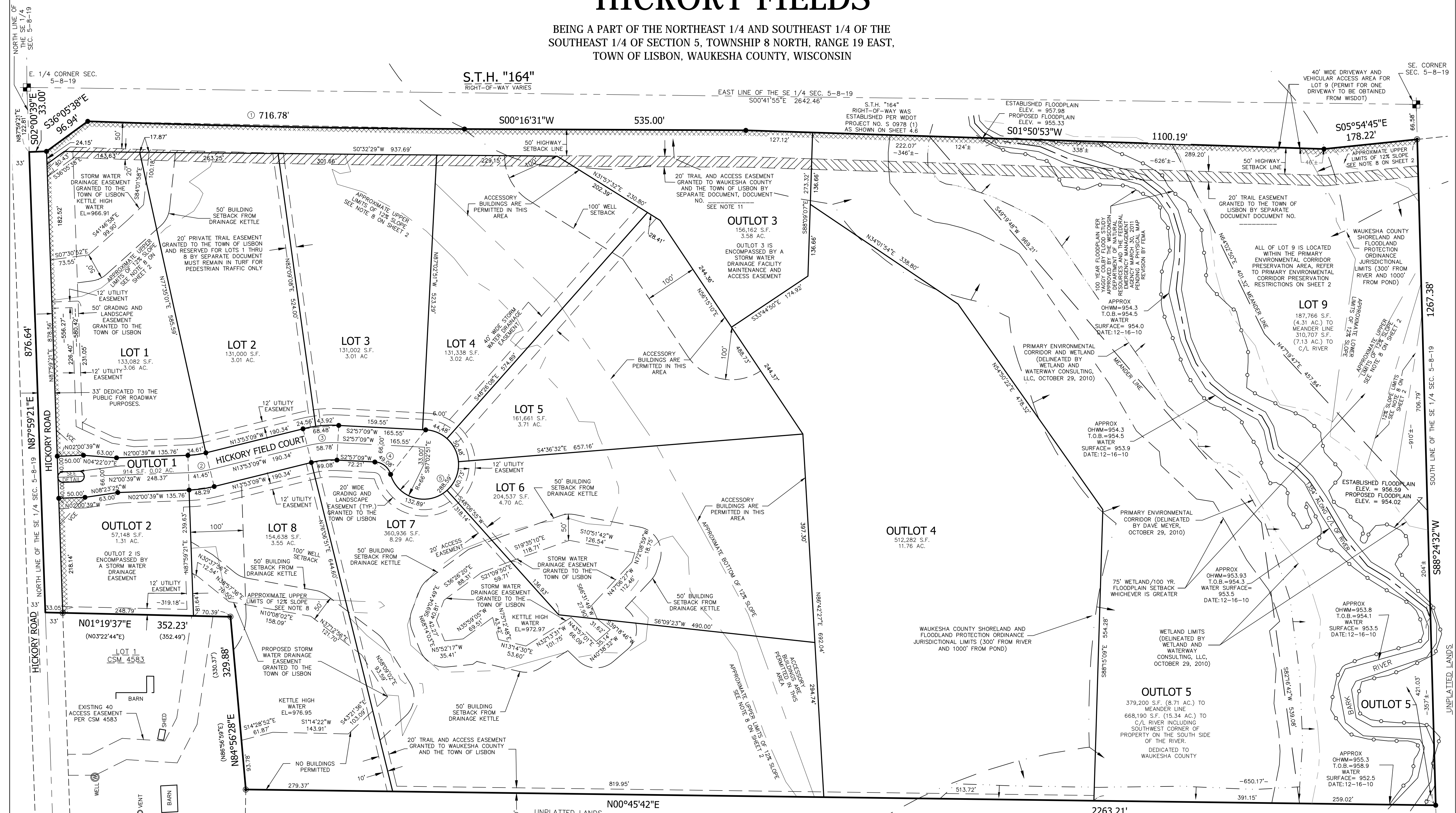


HICKORY FIELDS

BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 19 EAST,
TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN



LEGEND

- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- - 1.315" O.D. IRON PIPE SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.68 LBS./LIN. FT.
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- ⊕ - CONCRETE MONUMENT W/ BRASS CAP FOUND
- - EXISTING PRIMARY ENVIRONMENTAL CORRIDOR
- - 100 YR. FLOODPLAIN LIMITS (PER YAGGY COLBY STUDY) SEE NOTE 3 ON SHEET 2 OF 3.
- XXXXXX - NO VEHICULAR ACCESS
- - WETLAND LINE
- - SETBACK LINE
- - SHORELAND JURISDICTIONAL LIMITS

LOCATION MAP
S.T.H. "164"

SEE SHEET 2 OF 3 FOR NOTES,
DETAILS AND CURVE TABLE

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927)
GRID NORTH ON THE NORTH LINE OF THE SE 1/4 OF
SECTION 5-8-19 AS N87°59'21"E.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
MEASURED TO THE NEAREST 0.01'.

