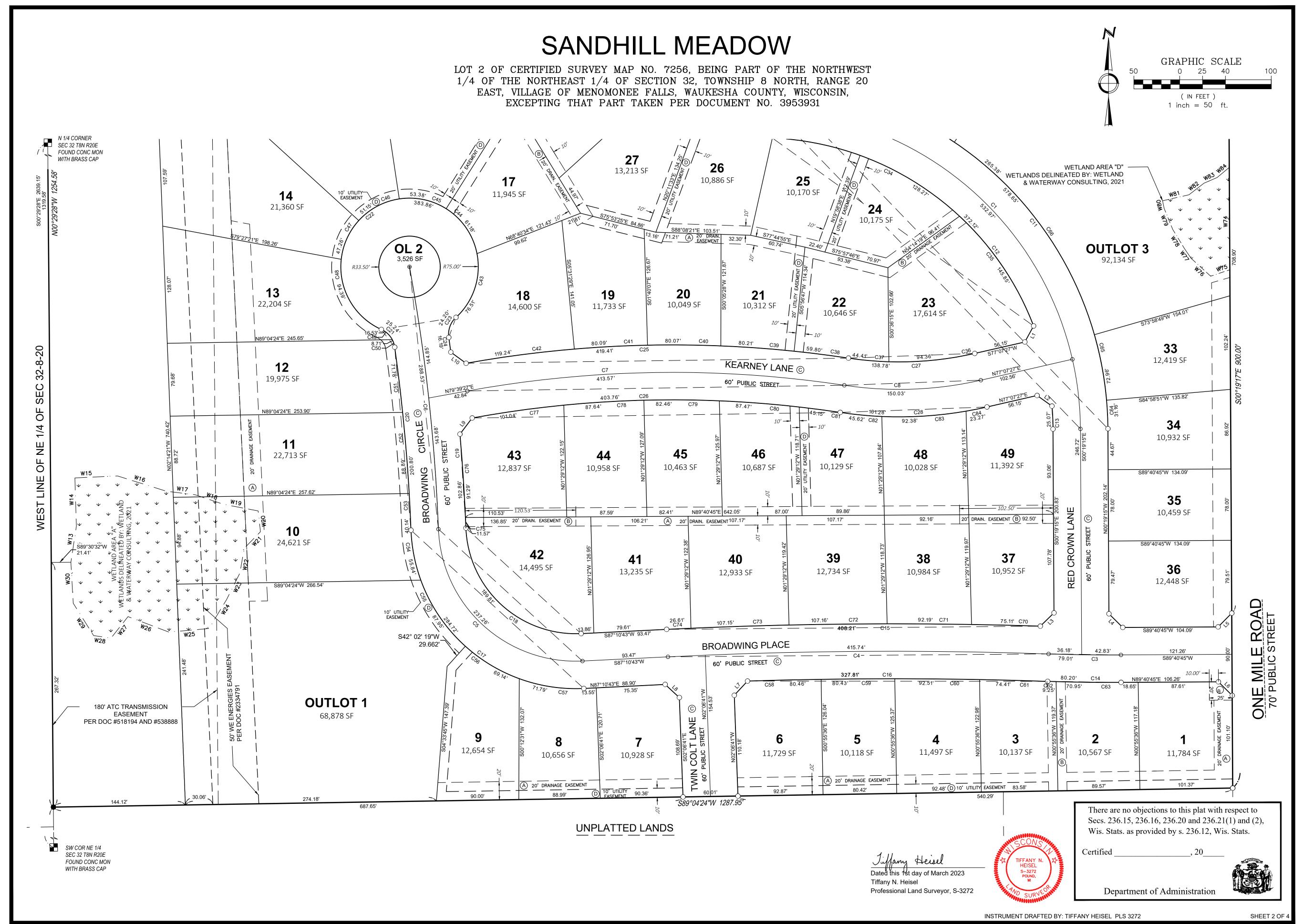
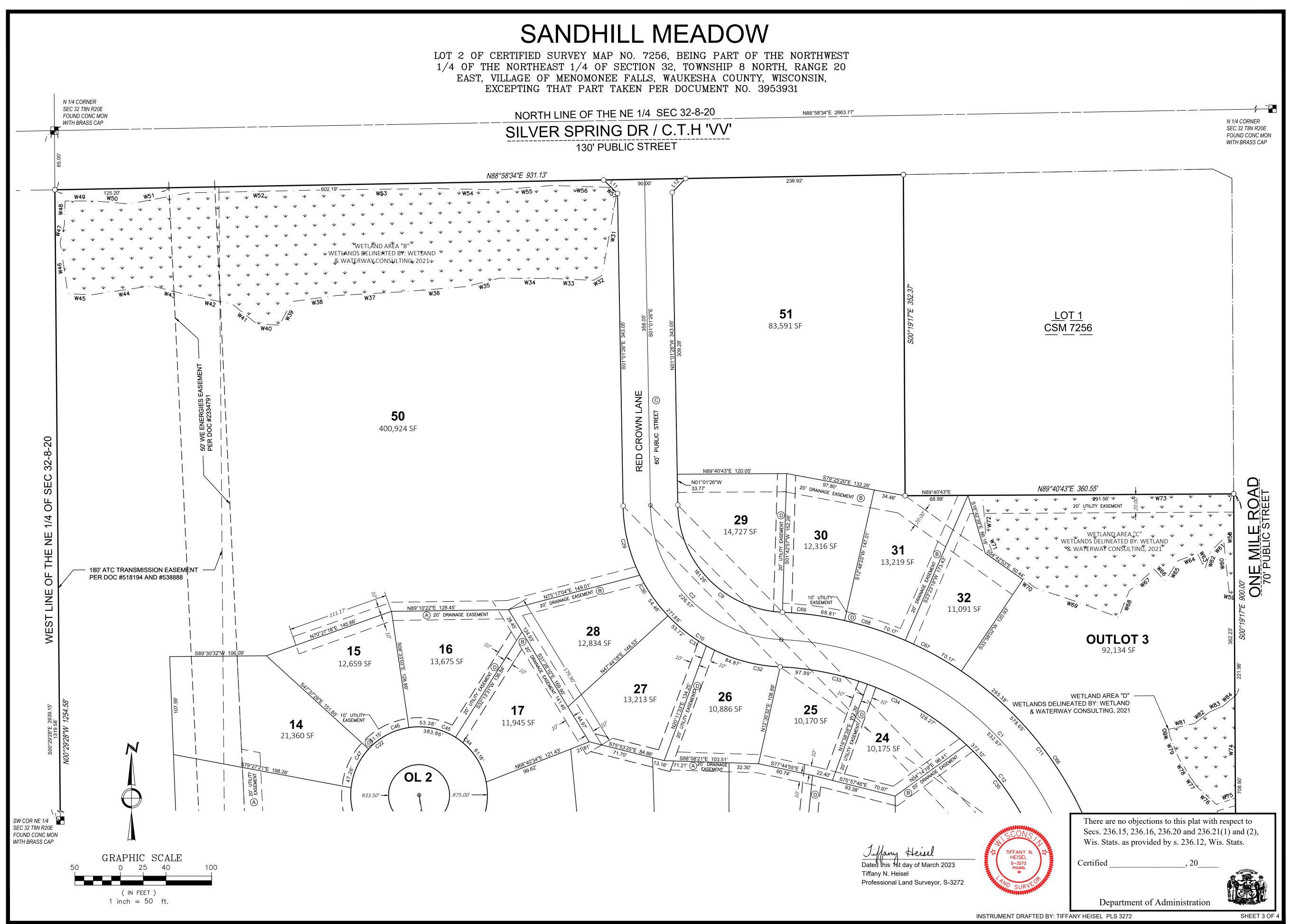
SANDHILL MEADOW BASEMENT RESTRICTIONS - GROUNDWATER ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE FAMILY RESIDENTIAL USE IN ACCORDANCE WITH CHAPTER 236 WISCONSIN STATUTES, SOME LOTS MAY CONTAIN SOIL CONDITIONS WHICH MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. LOT 2 OF CERTIFIED SURVEY MAP NO. 7256, BEING PART OF THE NORTHWEST ZONING: PRD ORDINANCE NO. 836-O-21 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 20 R-5 (SINGLE FAMILY) EAST, VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN, MINIMUM LOT AREA: 9,000 SF EXCEPTING THAT PART TAKEN PER DOCUMENT NO. 3953931 MINIMUM LOT WIDTH: 75' SETBACK: 25' STREET, 12' SIDE, & 25' REAR MINIMUM BUILDING AREA;1,100 SF MAXIMUM STRUCTURE HT: 35' UTILITY EASEMENT PROVISIONS An easement for electric and communication service is hereby granted by Lilly Creek Highlands V LLC., Grantor to 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 NE CORNER SEC 32 T8N R20E overhead and underground transmission and distribution of electricity and electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals, all in, over, under, across along and upon the property shown within those areas on the plat FOUND CONC MON WITH BRASS CAP designated as "Utility Easement Areas) and the property designated on the plat for streets and alleys, whether public or private, together with the SEC 32 T8N R20E right to install service connections upon, across, within and beneath the surface of each lot to serve improvements thereon or on adjacent lots; FOUND CONC MON N88°58'34"E 2663.77 also the right to trim or cut down trees, brush and roots as may be reasonably incident to the rights herein given, and the right to enter upon the NORTH LINE OF THE NE 1/4 SEC 32-8-20 WITH BRASS CAP SILVER SPRING DR / C.T.H 'VV' 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 130' PUBLIC STREET installation of said underground and / or above ground electric facilities or communication facilities or to any trees, brush or roots which may be N88°58'34"E 931.13' 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 the grantees. The grant of easement shall be binding upon and inure to the benefit of the heirs, successors, and assigns of all parties hereto. All electric, telephone, and communications distribution lines and laterals including CATV cables, constructed after the recording of this Subdivision shall be placed underground. Each individual lot owner of Sandhill Meadows shall have an undivided fractional ownership in Outlots 1, 2 and 3. Waukesha County shall not LOT 1 CSM 7256 be liable for any fees or special assessments in the event they become the owner of any lot in the subdivision by reason of tax delinquency. Grading, filling or removal of earthen materials is prohibited except for the removal of dead, diseased or dying vegetation at the discretion of all landowners of the subdivision and with the approval of the Village of Menomonee Falls. DRAINAGE AND STORM SEWER EASEMENTS Private and public easements are established to provide for the unobstructed flow of stormwater runoff from adjacent and upstream properties. Owners of lots on which these easements exist shall be responsible for keeping these areas free from any obstructions that may restrict or divert this flow. STORMWATER MANAGEMENT MAINTENANCE AGREEMENT N89°40'43"E 360.55' 1. The lot owner(s) or their successors and assigns (herein after referred to as the responsible parties) shall be responsible for maintenance of the stormwater management measures. 2. The responsible parties shall maintain the stormwater management measures in accordance with the approved stormwater management plan on file in the offices of the Village of Menomonee Falls as required by ordinance. 