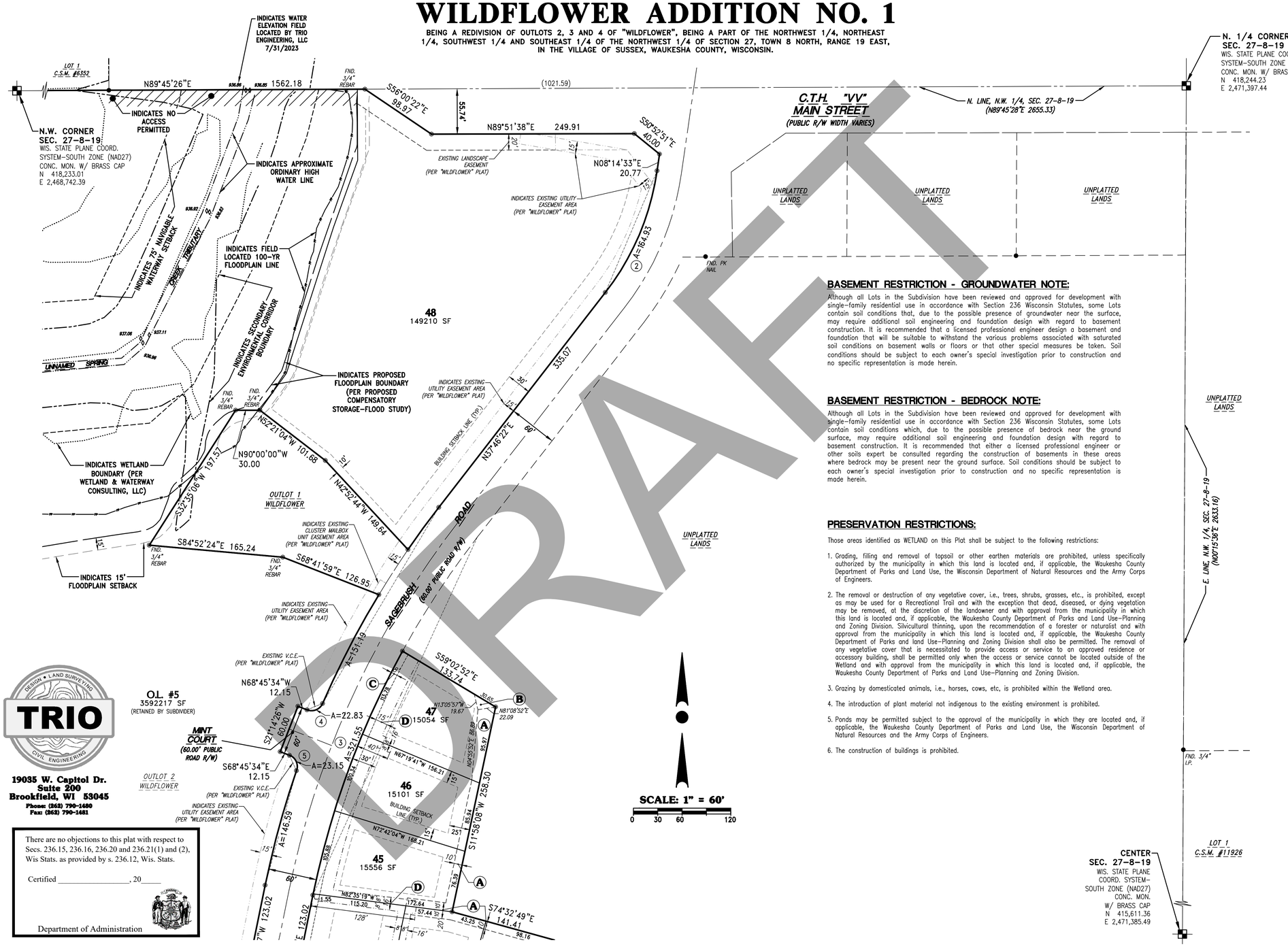
TRIO ENGINEERING, LLC
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Fax: (262) 790-1481

DRAFT

X:\2020\20-034-014 WILDFLOWER DEVELOPMENT\DRAWINGS\SURVEY\PLATS\164PLD2.DWG

WILDFLOWER ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 2, 3 AND 4 OF "WILDFLOWER", 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.



