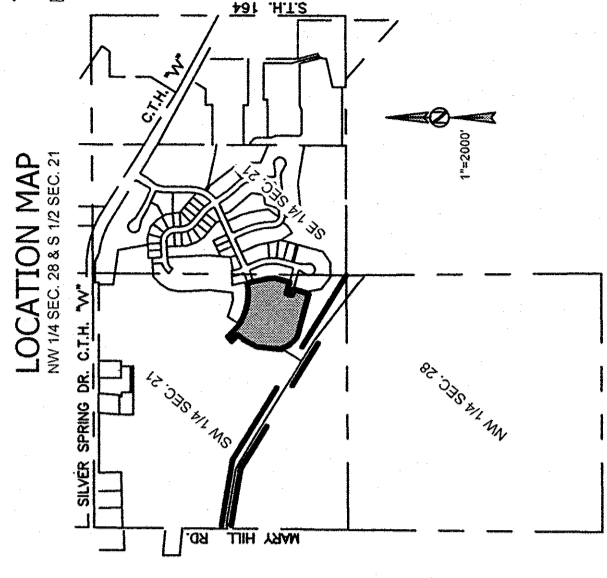
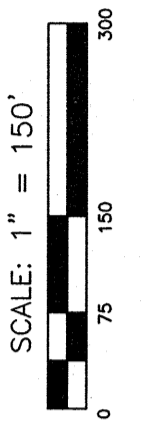


VISTA RUN III

PART OF OUTLOT 1 OF VISTA RUN BEING A PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12082 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082 BEING A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

REGISTRAR OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
January 23, 2023 03:27 PM
Register of Deeds
FEE: \$50.00
TRANS FEE: \$6.00
Book 55 Page 349-352

OVERALL DETAIL



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1987) GRID NORTH ON THE EAST LINE OF THE SW 1/4 OF SECTION 21-8-19 AS S00°22'15"W.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND ANGLES ARE COMPUTED TO THE NEAREST 00'00"0.5" AND MEASURED TO THE NEAREST 00'00"0.5"

Public Easements (applicable to all)

- Permanent non-exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on the plat for the various types of Public Easements. Easements shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the Village and its respective heirs, personal representatives, successors and assigns.
- Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with the Village's use of the easement.
- The Village of Sussex is not responsible for the mowing of any easement areas, but has the right to mow and/or remove vegetation at its sole discretion.
- Access - The land owner agrees that the Village and its employees, agents, and independent contractors shall have the right to enter upon the easement area for the purpose of exercising its rights in the easement area, or in buildings and other structures. The land owner agrees that no structures will be erected in the easement area, or in such close proximity to the facilities, such as to prevent the Village from exercising its rights under this easement.
- Elevation - The land owner agrees that the elevation of the existing ground surface within the easement area will not be altered.
- Restoration - The Village agrees to restore or cause to be restored the land owner's land to grade and replace sod or grass disturbed. This restoration, however, does not apply to the initial installation or to any trees, bushes, branches, or roots which may interfere with the Village's use of the easement area.
- Exercise of Rights - It is agreed that the complete exercise of rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein shall be lost by non-use.

Public Storm Sewer and Public Drainage Easements:

- Install, operate, maintain, and replace above ground and underground storm sewer facilities, together with all appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit or store storm water.
- Surface storm water conveyance.

Public Sidewalk or Path Easements:

- Construct, maintain, repair, and replace pedestrian sidewalks in the sidewalk easements and path in the access easements depicted on the final plat.
- The general public shall have the right to traverse the Public Sidewalk Easement area for use as a public sidewalk and path.

Public Water Main Easements:

- Construct, operate, maintain, and replace above ground and underground water-utility facilities, together with all appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit Municipal water.

Private Easements:

- Private easements are granted to the lot owners of Vista Run III and Vista Run II, Lots 37-41.

Private Drainage Easements:

- Private Drainage Easements granted to the Owners of the Lots within this Subdivision are established to provide for the unobstructed flow of Stormwater runoff from adjacent and upstream properties. No trees, bushes, fences, or structures of any kind may be placed within the private drainage easements. Owners of Lots on which these Private Drainage Easements are granted shall be responsible for the maintenance and repair of the easement areas that may restrict or divert this flow. The grades within the drainage easements must be in substantial compliance with the approved grading plan for the Subdivision.

