THE PRESERVE AT HARVEST RIDGE

BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

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_____

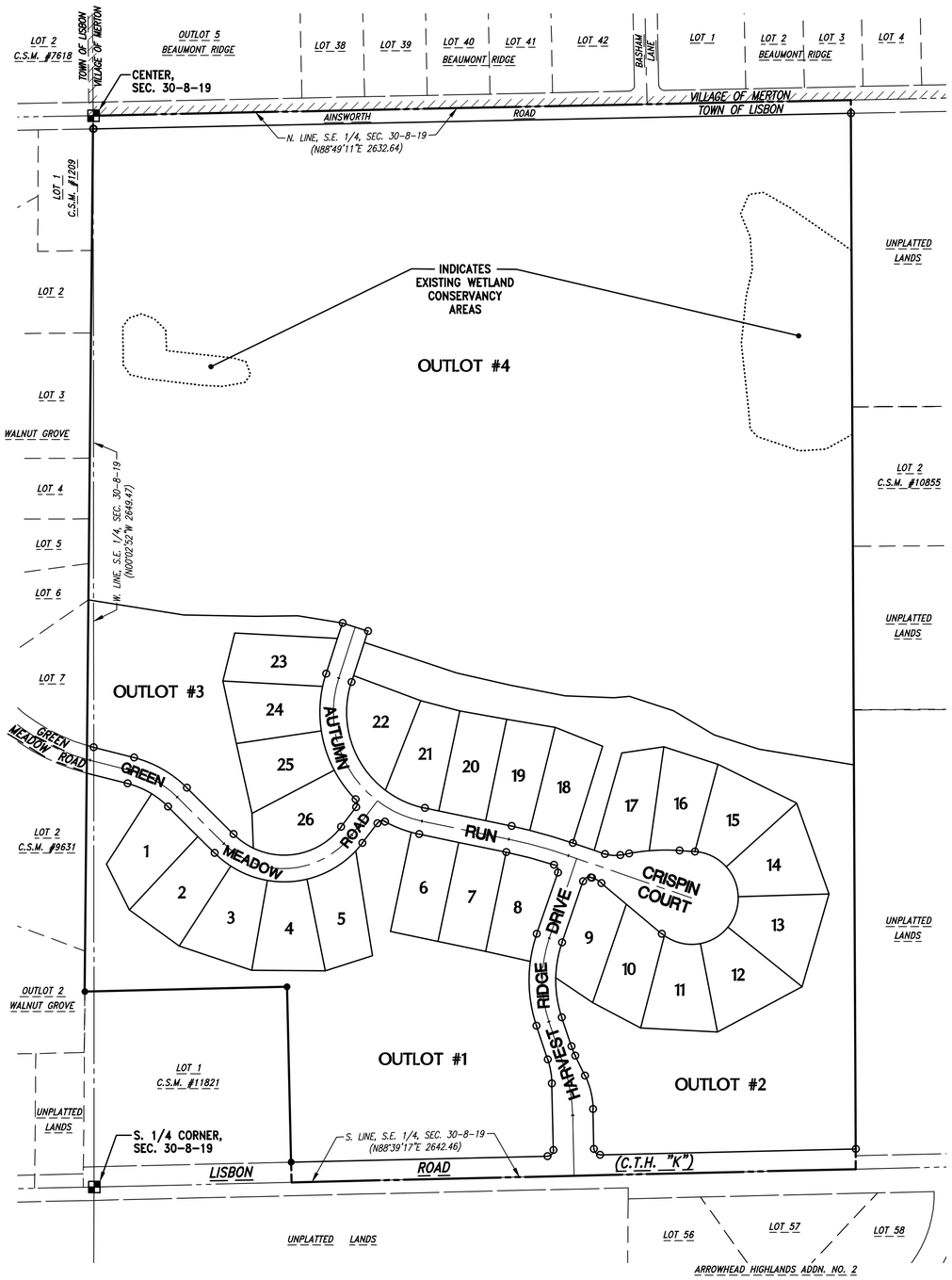
Department of Administration

ZONING DATA:

CATEGORY – "R-1" (PUD)
Minimum Lot Area = 30,000 S.F.
Minimum Lot Width = 110 ft. @ FSB
Minimum Building Setbacks:
Public Roads ..... 35 ft.
Lisbon & Ainsworth Roads ... 50 ft.
Side Yard ..... 20 ft.
Rear Yard ..... 20 ft.
Wetlands ..... 75 ft.