DRAFT

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:

1. 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.
2. 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.
3. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Wetland area.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
19035 W. Capitol Dr.
Suite 200
Brookfield, WI 53045
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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

X:\2020\20-034-014 WILDFLOWER DEVELOPMENT\DRAWINGS\SURVEY\PLATS\166FIN.DGN.DWG

WILDFLOWER ADDITION NO. 1

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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

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

E. LINE, N.W. 1/4, SEC. 27-8-19 (N00°15'36"W 2633.16)

SCALE: 1" = 60'
0 30 60 120

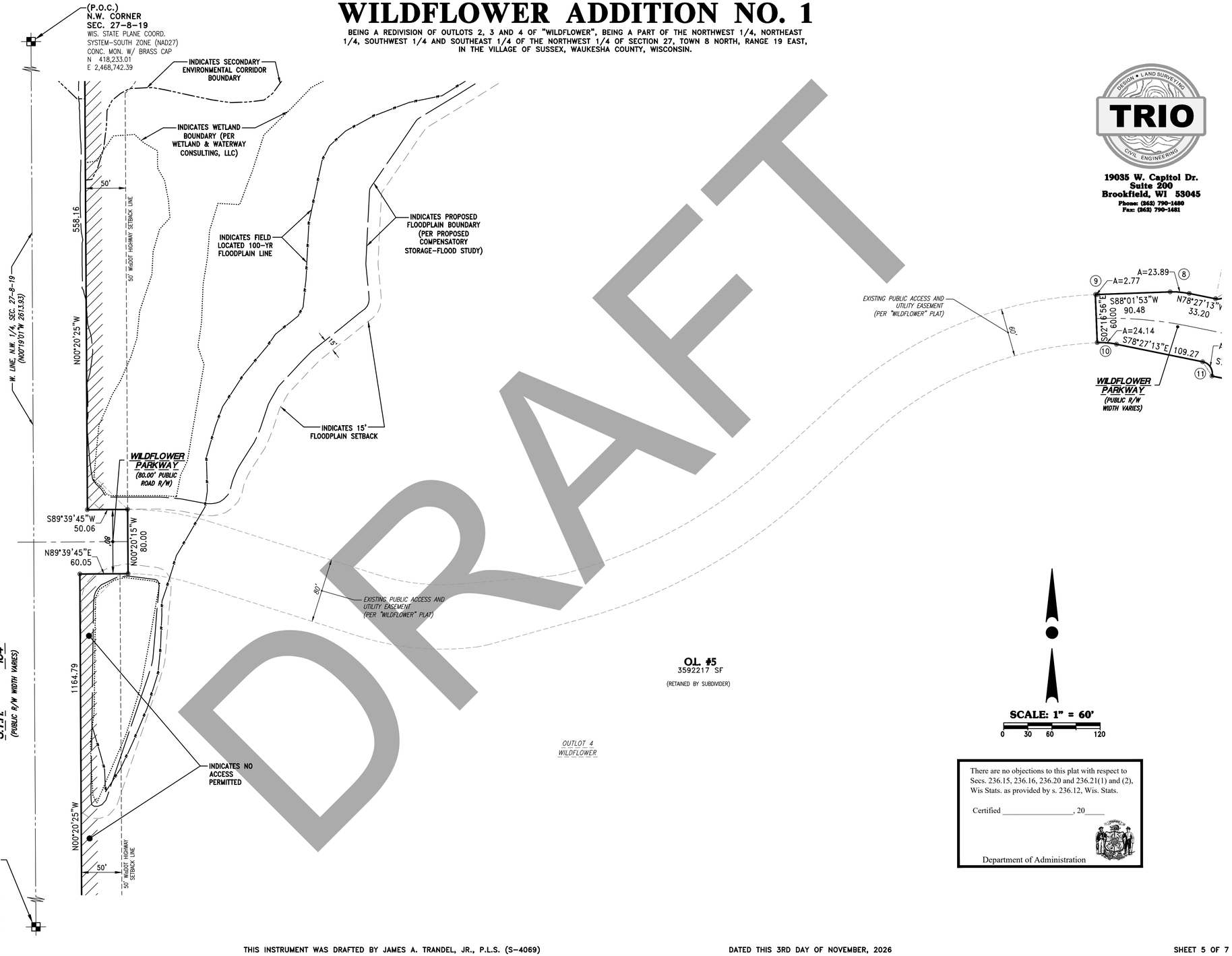
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WILDFLOWER ADDITION NO. 1

