

OLDE HIGHLANDER

BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 12483 AND LOTS 2 AND 4 OF CERTIFIED SURVEY MAP NO. 12484, ALL BEING LOCATED IN A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, ALL IN TOWN 7 NORTH, RANGE 17 EAST, IN THE CITY OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

OWNER:
 OLDE HIGHLANDER, LLC
 N27W24025 PAUL COURT,
 SUITE 100
 PEWAUKEE, WI 53072
 PHONE: (262) 542-9200
 FAX: (262) 349-9324

GENERAL NOTES:

- - Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar 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" 0.75" O.D. Reinforcing Bar (Unless otherwise noted).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the 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-83/2011), in which the East line of the N.E. 1/4 of Section 9, Town 7 North, Range 17 East, bears N00°08'00"W.
- The Easements for Storm Sewer and Drainage are herein granted to the City of Oconomowoc.
- Lot 45 and Outlots 1 and 9 to be retained by the Owner for future development. Outlot 1 contains a Wetland Preservation Area.
- Outlots 2, 4, 6, 7 and 8 contain Open Space.
- Outlot 5 contain a Private Roadway.
- Stormwater Management Facilities are located on Outlot 3 of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision acting through the Owner's Association.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 2, 3, 4, 5, 6, 7 and 8 of this Subdivision. The City of Oconomowoc and 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.
- Wetland boundaries shown hereon were field delineated by Heartland Ecological Group, Inc. (Eric Parker) in August of 2022.
 Note: Wetland areas are greater than 0.25 acres and will require a 10' Development Setback.

BASEMENT RESTRICTION FOR 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.

PRESERVATION RESTRICTIONS:

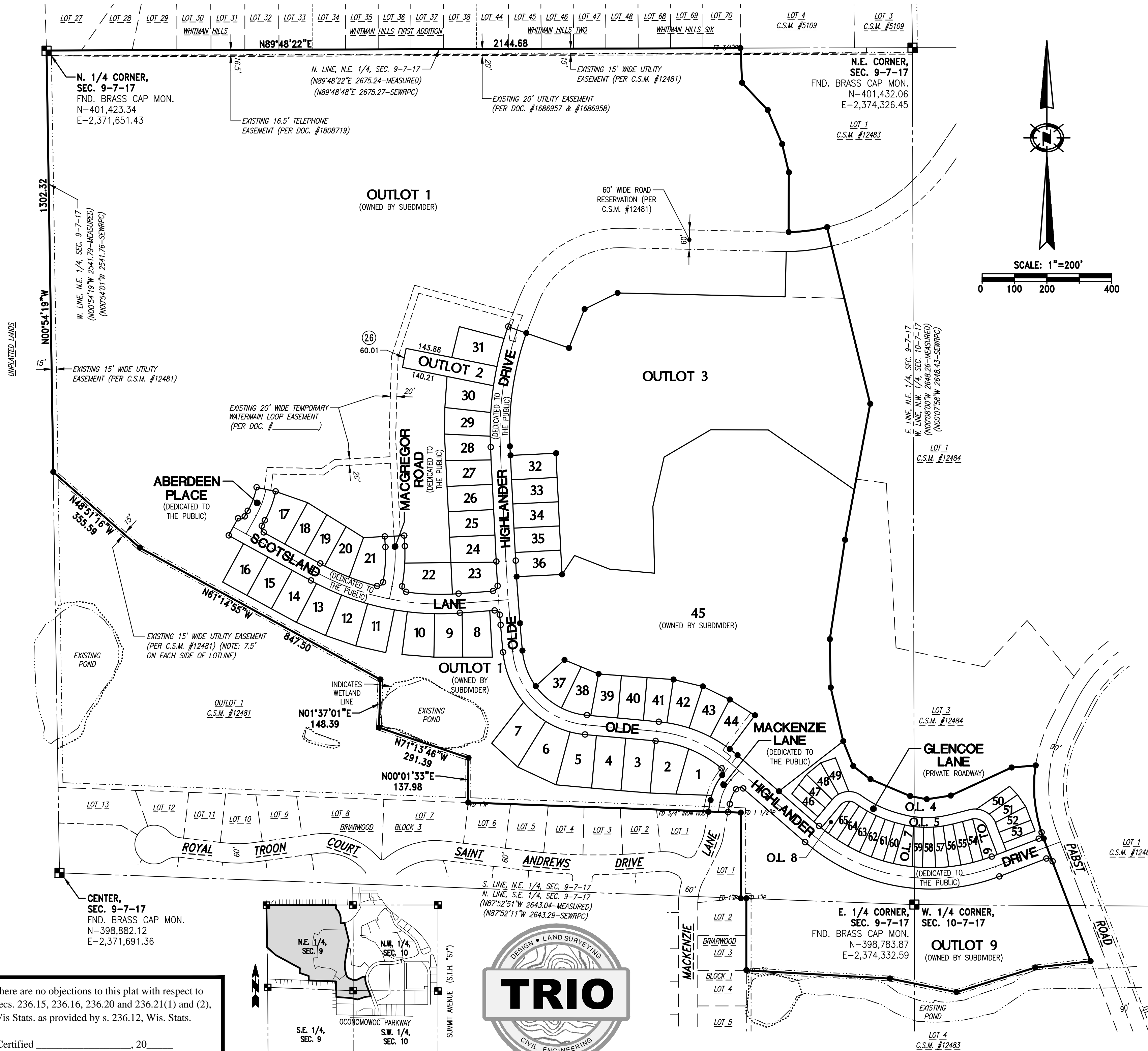
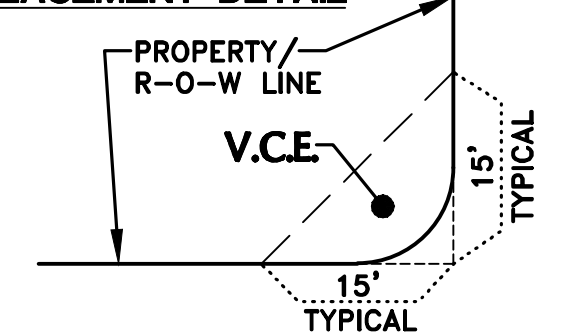
Wetland areas shown hereon shall be subject to the following restrictions:

- Grading, filling, and excavation shall be prohibited in said preservation area, except as may be required for Nature Walking Trails.
- Construction of buildings within said preservation area shall be prohibited.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses and the like, is prohibited, with the exception that dead, diseased, or dying vegetation and noxious weeds may be removed, at the discretion of the landowner, and with approval from the City of Oconomowoc. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the City of Oconomowoc shall also be permitted.
- Introduction of plant material not indigenous to the existing environment of the preservation area shall be prohibited in the preservation area.
- Grazing by domesticated animals (e.g., horses and cows) shall be prohibited within said preservation area.
- Creation and use of nature walking trails within the preservation area shall be permitted so long as such use is in conformance with existing topography. If any wetlands are impacted, the City of Oconomowoc, the Wisconsin Department of Natural Resources and Army Corp of Engineers shall be contacted to determine if the proposal is appropriate and if additional permits are required.

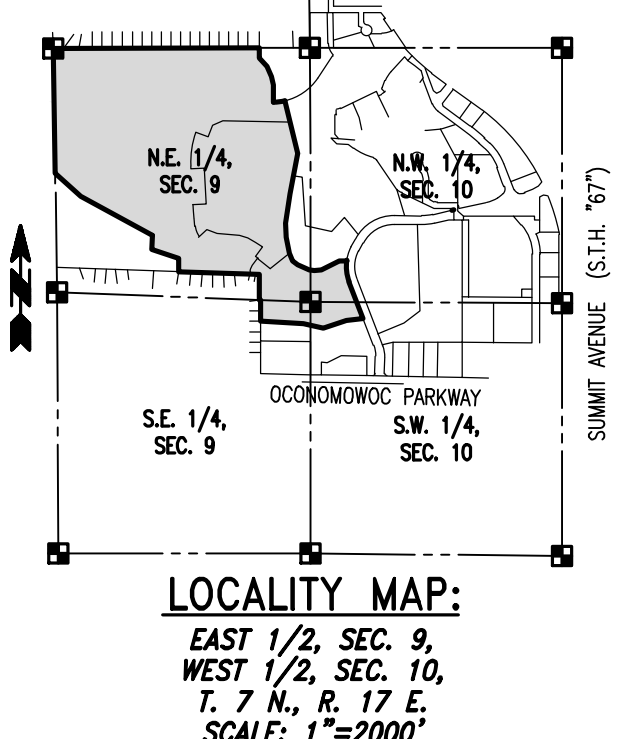
VISION CORNER EASEMENT:

VISION CORNER EASEMENT: (V.C.E.)
 All 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



**4100 N. Calhoun Road
 Suite 300
 Brookfield, WI 53005**
 Phone: (262) 790-1450
 Fax: (262) 790-1481

LOCALITY MAP:
 EAST 1/2, SEC. 9,
 WEST 1/2, SEC. 10,
 T. 7 N., R. 17 E.
 SCALE: 1"=2000'

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATED THIS 23RD DAY OF JANUARY, 2023

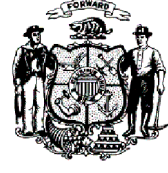
SHEET 1 OF 8

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OLDE HIGHLANDER

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Certified _____, 20__



Department of Administration

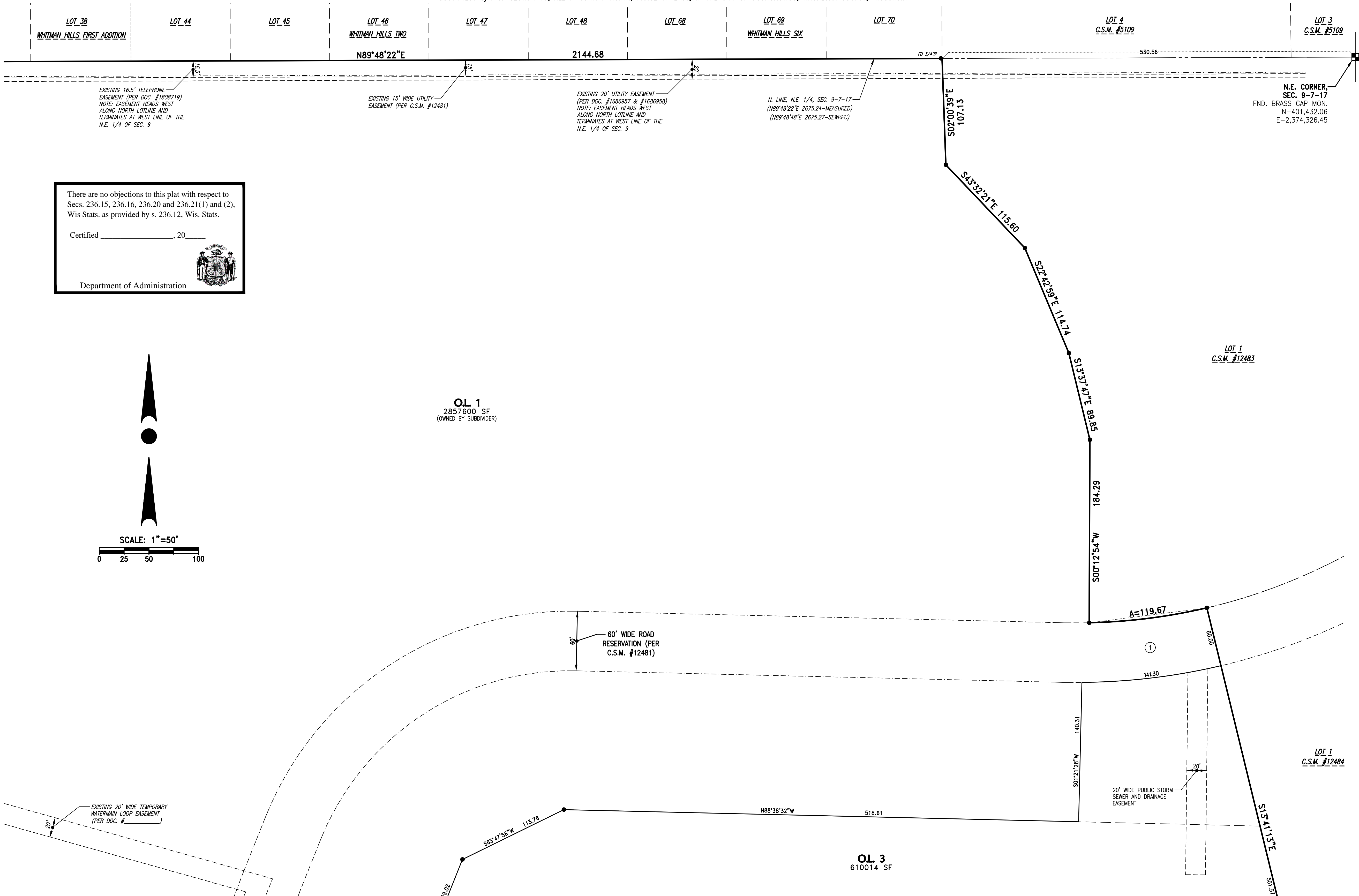
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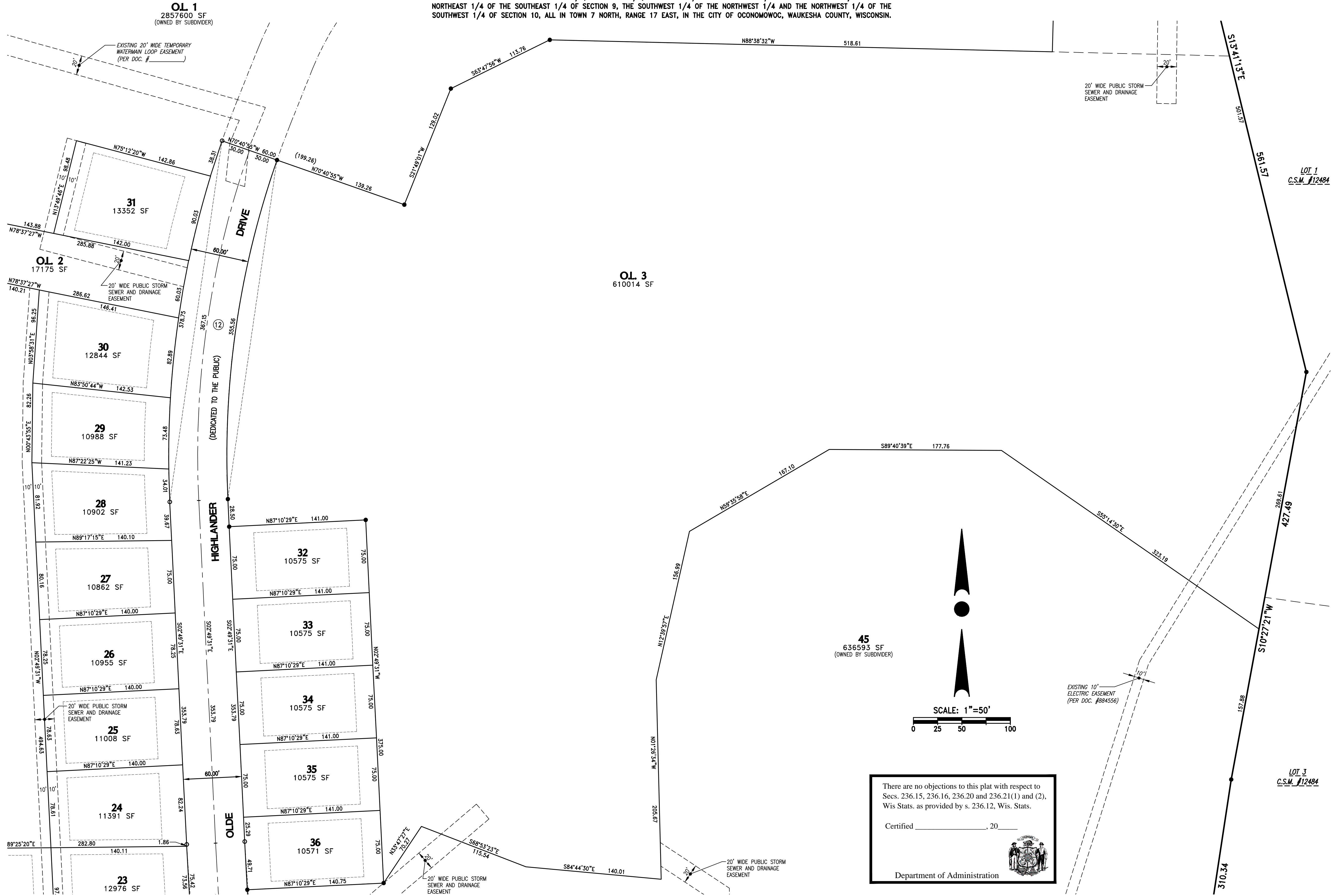
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Department of Administration

