

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:

- 1. 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.
- 2. 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.
- 3. 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
- 4. OUTLOT 2 AND 3 ARE ENCOMPASSED ENTIRELY BY STORM WATER DRAINAGE EASEMENTS.
- 5. WETLANDS AND PRIMARY ENVIRONMENTAL CORRIDOR DELINEATED BY WETLAND AND WATERWAY CONSULTING, LLC AND LOCATED BY YAGGY COLBY ASSOCIATES OCTOBER, 2010.
- 6. NO EXISTING WELL IS LOCATED WITHIN 100' OF THE PROPOSED STORM WATER BASINS, SEE ADDITIONAL WELL SETBACK NOTES.
- 7. 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.
- 8. 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.
- 9. OUTLOT 5 IS DEDICATED TO WAUKESHA COUNTY FOR BARK RIVER GREENWAY AND TRAIL PURPOSES.
- 10. ALL OF LOT 9 IS LOCATED WITHIN THE PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA, REFER TO PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS ON SHEET 2.
- 11. 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.
- 12. 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.
- 13. PUBLIC ACCESS TO THE BARK RIVER WILL BE THRU OUTLOT 5 AND FROM THE TRAIL AND ACCESS EASEMENT.
- 14. 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 AREAS 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.

.27.231 W"32'02'982

BUILDING ENVELOPE

32,670 SF

MODIFICATIONS ALLOWED IF

REVIEWED AND APPROVED BY

THE WAUKESHA COUNTY

DEPARTMENT OF PARKS AND

LAND USE-PLANNING AND

N88°24'32"E 183.89'

706.79

ZONING DIVISION STAFF

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

EASEMENTS

MAINTENANCE AGREEMENT.

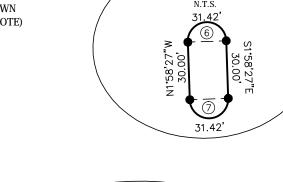
ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE 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.

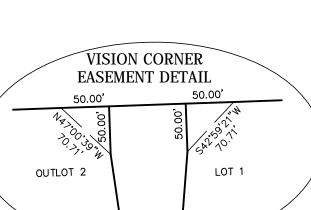
REQUIRED BASEMENT FLOOR ELEVATION:

LOT 1	984.0	ADDITIONAL SOIL BORINGS MAY NEED TO BE
LOT 2	981.5	COMPLETED TO OBTAIN COUNTY AND TOWN
LOT 3	980.0	PERMITS (SEE BASEMENT RESTRICTIONS NOTE)
LOT 4	977.2	TENNITO (CEE ENDENIENT MEDITATORIO NOTE)
LOT 5	978.1	
LOT 6	978.8	
LOT 7	972.5	
LOT 8	981.1	
TOTA	000.7	



OUTLOT 1

DETAIL



TRANS 233 NOTES:

1) NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

2) THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE 1. 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.

3) ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. "164", AS SHOWN ON THE LAND DIVISION MAP, EXCEPT FOR LOT 9 WHICH WILL BE ALLOWED ONE ACCESS POINT THROUGH THE DRIVEWAY PERMITTING PROCESS; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

BASEMENT RESTRICTION - GROUNDWATER

SOIL TESTING WAS REQUIRED FOR ALL LOTS TO ENSURE THE PROPOSED MINIMUM BASEMENT ELEVATIONS WILL BE THREE (3) FEET ABOVE THE SEASONAL HIGH WATER TABLE. THE MINIMUM BASEMENT ELEVATIONS ARE NOTED ON SHEET 2 OF 3 OF THIS PLAT. IF A BASEMENT ELEVATION IS PROPOSED LOWER THAN THE ELEVATION SHOWN, IN THE NOTE OF SHEET 2 OF 3 OF THIS PLAT, OR A BASEMENT IS PROPOSED BEYOND FIFTY (50) FEET FROM THE TEST LOCATION, A SOIL INVESTIGATION IDENTIFYING THAT THE PROPOSED BASEMENT ELEVATION IS A MINIMUM OF THREE (3) FEET ABOVE THE SEASONAL HIGH WATER TABLE MUST BE SUBMITTED TO THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE AND THE TOWN OF LISBON FOR REVIEW AND APPROVAL, PRIOR TO THE ISSUANCE OF A ZONING PERMIT FOR THE CONSTRUCTION OF A RESIDENCE. PLEASE BE ADVISED THAT SOME ADDITIONAL INTERPOLATION MAY BE REQUIRED ON LOT 9 BECAUSE OF VARIABLE EXISTING TOPOGRAPHY FROM ONE SIDE OF THE LOT TO THE OTHER. IN ANY CASE, IT IS RECOMMENDED THAT AN ENGINEERED BUILDING DRAINAGE SYSTEM BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL AND BE CONSTRUCTED FOR RESIDENTIAL BUILDINGS ON SITE TO ENSURE SURFACE WATER IS PROPERLY DIVERTED AWAY FROM THE RESIDENTIAL BUILDINGS.