31 3. The Village of Menomonee Falls is authorized to access the property to conduct inspections of stormwater measures as necessary to ascertain that the measures are being maintained and operated in accordance with the approved stormwater mangement plans. - 180' ATC TRANSMISSION EASEMENT PER DOC #518194 AND #538888 4. The responsible party, on an annual basis, shall provide maintenance of each stormwater management measure, including but not limited to, removal of debris, maintenance of vegetative areas, maintenace of structural stormwater management measures and sediment 28 5. Upon notification to the responsible parties by the Village of Menomonee Falls of maintenance problems which require correction, the **OUTLOT 3** specified corrective actions shall be taken within a reasonable timeframe as set by the Village of Menomonee Falls. 6. The Village is authorized to perform the corrective actions identified in the inspection report if the responsible parties do not make the required corrections in the specified time period. The costs and expenses shall be entered on the tax roll as a special assessment against the property and collected with any other taxes levied thereon for the year in which the work is completed. 25 WETLAND AND ISOLATED NATURAL RESOURCE AREA PRESERVATION PARCEL 1 CSM 8373 Grading and filling shall be prohibited unless specifically authorized by the Village of Menomonee Falls and if applicable, the Department of Natural Resources, and the US Army Corps of Engineers. 2. The removal of topsoil or other earthen materials shall be prohibited. 3. The removal or destruction of any vegetative cover shall be prohibited, with the exception of the removal of dead, diseased or dying vegetation at the discretion of the land owner, or silvicultural thinning upon the recommendation of a forester or naturalist and the approval of the Village of Menomonee Falls. The removal of any vegetative cover which is necessitated by the approved construction of **20** 10,049 SF residences, associated buildings and driveways shall be permitted. 4. Grazing by domesticated animals shall be prohibited. The introduction of plant material not indigenous to the area shall be prohibited. 33 6. Construction of buildings is prohibited. STORMWATER, STORM SEWER EASEMENT, AND RIGHT-OF-WAY DEDICATION NOTES: (A) Private easements are established to provide for the unobstructed flow of stormwater 11 runoff from adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free from any 10,687 SF obstructions that may restrict flow. (B) Drainage Easements granted to the Village of Menomonee Falls. (c) Right-of-Way dedicated to the Village of Menomonee Falls for public street purposes. Dedicated Utility Easement NOTES / LEGEND: Found 1" Iron Pipe **BROADWING PLACE** Indicates 1-1/4" iron rebar, weight 4.30 lbs. per lineal foot, at least 18" in length, set. 60' RIGHT-OF-WAY DEDICATED TO THE PUBLIC FOR STREET PURPOSES All other corners have a 3/4" iron rebar, weight 1.50 lbs. per lineal foot, at least 18" in length, set. **OUTLOT 1** Juffany Heisel Dated this 1st day of March 2023 All linear measurements have been made to the nearest one hundreth foot. All angular measurements have been made to the nearest second and computed to the nearest one-half second. All dimensions shown to the nearest hundredth of a foot. Dimensions along curves are 10,656 SF 11,784 SF Professional Land Surveyor, S-3272 **VICINITY MAP** S89°04'24"W 1287.95' UNPLATTED LANDS 1" = 2000'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. Payne+Dolan A WALBEC COMPANY Certified NE 1/4 www.walbecgroup.com (920) 757-7559 OWNER/SUBDIVIDER: FALLS VENTURE LLC BEARINGS ARE REFERENCED TO THE WEST LINE OF SW COR NE 1/4 THE NE 1/4 OF SECTION 32 T8N, R20E, WHICH BEARS S SEC 32 T8N R20E 12750 W NORTH AVE. STE B NE 1/4 SEC. 32 Department of Administration 00° 29' 28" E (WISCONSIN STATE PLANE COORDINATE BROOKFIELD, WI 53005 FOUND CONC MON SYSTEM, SOUTH ZONE), WHICH IS BASED ON THE T8N R20E WITH BRASS CAP NORTH AMERICAN DATUM OF 1927, NAD-27 (SEWRPC CSSD, LAST REVISED DEC 2013)