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OLDE HIGHLANDER

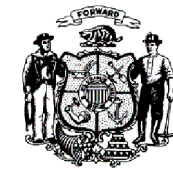
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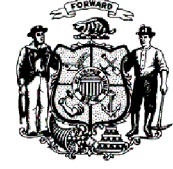
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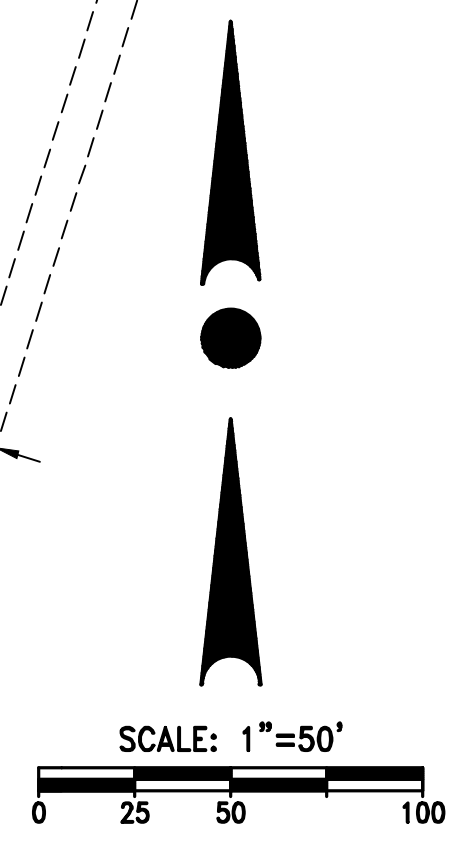
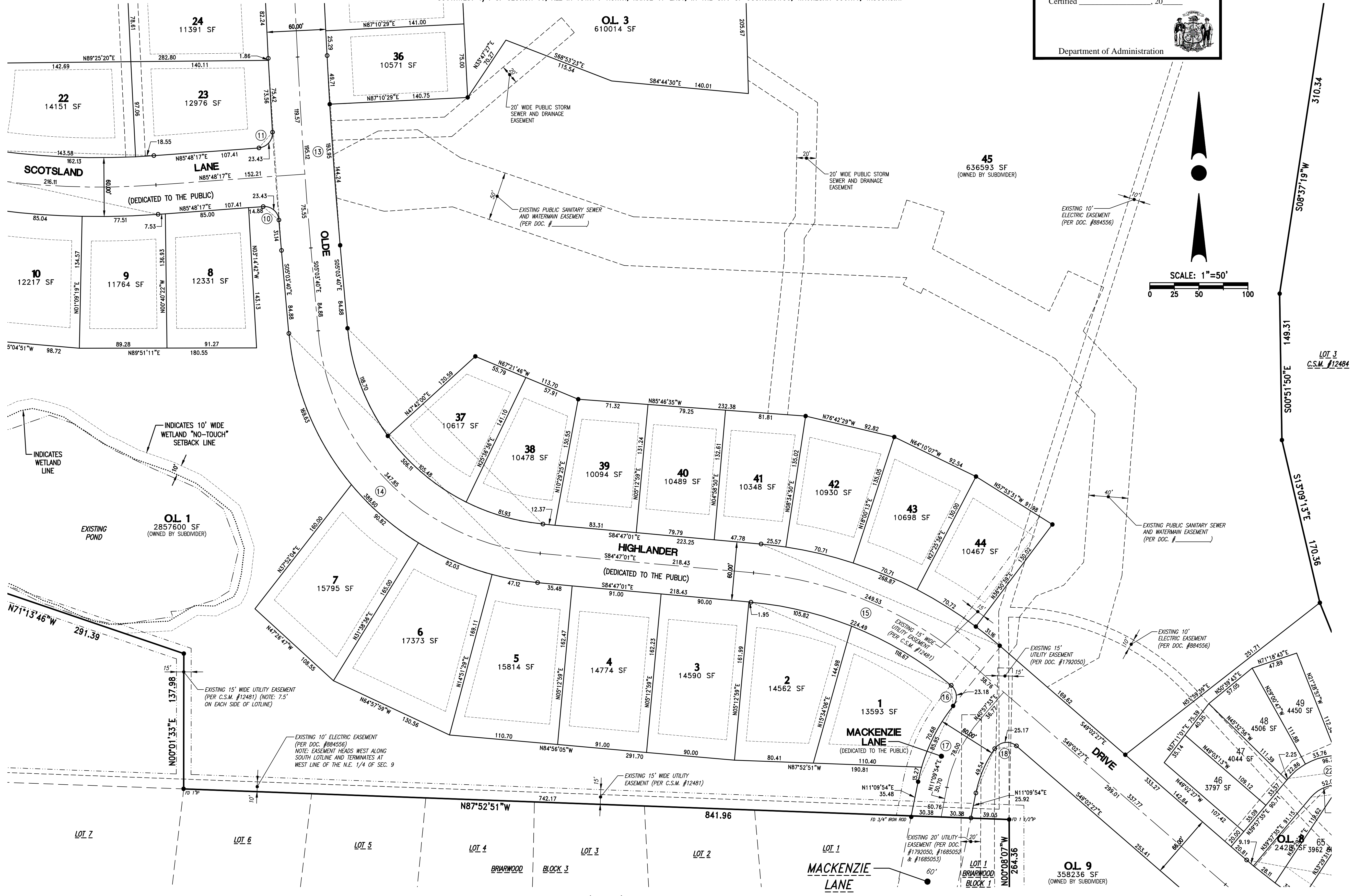
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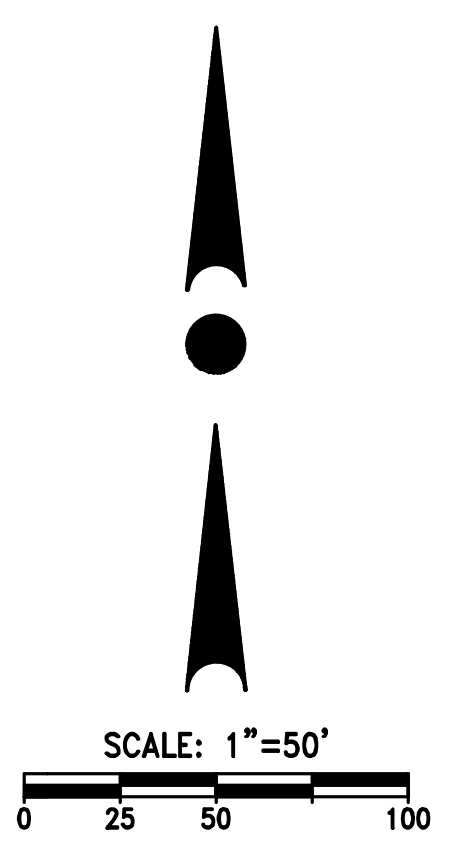
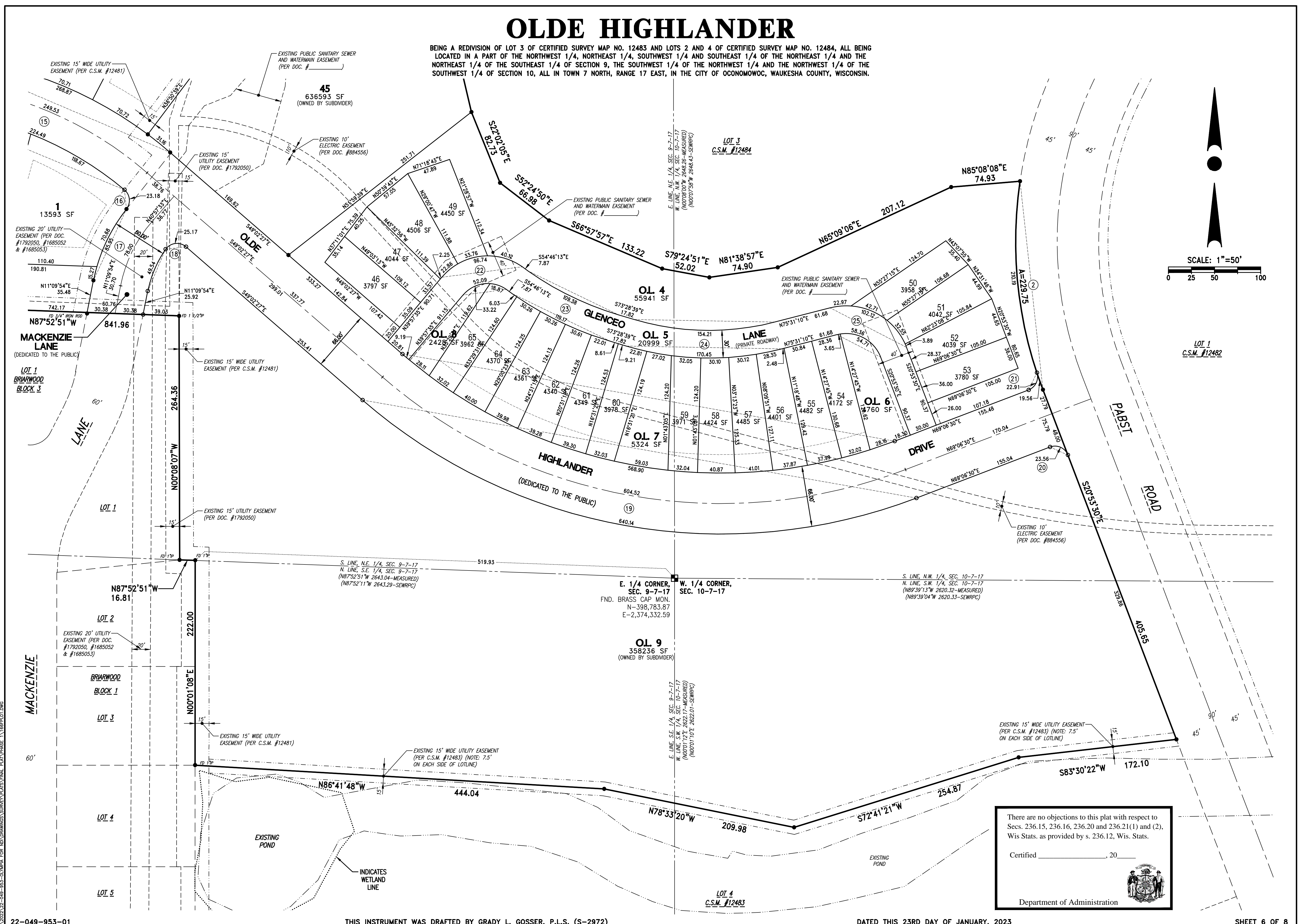
Department of Administration



