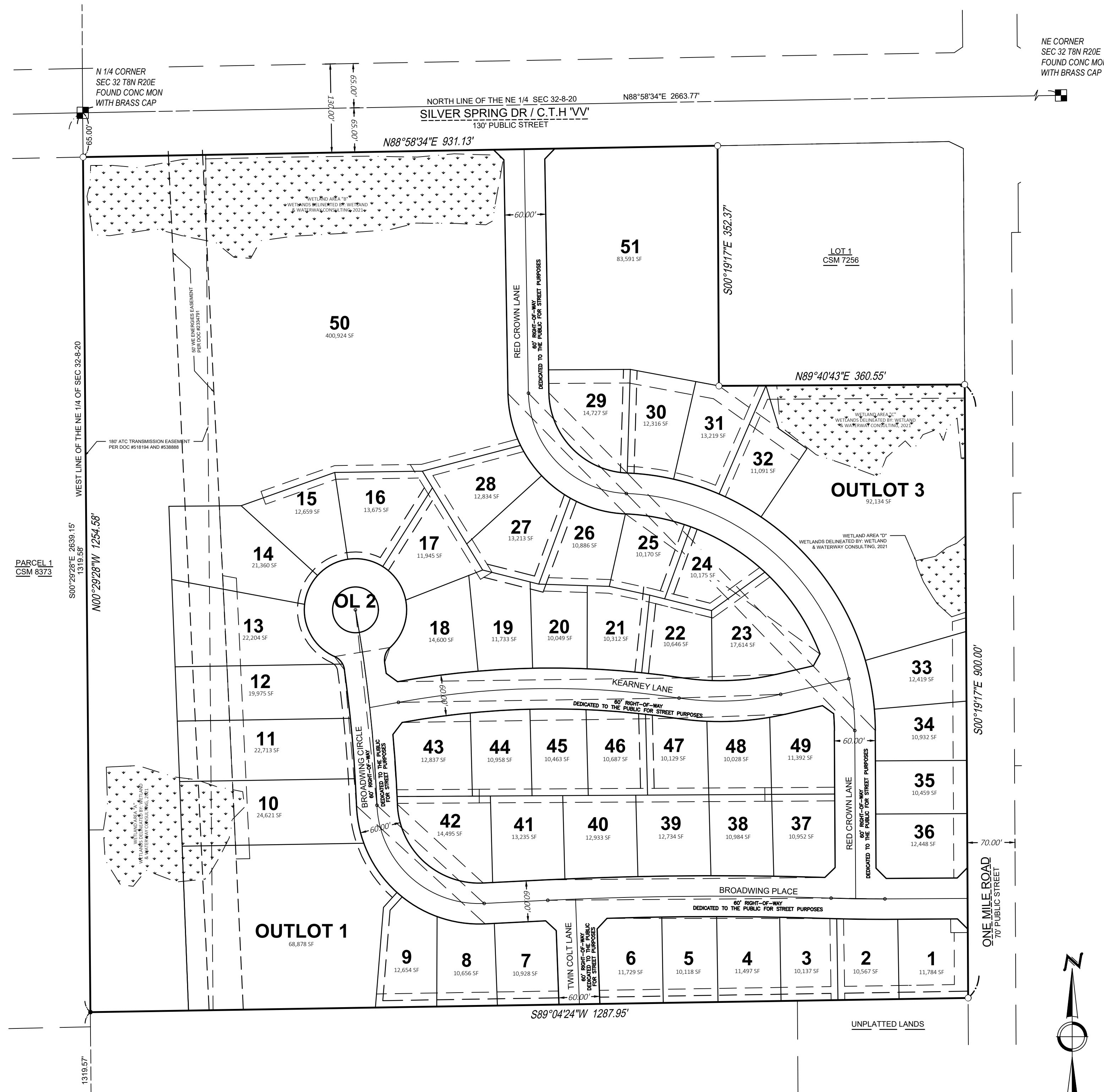


SANDHILL MEADOW

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



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.

ZONING: PRD ORDINANCE NO. 836-O-21
 R-5 (SINGLE FAMILY)
 MINIMUM LOT AREA: 9,000 SF
 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 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 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 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 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 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.

OUTLOTS
 Each individual lot owner of Sandhill Meadows shall have an undivided fractional ownership in Outlots 1, 2 and 3. Waukesha County shall not 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

- 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.
- 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.
- 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 management plans.
- 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, maintenance of structural stormwater management measures and sediment removal.
- Upon notification to the responsible parties by the Village of Menomonee Falls of maintenance problems which require correction, the specified corrective actions shall be taken within a reasonable timeframe as set by the Village of Menomonee Falls.
- 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.

WETLAND AND ISOLATED NATURAL RESOURCE AREA PRESERVATION

- 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.
- The removal of topsoil or other earthen materials shall be prohibited.
- 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 residences, associated buildings and driveways shall be permitted.
- Grazing by domesticated animals shall be prohibited.
- The introduction of plant material not indigenous to the area shall be prohibited.
- Construction of buildings is prohibited.

STORMWATER, STORM SEWER EASEMENT, AND RIGHT-OF-WAY DEDICATION NOTES:

- ① Private easements are established to provide for the unobstructed flow of stormwater 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 obstructions that may restrict flow.
- ② Drainage Easements granted to the Village of Menomonee Falls.
- ③ Right-of-Way dedicated to the Village of Menomonee Falls for public street purposes.
- ④ Dedicated Utility Easement

NOTES / LEGEND:

- Found 1" Iron Pipe
- Indicates 1-1/4" iron rebar, weight 4.30 lbs. per lineal foot, at least 18" in length, set.

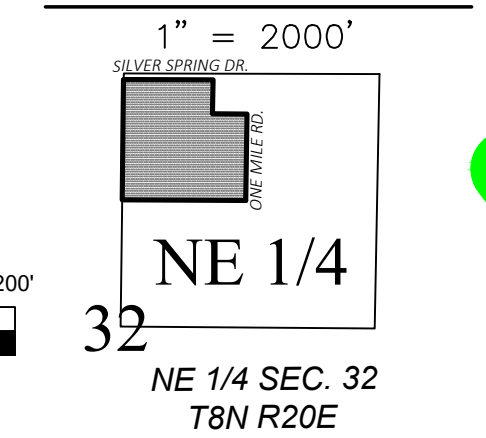
All other corners have a 3/4" iron rebar, weight 1.50 lbs. per lineal foot, at least 18" in length, set.

All linear measurements have been made to the nearest one hundredth 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 arc lengths.

Tiffany Heisel
 Dated this 1st day of March 2023
 Tiffany N. Heisel
 Professional Land Surveyor, S-3272



VICINITY MAP



PREPARED BY SURVEYOR:
Payne + Dolan
 A WALBEC COMPANY
 www.walbecgroup.com
 (920) 757-7559
 OWNER/SUBDIVIDER:
 FALLS VENTURE LLC
 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 _____, 20____
 Department of Administration

BEARING REFERENCE:
 BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NE 1/4 OF SECTION 32 T8N, R20E, WHICH BEARS S 00° 29' 28" E (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE), WHICH IS BASED ON THE NORTH AMERICAN DATUM OF 1927, NAD-27 (SEWRPC CSDS, LAST REVISED DEC 2013)