SANDHILL MEADOW

LOT 2 OF CERTIFIED SURVEY MAP NO. 7256, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN, EXCEPTING THAT PART TAKEN PER DOCUMENT NO. 3953931

SURVEYOR'S CERTICATE

THAT I have surveyed, divided, and mapped "Sandhill Meadows", being Lot 2 of Certified Survey Map No. 7256 recorded as Document No.

1918514 in the Waukesha County Register of Deeds office, excepting that part taken per Document No. 3953931, and being part of the Northwest 1/4 of the Northeast 1/4, of Section 32, Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County,

Commencing at a concrete monument with brass cap marking the Northwest corner of the Northeast 1/4 of Section 32, Township 8 North, Range 20 East; thence S00°29'28"E, along the West line of said Northeast 1/4 to a point on the South line of Silver Spring Drive / CTH VV a

Thence N88°58'34"E along the said South line to a point on the West line of Lot 1 of Certified Survey Map No. 7256, a distance of 931.13 feet,

thence S00°19'17"E along the West line to the Southwest corner of said Lot 1 a distance of 352.37 feet; thence N89°40'43"E along the South line to the Southeast corner of said Lot 1 and the West line of One Mile Road a distance of 360.55 feet; thence S00°19'17"E along said West

line to the South Line of the Northwest 1/4 of the Northeast 1/4 a distance of 900.00 feet; thence S89°04'24"W along said South line to a point on the West line of the said Northeast 1/4 a distance of 1287.95 feet; thence N00°29'28"W along said West line to the South line of Silver

Said described lands contain 1,491,680 square feet (34.244 acres) more or less of land, including interior streets to be dedicated for public road purposes as shown. Lands to be dedicated contain 211,738 square feet (4.861 acres). Net area contains 1,279,942 square feet (29.383 acres)

STATE OF WISCONSIN}

WAUKESHA COUNTY}

more or less of land

division thereof made.

I, TIFFANY N. HEISEL, a professional land surveyor, do hereby certify:

Wisconsin, more particularly described as follows:

distance of 65.00 feet; this being the POINT OF BEGINNING.

Spring Drive / CTH VV a distance of 1254.58 feet which is the *POINT OF BEGINNING*.

THAT I have made this survey, land division, and map by the direction of Falls Venture LLC, owner of said land.

the Village of Menomonee Falls Land Division and Zoning Ordinances in surveying, dividing and mapping the same.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, and the

OWNER'S CERTICATE

Falls Venture LLC, a company duly organized and existing under and by the virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat in accordance with s. 236.10 and s. 236.12, Wis. Stats. and the Village of Menomonee Falls Land Division and Zoning Ordinances to be submitted to the following for approval or objection:

- 1) Village of Menomonee Falls
- 2) Wisconsin Department of Administration 3) Waukesha County Department of Parks & Land Use

IN WITNESS WHEREOF the said Falls Venture LLC has casued these presents to be signed by Paul J. Burbach Jr. its member on this _____ day of _____