ANGLES ARE COMPUTED TO THE NEAREST 00'00"00.5" AND
MEASURED TO THE NEAREST 00'00"05"

NOTE:
SEE SHEET 2 OF 3 FOR NOTES,
DETAILS AND CURVE TABLE

PROJECT #15477

THIS INSTRUMENT DRAFTED BY DANIEL E. BEDNAR

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

WISCONSIN
DANIEL E. BEDNAR
2812
BROWN DEER, WI
SURVEYOR

DECEMBER 14, 2012
REVISED THIS 8TH DAY OF FEBRUARY, 2013
REVISED THIS 28TH DAY OF FEBRUARY, 2013
REVISED THIS 12TH DAY OF AUGUST, 2013

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HICKORY FIELDS

BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 19 EAST,
TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

GENERAL NOTES:

- LOT 1 THRU 8 OWNERS SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOTS 1 THRU 4. WAUKESHA COUNTY SHALL NOT BE HELD LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. SEE NOTE 9 FOR DETAILS ON OUTLOT 5.
- THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
- 100 YEAR FLOODPLAIN PER YAGGY COLBY FLOOD STUDY APPROVED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY MARCH 30, 2011 PENDING A PHYSICAL MAP REVISION BY FEMA
- OUTLOT 2 AND 3 ARE ENCOMPASSED ENTIRELY BY STORM WATER DRAINAGE EASEMENTS.
- WETLANDS AND PRIMARY ENVIRONMENTAL CORRIDOR DELINEATED BY WETLAND AND WATERWAY CONSULTING, LLC AND LOCATED BY YAGGY COLBY ASSOCIATES OCTOBER, 2010.
- NO EXISTING WELL IS LOCATED WITHIN 100' OF THE PROPOSED STORM WATER BASINS, SEE ADDITIONAL WELL SETBACK NOTES.
- THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.
- SLOPES OF 12% OR GREATER SHALL BE LIMITED TO 5000 Sq. Ft. OF DISTURBANCE PER LOT. ANY ADDITIONAL DISTURBANCE MAY BE PERMITTED WITH GRADING AND EROSION CONTROL PLANS APPROVED BY THE TOWN OF LISBON ENGINEER. CONSTRUCTION OF BUILDINGS AND STRUCTURES SUCH AS DECKS OR PATIOS IS ALLOWED IN THE AREAS DEFINED AS AREAS OF GREATER THAN 12% SLOPES.
- OUTLOT 5 IS DEDICATED TO WAUKESHA COUNTY FOR BARK RIVER GREENWAY AND TRAIL PURPOSES.
- ALL OF LOT 9 IS LOCATED WITHIN THE PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA, REFER TO PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS ON SHEET 2.
- THE EAST 20' TRAIL AND ACCESS EASEMENT IS GRANTED TO THE TOWN OF LISBON AND WAUKESHA COUNTY FOR PEDESTRIAN USE AND ACCESS FOR THE MAINTENANCE OF THE STORMWATER FACILITIES ON OUTLOT 3 AND PUBLIC ACCESS TO OUTLOT 5. THE WEST 20' TRAIL AND ACCESS EASEMENT IS GRANTED TO THE TOWN OF LISBON AND WAUKESHA COUNTY FOR PEDESTRIAN USE FOR PUBLIC ACCESS AND MAINTENANCE ACCESS TO OUTLOT 5.
- LOTS 1, 2, 3, 4 AND 8 HAVE ACCESS TO OUTLOT 4 THROUGH OUTLOTS 3 AND 5 AND THE 20 FT. TRAIL AND ACCESS EASEMENT.
- PUBLIC ACCESS TO THE BARK RIVER WILL BE THRU OUTLOT 5 AND FROM THE TRAIL AND ACCESS EASEMENT.
- LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED FROM USE OF THE ACCESS EASEMENT AS SHOWN ON CSM NO. 4583.

