

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.

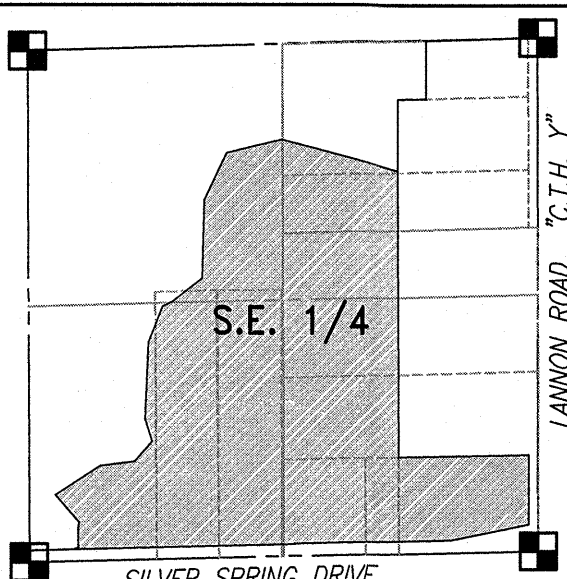
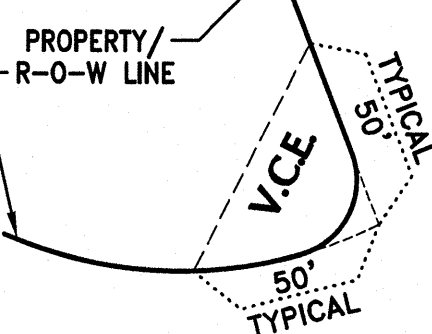
Certified November 22, 2023

Rene M. Ponder
Department of Administration

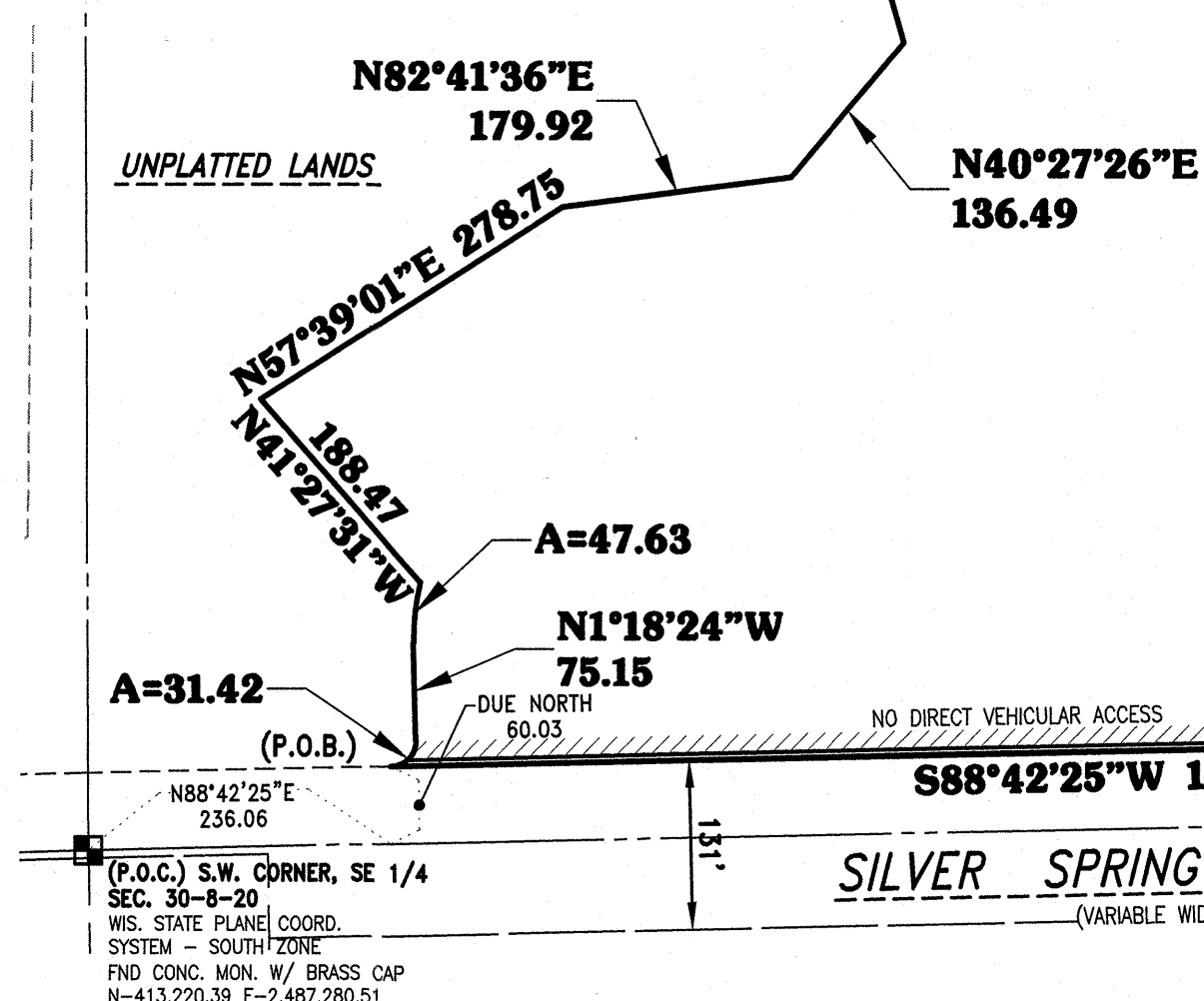
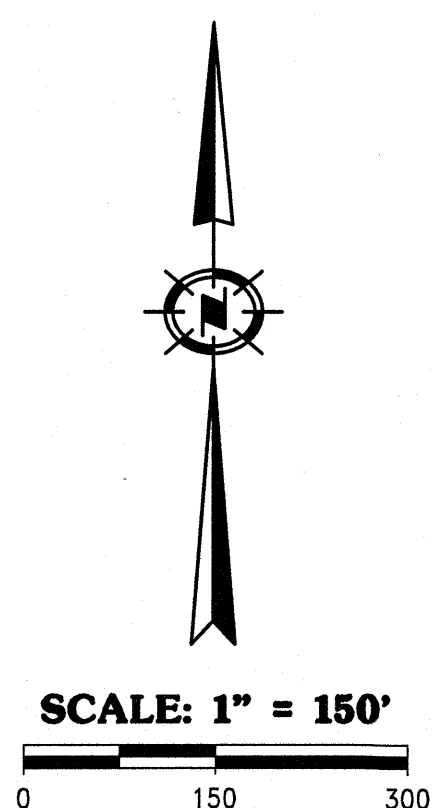
VILLAGE VISION CORNER EASEMENT DETAIL (V.C.E.)

V.C.E. APPLIES TO:

Lots 1, 20, 21, 23, 34, 36, 37, 42 and Outlots 2 and 3 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above the intersection elevation.