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Department of Administration

DRAFT

X:\2020\20-034-014 WILDFLOWER DEVELOPMENT\DRAWINGS\SURVEY\PLATS\160FIL02.DWG

WILDFLOWER ADDITION NO. 1

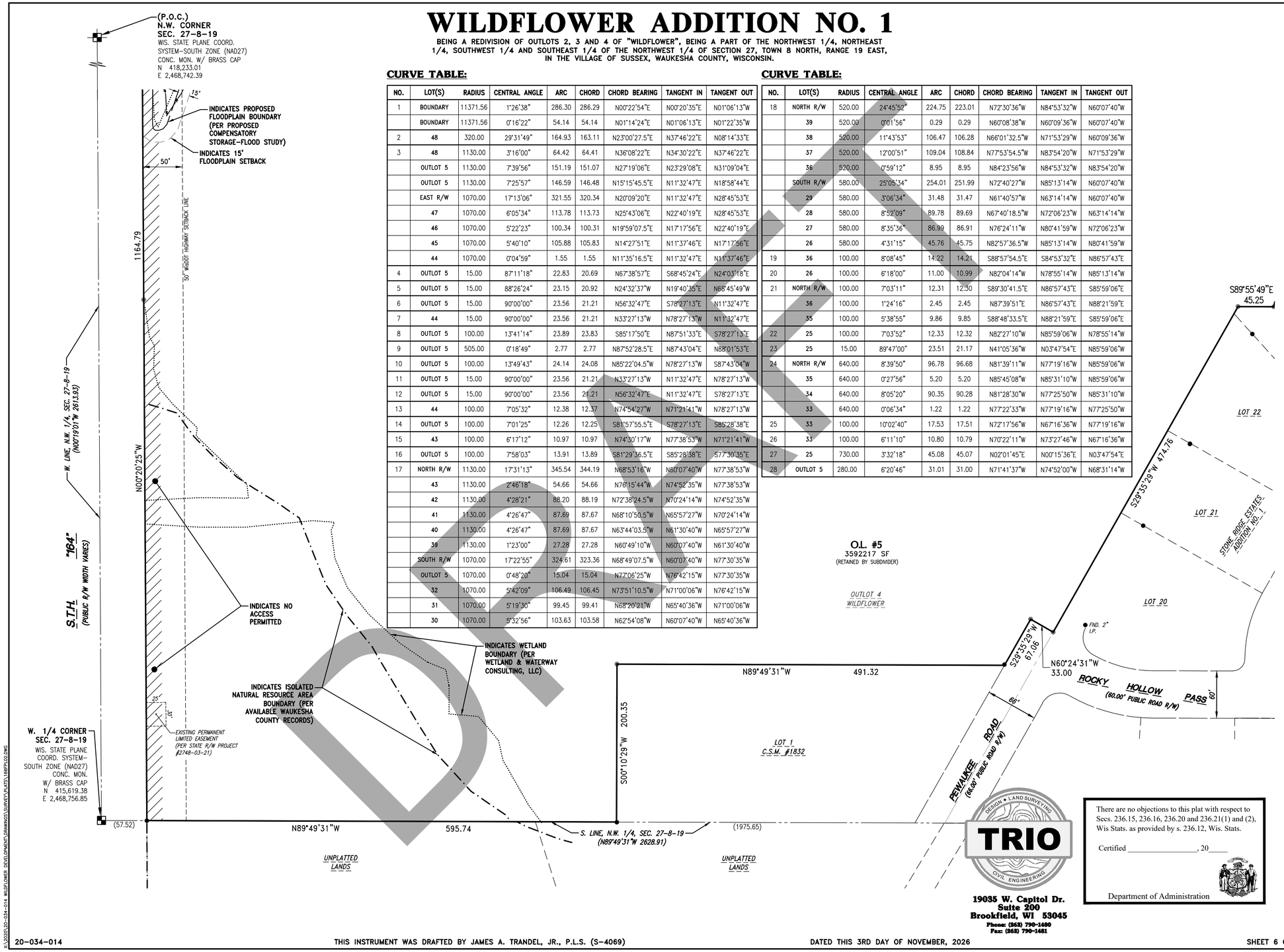
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CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	BOUNDARY	11371.56	1°26'38"	286.30	286.29	N00°22'54"E	N00°20'35"E	N01°06'13"W
	BOUNDARY	11371.56	0°16'22"	54.14	54.14	N01°14'24"E	N01°06'13"E	N01°22'35"W
2	48	320.00	29°31'49"	164.93	163.11	N23°00'27.5"E	N37°46'22"E	N08°14'33"E
3	48	1130.00	3°16'00"	64.42	64.41	N36°08'22"E	N34°30'22"E	N37°46'22"E
	OUTLOT 5	1130.00	7°39'56"	151.19	151.07	N27°19'06"E	N23°29'08"E	N31°09'04"E
	OUTLOT 5	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	17°13'06"	321.55	320.34	N20°09'20"E	N11°32'47"E	N28°45'53"E
	47	1070.00	6°05'34"	113.78	113.73	N25°43'06"E	N22°40'19"E	N28°45'53"E
	46	1070.00	5°22'23"	100.34	100.31	N19°59'07.5"E	N17°17'56"E	N22°40'19"E
	45	1070.00	5°40'10"	105.88	105.83	N14°27'51"E	N11°37'46"E	N17°17'56"E
	44	1070.00	0°04'59"	1.55	1.55	N11°35'16.5"E	N11°32'47"E	N11°37'46"E
4	OUTLOT 5	15.00	87°11'18"	22.83	20.69	N67°38'57"E	S68°45'24"E	N24°03'18"E
5	OUTLOT 5	15.00	88°26'24"	23.15	20.92	N24°32'37"W	N19°40'35"E	N65°45'49"W
6	OUTLOT 5	15.00	90°00'00"	23.56	21.21	N56°32'47"E	S78°27'13"E	N11°32'47"E
7	44	15.00	90°00'00"	23.56	21.21	N33°27'13"W	N78°27'13"W	N11°32'47"E
8	OUTLOT 5	100.00	13°41'14"	23.89	23.83	S85°17'50"E	N87°51'33"E	S78°27'13"E
9	OUTLOT 5	505.00	0°18'49"	2.77	2.77	N87°52'28.5"E	N87°43'04"E	N88°01'53"E
10	OUTLOT 5	100.00	13°49'43"	24.14	24.08	N85°22'04.5"W	N78°27'13"W	S87°43'04"W
11	OUTLOT 5	15.00	90°00'00"	23.56	21.21	N33°27'13"W	N11°32'47"E	N78°27'13"W
12	OUTLOT 5	15.00	90°00'00"	23.56	21.21	N56°32'47"E	N11°32'47"E	S78°27'13"E
13	44	100.00	7°05'32"	12.38	12.37	N74°54'27"W	N71°21'41"W	N78°27'13"W
14	OUTLOT 5	100.00	7°01'25"	12.26	12.25	S81°57'55.5"E	S78°27'13"E	S85°28'38"E
15	43	100.00	6°17'12"	10.97	10.97	N74°30'17"W	N77°38'53"W	N71°21'41"W
16	OUTLOT 5	100.00	7°58'03"	13.91	13.89	S81°29'36.5"E	S85°28'38"E	S77°30'35"E