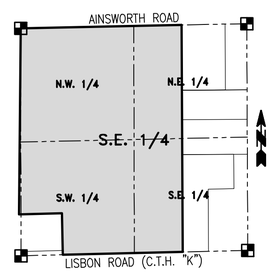
OWNER:

THE PRESERVE AT HARVEST RIDGE, LLC
N27 W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
(262) 542-9200
(262) 349-9324



SCALE: 1" = 200'

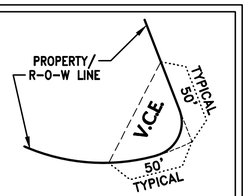
0 200 400



LOCALITY MAP:

S.E. 1/4, SEC. 30, T. 8 N., R. 19 E. SCALE: 1"=1000'

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



V.C.E. APPLIES TO:

Lots 8, 9 & 26 & Outlots 1 & 2 are herein subject to a Vision Corner Easement in that the height of planting berms, fences, signs & any other structure within the Easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.

SEASONAL HIGH GROUND WATER TABLE:

LOT #	SEASON HIGH WATER TABLE ELEV. [1]	MIN. BSMT. ELEV. [2]	LOT #	SEASON HIGH WATER TABLE ELEV. [1]	MIN. BSMT. ELEV. [2]	LOT #	SEASON HIGH WATER TABLE ELEV. [1]	MIN. BSMT. ELEV. [2]	LOT #	SEASON HIGH WATER TABLE ELEV. [1]	MIN. BSMT. ELEV. [2]
1	1030.34	1031.84	18	1042.43	1043.9	35	1062.16	1063.7	52	1052.82	1054.3
2	1036.0	1037.5	19	1042.43	1043.9	36	1062.16	1063.7	53	1047.19	1048.7
3	1042.25	1043.8	20	1043.26	1044.8	37	1065.8	1067.3	54	1042.7	1044.2
4	1042.12	1043.6	21	1043.26	1044.8	38	1065.8	1067.3	55	1038.38	1039.9
5	1042.12	1043.6	22	1040.87	1042.4	39	1062.16	1063.7	56	1037.04	1038.5
6	1044.2	1045.7	23	1060.83	1062.3	40	1048.91	1050.4	57	1038.34	1039.8
7	1044.67	1046.2	24	1060.83	1062.3	41	1046.51	1048.0	58	1041.55	1043.1
8	1044.67	1046.2	25	1059.3	1060.8	42	1054.31	1055.8	59	1049.3	1050.8
9	1045.34	1046.8	26	1057.5	1059.0	43	1057.78	1059.3	60	1056.5	1058.0
10	1045.34	1046.8	27	1057.5	1059.0	44	1054.95	1056.5	61	1035.26	1036.8
11	1047.42	1048.9	28	1057.86	1059.4	45	1050.43	1051.9	62	1035.26	1036.8
12	1047.42	1048.9	29	1057.86	1059.4	46	1035.2	1036.7	63	1035.75	1037.3
13	1047.09	1048.6	30	1058.16	1059.7	47	1043.75	1045.3	64	1035.75	1037.3
14	1047.09	1048.6	31	1058.16	1059.7	48	1048.5	1050.0			
15	1044.63	1046.1	32	1056.33	1057.8	49	1053.5	1055.0			
16	1044.63	1046.1	33	1057.0	1058.5	50	1053.5	1055.0			
17	1043.36	1044.9	34	1057.0	1058.5	51	1053.12	1054.6			

[1] Elevations obtained from "Form A - Seasonal High Groundwater Determination Report" - prepared by Jeffrey Hammes (Professional Soil Scientist #191-112) dated 5/29/2019.

[2] Minimum basement elevations are set 18" above the reported seasonal high groundwater elevation.