LOCALITY MAP:
S.E. 1/4, SEC. 30, T. 8 N., R. 20 E.
SCALE: 1"=1000'



FOX RIVER FALLS

BEING A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

"OVERALL DETAIL SHEET"

Lot Characteristics:
LOTS 4-20
- Lot Size = 15,000 sf
- Lot Width = 90'
- Front Setback = 30'
- Rear Setback = 30'
- Side Setback = 12.5'

Lot Characteristics:
LOTS 1-3 AND 21-44
- Lot Size = 12,000 sf
- Lot Width = 90'
- Front Setback = 25'
- Rear Setback = 25'
- Side Setback = 12.5'

4749717
REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
December 21, 2023 11:02 AM
James R. Bahrnd
Register of Deeds
5 PGS
TOTAL FEE: \$50.00
TRANS FEE: \$0.00
Book 56 Page 18-22

OWNER:
FOX RIVER FALLS, LLC
N27W24025 PAUL COURT, STE. 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	EXTERIOR	20.00	90°00'49"	31.42	28.29	N43°42'00.5"E	N88°42'25"E	N01°18'24"W
	DEDICATION	20.00	41°24'35"	14.45	14.14	N68°00'07.5"E	N88°42'25"E	N47°17'50"E
	O.L. 3	20.00	48°36'14"	16.97	16.46	N22°59'43"E	N47°17'50"E	N01°18'24"W
2	EXTERIOR/O.L. 3	180.00	15°09'45"	47.63	47.50	S06°16'28.5"W	S13°51'21"W	S01°18'24"E
3	O.L. 3	20.00	90°16'36"	31.51	28.35	N43°34'07"E	N88°42'25"E	N01°18'24"W
4	O.L. 2	20.00	89°43'24"	31.32	28.22	S46°25'53"E	S01°34'11"E	N88°42'25"E
5	LOT 1	200.00	27°37'51"	96.45	95.52	N15°23'08.5"W	N01°34'11"W	N29°12'02"W
	OUTLOT 5	159.50	28°28'31"	73.70	73.05	N14°48'26.5"W	N01°34'11"W	N28°02'42"W
6	CENTERLINE	200.00	59°48'12"	208.75	199.41	S31°28'17"E	S61°22'23"E	S01°34'11"E
	SOUTH	200.00	31°30'59"	110.01	108.63	N17°19'40.5"W	N01°34'11"W	N33°05'10"W
	NORTH	200.00	28°17'13"	98.74	97.74	N47°13'46.5"W	N33°05'10"W	N61°22'23"W
	LOT 44	170.00	6°40'24"	19.80	19.79	N58°02'11"W	N54°41'59"W	N61°22'23"W
	LOT 42	230.00	16°45'59"	67.30	67.06	N52°59'23.5"E	N44°36'24"W	N61°22'23"W
7	W. R.O.W.	120.00	53°07'48"	111.28	107.33	N28°08'05"W	N01°34'11"W	N54°41'59"W
	LOT 43	120.00	44°42'00"	93.62	91.26	N23°55'11"W	N01°34'11"W	N46°16'11"W
	LOT 44	120.00	8°25'48"	17.66	17.64	N50°29'05"W	N46°16'11"W	N54°41'59"W
	OUTLOT 5	160.50	6°43'03"	18.82	18.81	N04°55'42.5"W	N01°34'11"W	N08°17'14"W
8	LOT 1	20.00	90°18'04"	31.52	28.36	S15°57'00"W	S61°06'02"W	S29°12'02"E
9	LOT 42	20.00	77°20'02"	26.99	24.99	S83°16'25"E	S44°36'24"E	N58°03'34"E
10	CENTERLINE	300.00	25°32'44"	133.76	132.65	S69°41'12"W	S82°27'34"W	S56°54'50"W
	LOT 1	270.00	21°21'32"	100.65	100.07	S71°46'48"W	S82°27'34"W	S61°06'02"W
	N. R.O.W.	330.00	24°24'00"	140.54	139.48	S70°15'34"W	S82°27'34"W	S58°03'34"W
	LOT 42	330.00	12°23'46"	71.40	71.26	S64°15'27"W	S70°27'20"W	S58°03'34"W
	LOT 41	330.00	12°00'14"	69.14	69.01	S76°27'27"W	S82°27'34"W	S70°27'20"W
11	CENTERLINE	185.00	82°41'47"	267.02	244.43	S41°06'40.5"W	S00°14'13"E	S82°27'34"W
	E. R.O.W.	215.00	82°41'47"	310.31	284.07	N41°06'40.5"E	N82°27'34"E	N00°14'13"W
	LOT 3	215.00	16°51'29"	63.26	63.03	N74°01'49.5"E	N82°27'34"E	N65°36'05"E
	LOT 4	215.00	21°10'03"	79.43	78.98	N55°01'03.5"E	N65°36'05"E	N44°26'02"E
	LOT 5	215.00	21°10'03"	79.43	78.98	N33°51'00.5"E	N44°26'02"E	N23°15'59"E
	LOT 6	215.00	21°42'04"	81.43	80.95	N12°24'57"E	N23°15'59"E	N01°33'55"E
	LOT 7	215.00	1°48'08"	6.76	6.76	N00°39'51"E	N01°33'55"E	N00°14'13"W
	W. R.O.W.	155.00	82°41'47"	223.71	204.80	N41°06'41"E	N82°27'34"E	N00°14'13"W
	LOT 39	155.00	56°07'18"	151.82	145.83	N54°23'55"E	N82°27'34"E	N28°20'16"E
	LOT 38	155.00	26°34'29"	71.89	71.25	N13°03'01.5"E	N28°20'16"E	N00°14'13"W
12	LOT 37	20.00	90°00'00"	31.42	28.28	N45°14'13"W	N00°14'13"W	S89°45'47"W
13	LOT 36	20.00	90°00'00"	31.42	28.28	N44°45'47"E	N89°45'47"E	N00°14'13"W
14	CENTERLINE	400.00	7°23'40"	51.62	51.59	N86°03'57"E	N82°27'07"E	N89°45'47"E
	LOT 37	370.00	7°59'52"	51.65	51.60	S85°45'51"W	S89°45'47"W	S81°45'55"W
	N. R.O.W.	430.00	6°52'33"	51.60	51.57	S86°19'30.5"W	S89°45'47"W	S82°53'14"W
	O.L. 3	430.00	3°52'45"	29.11	29.11	S84°49'36.5"W	S86°45'59"W	S82°53'14"W
	LOT 36	430.00	2°59'48"	22.49	22.49	S88°15'53"W	S89°45'47"W	S86°45'59"W
15	CENTERLINE	200.00	44°16'35"	154.55	150.74	S22°22'30.5"E	S44°30'48"E	S00°14'13"E
	E. R.O.W.	230.00	44°16'35"	177.74	173.35	N22°22'30.5"W	N00°14'13"W	N44°30'48"W
	LOT 10	230.00	3°32'59"	14.25	14.25	N02°00'42.5"W	N00°14'13"W	N03°47'12"W
	LOT 11	230.00	20°16'17"	81.37	80.95	N13°55'20.5"W	N03°47'12"W	N24°03'29"W
	LOT 12	230.00	20°17'06"	81.43	81.00	N34°12'02"W	N24°03'29"W	N44°20'35"W
	LOT 13	230.00	0°10'13"	0.69	0.68	N44°25'41.5"W	N44°20'35"W	N44°30'48"W
	W. R.O.W.	170.00	44°16'35"	131.37	128.13	N22°22'30.5"W	N00°14'13"W	N44°30'48"W
	LOT 36	170.00	3°00'49"	8.94	8.94	N01°44'37.5"W	N00°14'13"W	N03°15'02"W
	LOT 35	170.00	41°15'46"	122.43	119.80	N23°52'55"W	N03°15'02"W	N44°30'48"W