17	NORTH R/W	1130.00	17°31'13"	345.54	344.19	N68°53'16"W	N60°07'40"W	N77°38'53"W
	43	1130.00	2°46'18"	54.66	54.66	N76°15'44"W	N74°52'35"W	N77°38'53"W
	42	1130.00	4°28'21"	88.20	88.19	N72°38'24.5"W	N70°24'14"W	N74°52'35"W
	41	1130.00	4°26'47"	87.69	87.67	N68°10'50.5"W	N65°57'27"W	N70°24'14"W
	40	1130.00	4°26'47"	87.69	87.67	N63°44'03.5"W	N61°30'40"W	N65°57'27"W
	39	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 5	1070.00	0°48'20"	15.04	15.04	N77°06'25"W	N76°42'15"W	N77°30'35"W
	32	1070.00	5°42'09"	106.49	106.45	N73°51'10.5"W	N71°00'06"W	N76°42'15"W
	31	1070.00	5°19'30"	99.45	99.41	N68°20'21"W	N65°40'36"W	N71°00'06"W
	30	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
18	NORTH R/W	520.00	24°45'52"	224.75	223.01	N72°30'36"W	N84°53'32"W	N60°07'40"W
	39	520.00	0°01'56"	0.29	0.29	N60°08'38"W	N60°09'36"W	N60°07'40"W
	38	520.00	11°43'53"	106.47	106.28	N66°01'32.5"W	N71°53'29"W	N60°09'36"W
	37	520.00	12°00'51"	109.04	108.84	N77°53'54.5"W	N83°54'20"W	N71°53'29"W
	36	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
	29	580.00	3°06'34"	31.48	31.47	N61°40'57"W	N63°14'14"W	N60°07'40"W
	28	580.00	8°52'09"	89.78	89.69	N67°40'18.5"W	N72°06'23"W	N63°14'14"W
	27	580.00	8°35'36"	86.99	86.91	N76°24'11"W	N80°41'59"W	N72°06'23"W
	26	580.00	4°31'15"	45.76	45.75	N82°57'36.5"W	N85°13'14"W	N80°41'59"W
19	36	100.00	8°08'45"	14.22	14.21	S88°57'54.5"E	S84°53'32"E	N86°57'43"E
20	26	100.00	6°18'00"	11.00	10.99	N82°04'14"W	N78°55'14"W	N85°13'14"W
21	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
	36	100.00	1°24'16"	2.45	2.45	N87°39'51"E	N86°57'43"E	N88°21'59"E
	35	100.00	5°38'55"	9.86	9.85	S88°48'33.5"E	N88°21'59"E	S85°59'06"E
22	25	100.00	7°03'52"	12.33	12.32	N82°27'10"W	N85°59'06"W	N78°55'14"W
23	25	15.00	89°47'00"	23.51	21.17	N41°05'36"W	N03°47'54"E	N85°59'06"W
24	NORTH R/W	640.00	8°39'50"	96.78	96.68	N81°39'11"W	N77°19'16"W	N85°59'06"W
	35	640.00	0°27'56"	5.20	5.20	N85°45'08"W	N85°31'10"W	N85°59'06"W
	34	640.00	8°05'20"	90.35	90.28	N81°28'30"W	N77°25'50"W	N85°31'10"W