Paul J. Burbach Jr., Managing Member

STATE OF WISCONSIN}

WAUKESHA COUNTY}

Notary Public State of Wisconsin My commission expires

				R/W Curve Table			
Curve #	Length	Radius	Delta	Chord Bearing	Chord	Tangent In	Tangent Out
C1	532.97	350.00	87°14'52"	S43°56'41"E	482.94'	S87° 34' 07"E	S00° 19' 15"E
C2	226.57	150.00	86°32'41"	S44°17'47"E	205.64'	S01° 01' 26"E	S87° 34' 07"E
C3	79.01	2000.00	2°15'49"	N89°11'21"W	79.01'	S89° 40' 45"W	N88° 03' 27"V
C4	415.74	5000.00	4°45'50"	S89°33'38"W	415.62'	N88° 03' 27"W	S87° 10' 43"V
C5	237.26	150.00	90°37'42"	N47°30'26"W	213.29'	S87° 10' 43"W	N02° 11' 35"V
C6	288.53	2013.87	8°12'32"	N6°17'51"W	288.28'	N02° 11' 35"W	N10° 24' 07"V
C7	413.57	1250.00	18°57'24"	N89°08'09"E	411.68'	N79° 39' 27"E	S81° 23' 09"E
C8	150.03	400.00	21°29'24"	N87°52'09"E	149.15'	S81° 23' 09"E	N77° 07' 27"E
C9	181.26	120.00	86°32'41"	N44°17'47"W	164.51'	N87° 34' 07"W	N01° 01' 26"V
C10	271.89	180.00	86°32'41"	S44°17'47"E	246.77'	S01° 01' 26"E	S87° 34' 07"E
C11	578.65	380.00	87°14'52"	N43°56'41"W	524.34'	N00° 19' 15"W	N87° 34' 07"V
C12	372.12	320.00	66°37'39"	S54°15'18"E	351.50'	S87° 34' 07"E	S20° 56' 28"E
C13	25.07	320.00	4°29'22"	S2°33'56"E	25.07'	S04° 48' 38"E	S00° 19' 15"E
C14	80.20	2030.00	2°15'49"	S89°11'21"E	80.19'	S88° 03' 27"E	N89° 40' 45"E
C15	408.21	5030.00	4°39'00"	S89°30'13"W	408.10'	N88° 10' 17"W	S87° 10' 43"V
C16	327.81	4970.00	3°46'45"	S89°56'49"E	327.75'	N88° 09' 49"E	S88° 03' 27"E
C17	284.72	180.00	90°37'42"	S47°30'26"E	255.95'	S02° 11' 35"E	N87° 10' 43"E
C18	189.81	120.00	90°37'42"	N47°30'26"W	170.63'	S87° 10' 43"W	N02° 11' 35"V
C19	102.86	2043.87	2°53'00"	N3°38'05"W	102.85'	N02° 11' 35"W	N05° 04' 36"V
C20	200.80	1983.87	5°47'58"	S5°05'34"E	200.72'	S07° 59' 33"E	S02° 11' 35"E
C21	25.24	25.00	57°50'46"	S36°54'56"E	24.18'	S65° 50' 19"E	S07° 59' 33"E
C22	383.86	75.00	293°14'59"	S80°47'11"W	82.52'	N47° 24' 41"E	S65° 50' 19"E
C23	24.20	25.00	55°28'07"	N19°40'37"E	23.27'	N08° 03' 27"W	N47° 24' 41"E
C24	16.19	2043.87	0°27'13"	N7°49'50"W	16.19'	N07° 36' 13"W	N08° 03' 27"V
C25	419.41	1280.00	18°46'26"	S89°13'38"W	417.54'	N81° 23' 09"W	S79° 50' 25"V
C26	403.76	1220.00	18°57'43"	N89°07'59"E	401.92'	N79° 39' 08"E	S81° 23' 09"
C27	138.78	370.00	21°29'24"	S87°52'09"W	137.96'	S77° 07' 27"W	N81° 23' 09"V
				l			· ·

170.63'	S87° 10' 43"W	N02°	° 11' 35"W	٧			L2	19.93	S54° 30'
102.85'	N02° 11' 35"W	N05°	° 04' 36"V	٧			L3	20.80	S45° 46'
200.72'	S07° 59' 33"E	S02°	° 11' 35"E	=			L4	21.24	N45° 14'
24.18'	S65° 50' 19"E	S07°	° 59' 33"E	=			L5	21.21	S44° 40'
82.52'	N47° 24' 41"E	S65°	° 50' 19"E	=			L6	21.21	S45° 19'
23.27'	N08° 03' 27"W	N47°	° 24' 41"E	=			L7	21.18	N42° 58'
16.19'	N07° 36' 13"W	N08°	° 03' 27"V	٧			L8	21.09	S47° 26'
417.54'	N81° 23' 09"W	S79°	° 50' 25"V	٧			L9	22.13	N37° 11'
401.92'	N79° 39' 08"E	S81°	° 23' 09"E	=			L10	20.67	N53° 51'
137.96'	S77° 07' 27"W	N81°	° 23' 09"V	٧			L11	21.21	S46° 01'
160.34'	S81° 23' 09"E	N77	° 07' 27"E	=			L12	21.21	N43° 58'
and Line T	able			٧	Vetland Line Tab	ole			Wetland L
Dooring	D: 4		,,	Γ	Dooring	D: 1	1	"	Doori

	Wetland Line Tab	ole		Wetland Line Tab	ole
Line #	Bearing	Distance	Line #	Bearing	Distance
W13	N08° 40' 50"E	39.87	W31	S10° 05' 48"W	92.29
W14	N01° 49' 57"W	52.73	W32	S61° 10' 18"W	10.88
W15	N87° 20' 20"E	46.68	W33	N87° 27' 53"W	42.92
W16	S72° 35' 43"E	55.58	W34	N89° 31' 17"W	59.67
W17	S82° 52' 13"E	32.39	W35	S75° 56' 03"W	38.42
W18	S71° 16' 17"E	32.23	W36	S85° 20' 03"W	70.58
W19	S79° 14' 49"E	38.47	W37	S86° 44' 51"W	71.67
W20	S06° 23' 54"E	22.89	W38	S82° 20' 57"W	49.05
W21	S44° 19' 45"W	25.44	W39	S29° 00' 57"W	29.66
W22	S09° 48' 45"W	27.32	W40	N86° 41' 52"W	24.79
W23	S26° 39' 33"W	32.10	W41	N50° 48' 29"W	34.31
W24	S31° 06' 03"W	37.28	W42	N78° 39' 30"W	47.91
W25	S84° 52' 39"W	44.01	W43	N75° 41' 58"W	42.91
W26	N69° 18' 59"W	47.76	W44	S81° 33' 21"W	67.63
W27	S38° 28' 10"W	29.92	W45	N86° 43' 29"W	25.11
W28	N81° 50' 05"W	19.12	W46	N08° 35' 27"W	57.00
W29	N32° 11' 55"W	41.86	W47	N13° 38' 10"E	19.48
W30	N03° 16' 03"W	44.78	W48	N01° 47' 06"E	26.27

C28 | 161.28 | 430.00 | 21°29'24" | N87°52'09"E

Vetland Line Tab	ole
Bearing	Distance
N89° 46' 21"E	31.97
S85° 04' 29"E	38.90
N79° 17' 20"E	65.88
N88° 48' 06"E	153.89
N89° 18' 26"E	115.45
S88° 58' 52"E	74.44
N84° 59' 19"E	54.43
S88° 11' 51"E	65.97
S46° 01' 26"E	8.44
800° 19' 17"E	109.60
I81° 14' 41"W	5.72
105° 50' 29"W	59.92
644° 45' 29"W	20.23
318° 10' 19"W	19.63
N26° 22' 46"W	18.70
69° 23' 40"W	22.82
332° 24' 43"W	26.22
N43° 05' 59"W	17.60

R/W Line Table

L1 | 19.93 | S28° 45' 47"W

Line # Length Direction

	Wetland Line Tab	ole
Line #	Bearing	Distance
W67	S48° 42' 48"W	36.85
W68	S21° 28' 13"W	30.74
W69	N71° 21' 59"W	49.88
W70	N51° 30' 39"W	57.97
W71	N23° 41' 11"W	20.65
W72	N05° 00' 57"W	46.66
W73	N89° 40' 43"E	275.73
W74	S00° 19' 15"E	111.88
W75	S71° 35' 14"W	22.05
W76	N47° 38' 19"W	28.84
W77	N34° 22' 04"W	12.28
W78	N31° 28' 35"W	25.27
W79	N22° 12' 10"W	24.60
W80	N11° 59' 49"W	8.62
W81	N77° 07' 05"E	29.62
W82	N52° 20' 46"E	20.68
W83	N66° 33' 38"E	15.61
W84	N50° 06' 50"E	17.26