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. (Unless otherwise noted)
- Indicates Found 1.270" outside diameter Reinforcing Bar.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to 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-27), in which the South line of the S.E. 1/4 of Section 30, Town 8 North, Range 20 East, bears North 88°42'25" East.
- All easements marked with a "B" are public easements granted to the Village of Menomonee Falls.
- The Owners of the residential Lots within the "Fox River Falls" Subdivision, and any future additions to this Subdivision shall each own an equal undivided fractional interest in Outlots 2, 4, and 5 of this Subdivision. 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.
- Outlot 3 is retained by the developer.
- Outlot 1 is dedicated to the Village of Menomonee Falls.
- Floodplain boundaries shown hereon are based on FEMA Flood Map Panel Numbers 55133C0093C and 55133C0206C dated November 5, 2014.
- Wetland boundaries shown herein are based on the Assured Wetland Delineation report completed by Hey and Associates, Inc. dated January 31, 2022. And provided to Trio Engineering in digital format. See preservation restrictions.
- Any land below the Ordinary High Water Mark of a lake or a navigable stream is subject to the Public Trust in navigable waters that is established under Article IX, Section 1, of the State Constitution.
- No direct vehicular access to "Silver Spring Drive (County Highway "VV")".
- Private Drainage Easements are established to provide for the unobstructed flow of storm water runoff from adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free of any obstructions that may restrict or block this flow.
- Stormwater Management Facilities are located on Outlot 2 of this Subdivision. The owners of the residential lots within this Subdivision and future additions to 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 Outlot 2. Said repairs, maintenance and restoration shall be performed by the owners of all lots within this Subdivision and future development of Outlot 3.

WETLANDS LINE TABLE:

Line #	BEARING	LENGTH
L1	N38°20'57"E	46.45'
L2	N36°59'11"E	20.89'
L3	N28°40'05"E	17.16'
L4	N19°15'03"E	23.10'
L5	N25°22'15"E	9.90'
L6	N53°53'10"E	10.78'
L7	N75°35'07"E	17.76'
L8	S87°50'29"E	18.78'
L9	S70°42'31"E	32.14'
L10	S82°56'17"E	14.79'
L11	N80°27'51"E	14.30'
L12	N66°13'45"E	22.92'
L13	N82°42'09"E	11.53'
L14	S89°27'46"E	47.49'
L15	N65°50'44"W	25.56'
L16	N50°57'28"W	10.39'
L17	N82°36'27"W	8.38'
L18	S81°45'34"W	4.88'
L19	N87°43'06"W	31.01'
L20	N78°24'36"W	7.43'
L21	N59°31'28"W	7.90'
L22	N40°10'03"W	8.16'
L23	N21°41'13"W	10.66'
L24	N36°13'49"W	5.04'
L25	N52°23'03"W	6.72'
L26	N79°44'05"W	6.44'
L27	S72°30'03"W	8.48'
L28	S32°28'58"W	7.56'
L29	S65°53'53"W	7.75'
L30	S13°13'16"E	7.63'
L31	S40°20'13"E	8.39'
L32	S51°26'30"E	2.92'
L33	S24°40'06"E	4.15'
L34	S71°51'01"W	4.74'
L35	S44°23'10"W	5.30'

WETLANDS LINE TABLE CONT.:

Line #	BEARING	LENGTH
L36	S73°49'01"W	2.63'
L37	S41°22'41"W	12.01'
L38	S45°28'33"W	7.89'
L39	S62°04'38"W	5.58'
L40	S71°29'51"W	5.68'
L41	S57°22'52"W	5.39'
L42	S27°16'36"W	7.88'
L43	S14°02'02"E	4.44'
L44	S10°23'E	42.22'
L45	S10°37'30"W	8.29'
L46	S27°20'01"W	11.46'
L47	S49°08'54"W	20.18'
L48	S50°30'42"W	10.23'
L49	S27°07'18"W	6.48'
L50	S75°13'34"W	6.26'
L51	S30°58'E	6.10'
L52	S22°13'10"W	8.20'
L53	S65°54'46"W	13.36'
L54	N86°48'02"W	15.32'
L55	N56°57'05"W	19.02'
L56	N22°55'46"W	18.42'
L57	N11°11'33"E	15.89'
L58	N38°58'43"E	35.70'
L59	N14°36'50"E	7.59'
L60	N13°51'45"W	5.61'
L61	N52°52'26"W	21.52'
L62	N89°15'20"W	5.02'
L63	S59°35'04"W	4.94'
L64	S53°06'04"W	36.20'
L65	S64°43'53"W	6.90'
L66	S69°46'56"W	7.02'
L67	S76°50'12"W	8.37'
L68	S57°24'27"W	7.97'
L69	S41°07'39"W	7.97'
L70	S12°04'04"W	13.05'

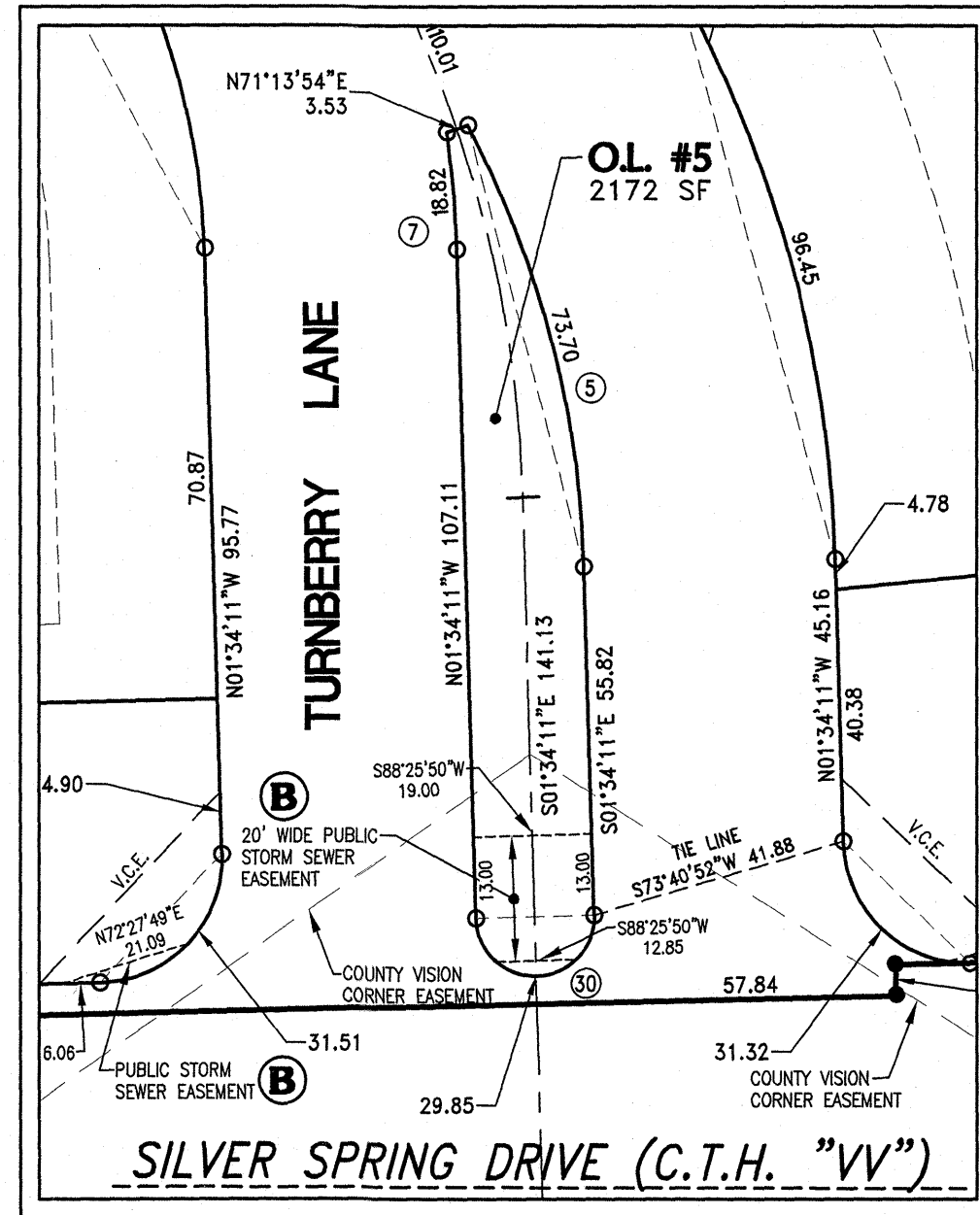
WETLANDS LINE TABLE CONT.:

Line #	BEARING	LENGTH
L71	S16°32'04"E	13.42'
L72	S16°28'16"E	12.68'
L73	S20°33'33"W	29.29'
L74	S24°00'41"W	9.84'
L75	S36°24'00"W	12.99'
L76	S13°37'33"W	10.36'
L77	S21°10'52"E	11.61'
L78	S19°54'27"E	9.38'
L79	S30°55'58"E	34.05'
L80	S14°03'16"E	6.61'
L81	S44°08'08"W	6.44'
L82	S15°48'39"W	5.54'
L83	S34°52'49"W	16.55'
L84	S22°21'50"W	8.50'
L85	S12°42'04"W	10.34'
L86	S05°34"E	13.77'
L87	S75°13'53"W	8.30'
L88	S29°36'59"W	6.83'
L89	S48°08'24"W	7.35'
L90	S66°41'39"W	23.10'
L91	S32°12'57"W	6.95'
L92	S64°07'07"W	6.78'
L93	S19°22'55"E	8.96'
L94	S50°32'06"E	10.06'
L95	S14°18'00"E	7.78'
L96	S19°09'35"W	5.46'
L97	S37°06'18"W	3.30'
L98	S64°22'48"W	6.77'
L99	N87°45'30"W	6.67'
L100	S86°35'10"W	5.01'
L101	S70°17'47"W	9.02'
L102	S54°56'52"W	21.46'
L103	S55°52'09"W	5.22'
L104	N58°39'27"W	7.11'
L105	N67°50'15"W	3.22'

REVISED THIS 13TH DAY OF NOVEMBER, 2023
REVISED THIS 2ND DAY OF NOVEMBER, 2023
DATED THIS 9TH DAY OF AUGUST, 2023

FOX RIVER FALLS

BEING A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

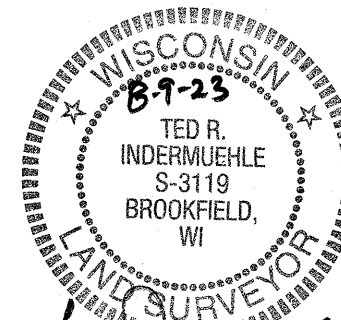


DETAIL
SCALE: 1" = 30'

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 November 22, 2023

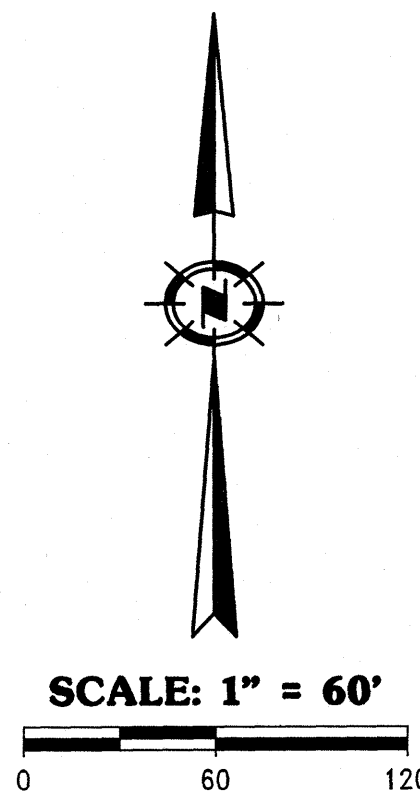
Renée M. Pong
Department of Administration



Rev. 11-2-23
Rev. 11-7-23
Rev. 11-13-23

OL #3
1502260 SF

UNPLATTED LANDS



OL #3
1502260 SF

UNPLATTED LANDS

SILVER SPRING DRIVE (C.T.H. "VV")
(DEDICATED TO THE PUBLIC FOR ROAD PURPOSES)

NO DIRECT VEHICULAR ACCESS

(DEDICATED TO THE PUBLIC FOR ROAD PURPOSES)

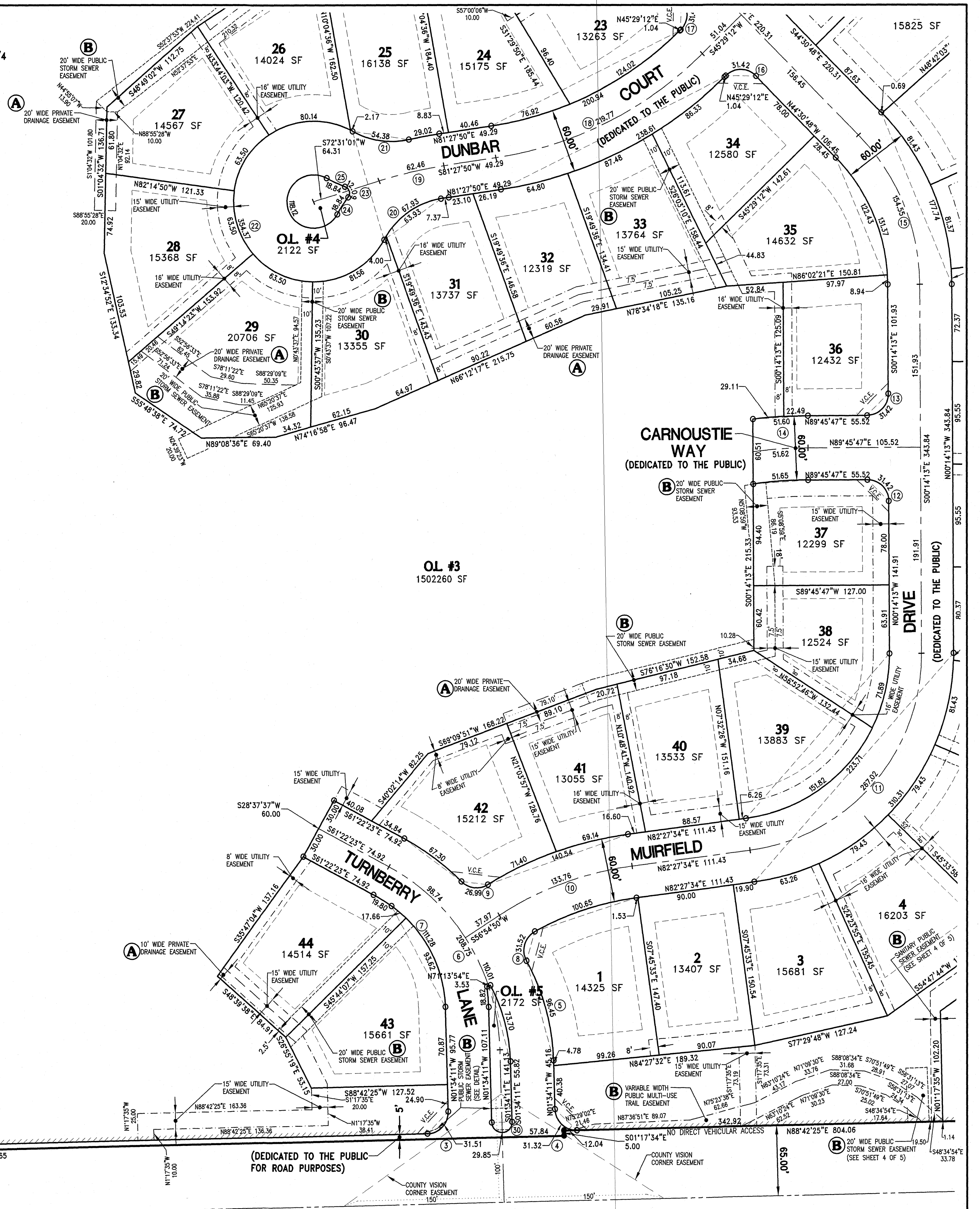
S. LINE, S.E. 1/4, SEC. 30-8-20
(N88°42'25"E 2630.14)