Private Landscape Easements:

The Landscape Easements are granted to each individual Lot Owner or Condominium Owner within this subdivision, each individual Lot or Condominium Owner of any previous additions, and each individual Lot or Condominium Owner within this Subdivision. The Owners of the Lots and Condominium Owners shall be responsible for the maintenance and repair of the easement areas. The Owners of the Lots and Condominium Owners shall be responsible for the maintenance and repair of the easement areas of all Lots and Condominiums within this Subdivision, the Lot and Condominium Owners of any previous additions and the Owners of any Lots or Condominiums within any future addition to this Subdivision.

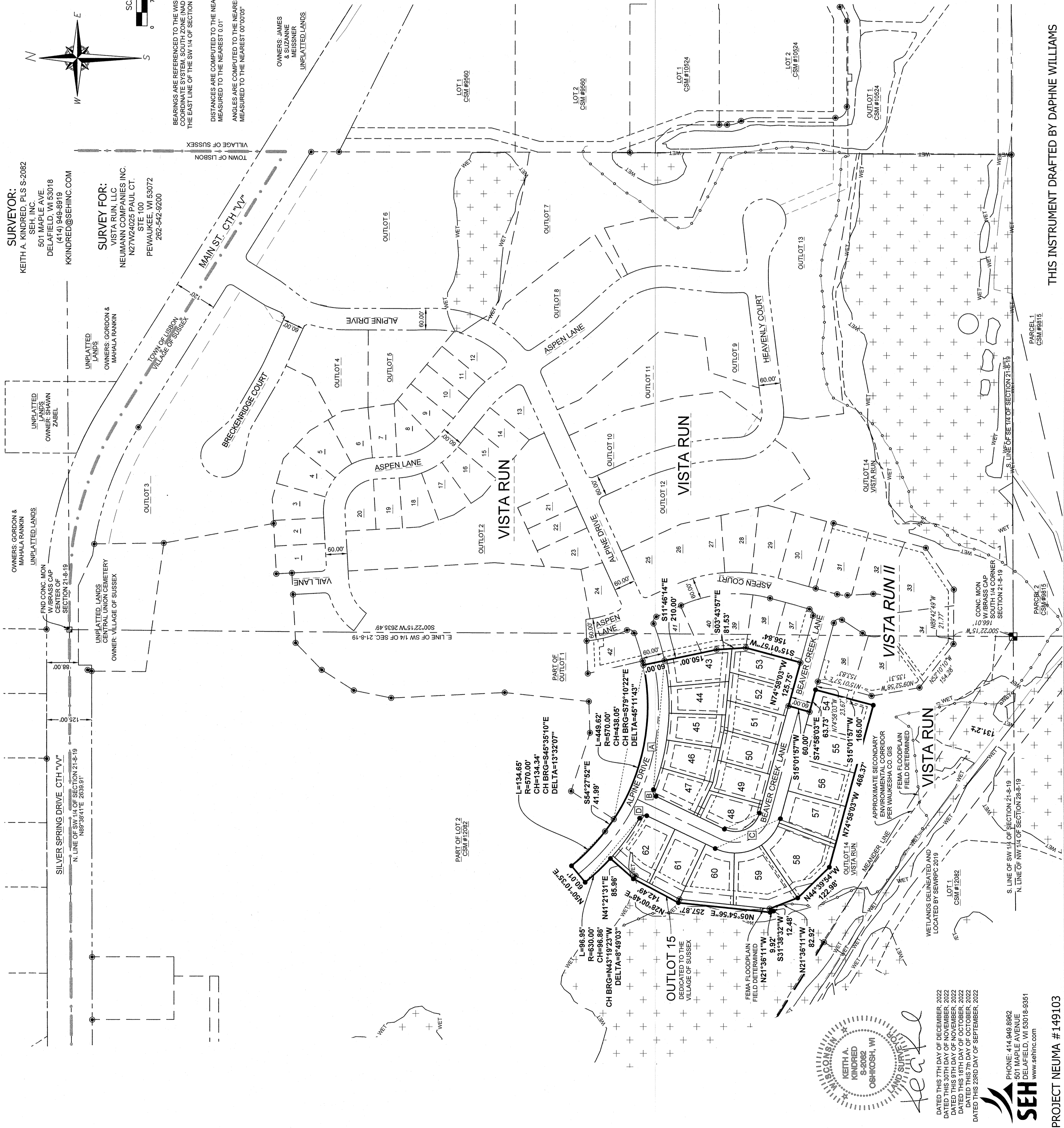
LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS/AIN. FT.
- ◻ 1.116" REBAR, 18" LONG, WT. = 1.13 LBS/AIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
- ◻ CONCRETE MONUMENT W/ BRASS CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- VCE

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified December 13, 2022
Rene M. Poney
Department of Administration

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
VISTA RUN, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072
262-542-8200



THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

PROJECT NEUMA #149103

PHONE: 414.949.8982
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

SEH
SOLID EARTH ENGINEERING & SURVEYING

DATED THIS 7TH DAY OF DECEMBER, 2022
DATED THIS 30TH DAY OF NOVEMBER, 2022
DATED THIS 8TH DAY OF NOVEMBER, 2022
DATED THIS 18TH DAY OF OCTOBER, 2022
DATED THIS 7TH DAY OF OCTOBER, 2022
DATED THIS 23RD DAY OF SEPTEMBER, 2022

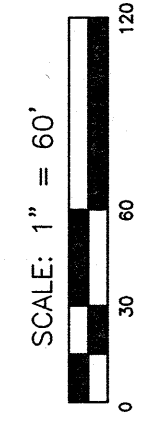
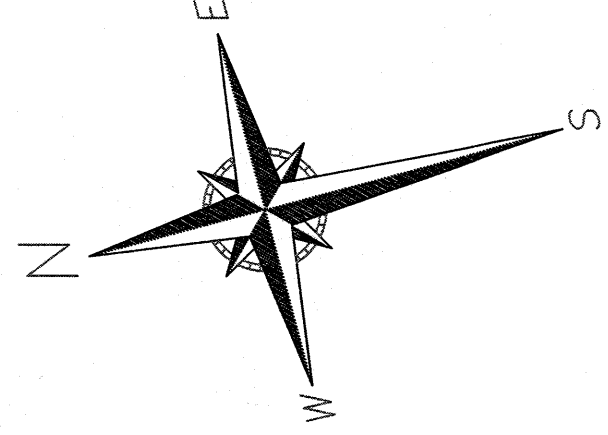
VISTA RUN III

PART OF OUTLOT 1 OF VISTA RUN BEING A PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12082 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082 BEING A PART OF THE SE. 1/4 OF THE SW. 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

LOT DETAIL

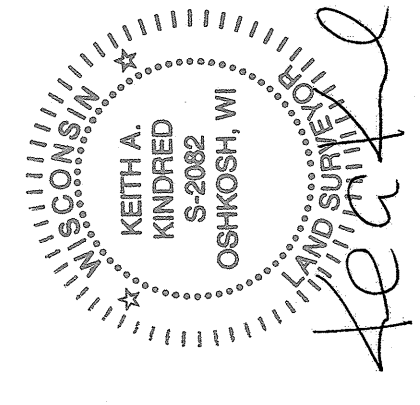
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- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.85 LBS./LIN. FT. 1 1/2" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 2" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- VCE VISION CORNER EASEMENT