UTILITY EASEMENT PROVISIONS

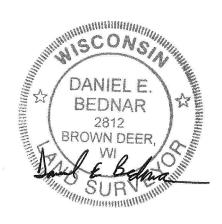
An easement for electric and communications service is hereby granted by JTJ Land Investment, LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation, doing business as We Energies,

_______, Grantee,

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, 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 of 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 or communication 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 the 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.

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	Е	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	21	-
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	-1	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



DECEMBER 14, 2012

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



ENGINEERS

LANDSCAPE ARCHITECTS

SURVEYORS • PLANNERS

501 MAPLE AVENUE

DELAFIELD, WISCONSIN 53018
262-446-6854
FMAIL: INFO/MY/AGGY, COM

LOT 9

187,766 S.F. (4.31 AC.) TO MEANDER LINE 310,707 S.F. (7.13 AC.) TO C/L RIVER

APPROXIMATE LIMITS OF 12% SLOPE

S88°24'32"W

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

SURVEYOR'S CERTIFICATE:

I, Daniel E. Bednar, Registered Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that 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 more fully described as follows:

Commencing at the East ¼ corner of said Section 5; thence S87°59'21"W, along the north line of the said Southeast ¼, 122.81 feet to the point of beginning the hereinafter described lands, thence 02°00'39"E, 33.00 feet; thence S36°05'38"E, 96.94 feet to the west right-of-way of S.T.H. "164"; thence 716.78 feet the west right-of-way of S.T.H. "164" and along the arc of a curve to the left, having a radius of 22,983.22 feet, bearing S01°10'07.5"W, 716.76 feet; thence S00°16'31"W, the west right-of-way of S.T.H. "164", 535.00 feet; thence S01°50'53"W, the west right-of-way of S.T.H. "164", 1,100.19 feet; thence S05°54'45"E, the west right-of-way of S.T.H. "164", 178.22 feet to the south line of the Southeast ¼ of said Section 5; thence S88°24'32"W, 1,267.38 feet; thence N00°45'42"E, 2,263.21 feet to the southerly corner of CSM No 4583; thence N84°56'28"E, along the southerly line of CSM No. 4583, a distance of, 329.88 feet; thence N01°19'37"E, along the east line of CSM No 4583, a distance of, 352.23 feet to the north line of the said Southeast ¼; thence N87°59'21"E, along the north line of the said Southeast ¼, 876.64 feet to the point of beginning. Said lands contain 3,199,665 square feet (73.45 acres).

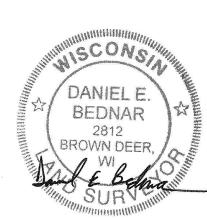
That I have made such survey, land division and plat by the direction of JTJ Land Investment, LLC, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Town of Lisbon, Waukesha County and the Village of Richfield in surveying, dividing and mapping the same.

Dated this 14th day of December, 2012.

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



JTJ Land Investment, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

JTJ Land Investment, LLC does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or