C29 78.84 180.00 25°05'45" S13°34'19"E 78.21' C30 54.46 180.00 17°20'05" S34°47'14"E 54.25' C31 53.72 180.00 17°05'57" S52°00'15"E 53.52' C32 84.87 180.00 27°00'54" S74°03'40"E 84.09' C33 97.99 320.00 17°32'45" N78°47'45"W 97.61' C34 128.27 320.00 22°58'03" N58°32'21"W 127.42' C35 145.85 320.00 26°06'51" N33°59'54"W 144.59' C36 94.36 370.00 14°36'45" N84°25'50"E 94.11' C37 44.41 370.00 6°52'39" S84°49'29"E 44.39' C38 59.80 1280.00 3°35'26" N85°51'28"W 80.20' C40 80.07 1280.00 3°35'06" S86°58'13"W 80.07' C41 80.09 1280.00 5°20'15" S82°30'32"W 19.20' C43	Cuive #	Longin	ixauius	Deita	Onord Bearing	Choru
C31 53.72 180.00 17°05′57" S52°00′15″E 53.52′ C32 84.87 180.00 27°00′54" S74°03′40″E 84.09′ C33 97.99 320.00 17°32′45" N78°47′45″W 97.61′ C34 128.27 320.00 22°58′03" N58°32′21″W 127.42′ C35 145.85 320.00 26°06′51" N33°59′54″W 144.59′ C36 94.36 370.00 14°36′45" N84°25′50″E 94.11′ C37 44.41 370.00 6°52′39" S84°49′29″E 44.39′ C38 59.80 1280.00 2°40′36" N82°43′27″W 59.79′ C39 80.21 1280.00 3°35′03" N89°26′43″W 80.20′ C40 80.07 1280.00 3°35′06" S86°58′13″W 80.07′ C41 80.09 1280.00 3°35′06" S86°58′13″W 80.07′ C42 119.24 1280.00 5°20′15" S82°30′32″W 119.20′ C43	C29	78.84	180.00	25°05'45"	S13°34'19"E	78.21 '
C32 84.87 180.00 27°00′54" \$74°03′40"E 84.09′ C33 97.99 320.00 17°32′45" N78°47′45"W 97.61′ C34 128.27 320.00 22°58′03" N58°32′21"W 127.42′ C35 145.85 320.00 26°06′51" N33°59′54"W 144.59′ C36 94.36 370.00 14°36′45" N84°25′50"E 94.11′ C37 44.41 370.00 6°52′39" \$84°49′29"E 44.39′ C38 59.80 1280.00 2°40′36" N82°43′27"W 59.79′ C39 80.21 1280.00 3°35′06" N85°51′28"W 80.20′ C40 80.07 1280.00 3°35′06" \$86°58′13"W 80.06′ C41 80.09 1280.00 3°35′06" \$886°58′13"W 80.07′ C42 119.24 1280.00 5°20′15" \$82°30′32"W 119.20′ C43 76.51 75.00 58°26′58" N18°11'12"E 73.24′ C44	C30	54.46	180.00	17°20'05"	S34°47'14"E	54.25
C33 97.99 320.00 17°32'45" N78°47'45"W 97.61' C34 128.27 320.00 22°58'03" N58°32'21"W 127.42' C35 145.85 320.00 26°06'51" N33°59'54"W 144.59' C36 94.36 370.00 14°36'45" N84°25'50"E 94.11' C37 44.41 370.00 6°52'39" S84°49'29"E 44.39' C38 59.80 1280.00 2°40'36" N82°43'27"W 59.79' C39 80.21 1280.00 3°35'03" N89°26'43"W 80.00' C40 80.07 1280.00 3°35'03" N89°26'43"W 80.06' C41 80.09 1280.00 3°35'06" S86°58'13"W 80.07' C42 119.24 1280.00 5°20'15" S82°30'32"W 119.20' C43 76.51 75.00 58°26'58" N18°11'12"E 73.24' C44 61.18 75.00 46°44'12" N34°24'23"W 59.50' C45	C31	53.72	180.00	17°05'57"	S52°00'15"E	53.52 '
C34 128.27 320.00 22°58'03" N58°32'21"W 127.42' C35 145.85 320.00 26°06'51" N33°59'54"W 144.59' C36 94.36 370.00 14°36'45" N84°25'50"E 94.11' C37 44.41 370.00 6°52'39" S84°49'29"E 44.39' C38 59.80 1280.00 2°40'36" N82°43'27"W 59.79' C39 80.21 1280.00 3°35'03" N89°26'43"W 80.06' C40 80.07 1280.00 3°35'06" S86°58'13"W 80.06' C41 80.09 1280.00 5°20'15" S82°30'32"W 119.20' C42 119.24 1280.00 5°20'15" S82°30'32"W 119.20' C43 76.51 75.00 58°26'58" N18°11'12"E 73.24' C44 61.18 75.00 46°44'12" N34°24'23"W 59.50' C45 53.38 75.00 36°06'15" S24°19'23"W 46.48' C47	C32	84.87	180.00	27°00'54"	S74°03'40"E	84.09 °
C35 145.85 320.00 26°06'51" N33°59'54"W 144.59' C36 94.36 370.00 14°36'45" N84°25'50"E 94.11' C37 44.41 370.00 6°52'39" S84°49'29"E 44.39' C38 59.80 1280.00 2°40'36" N82°43'27"W 59.79' C39 80.21 1280.00 3°35'26" N85°51'28"W 80.20' C40 80.07 1280.00 3°35'06" N86°55'13"W 80.06' C41 80.09 1280.00 3°35'06" S86°58'13"W 80.07' C42 119.24 1280.00 5°20'15" S82°30'32"W 119.20' C43 76.51 75.00 58°26'58" N18°11'12"E 73.24' C44 61.18 75.00 46°44'12" N34°24'23"W 59.50' C45 53.38 75.00 40°46'34" N78°09'46"W 52.26' C46 51.15 75.00 36°06'15" S24°19'23"W 46.48' C48 <td< td=""><td>C33</td><td>97.99</td><td>320.00</td><td>17°32'45"</td><td>N78°47'45"W</td><td>97.61'</td></td<>	C33	97.99	320.00	17°32'45"	N78°47'45"W	97.61 '
C36 94.36 370.00 14°36'45" N84°25'50"E 94.11' C37 44.41 370.00 6°52'39" \$84°49'29"E 44.39' C38 59.80 1280.00 2°40'36" N82°43'27"W 59.79' C39 80.21 1280.00 3°35'26" N85°51'28"W 80.20' C40 80.07 1280.00 3°35'06" \$86°58'13"W 80.06' C41 80.09 1280.00 3°35'06" \$886°58'13"W 80.07' C42 119.24 1280.00 5°20'15" \$82°30'32"W 119.20' C43 76.51 75.00 58°26'58" N18°11'12"E 73.24' C44 61.18 75.00 46°44'12" N34°24'23"W 59.50' C45 53.38 75.00 40°46'34" N78°09'46"W 52.26' C46 51.15 75.00 39°04'26" \$61°54'44"W 50.16' C47 47.26 75.00 36°06'15" \$224°19'23"W 46.48' C48	C34	128.27	320.00	22°58'03"	N58°32'21"W	127.42 '