SURVEY FOR:
 VISTA RUN, LLC
 NEUMANN COMPANIES, INC.
 N27W024025 PAUL CT.
 STE. 100
 PEWAUKEE, WI 53072
 262-542-9200

SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 KKINDRED@SEHINC.COM

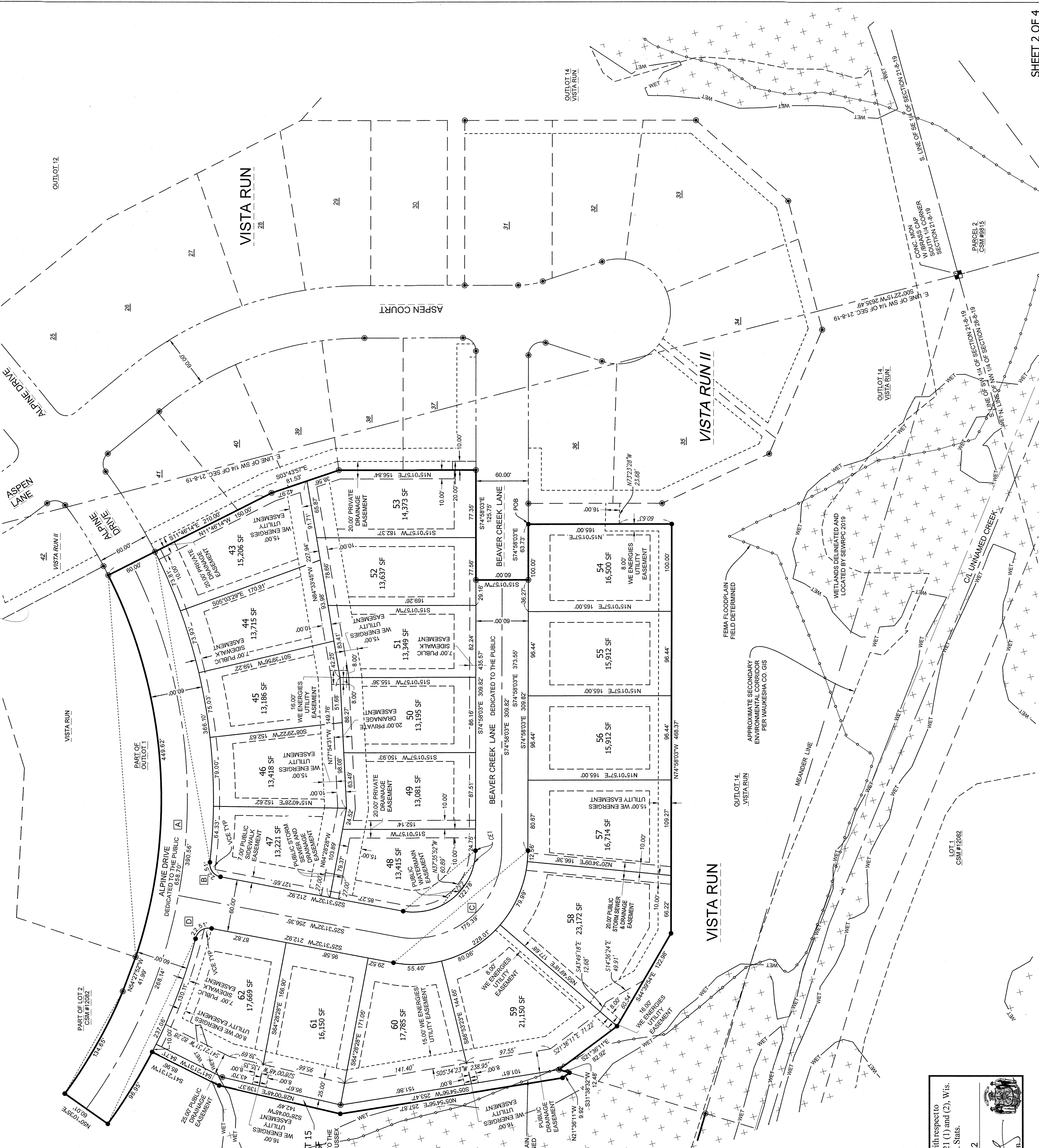


DATED THIS 7TH DAY OF DECEMBER, 2022
 DATED THIS 30TH DAY OF NOVEMBER, 2022
 DATED THIS 9TH DAY OF NOVEMBER, 2022
 DATED THIS 27TH DAY OF OCTOBER, 2022
 DATED THIS 7TH DAY OF OCTOBER, 2022
 DATED THIS 23RD DAY OF SEPTEMBER, 2022



PROJECT NEUMA # 149103

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., as provided by s. 236.12, Wis. Stats.
 Certified December 13, 2022
Renwick Ponke
 Department of Administration



VISTA RUN III

PART OF OUTLOT 1 OF VISTA RUN BEING A PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12082 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082 BEING A PART OF THE SE. 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

GENERAL NOTES:
 1) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOT 4 OF VISTA RUN, WAUKESHA COUNTY. EACH INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID OUTLOT.
 2) LOTS 43 THROUGH 62 ARE ZONED RS-2 PUD. PLANNED DEVELOPMENT BELOW.
 ESTATE LOTS 54-62
 RESIDENTIAL LOT-LOT 43-43

- 3) ALL EASEMENTS ARE GRANTED TO THE VILLAGE OF SUSSEX UNLESS OTHERWISE STATED.
- 4) NO POLES, PADS, BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- 5) THE SITE FALLS WITHIN ZONE X, AREA OF MINIMAL FLOODING AND A PORTION OF LOT 59 AND OUTLOT 15 IN ZONE AE WITH A 1% ANNUAL CHANCE FLOOD HAZARD PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 5513300696, EFFECTIVE DATE NOVEMBER 5, 2014. CROSS SECTION DATUM OF NAVD 88 ADJUSTED TO NGVD 29.
- 6) THE OVERALL AREA OF THIS PLAT IS 397,952 S.F. OR 9.14 AC.
- 7) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
- 8) OUTLOT 15 GRANTED TO THE VILLAGE OF SUSSEX AND RESERVED FOR CONSTRUCTION OF PATH.