SILVER SPRING DRIVE (C.T.H. "VV")
(VARIABLE WIDTH PUBLIC R.O.W.)

(P.O.C.) S.W. CORNER, SE 1/4
SEC. 30-8-20
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FND CONC. MON. W/ BRASS CAP
N=413,220.39 E=2,487,280.51

953-19-016-01

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)



REVISED THIS 13TH DAY OF NOVEMBER, 2023
REVISED THIS 7TH DAY OF NOVEMBER, 2023
REVISED THIS 2ND DAY OF NOVEMBER, 2023
DATED THIS 9TH DAY OF AUGUST, 2023

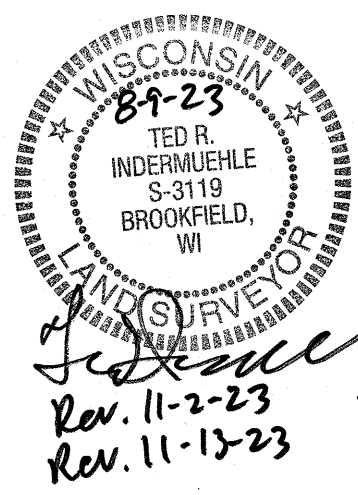
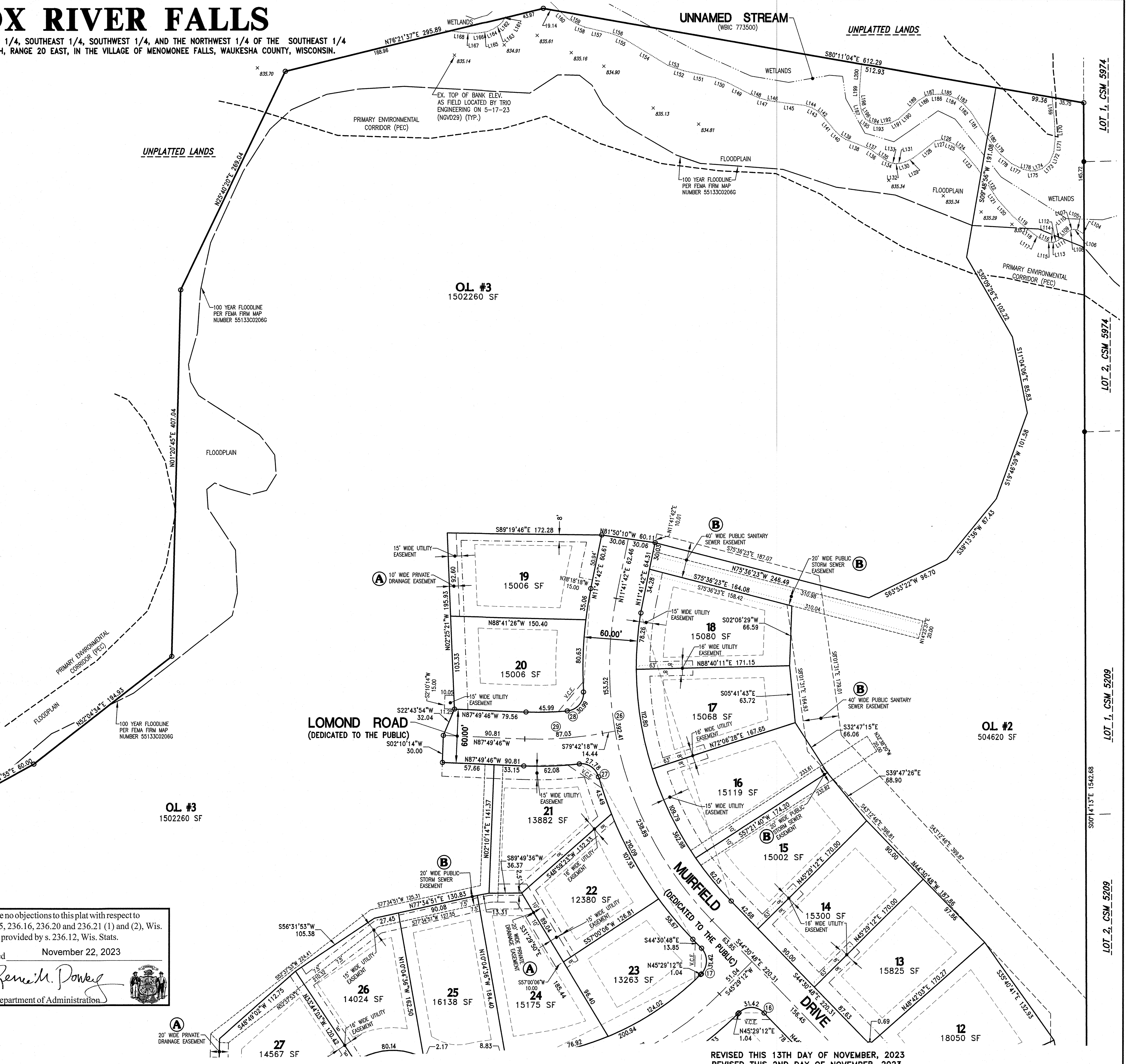
SHEET 2 OF 5

FOX RIVER FALLS

BEING A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE (CONT.):