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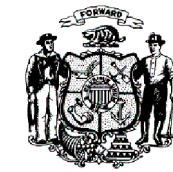
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SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Lot 3 of Certified Survey Map No. 12483, recorded in the Office of the Register of Deeds for Waukesha County on August 31, 2023, as Document No. 4735427, and Lots 2 and 4 of Certified Survey Map No. 12484, recorded in the Office of the Register of Deeds for Waukesha County on August 31, 2023, as Document No. 4735428, all being located in a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 9, the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 10, all in Town 7 North, Range 17 East, in the City of Oconomowoc, Waukesha County, Wisconsin.

Said Parcel contains 5,438,762 Square Feet (or 124.8568 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of OLDE HIGHLANDER, 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 City of Oconomowoc in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

OLDE HIGHLANDER, 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:

1. City of Oconomowoc

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

OLDE HIGHLANDER, LLC
By: Neumann Developments, its Sole Member

Bryan Lindgren, Executive Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20____, the above named Bryan Lindgren, Executive Vice President 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 Executive Vice President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, Waukesha 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 OLDE HIGHLANDER, 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, Waukesha County, WI
My Commission Expires: _____

UTILITY EASEMENT PROVISIONS:

An Easement for electric, natural gas, and communications service is hereby granted by

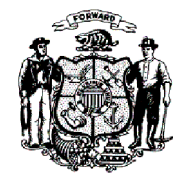
OLDE HIGHLANDER, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, 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. Structures 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.

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



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, 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 "OLDE HIGHLANDER".

Dated this ____ Day of _____, 20 ____.

Pamela F. Reeves, County Treasurer

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Mark Frye, being duly appointed, qualified and acting City Administrator/Treasurer of the City of Oconomowoc, 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 "OLDE HIGHLANDER".

Dated this ____ Day of _____, 20 ____.

Mark Frye, City Administrator/Treasurer

CITY PLAN COMMISSION APPROVAL:

Approved by the Planning Commission of the City of Oconomowoc on this ____ Day of _____, 20 ____.

Robert P. Magnus, Chairman

Diane Coenen, City Clerk

CITY COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Delafield on this ____ Day of _____, 20 ____.

Robert P. Magnus, Mayor

Diane Coenen, City Clerk