STORM WATER MANAGEMENT NOTES:

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, OUTLOT 7, OUTLOT 11 AND OUTLOT 14 OF VISTA RUN. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT AND ALL LOT OWNERS 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 VILLAGE OF SUSSEX 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. OF VILLAGE OF SUSSEX (STORMWATER MANAGEMENT ORDINANCE), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY THE VILLAGE OF SUSSEX. THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-30 OF VISTA RUN, THE OWNERS OF LOTS 31-42 OF VISTA RUN AND THE OWNERS OF LOTS 43-62 OF VISTA RUN III SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

ALL SIDE AND REAR LOT LINES NOT REGULATED BY THE VILLAGE OF SUSSEX SHALL BE GRADED AND MAINTAINED IN COOPERATION WITH ABUTTING PROPERTY OWNERS SO AS TO NEITHER IMPEDE THE FLOW OF STORMWATER, NOR NEGATIVELY IMPACT ANY ABUTTING PROPERTY, WHILE ALSO ADHERING TO THE ESTABLISHED, APPROVED, AND ACCEPTED STORMWATER MANAGEMENT PLAN.

EASEMENTS
 ALL LOTS WITHIN AREAS LABELED "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 HAVE SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE VILLAGE OF SUSSEX, 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.

WETLAND/FLOODPLAIN AREA PRESERVATION RESTRICTIONS

- THOSE AREAS IDENTIFIED ON THIS SUBDIVISION PLAT AS WETLAND/FLOODPLAIN SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:
1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
 2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST, SHALL ALSO BE PERMITTED.
 3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.
 4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
 5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
 6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.
 7. THE RESOURCE BOUNDARIES AND RESTRICTIONS CONTAINED HEREIN MAY ONLY BE MODIFIED IN COMPLIANCE WITH THE VILLAGE OF SUSSEX ZONING ORDINANCE.

VISION CORNER RESTRICTIONS

WITHIN THE AREA OF THE VISION CORNER EASEMENT (V.C.E.) THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS OR ANY OTHER STRUCTURE WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24" ABOVE THE INTERSECTION ELEVATION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

BASEMENT RESTRICTION - BEDROCK NOTE:

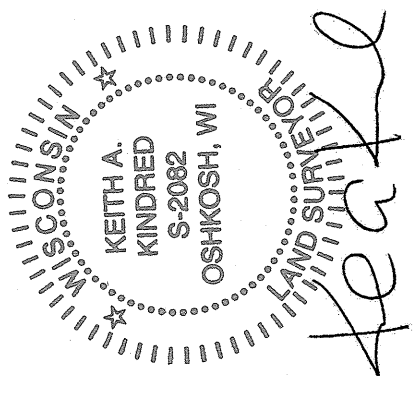
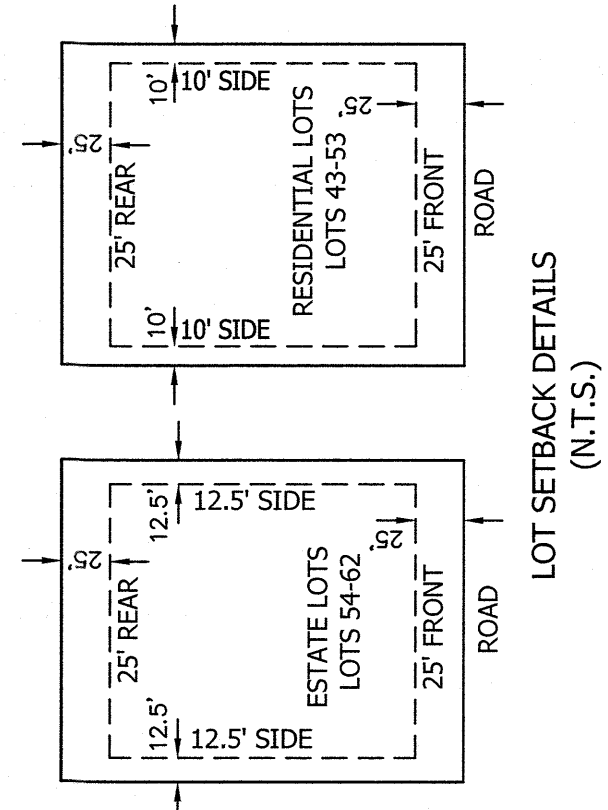
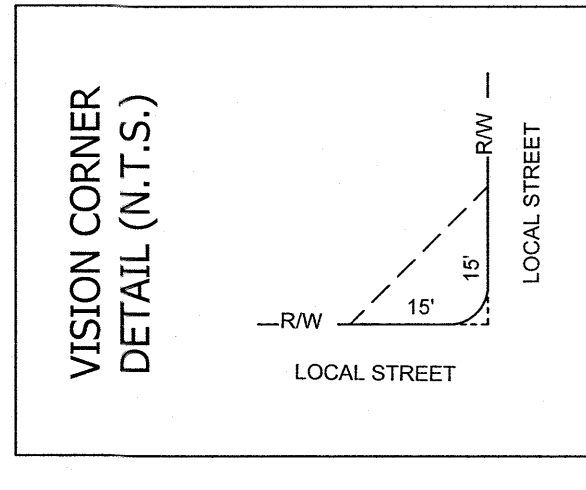
ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, REGARD TO BASEMENT CONSTRUCTION, IT IS RECOMMENDED THAT EITHER A LICENSED PROFESSIONAL ENGINEER OR A LICENSED PROFESSIONAL FOUNDATION DESIGNER BE CONSULTED FOR THE DESIGN OF BASEMENTS IN THESE AREAS WHERE BEDROCK MAY BE PRESENT NEAR THE GROUND SURFACE. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