CONSERVANCY/WETLAND/100 YR. FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS:

THOSE AREAS OF LAND WHICH ARE IDENTIFIED AS WETLAND/100-YR FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR AREAS ON THIS SUBDIVISION PLAT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS: (WITH THE EXCEPTION OF THE CONSTRUCTION OF A RECREATION TRAIL FOR THE BENEFIT OF THE PUBLIC AND THE EXCEPTION OF LOT 9, SEE NOTE 1, 2 AND 6 OF THESE RESTRICTIONS)

1. GRADING, FILLING, AND THE 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-PLANNING AND ZONING DIVISION, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS. THIS RESTRICTION SHALL NOT APPLY TO THAT PART OF LOT 9 CONSISTING OF NOT MORE THAN 32, 670 SQ. FT. OF LAND WITHIN THE APPROVED BUILDING ENVELOPE IDENTIFIED ON THE FINAL PLAT DESIGNATED FOR CONSTRUCTION OF A RESIDENCE (INCLUDING ALL BUILDINGS AND THEIR ATTACHMENTS, DRIVEWAYS, PATIOS, POOLS, RECREATIONAL AMENITIES, RETAINING WALLS, SEPTIC SYSTEMS, ETC.) WITH APPROVAL BY THE MUNICIPALITY IN WHICH THIS LOT 9 IS LOCATED AND THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.

2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC. IS PROHIBITED WITH THE EXCEPTION THAT DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED AT THE DISCRETION OF THE LANDOWNER AND WITH THE APPROVAL FROM THE TOWN OF LISBON AND 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 THE APPROVAL FROM THE TOWN OF LISBON AND THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED. THIS RESTRICTION SHALL NOT APPLY TO THAT PART OF LOT 9 CONSISTING OF NOT MORE THAN 32, 670 SQ. FT. OF LAND WITHIN THE APPROVED BUILDING ENVELOPE IDENTIFIED ON THE FINAL PLAT DESIGNATED FOR CONSTRUCTION OF A RESIDENCE (INCLUDING ALL BUILDINGS AND THEIR ATTACHMENTS, DRIVEWAYS, PATIOS, POOLS, RECREATIONAL AMENITIES, RETAINING WALLS, SEPTIC SYSTEMS, ETC.) WITH APPROVAL BY THE MUNICIPALITY IN WHICH LOT 9 IS LOCATED AND 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.

4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE PRESERVATION AREA IS PROHIBITED.

5. THE CONSTRUCTION OF PONDS IS PROHIBITED.

6. CONSTRUCTION OF BUILDINGS IS PROHIBITED. THIS RESTRICTION SHALL NOT APPLY TO THAT PART OF LOT 9 CONSISTING OF NOT MORE THAN 32, 670 SQ. FT. OF LAND WITHIN THE APPROVED BUILDING ENVELOPE IDENTIFIED ON THE FINAL PLAT DESIGNATED FOR CONSTRUCTION OF A RESIDENCE (INCLUDING ALL BUILDINGS AND THEIR ATTACHMENTS, DRIVEWAYS, PATIOS, POOLS, RECREATIONAL AMENITIES, RETAINING WALLS, SEPTIC SYSTEMS, ETC.) WITH APPROVAL BY THE MUNICIPALITY IN WHICH THIS LOT IS LOCATED AND THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

THE TITLEHOLDERS OF LOTS 1 THROUGH 8 OF HICKORY FIELDS SUBDIVISION SHALL EACH HOLD 1/8 UNDIVIDED INTEREST IN OUTLOT 2 AND 3, 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 MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 2 AND 3. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND THE OWNERS OF LOTS 1 THRU 8 THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE TOWN OF LISBON MAY 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 TOWN OF LISBON, AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY OR TOWN OF LISBON. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-8 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

EASEMENTS

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" 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 LISBON, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

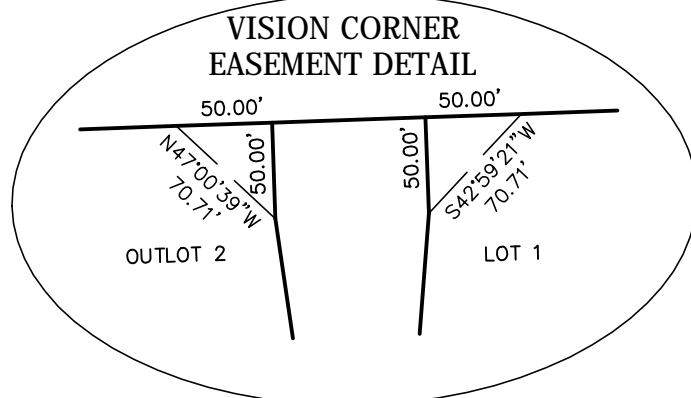
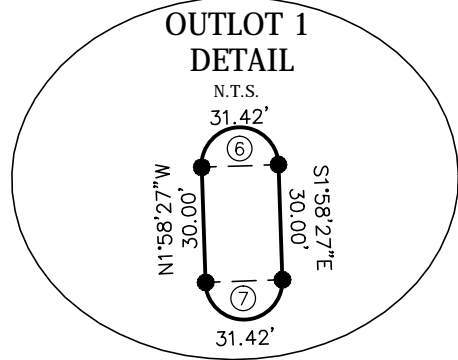
ALL LANDS WITHIN AREAS LABELED "ACCESS EASEMENT" SHALL REMAIN CLEAR OF TREES, SHRUBS AND ANY STRUCTURES THAT MAY INTERFERE WITH THE FREE MOVEMENT OF VEHICLES THAT MAY BE NEEDED TO ENTER THE AREA FOR MAINTENANCE PURPOSES. THE TOWN OF LISBON, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS TO THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF THE MAINTENANCE AGREEMENT.