	33	640.00	0°06'34"	1.22	1.22	N77°22'33"W	N77°19'16"W	N77°25'50"W
25	33	100.00	10°02'40"	17.53	17.51	N72°17'56"W	N67°16'36"W	N77°19'16"W
26	33	100.00	6°11'10"	10.80	10.79	N70°22'11"W	N73°27'46"W	N67°16'36"W
27	25	730.00	3°32'18"	45.08	45.07	N02°01'45"E	N00°15'36"E	N03°47'54"E
28	OUTLOT 5	280.00	6°20'46"	31.01	31.00	N71°41'37"W	N74°52'00"W	N68°31'14"W



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TRIO

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

DRAFT

WILDFLOWER ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 2, 3 AND 4 OF "WILDFLOWER", 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 of Outlots 2, 3 and 4 of "Wildflower", Recorded in the Office of the Register of Deeds for Waukesha County on _____, as Document No. _____, being located in 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.

Said Parcel contains 4,103,557 Square Feet (or 94.2047 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

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:	AGENCIES WHO MAY OBJECT:
1. Village of Sussex	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 Weitermann, Member

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, the above named Theresa Weitermann, 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: _____

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 ADDITION NO. 1".

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 ADDITION NO. 1".

Dated this _____ Day of _____, 20 _____.

_____
, Village Treasurer

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Plat of "WILDFLOWER ADDITION NO. 1", 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. LeDonne, 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:

(B) – 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.

(C) – 8' Wide Public Sidewalk Easement:
- Construct, maintain, repair, and replace pedestrian sidewalks.

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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

(D) 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.

DRAFT

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