BASEMENT RESTRICTION - GROUNDWATER:

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 CONSIDERATIONS 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.

PER THE VILLAGE OF SUSSEX STORM WATER MANAGEMENT ORDINANCE UNDER SUBSURFACE DRAINAGE, BASEMENT FLOOR SURFACES SHALL BE BUILT A MINIMUM OF ONE (1) FOOT ABOVE THE SEASONAL HIGH WATER TABLE ELEVATION, AS DOCUMENTED IN THE SUBMITTED SOIL EVALUATIONS, AND SHALL AVOID HYDRIC SOILS, AS MUCH AS POSSIBLE.

CURVE #	CURVE TABLE						
	RADIUS	DELTA	ARC DIST	CHORD BEARING	TAN BEARING 2		
A	C/L	600.00'	62°54'06"	658.70'	S70°19'11"E	N78°13'46"E	
	C/L EAST	600.00'	37°17'45"	390.55'	S83°07'21"E	N78°13'46"E	
	C/L WEST	600.00'	25°38'21"	268.14'	S51°40'18"E	S84°28'28"E	
	EXT-WEST	570.00'	13°32'07"	134.65'	S45°35'10"E	S52°21'13"E	
	EXT-EAST	570.00'	45°11'43"	449.62'	S79°10'22"E	S66°24'31"E	
	R/W SOUTH	630.00'	33°17'43"	366.10'	N85°07'22"W	S78°13'46"W	
	LOT 43	630.00'	6°42'45"	73.81'	S81°35'09"W	S78°13'46"W	
	LOT 44	630.00'	6°43'25"	73.93'	S88°18'13"W		
	LOT 45	630.00'	6°49'26"	75.03'	N84°55'21"W		
	LOT 46	630.00'	7°11'06"	79.00'	N77°55'05"W	N74°19'32"W	
B	C/L	630.00'	5°51'01"	64.33'	N71°24'01"W	N68°28'31"W	
	R/W SOUTH	630.00'	21°33'35"	237.06'	S49°41'39"E	S60°28'25"E	
	R/W LOT 62	630.00'	11°49'58"	130.11'	N64°33'27"W	N60°28'25"W	
	OUTLOT 15	630.00'	0°54'34"	10.00'	N48°11'12"W	N47°43'55"W	
	EXT-RIOR	630.00'	8°49'03"	96.95'	S43°19'23"E	S47°43'55"E	
	LOT 42	150.00'	85°59'59"	22.51'	S68°31'31"W	S25°31'52"W	
	LOT 48	70.00'	100°29'35"	175.39'	S24°43'16"E	S25°31'52"W	
	EASE TIE	70.00'	11°35'25"	14.16'	S69°10'20"E	S74°58'03"E	
	EASE	70.00'	51°33'32"	62.99'	S37°35'52"E	S11°49'06"E	
	R/W	130.00'	100°29'35"	228.01'	S24°43'16"E	S25°31'52"W	
C	LOT 57	130.00'	5°32'12"	12.56'	N72°11'57"W	N74°58'03"W	
	LOT 58	130.00'	35°15'09"	79.99'	N51°48'17"W		
	LOT 59	130.00'	35°17'20"	80.06'	N16°32'02"W	N01°06'37"E	
	LOT 60	130.00'	24°24'54"	55.40'	N13°19'05"E	N25°31'52"E	
	LOT 62	150.00'	85°59'56"	22.51'	N17°28'27"W	N60°28'25"W	
	D	LOT 47	630.00'	5°51'01"	64.33'	N71°24'01"W	N74°19'32"W
		R/W SOUTH	630.00'	21°33'35"	237.06'	S49°41'39"E	S60°28'25"E
		R/W LOT 62	630.00'	11°49'58"	130.11'	N64°33'27"W	N60°28'25"W
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EASE		70.00'	51°33'32"	62.99'	S37°35'52"E	S11°49'06"E	
R/W		130.00'	100°29'35"	228.01'	S24°43'16"E	S25°31'52"W	