ALL LANDS WITHIN AREAS LABELED "WELL SETBACK" ARE RESTRICTED FROM THE PLACEMENT OF ANY WELL DUE TO POTENTIAL RISK OF CONTAMINATION IN ACCORDANCE WITH THE STORM WATER ORDINANCE AND WISCONSIN ADMINISTRATIVE CODES.

REQUIRED BASEMENT FLOOR ELEVATION:

LOT 1	984.0
LOT 2	981.5
LOT 3	980.0
LOT 4	977.2
LOT 5	978.1
LOT 6	978.8
LOT 7	972.5
LOT 8	981.1
LOT 9	982.7

ADDITIONAL SOIL BORINGS MAY NEED TO BE COMPLETED TO OBTAIN COUNTY AND TOWN PERMITS (SEE BASEMENT RESTRICTIONS NOTE)

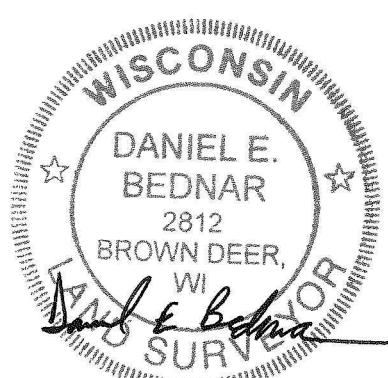


CURVE	LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
1	ROW	22,983.32'	01°47'13"	716.78'	716.76'	S01°10'07"W	N00°16'31"E	
2	CL	200.00'	11°52'30"	41.45'	41.38'	S07°56'54"E	S02°00'39"E	S13°53'09"E
2	1	167.00'	11°52'30"	34.61'	34.55'	S07°56'54"E	S02°00'39"E	S13°53'09"E
2	8	233.00'	11°52'30"	48.29'	48.20'	S07°56'54"E	S02°00'39"E	S13°53'09"E
3	CL	200.00'	16°50'18"	58.78'	58.57'	S05°28'00"E	S13°53'09"E	S02°57'09"W
3	E	233.00'	16°50'18"	68.48'	68.23'	S05°28'00"E	S13°53'09"E	S02°57'09"W
3	2	233.00'	06°02'18"	24.56'	24.54'	S10°52'00"E	S13°53'09"E	-
3	3	233.00'	10°48'00"	43.92'	43.86'	S02°26'51"E	-	S02°57'09"W
3	W-7	167.00'	16°50'18"	49.08'	48.90'	S05°28'00"E	S13°53'09"E	S02°57'09"W
4	7	33.00'	70°31'44"	40.62'	38.11'	S38°13'01"W	S02°57'09"W	S73°28'53"W
5	ROW	66.00'	250°31'44"	288.59'	107.78'	S51°46'59"E	S02°57'09"W	S73°28'53"W
5	4	66.00'	38°36'43"	44.48'	43.64'	S22°15'30.5"W	S02°57'09"W	-
5	5	66.00'	43°49'36"	50.48'	49.26'	S63°28'40"W	-	-
5	6	66.00'	52°43'27"	60.73'	58.61'	N68°14'48.5"W	-	-
5	7	66.00'	115°21'58"	132.89'	111.55'	N15°47'54"E	-	S73°28'53"W
6	OL1	10.00'	180°00'00"	31.42'	20.00'	S88°01'32"W	S01°58'28"E	S01°58'28"E
7	OL1	10.00'	180°00'00"	31.42'	20.00'	S88°01'32"W	S01°58'28"E	S01°58'28"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



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THIS INSTRUMENT DRAFTED BY DANIEL E. BEDNAR

SHEET 2 OF 3