C37 44.41 370.00 6°52'39" \$84°49'29"E 44.39' C38 59.80 1280.00 2°40'36" N82°43'27"W 59.79' C39 80.21 1280.00 3°35'26" N85°51'28"W 80.20' C40 80.07 1280.00 3°35'03" N89°26'43"W 80.06' C41 80.09 1280.00 3°35'06" \$86°58'13"W 80.07' C42 119.24 1280.00 5°20'15" \$82°30'32"W 119.20' C43 76.51 75.00 58°26'58" N18°11'12"E 73.24' C44 61.18 75.00 46°44'12" N34°24'23"W 59.50' C45 53.38 75.00 40°46'34" N78°09'46"W 52.26' C46 51.15 75.00 39°04'26" \$61°54'44"W 50.16' C47 47.26 75.00 36°06'15" \$224°19'23"W 46.48' C48 94.39 75.00 72°06'34" \$29°47'02"E 88.28' C50 8.	C35	145.85	320.00	26°06'51"	N33°59'54"W	144.59 '
C38 59.80 1280.00 2°40'36" N82°43'27"W 59.79' C39 80.21 1280.00 3°35'26" N85°51'28"W 80.20' C40 80.07 1280.00 3°35'03" N89°26'43"W 80.06' C41 80.09 1280.00 3°35'06" S86°58'13"W 80.07' C42 119.24 1280.00 5°20'15" S82°30'32"W 119.20' C43 76.51 75.00 58°26'58" N18°11'12"E 73.24' C44 61.18 75.00 46°44'12" N34°24'23"W 59.50' C45 53.38 75.00 40°46'34" N78°09'46"W 52.26' C46 51.15 75.00 39°04'26" S61°54'44"W 50.16' C47 47.26 75.00 36°06'15" S24°19'23"W 46.48' C48 94.39 75.00 72°06'34" S29°47'02"E 88.28' C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78	C36	94.36	370.00	14°36'45"	N84°25'50"E	94.11 '
C39 80.21 1280.00 3°35'26" N85°51'28"W 80.20' C40 80.07 1280.00 3°35'03" N89°26'43"W 80.06' C41 80.09 1280.00 3°35'06" S86°58'13"W 80.07' C42 119.24 1280.00 5°20'15" S82°30'32"W 119.20' C43 76.51 75.00 58°26'58" N18°11'12"E 73.24' C44 61.18 75.00 46°44'12" N34°24'23"W 59.50' C45 53.38 75.00 40°46'34" N78°09'46"W 52.26' C46 51.15 75.00 39°04'26" S61°54'44"W 50.16' C47 47.26 75.00 36°06'15" S24°19'23"W 46.48' C48 94.39 75.00 72°06'34" S29°47'02"E 88.28' C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78 1983.87 2°04'23" N6°57'21"W 71.78' C52 88.89<	C37	44.41	370.00	6°52'39"	S84°49'29"E	44.39
C40 80.07 1280.00 3°35'03" N89°26'43"W 80.06' C41 80.09 1280.00 3°35'06" S86°58'13"W 80.07' C42 119.24 1280.00 5°20'15" S82°30'32"W 119.20' C43 76.51 75.00 58°26'58" N18°11'12"E 73.24' C44 61.18 75.00 46°44'12" N34°24'23"W 59.50' C45 53.38 75.00 40°46'34" N78°09'46"W 52.26' C46 51.15 75.00 39°04'26" S61°54'44"W 50.16' C47 47.26 75.00 36°06'15" S24°19'23"W 46.48' C48 94.39 75.00 72°06'34" S29°47'02"E 88.28' C49 16.53 25.00 37°53'15" N46°53'41"W 16.23' C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 </td <td>C38</td> <td>59.80</td> <td>1280.00</td> <td>2°40'36"</td> <td>N82°43'27"W</td> <td>59.79'</td>	C38	59.80	1280.00	2°40'36"	N82°43'27"W	59.79 '
C41 80.09 1280.00 3°35'06" \$86°58'13"W 80.07' C42 119.24 1280.00 5°20'15" \$82°30'32"W 119.20' C43 76.51 75.00 58°26'58" N18°11'12"E 73.24' C44 61.18 75.00 46°44'12" N34°24'23"W 59.50' C45 53.38 75.00 40°46'34" N78°09'46"W 52.26' C46 51.15 75.00 39°04'26" \$61°54'44"W 50.16' C47 47.26 75.00 36°06'15" \$24°19'23"W 46.48' C48 94.39 75.00 72°06'34" \$29°47'02"E 88.28' C49 16.53 25.00 37°53'15" N46°53'41"W 16.23' C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78 1983.87 2°04'23" N6°57'21"W 71.78' C52 88.89 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 <td>C39</td> <td>80.21</td> <td>1280.00</td> <td>3°35'26"</td> <td>N85°51'28"W</td> <td>80.20°</td>	C39	80.21	1280.00	3°35'26"	N85°51'28"W	80.20°
C42 119.24 1280.00 5°20'15" S82°30'32"W 119.20' C43 76.51 75.00 58°26'58" N18°11'12"E 73.24' C44 61.18 75.00 46°44'12" N34°24'23"W 59.50' C45 53.38 75.00 40°46'34" N78°09'46"W 52.26' C46 51.15 75.00 39°04'26" S61°54'44"W 50.16' C47 47.26 75.00 36°06'15" S24°19'23"W 46.48' C48 94.39 75.00 72°06'34" S29°47'02"E 88.28' C49 16.53 25.00 37°53'15" N46°53'41"W 16.23' C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78 1983.87 2°04'23" N6°57'21"W 71.78' C52 88.89 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 1983.87 1°09'33" N2°46'22"W 40.14' C54 55.84 <td>C40</td> <td>80.07</td> <td>1280.00</td> <td>3°35'03"</td> <td>N89°26'43"W</td> <td>80.06'</td>	C40	80.07	1280.00	3°35'03"	N89°26'43"W	80.06 '
C43 76.51 75.00 58°26'58" N18°11'12"E 73.24' C44 61.18 75.00 46°44'12" N34°24'23"W 59.50' C45 53.38 75.00 40°46'34" N78°09'46"W 52.26' C46 51.15 75.00 39°04'26" S61°54'44"W 50.16' C47 47.26 75.00 36°06'15" S24°19'23"W 46.48' C48 94.39 75.00 72°06'34" S29°47'02"E 88.28' C49 16.53 25.00 37°53'15" N46°53'41"W 16.23' C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78 1983.87 2°04'23" N6°57'21"W 71.78' C52 88.89 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 1983.87 1°09'33" N2°46'22"W 40.14' C54 55.84 180.00 17°46'23" S11°04'46"E 55.61' C55 87.95	C41	80.09	1280.00	3°35'06"	S86°58'13"W	80.07 °
C44 61.18 75.00 46°44'12" N34°24'23"W 59.50' C45 53.38 75.00 40°46'34" N78°09'46"W 52.26' C46 51.15 75.00 39°04'26" S61°54'44"W 50.16' C47 47.26 75.00 36°06'15" S24°19'23"W 46.48' C48 94.39 75.00 72°06'34" S29°47'02"E 88.28' C49 16.53 25.00 37°53'15" N46°53'41"W 16.23' C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78 1983.87 2°04'23" N6°57'21"W 71.78' C52 88.89 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 1983.87 1°09'33" N2°46'22"W 40.14' C54 55.84 180.00 17°46'23" S11°04'46"E 55.61' C55 87.95 180.00 27°59'44" S33°57'50"E 87.08' C56 69.14	C42	119.24	1280.00	5°20'15"	S82°30'32"W	119.20