DATED THIS 7TH DAY OF DECEMBER, 2022
 KEITH A. KINDRED
 S-2082
 OSH-KOSH, WI

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified December 13, 2022
 Renish Powell
 Department of Administration

PHONE: 414.948.8962
 501 MAPLE AVENUE
 DELAFIELD, WI 53018-9351
 www.sehinc.com

PROJECT NEUMA # 149103

SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 VISTA RUN, LLC
 SEH, INC.
 501 MAPLE AVE
 DELAFIELD, WI 53018
 (414) 948-8919
 KKINDRED@SEHINC.COM

SURVEY FOR:
 NEUMANN COMPANIES, INC.
 N27W24025 PAUL CT.
 SITE 100
 PEWAUKEE, WI 53072
 262-542-9200

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

VISTA RUN III

PART OF OUTLOT 1 OF VISTA RUN BEING A PART OF LOT 4 OF CERTIFIED SURVEY MAP NO. 12082 AND PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 12082 BEING A PART OF THE SE. 1/4 OF SECTION 21, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify: That I have surveyed, divided and mapped part of Outlot 1 of Vista Run being a part of Lot 4 of Certified Survey Map No. 12082 and part of Lot 2 of Certified Survey Map No. 12082, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, T. 8N., R. 19E., Village of Sussex, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the South 1/4 corner of Section 21; thence North 00°22'19" East along the East line of the Southwest 1/4 of said Section 21 a distance of 166.01 feet to the Southern line of Lot 34 of Vista Run II; thence North 89°42'49" West along said Southern line 217.77 feet; thence North 52°10'10" West along said Southern line and the extension thereof 154.28 feet; thence North W 92°36' West along the Western line of Lot 34 of Vista Run II, a distance of 135.31 feet; thence North 16°01'57" East along said Western line 100.00 feet to the Northern line of Lot 34 of Vista Run II; thence North 74°58'03" West along said Southern line 23.67 feet to the Western line of Outlot 1 of Vista Run III; thence North 00°00'00" East along the arc of a curve to the right, whose radius is 570.00 feet and whose chord bears South 70°10'22" East, 438.05 feet to the point of beginning of the lands to be described; thence South 15°01'57" West along said Western line 165.00 feet to the Northern line of said Outlot 14; thence North 74°58'03" West along said Northern line 468.37 feet; thence North 44°39'54" West along said Northern line 122.98 feet; thence North 21°36'11" West along said Northern line 82.92 feet to the Eastern line of Lot 2 of Certified Survey Map No. 12082; thence South 31°38'32" West along said Eastern line 12.46 feet; thence North 21°36'11" West, 9.92 feet; thence North 05°54'56" East, 257.87 feet; thence North 28°00'48" East, 142.49 feet; thence North 41°21'31" East, 85.86 feet; thence Northwesterly 95.95 feet along the arc of a curve to the right, whose radius is 630.00 feet and whose chord bears North 43°19'23" West, 96.86 feet; thence North 50°10'35" East, 60.01 feet; thence Southwesterly 134.65 feet along the arc of a curve to the right, whose radius is 630.00 feet and whose chord bears South 49°38'10" East, 134.34 feet to the Eastern line of Lot 2 of Certified Survey Map No. 12082; thence South 54°27'52" East, 60.00 feet to the point of beginning of the lands to be described; thence North 11°46'14" East, along said Western line 210.00 feet; thence South 03°43'57" East along the Western line of Vista Run II a distance of 81.53 feet; thence South 15°01'57" West along said Western line 156.84 feet to the North line of Beaver Creek Lane; thence North 74°58'03" West along said Northern line 125.75 feet to the Western line of Vista Run; thence South 15°01'57" West along said Western line 60.00 feet to the South line of Beaver Creek Lane; thence South 74°58'03" East along said South line 63.73 feet to the point of beginning.

Said lands contain 397,952 square feet or 9.14 acres.

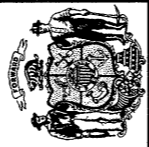
That I have made such survey, land division and plat by the direction of the owner(s) of said lands.

That such plat 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 Village of Sussex in surveying, dividing and mapping the same.

Dated this 23rd day of September, 2022.
Revised this 7th day of October, 2022.
Revised this 18th day of October, 2022.
Revised this 9th day of November, 2022.
Revised this 30th day of November, 2022.
Revised this 7th day of December, 2022.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified December 13, 2022
Keith A. Kindred
Department of Administration



Keith A. Kindred, PLS 2082

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by VISTA RUN LLC, Grantor, to WISCONSIN ELECTRIC AND POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantees SPECTRUM MID-AMERICA, LLC, Grantee WISCONSIN BELL, INC, doing business as AT&T Wisconsin, a Wisconsin corporation, 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, 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 these 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. Buildings shall not be placed over Grantees' facilities or in, upon or over the be property within the lines marked "Utility Easement Areas" without 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.