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
16	LOT 34	20.00	90°00'00"	31.42	28.28	N89°30'48"W	N44°30'48"W	S45°29'12"W
17	LOT 23	20.00	90°00'00"	31.42	28.28	N00°29'12"E	N45°29'12"E	N44°30'48"W
18	CENTERLINE	350.00	35°58'38"	219.77	216.18	S63°28'31"W	S45°29'12"W	S81°27'50"W
	S. R.O.W.	380.00	35°58'38"	238.61	234.71	N63°28'31"E	N81°27'50"E	N45°29'12"E
	LOT 32	380.00	9°46'15"	64.80	64.72	N76°34'42.5"E	N81°27'50"E	N71°41'35"E
	LOT 33	380.00	13°11'22"	87.48	87.28	N65°05'54"E	N71°41'35"E	N58°30'13"E
	LOT 34	380.00	13°01'01"	86.33	86.15	N51°59'42.5"E	N58°30'13"E	N45°29'12"E
	N. R.O.W.	320.00	35°58'38"	200.94	197.65	N63°28'31"E	N81°27'50"E	N45°29'12"E
	LOT 24	320.00	13°46'20"	76.92	76.73	N74°34'40"E	N81°27'50"E	N67°41'30"E
	LOT 23	320.00	22°12'18"	124.02	123.24	N56°35'21"E	N67°41'30"E	N45°29'12"E
19	CENTERLINE	400.00	8°56'49"	62.46	62.40	S76°59'25.5"W	S81°27'50"W	S72°31'01"W
	LOT 31	370.00	1°08'30"	7.37	7.37	S80°53'35"W	S81°27'50"W	S80°19'20"W
	LOT 25	430.00	3°51'59"	29.02	29.01	S79°31'50.5"W	S81°27'50"W	S77°35'51"W
20	S. R.O.W.	75.00	51°53'51"	67.93	65.63	S54°22'24.5"W	S80°19'20"W	S28°25'29"W
	LOT 30	75.00	3°03'33"	4.00	4.00	S29°57'15.5"W	S31°29'02"W	S28°25'29"W
	LOT 31	75.00	48°50'18"	63.93	62.01	S55°54'11"W	S80°19'20"W	S31°29'02"W
21	LOT 25	75.00	41°32'39"	54.38	53.20	S81°37'49.5"E	S80°51'30"E	N77°35'51"E
22	R.O.W.	75.00	270°43'01"	354.37	105.40	S16°13'00.5"E	N60°51'30"W	N28°25'29"E
	LOT 25	75.00	1°39'11"	2.17	2.16	N61°41'05.5"W	N60°51'30"W	N62°30'41"W
	LOT 26	75.00	61°13'22"	80.14	76.38	S86°52'38"W	N62°30'41"W	S56°15'57"W
	LOT 27	75.00	48°30'47"	63.50	61.62	S32°00'33.5"W	S56°15'57"W	S07°45'10"W
	LOT 28	75.00	48°30'47"	63.50	61.62	S16°30'13.5"E	S07°45'10"W	S40°45'37"E
	LOT 29	75.00	48°30'46"	63.50	61.62	S65°01'00"E	S40°45'37"E	S89°16'23"E
	LOT 30	75.00	62°18'08"	81.56	77.59	N59°34'33"E	S89°16'23"E	N28°25'29"E
	O.L. 4	25.00	270°43'01"	118.12	35.13	S16°13'00.5"E	N60°51'30"W	N28°25'29"E
23	O.L. 4	6.50	106°33'05"	12.09	10.42	N16°13'00.5"E	N37°03'32"E	N69°29'33"W
24	O.L. 4	125.00	8°38'03"	18.84	18.82	S32°44'30.5"W	S37°03'32"E	S28°25'29"W
25	O.L. 4	125.00	8°38'03"	18.84	18.82	S65°10'31.5"E	S60°51'30"E	S69°29'33"E
26	CENTERLINE	400.00	56°12'30"	392.41	376.86	S16°24'33"E	S11°41'42"W	S44°30'48"E
	SOUTH	400.00	34°13'06"	238.89	235.36	S27°24'15"E	S10°17'42"E	S44°30'48"E
	NORTH	400.00	21°59'24"	153.52	152.58	S00°42'00"W	S11°41'42"W	S10°17'42"E
	W. R.O.W. SOUTH	430.00	27°59'36"	210.09	208.00	S30°31'00"E	S16°31'12"E	S44°30'48"E
	LOT 23	430.00	7°49'02"	58.67	58.62	S40°36'17"E	S36°41'46"E	S44°30'48"E
	LOT 22	430.00	14°22'54"	107.93	107.65	S29°30'19"E	S22°18'52"E	S36°41'46"E
	LOT 21	430.00	5°47'40"	43.49	43.47	S19°25'02"E	S16°31'12"E	S22°18'52"E
	W. R.O.W. NORTH	430.00	15°24'56"	115.69	115.34	S03°59'14"W	S11°41'42"W	S03°43'14"E
	LOT 20	430.00	10°44'36"	80.63	80.51	S01°39'04"W	S07°01'22"W	S03°43'14"E
	LOT 19	430.00	4°40'20"	35.06	35.05	S09°21'32"W	S11°41'42"W	S07°01'22"W
	E. R.O.W.	370.00	56°12'30"	362.98	348.60	S16°24'33"E	S11°41'42"W	S44°30'48"E
	LOT 15	370.00	9°37'12"	62.13	62.05	S39°42'12"E	S34°53'36"E	S44°30'48"E
	LOT 16	370.00	17°00'04"	109.79	109.39	S26°23'34"E	S17°53'32"E	S34°53'36"E
	LOT 17	370.00	17°28'05"	112.80	112.37	S09°09'29.5"E	S00°25'27"E	S17°53'32"E
	LOT 18	370.00	12°07'09"	78.26	78.12	S05°38'07.5"W	S11°41'42"W	S00°25'27"E
27	LOT 21	20.00	79°34'56"	27.78	25.60	N6°18'39.5"W	N16°31'12"W	S83°53'53"W
28	LOT 20	20.00	88°46'11"	30.99	27.98	N40°39'51.5"E	N85°02'57"E	N03°43'14"W
29	CENTERLINE	400.00	12°27'56"	87.03	86.85	S85°56'16"W	S79°42'18"W	N87°49'46"W
	LOT 21	430.00	8°16'21"	62.08	62.03	N88°02'03.5"E	S87°49'46"E	N83°53'53"E
	LOT 20	370.00	7°07'17"	45.99	45.96	N88°36'35.5"E	S87°49'46"E	N85°02'57"E
30	OUTLOT 5	9.50	180°00'00"	29.85	19.00	N88°25'05"E	S01°34'10"E	N01°34'10"W



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 November 22, 2023

Rene M. Porek
Department of Administration

SCALE: 1" = 60'