- 1) Department of Administration
- 2) Waukesha County Town of Lisbon

COUNTY) SS Personally came before me this day of, 20, the above named member,, member and, member, of the above name me known to be such members of said limited liability company, and acknowledged that they executed the foreg	, a member, at, Wisconsin, an	_, a member and by	, a m	
	day of	to affixed on this	orate seal to be hereunto affiz	corpo
			n Presence of:	In
, Member STATE OF WISCONSIN) COUNTY) SS Personally came before me this day of, 20, the above named member,, member and, member, of the above name the known to be such members of said limited liability company, and acknowledged that they executed the foregofficers as the deed of said limited liability company, by its authority.	Member (, Member		
STATE OF WISCONSIN)COUNTY) SS Personally came before me thisday of, 20, the above named member,, member and, member, of the above name known to be such members of said limited liability company, and acknowledged that they executed the foreg officers as the deed of said limited liability company, by its authority.				
STATE OF WISCONSIN) COUNTY) SS Personally came before me thisday of, 20, the above named member,, member and, member, of the above name me known to be such members of said limited liability company, and acknowledged that they executed the foreg officers as the deed of said limited liability company, by its authority.	Member	, Member		
STATE OF WISCONSIN) COUNTY) SS Personally came before me thisday of, 20, the above named member,, member and, member, of the above name me known to be such members of said limited liability company, and acknowledged that they executed the foreg officers as the deed of said limited liability company, by its authority.				
COUNTY) SS Personally came before me this day of, 20, the above named member,, member and, member, of the above name known to be such members of said limited liability company, and acknowledged that they executed the foregoticers as the deed of said limited liability company, by its authority.	Member			
COUNTY) SS Personally came before me this day of, 20, the above named member,, member and, member, of the above name known to be such members of said limited liability company, and acknowledged that they executed the foreg officers as the deed of said limited liability company, by its authority.			ГЕ OF WISCONSIN)	STATI
member,, member and, member, of the above name known to be such members of said limited liability company, and acknowledged that they executed the foregofficers as the deed of said limited liability company, by its authority.		SS	•	
me known to be such members of said limited liability company, and acknowledged that they executed the foregofficers as the deed of said limited liability company, by its authority.	, 20, the above named,	this day of	onally came before me this _	Persoi
officers as the deed of said limited liability company, by its authority.	nd, member, of the above named limited liability company	, member and	ıber,	memb
	oility company, and acknowledged that they executed the foregoing instrument as such	pers of said limited liability compa	anown to be such members of	me kn
Notary Public	ny, by its authority.	limited liability company, by its a	ers as the deed of said limited	office
Notary Public				
Notary Public		D. L.	N-4	
		otary Public	Notary I	
County, Wisconsin	County Wisconsin	County Wi		

My Commission Expires _____

Wisconsin, mortgagee of the above	e described land, does hereby	
~ ~	, mapping and dedication of the land described on this plat, and	d does hereby consent to the above certification
of JTJ Land Investment, LLC, Owne		·
IN WITNESS WHEREOF, said _	has caused t	these presents to be signed by
,,	, and countersigned by	,at
,	Wisconsin, and its corporate seal to be hereunto affixed this	day of
, 20		
In presence of:		
STATE OF WISCONSIN)		
COUNTY) SS)		
D 11 1 C .1.	1 6	
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bove named o me known to be the persons wh	day of day of, and, and to me known to be sunt they executed the foregoing instrument as such officers as the	of the above named corporation uch of said
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_____, 20___, by Resolution Number _____

James Otto, Chairman

Jim Healy, Community Services Director

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the Plat of Hickory Fields, in the Town of Lisbon, JTJ Land Investment, LLC, owner, is hereby approved by the Town Board. All conditions have been met as of the ______ day of ______, 20___. Date:_____ Signed_____ Matt Gehrke, Town Chair I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Town Board of the Town of Lisbon. Date:_____ Signed____ Jeff Musche, Town Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

Approved as of the ______ day of ______, 20___. Matt Gehrke, Chairperson I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Town of Lisbon. Jeff Musche, Town Clerk

APPROVED, that the Plat of Hickory Fields, in the Town of Lisbon, JTJ Land Investment, LLC, owner, is hereby approved by the Plan Commission.

CERTIFICATE OF TOWN TREASURER:

____COUNTY) SS I, Nicole Lipske, being the duly appointed, qualified and acting Town Treasurer of the Town of Lisbon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _______ on any of the land in the plat of Hickory Fields. Nicole Lipske, Town Treasurer

COUNTY OF WAUKESHA - DEPARTMENT OF PARKS AND LAND USE APPROVAL:

Resolved that the Plat of HICKORY FIELDS, in the Town of LISBON, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statues.

Dale Shaver, Director

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN) ____COUNTY) SS

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of Waukesha County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of ______ plat of Hickory Fields.

Pamela Reeves, County Treasurer

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. Department of Administration