LIMITED LIABILITY OWNER'S CERTIFICATE OF DEDICATION:

Vista Run 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.

Vista Run LLC, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) Village of Sussex
- 3) Waukesha County Department of Parks and Land Use

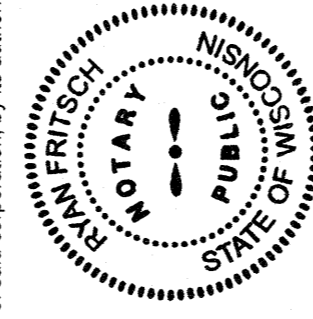
IN WITNESS WHEREOF, said Vista Run LLC, has caused these presents to be signed by Steve DeCleene, President of Neumann Developments, its sole member, at Wauchesa, Wisconsin, and its corporate seal to be hereunto affixed on this 16th day of December, 2022.

In Presence of:

Steve DeCleene, President

STATE OF WISCONSIN
WAUKESHA COUNTY SS

Personally came before me this 16th day of December, 2022, the above named Steve DeCleene, President of Neumann Developments, its sole member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.



Notary Public
Waukesha County, Wisconsin
My Commission Expires 3/14/2025

CONSENT OF CORPORATE MORTGAGEE:

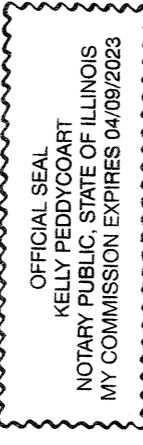
Midland States Bank a Illinois corporation duly organized and existing under and by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication as presented on this subdivision and further consents to the above certified owners.

IN WITNESS WHEREOF, Midland States Bank has caused these presents to be signed by Michael Stock, its Vice President, and its corporate seal to be hereunto affixed this 13th day of January, 2023.

STATE OF ILLINOIS
COUNTY SS

Personally came before me this 13th day of January, 2023, to me known to be the person who executed the foregoing instrument as such by its authority.

(Notary Seal) Kelly Sedgwick, Notary Public, Effingham County, Illinois.



My commission expires 4-9-23

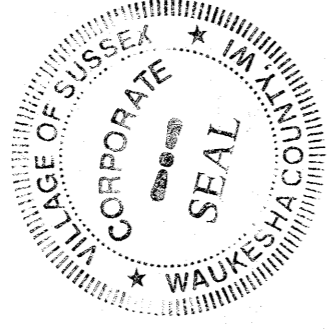
VILLAGE BOARD APPROVAL CERTIFICATE:

Approved that the Plat of VISTA RUN III, in the Village of Sussex, is hereby approved by the Village Board.

All conditions have been met as of the 10th day of January, 2023.

Date 01-10-2023 Signed Anthony J. LePore, Village President

Date 01-10-2023 Signed Jennifer Moore, Village Clerk



PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Plat of VISTA RUN III, in the Village of Sussex, is hereby approved by the Plan Commission.

Approved as of the 20th day of December, 2022.

Date 01-20-2023 Signed Anthony J. LePore, Chairperson

Date 01-20-2023 Signed Jennifer Moore, Village Clerk

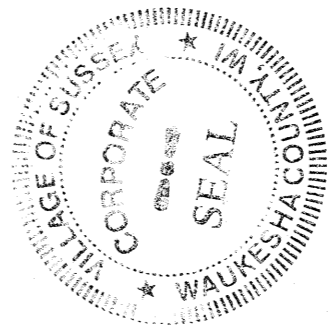


CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN
WAUKESHA COUNTY SS

I, Jennifer Moore, being duly elected, qualified and acting Treasurer of the Village of Sussex, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or special assessments as of January 20, 2023, affecting the lands included in the plat of Vista Run III.

Date 01-20-2023 Signed Treasurer-Jennifer Moore



CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN
WAUKESHA 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 unredemmed tax sales and no unpaid taxes or special assessments as of JANUARY 14, 2023, affecting the lands included in the plat of Vista Run III.

Date January 14, 2023 Signed Pamela Reeves, Waukesha County Treasurer - Pamela Reeves

SURVEY FOR:
VISTA RUN, LLC
NEUMANN COMPANIES INC.
N27W24025 PAUL CT.
STE 100
PEWAUKEE, WI 53072
262-542-9200

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 948-8819
KKINDRED@SEHINC.COM