C45 53.38 75.00 40°46'34" N78°09'46"W 52.26' C46 51.15 75.00 39°04'26" S61°54'44"W 50.16' C47 47.26 75.00 36°06'15" S24°19'23"W 46.48' C48 94.39 75.00 72°06'34" S29°47'02"E 88.28' C49 16.53 25.00 37°53'15" N46°53'41"W 16.23' C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78 1983.87 2°04'23" N6°57'21"W 71.78' C52 88.89 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 1983.87 1°09'33" N2°46'22"W 40.14' C54 55.84 180.00 17°46'23" S11°04'46"E 55.61' C55 87.95 180.00 27°59'44" S33°57'50"E 87.08' C56 69.14 180.00 22°00'32" S58°57'57"E 68.72'	C43	76.51	75.00	58°26'58"	N18°11'12"E	73.24 '
C46 51.15 75.00 39°04'26" S61°54'44"W 50.16' C47 47.26 75.00 36°06'15" S24°19'23"W 46.48' C48 94.39 75.00 72°06'34" S29°47'02"E 88.28' C49 16.53 25.00 37°53'15" N46°53'41"W 16.23' C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78 1983.87 2°04'23" N6°57'21"W 71.78' C52 88.89 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 1983.87 1°09'33" N2°46'22"W 40.14' C54 55.84 180.00 17°46'23" S11°04'46"E 55.61' C55 87.95 180.00 27°59'44" S33°57'50"E 87.08' C56 69.14 180.00 22°00'32" S58°57'57"E 68.72'	C44	61.18	75.00	46°44'12"	N34°24'23"W	59.50 °
C47 47.26 75.00 36°06'15" \$24°19'23"W 46.48' C48 94.39 75.00 72°06'34" \$29°47'02"E 88.28' C49 16.53 25.00 37°53'15" N46°53'41"W 16.23' C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78 1983.87 2°04'23" N6°57'21"W 71.78' C52 88.89 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 1983.87 1°09'33" N2°46'22"W 40.14' C54 55.84 180.00 17°46'23" \$11°04'46"E 55.61' C55 87.95 180.00 27°59'44" \$33°57'50"E 87.08' C56 69.14 180.00 22°00'32" \$58°57'57"E 68.72'	C45	53.38	75.00	40°46'34"	N78°09'46"W	52.26 '
C48 94.39 75.00 72°06'34" \$29°47'02"E 88.28' C49 16.53 25.00 37°53'15" N46°53'41"W 16.23' C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78 1983.87 2°04'23" N6°57'21"W 71.78' C52 88.89 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 1983.87 1°09'33" N2°46'22"W 40.14' C54 55.84 180.00 17°46'23" \$11°04'46"E 55.61' C55 87.95 180.00 27°59'44" \$33°57'50"E 87.08' C56 69.14 180.00 22°00'32" \$58°57'57"E 68.72'	C46	51.15	75.00	39°04'26"	S61°54'44"W	50.16 '
C49 16.53 25.00 37°53'15" N46°53'41"W 16.23' C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78 1983.87 2°04'23" N6°57'21"W 71.78' C52 88.89 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 1983.87 1°09'33" N2°46'22"W 40.14' C54 55.84 180.00 17°46'23" S11°04'46"E 55.61' C55 87.95 180.00 27°59'44" S33°57'50"E 87.08' C56 69.14 180.00 22°00'32" S58°57'57"E 68.72'	C47	47.26	75.00	36°06'15"	S24°19'23"W	46.48 '
C50 8.71 25.00 19°57'31" N17°58'18"W 8.66' C51 71.78 1983.87 2°04'23" N6°57'21"W 71.78' C52 88.89 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 1983.87 1°09'33" N2°46'22"W 40.14' C54 55.84 180.00 17°46'23" S11°04'46"E 55.61' C55 87.95 180.00 27°59'44" S33°57'50"E 87.08' C56 69.14 180.00 22°00'32" S58°57'57"E 68.72'	C48	94.39	75.00	72°06'34"	S29°47'02"E	88.28 °
C51 71.78 1983.87 2°04'23" N6°57'21"W 71.78' C52 88.89 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 1983.87 1°09'33" N2°46'22"W 40.14' C54 55.84 180.00 17°46'23" S11°04'46"E 55.61' C55 87.95 180.00 27°59'44" S33°57'50"E 87.08' C56 69.14 180.00 22°00'32" S58°57'57"E 68.72'	C49	16.53	25.00	37°53'15"	N46°53'41"W	16.23 '
C52 88.89 1983.87 2°34'02" N4°38'09"W 88.88' C53 40.14 1983.87 1°09'33" N2°46'22"W 40.14' C54 55.84 180.00 17°46'23" S11°04'46"E 55.61' C55 87.95 180.00 27°59'44" S33°57'50"E 87.08' C56 69.14 180.00 22°00'32" S58°57'57"E 68.72'	C50	8.71	25.00	19°57'31"	N17°58'18"W	8.66 '
C53 40.14 1983.87 1°09'33" N2°46'22"W 40.14' C54 55.84 180.00 17°46'23" S11°04'46"E 55.61' C55 87.95 180.00 27°59'44" S33°57'50"E 87.08' C56 69.14 180.00 22°00'32" S58°57'57"E 68.72'	C51	71.78	1983.87	2°04'23"	N6°57'21"W	71.78 '
C54 55.84 180.00 17°46'23" S11°04'46"E 55.61' C55 87.95 180.00 27°59'44" S33°57'50"E 87.08' C56 69.14 180.00 22°00'32" S58°57'57"E 68.72'	C52	88.89	1983.87	2°34'02"	N4°38'09"W	88.88 '
C55 87.95 180.00 27°59'44" S33°57'50"E 87.08' C56 69.14 180.00 22°00'32" S58°57'57"E 68.72'	C53	40.14	1983.87	1°09'33"	N2°46'22"W	40.14 '
C56 69.14 180.00 22°00'32" S58°57'57"E 68.72'	C54	55.84	180.00	17°46'23"	S11°04'46"E	55.61 '
	C55	87.95	180.00	27°59'44"	S33°57'50"E	87.08 '
C57 71.79 180.00 22°51'04" S81°23'45"E 71.31	C56	69.14	180.00	22°00'32"	S58°57'57"E	68.72 '
	C57	71.79	180.00	22°51'04"	S81°23'45"E	71.31 '