0 60 120

953-19-016-01

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

REVISED THIS 13TH DAY OF NOVEMBER, 2023
REVISED THIS 2ND DAY OF NOVEMBER, 2023
DATED THIS 9TH DAY OF AUGUST, 2023

SHEET 3 OF 5

FOX RIVER FALLS

BEING A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

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 November 22, 2023

Rene M. Porek
Department of Administration



SCALE: 1" = 60'
0 60 120

WISCONSIN
8-23
TED R. INDERMUEHLE
S-3119
BROOKFIELD, WI
AND SURVEYOR
Rev. 11-2-23
Rev. 11-7-23
Rev. 11-13-23

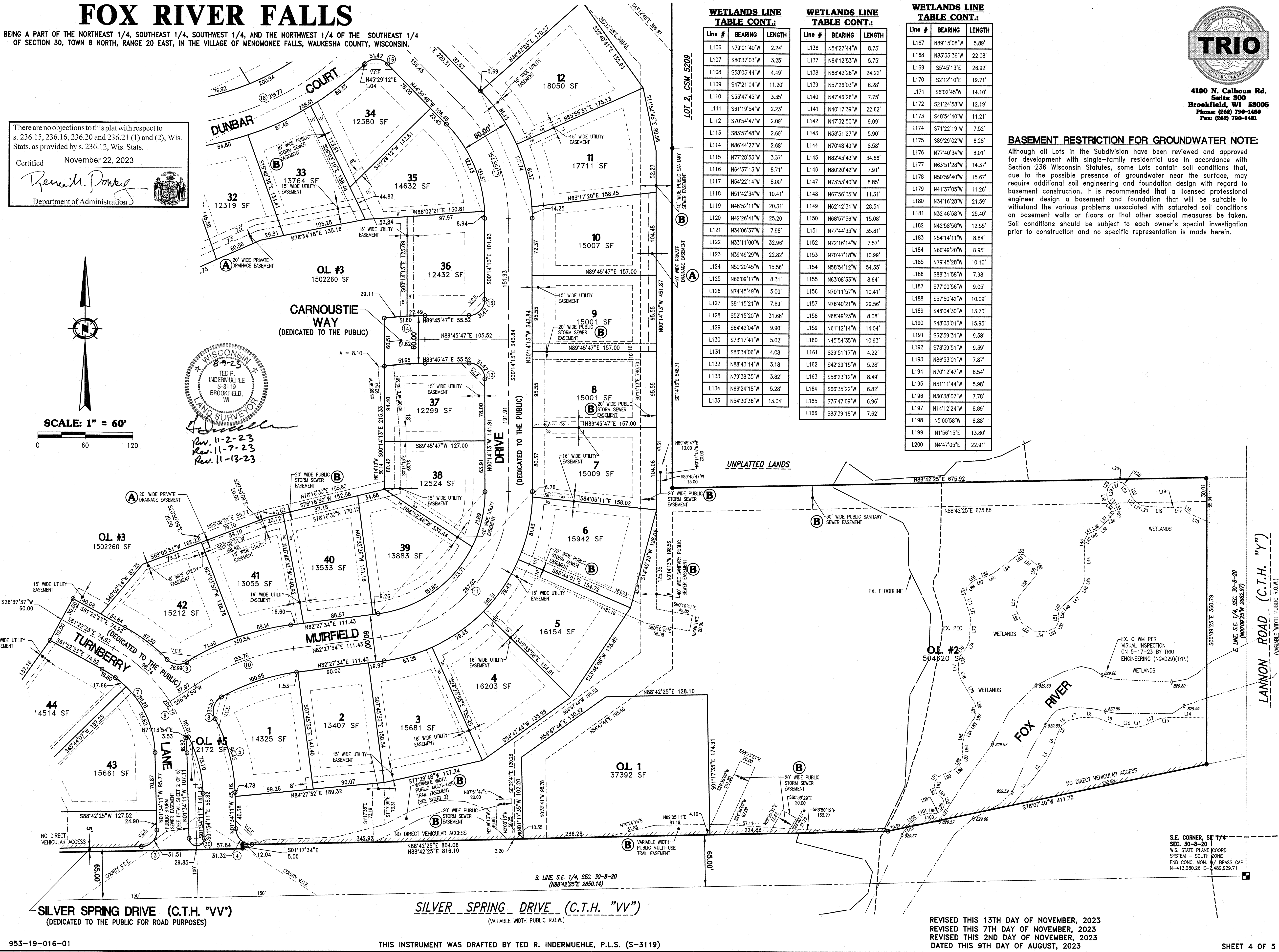
TRIO
CIVIL ENGINEERING
4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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.

WETLANDS LINE TABLE CONT.:		
Line #	BEARING	LENGTH
L106	N79°01'40"W	2.24'
L107	S80°37'03"W	3.25'
L108	S58°03'44"W	4.49'
L109	S47°21'04"W	11.20'
L110	S53°47'45"W	3.35'
L111	S61°19'54"W	2.23'
L112	S70°54'47"W	2.09'
L113	S83°57'48"W	2.69'
L114	N86°44'27"W	2.68'
L115	N77°28'53"W	3.37'
L116	N64°37'13"W	8.71'
L117	N54°22'14"W	8.00'
L118	N51°42'34"W	10.41'
L119	N48°52'11"W	20.31'
L120	N42°26'41"W	25.20'
L121	N34°06'37"W	7.98'
L122	N33°11'00"W	32.96'
L123	N39°49'29"W	22.82'
L124	N50°20'45"W	15.56'
L125	N68°09'17"W	8.31'
L126	N74°45'49"W	5.00'
L127	S81°15'21"W	7.69'
L128	S52°15'20"W	31.68'
L129	S64°42'04"W	9.90'
L130	S73°17'41"W	5.02'
L131	S83°34'06"W	4.08'
L132	N88°43'14"W	3.18'
L133	N79°38'35"W	3.82'
L134	N66°24'18"W	5.28'
L135	N54°30'36"W	13.04'

WETLANDS LINE TABLE CONT.:		
Line #	BEARING	LENGTH
L136	N54°27'44"W	8.73'
L137	N64°12'53"W	5.75'
L138	N68°42'26"W	24.22'
L139	N57°28'03"W	6.28'
L140	N47°46'26"W	7.75'
L141	N40°17'39"W	22.62'
L142	N47°32'50"W	9.09'
L143	N58°51'27"W	5.90'
L144	N70°48'49"W	8.58'
L145	N82°43'43"W	34.66'
L146	N80°20'42"W	7.91'
L147	N73°53'40"W	8.85'
L148	N67°56'35"W	11.31'
L149	N62°42'34"W	28.54'
L150	N68°57'56"W	15.08'
L151	N77°44'33"W	35.81'
L152	N72°16'14"W	7.57'
L153	N70°47'18"W	10.99'
L154	N58°54'12"W	54.35'
L155	N63°08'33"W	8.64'
L156	N70°11'57"W	10.41'
L157	N76°40'21"W	29.56'
L158	N68°49'23"W	8.08'
L159	N61°12'14"W	14.04'
L160	N45°54'35"W	10.93'
L161	S29°51'17"W	4.22'
L162	S42°29'15"W	5.28'
L163	S56°23'12"W	8.49'
L164	S66°35'22"W	6.82'
L165	S76°47'09"W	6.96'
L166	S83°39'18"W	7.62'

WETLANDS LINE TABLE CONT.:		
Line #	BEARING	LENGTH
L167	N89°15'08"W	5.89'
L168	N83°33'36"W	22.08'
L169	S5°45'13"E	26.92'
L170	S2°12'10"E	19.71'
L171	S6°02'45"W	14.10'
L172	S21°24'58"W	12.19'
L173	S48°54'40"W	11.21'
L174	S71°22'19"W	7.52'
L175	S89°29'02"W	6.28'
L176	N77°40'34"W	8.01'
L177	N63°51'28"W	14.37'
L178	N50°59'40"W	15.67'
L179	N41°37'05"W	11.26'
L180	N34°16'28"W	21.59'
L181	N32°46'58"W	25.40'
L182	N42°58'56"W	12.55'
L183	N54°14'11"W	8.84'
L184	N66°49'20"W	8.95'
L185	N79°45'28"W	10.10'
L186	S88°31'58"W	7.98'
L187	S77°00'56"W	9.05'
L188	S57°50'42"W	10.09'
L189	S46°04'30"W	13.70'
L190	S48°03'01"W	15.95'
L191	S62°59'31"W	9.58'
L192	S78°59'51"W	9.39'
L193	N86°53'01"W	7.87'
L194	N70°12'47"W	6.54'
L195	N51°11'44"W	5.98'
L196	N30°38'07"W	7.78'
L197	N14°12'24"W	8.89'
L198	N5°00'58"W	8.88'
L199	N1°56'15"E	13.80'
L200	N4°47'05"E	22.91'