Lot Curve Table

Curve # Length Radius Delta Chord Bearing Chord

Cui ve #	Longar	itadius	Della	Onord Boding	Criora
C58	80.46	4970.00	0°55'39"	N88°37'38"E	80.46 °
C59	80.43	4970.00	0°55'38"	N89°33'17"E	80.43 °
C60	92.51	4970.00	1°03'59"	S89°26'55"E	92.51 '
C61	74.41	4970.00	0°51'28"	S88°29'11"E	74.41 '
C62	9.25	2030.00	0°15'40"	S88°11'16"E	9.25 °
C63	70.95	2030.00	2°00'09"	S89°19'11"E	70.95 °
C64	31.16	380.00	4°41'53"	N2°40'12"W	31.15 °
C65	72.96	380.00	11°00'03"	N10°31'10"W	72.85°
C66	265.38	380.00	40°00'47"	N36°01'35"W	260.02 °
C67	70.17	380.00	10°34'49"	N61°19'22"W	70.07 °
C68	70.17	380.00	10°34'49"	N71°54'11"W	70.07 °
C69	68.81	380.00	10°22'32"	N82°22'51"W	68.72 °
C70	75.11	5030.00	0°51'20"	N88°35'57"W	75.10 °
C71	92.19	5030.00	1°03'01"	N89°33'07"W	92.19 '
C72	107.16	5030.00	1°13'14"	S89°18'45"W	107.15 °
C73	107.15	5030.00	1°13'14"	S88°05'31"W	107.15
C74	26.61	5030.00	0°18'11"	S87°19'49"W	26.61 '
C75	11.57	2043.87	0°19'28"	N2°21'19"W	11.57 °
C76	91.29	2043.87	2°33'33"	N3°47'49"W	91.28
C77	101.04	1220.00	4°44'43"	N82°01'29"E	101.01
C78	87.64	1220.00	4°06'58"	N86°27'19"E	87.62 '
C79	82.46	1220.00	3°52'21"	S89°33'01"E	82.44 '
C80	87.47	1220.00	4°06'28"	S85°33'36"E	87.45
C81	45.15	1220.00	2°07'13"	S82°26'46"E	45.15 °
C82	45.62	430.00	6°04'46"	S84°25'32"E	45.60°
C83	92.38	430.00	12°18'34"	N86°22'48"E	92.20°
C84	23.27	430.00	3°06'04"	N78°40'29"E	23.27

Dated this 1st day of March 2023

Professional Land Surveyor, S-3272

Lot Curve Table

Curve # Length Radius Delta Chord Bearing Chord

Tiffany N. Heisel

Dated this Day	of	, 2023	
		Julie Multhauf, Villag	e Treasurer
MENOMONEE FALLS PL	AN COMMISSION		
Preliminary Approval:	Date:	 Secretary	
Cinal Approval	Data	·	
Final Approval:	Date:	Secretary	
	ereby approved and the	the Village of Menomonee Falls, having been recommedication herein accepted by the Village Board of Trus, 2023, 2023	tees of the VIIIage of Menomonee
Falls, on this da	ereby approved and the o	edication herein accepted by the Village Board of Trus, 2023 Jeremy Walz, Village esolution adopted by the Village Board of Trustees of	tees of the VIllage of Menomonee President the Village of Menomonee Falls.
Falls, on this da	ereby approved and the o	edication herein accepted by the Village Board of Trus, 2023 Jeremy Walz, Village	tees of the VIllage of Menomonee President the Village of Menomonee Falls.
Falls, on this da	ereby approved and the o	edication herein accepted by the Village Board of Trus, 2023 Jeremy Walz, Village esolution adopted by the Village Board of Trustees of	tees of the VIIIage of Menomonee President the Village of Menomonee Falls.
Falls, on this da I, hereby certify that the fo	ereby approved and the cay of	dication herein accepted by the Village Board of Trus	tees of the VIIIage of Menomonee President the ViIIage of Menomonee Falls. Ge Clerk that the records in my office show
Falls, on this da	ereby approved and the cay of	edication herein accepted by the Village Board of Trus	tees of the VIIIage of Menomonee President the Village of Menomonee Falls. ge Clerk that the records in my office show, 2023 affecting the

IN WITNESS WHEREOF the said Westbury Bank ISAOA has casued these presents to be signed by

Daniel W. Kopshinsky, and countersigned by Jerad Yapp, its Senior Vice Presidents, at Brookfield, Wisconsin on this _____

Date

Daniel Kopshinsky, Senior Vice President

In the presence of:

Westbury Bank ISAOA 17160 W. North Avenue Brookfield, WI 53005

STATE OF WISCONSIN}

WAUKESHA COUNTY}

Jerad Yapp, Senior Vice President

Notary Public State of Wisconsin My commission expires



12750 W NORTH AVE. STE B BROOKFIELD, WI 53005

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

Department of Administration



LAST REVISED: MAY 30, 2023