REVISED THIS 13TH DAY OF NOVEMBER, 2023
REVISED THIS 7TH DAY OF NOVEMBER, 2023
REVISED THIS 2ND DAY OF NOVEMBER, 2023
DATED THIS 9TH DAY OF AUGUST, 2023

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped lands being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 30, Town 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southwest Corner of the Southeast 1/4 of said Section 30; Thence North 88°42'25" East along the South line of said Southeast 1/4 Section a distance of 236.06 feet to a point; Thence Due North 60.03 feet to a point on the North Right-of-Way of "Silver Spring Drive (County Highway "V V")" said point being the place of beginning of lands hereinafter described;

Thence Northerly 31.42 feet along the arc of a curve whose center lies to the Northwest, whose radius is 20.00 feet, whose central angle is 90°00'49" and whose chord bears North 43°42'00" East 28.29 feet to a point; Thence North 01°18'24" West 75.15 feet to a point; Thence Northerly 47.63 feet along the arc of a curve whose center lies to the East, whose radius is 180.00 feet, whose central angle is 15°09'45" and whose chord bears North 06°16'28" East 47.50 feet to a point; Thence North 41°27'31" West 188.47 feet to a point; Thence North 57°39'01" East 278.75 feet to a point; Thence North 82°41'36" East 179.92 feet to a point; Thence North 40°27'26" East 136.49 feet to a point; Thence North 16°22'32" West 121.71 feet to a point; Thence North 02°10'08" East 398.57 feet to a point; Thence North 22°09'58" East 198.63 feet to a point; Thence North 61°31'55" East 60.00 feet to a point; Thence North 52°04'34" East 194.93 feet to a point; Thence North 01°20'45" East 407.04 feet to a point; Thence North 25°40'20" East 269.04 feet to a point; Thence North 76°21'37" East 295.89 feet to a point; Thence South 80°11'04" East 612.29 feet to a point on the East line of Certified Survey Map Number 5974, and it's extension; Thence South 00°14'13" East along said East line, 1542.68 feet to a point; Thence North 88°42'25" East 675.92 feet to a point on the West Right-of-Way of "Lannon Road (County Highway "V")"; Thence South 00°09'25" East along said West line, 360.79 feet to a point on the North Right-of-Way of "Silver Spring Drive (County Highway "V V")"; Thence South 78°07'40" West along said North line, 411.75 feet to a point; Thence South 88°42'25" West along said North line, 816.10 feet to a point; Thence South 01°17'34" East along said North line, 5.00 feet to a point; Thence South 88°42'25" West along said North line, 1144.65 feet the point of beginning of this description.

Said Land contains 2,883,672 Square Feet (or 66.2000 Acres) of land, more or less.

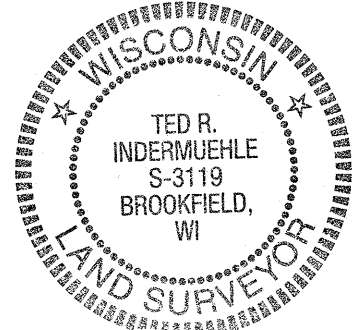
That I have made such survey, land division and map by the direction of FOX RIVER FALLS, LLC, owner of said lands.

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, Chapter 18, of the Village of Menomonee Falls in surveying, dividing and mapping the same.

Dated this 9th Day of August, 20 23.

Rev. 11-2-23
Rev. 11-13-23



Ted R. Indermuehle
Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
4100 N. Calhoun Rd. Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

VILLAGE BOARD APPROVAL:

Resolved, that the plat of "FOX RIVER FALLS", in the Village of Menomonee Falls, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Menomonee Falls, on this 16 Day of October, 20 23.

Jeremy Walz
Jeremy Walz, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of Trustees of the Village of Menomonee Falls.

Amy Dishinger
Amy Dishinger, Village Clerk

MENOMONEE FALLS PLAN COMMISSION:

Preliminary Approval: Date: November 15, 2022

Whitney
Secretary

Final Approval: Date: October 10, 2023

Whitney
Secretary



UTILITY EASEMENT PROVISIONS:

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

FOX RIVER FALLS, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

WISCONSIN BELL, INC., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee, and

Spectrum Mid-America LLC, 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 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. 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 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.

CONSENT OF CORPORATE MORTGAGEE:

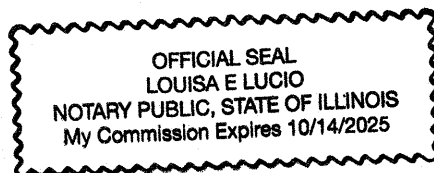
MIDLAND STATES BANK, a corporation duly organized and existing by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of FOX RIVER FALLS, LLC, owner, this 12th day of December, 20 23.

MIDLAND STATES BANK

Reed E. Stegmann
Reed E. Stegmann, President

STATE OF ILLINOIS)
) SS
COUNTY OF Bureau)

Personally came before me this 1st day of December, 20 23, the above named Reed E. Stegmann, of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Midland States Bank of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.



Reed E. Stegmann
Print Name: Reed E. Stegmann
Public, Illinois, IL
My Commission Expires: 10/14/2025

FLOODPLAIN/WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA RESTRICTIONS:

Those areas of land identified as Floodplain/Wetland/Primary Environmental Corridor Preservation Area on Page of of this Subdivision Plat shall be subject to the following restrictions:

1. Grading, filling, removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the Village of Menomonee Falls and, if applicable, 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 dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Village of Menomonee Falls. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Village of Menomonee Falls, shall also be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Conservancy/Wetland Preservation Area and with approval from the Village of Menomonee Falls.

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 Conservancy/Wetland Preservation Area is prohibited.

5. Ponds may be permitted subject to the approval of the Village of Menomonee Falls and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

6. The construction of buildings is prohibited.

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 16th Day of December, 20 23, on any of the land included in the Plat of "FOX RIVER FALLS".

Dated this 16th Day of December, 20 23.

Pamela F. Reeves
Pamela F. Reeves, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Valerie Emrich, being duly appointed, qualified and acting Interim Treasurer of the Village of Menomonee Falls, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 12th Day of November, 20 23, on any of the land included in the Plat of "FOX RIVER FALLS".

Dated this 18th Day of December, 20 23.

Valerie Emrich
Valerie Emrich, Interim Village Treasurer

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

FOX RIVER FALLS, 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. Village of Menomonee Falls

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 28 day of November, 20 23.

FOX RIVER FALLS, LLC

Bryan Lindgren
Bryan Lindgren, Vice President of Neumann Developments, its Sole Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this 28 day of November, 20 23, the above named Bryan Lindgren, of Fox River Falls LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Vice President, by its authority.



Kevin A. Anderson
Print Name: Kevin A. Anderson
Public, Waukesha County, WI
My Commission Expires: 01-28-26

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 November 22, 2023

Rene M. Porek
Department of Administration



REVISED THIS 13TH DAY OF NOVEMBER, 2023
REVISED THIS 2ND DAY OF NOVEMBER, 2023
DATED THIS 9TH DAY OF AUGUST, 2023

SHEET 5 OF 5