WETLAND PRESERVATION RESTRICTIONS:

The Wetland Conservancy Areas shown on Outlot 4 of this Plat shall be subject to the following restrictions:

1. Grading, filling, the removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use–Planning and Zoning Division, 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 of the Waukesha County Department of Parks and Land Use–Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use – Planning and Zoning Division, 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 may be permitted in the wetland area subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use–Planning and Zoning Division, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Ponds are prohibited in the 100–yr. floodplain, primary environmental corridor and isolated natural resource area.
6. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

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" outside diameter 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 nearest second and computed to the nearest half–second.
- All bearings are referenced to the grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) – South Zone, in which the West line of the S.E. 1/4 of Section 30, T. 8 N., R. 19 E., is taken to bear North 00°02'52" West.
- All lots to be served by Wells and onsite Soil Absorption Sewage Disposal Systems. All Septic areas will be mound type systems.
- All Wells shall be located within 50 ft. off the front Lotline to ensure proper separation to Septic Systems and Stormwater Management areas.
- Outlots 1 and 2 contain Stormwater Management Facilities, a Public Asphalt Trail System, Landscape Berms and Open Space.
- Outlot 3 contains Stormwater Management Facilities, a Public Asphalt Trail System and Open Space.
- Outlot 4 contains Wetland Conservancy Areas and open space. To be retained by the Owner for future development.
- The Owners of the residential Lots within this Subdivision and any future additions to this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2 and 3 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.
- There shall be no direct vehicular ingress or egress to Ainsworth Road and Lisbon Road (C.T.H. "K") from any Lot or Outlot within this Subdivision except at the locations shown on this Plat. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Wisconsin Department of Transportation and Waukesha County.
- Stormwater Drainage Easements shall be provided around Stormwater Management Facilities on Outlots 1, 2, 3 and 4 and recorded by separate Documents.
- There shall be a 12' wide Public Access Easement centered upon and located over the Public Asphalt Trail System to be created by separate Document and granted to the Town of Lisbon for public trail purposes.
- All side and rear Lotlines not regulated by Waukesha County or the Town of Lisbon 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.
- Per the Wisconsin Historic Preservation database and State Archaeologist, there are no reported archeological sites within the Subdivision.
- Wetland boundaries shown hereon were field delineated by Stantec Consulting, Inc. (a WDNR certified assured delineator).
- All lands with area labeled "Drainage Easement" are reserved for stormwater collection, conveyance, treatment of infiltration. No buildings or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way. The Maintenance Agreement may contain specific maintenance requirements for these areas. The Town of Lisbon, Waukesha County or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement.
- All lands within areas labeled "Access Easement" shall remain clear of trees, shrubs and any structures that may interfere with the free movement of vehicles that may be needed to enter the area for maintenance purposes. The Town of Lisbon, Waukesha County or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement.
- All lands within areas labeled "Well Setback" are restricted from the placement of any Well due to potential risk of contamination in accordance with the Stormwater Ordinance and Wisconsin Administrative Codes.
- Basement floor surface elevations shall not be lower than those listed in the Seasonal High Ground Water Table shown below due to potential for high ground water.
- Impervious surfaces and land disturbance restrictions apply within the protective areas in accordance with the Waukesha County Code of Ordinances and Chapter NR 151 Wisconsin Administrative Code.
- Building Restrictions: A. Minimum 2–foot vertical separation between the lowest elevation of the structure that is exposed to the ground surface and the maximum water surface elevation produced by the 100–year–24–hour design storm. B. Minimum 50–foot horizontal setback between the building and the closest edge of the water at the elevation produced by the 100–year, 24–hour design storm.

STORMWATER MANEGEMENT PRACTICE MAINTENANCE:

The titleholders of all Lots within this Subdivision and the titleholders of all Lots within any future additions to this Subdivision shall each hold an equal undivided and nontransferable interest in Outlots 1, 2 and 3, where stormwater management practices are located. There are one or more separate documents recorded on the property title through the Waukesha County Register of Deeds entitled "Stormwater Management Practice Maintenance Agreement" ("Maintenance Agreement") that apply to Outlots 1, 2 and 3. The Maintenance Agreement subjects this Subdivision Plat, and all the Owners therein, to covenants, conditions and restrictions necessary to ensure the long–term maintenance of the stormwater management practice. The Maintenance Agreement also outlines a process by which the Town of Lisbon may levy and collect special assessments of charges for any services the community might provide relating to enforcement of the Maintenance Agreement.

In accordance with Chapter 14–Article VIII of the Waukesha County Code of Ordinances ("Stormwater Ordinance"), the Stormwater Permit Holder is responsible for constructing the stormwater management practices following plans approved by Waukesha County and is responsible for maintaining the stormwater practices until permit termination by Waukesha County. Upon termination of the Stormwater Permit, the Owners of all Lots within this Subdivision and the Owners of all Lots within any future additions to this Subdivision shall be responsible for the maintenance of the stormwater management practices in accordance with the Maintenance Agreement.

BASEMENT RESTRICTION FOR 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 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.

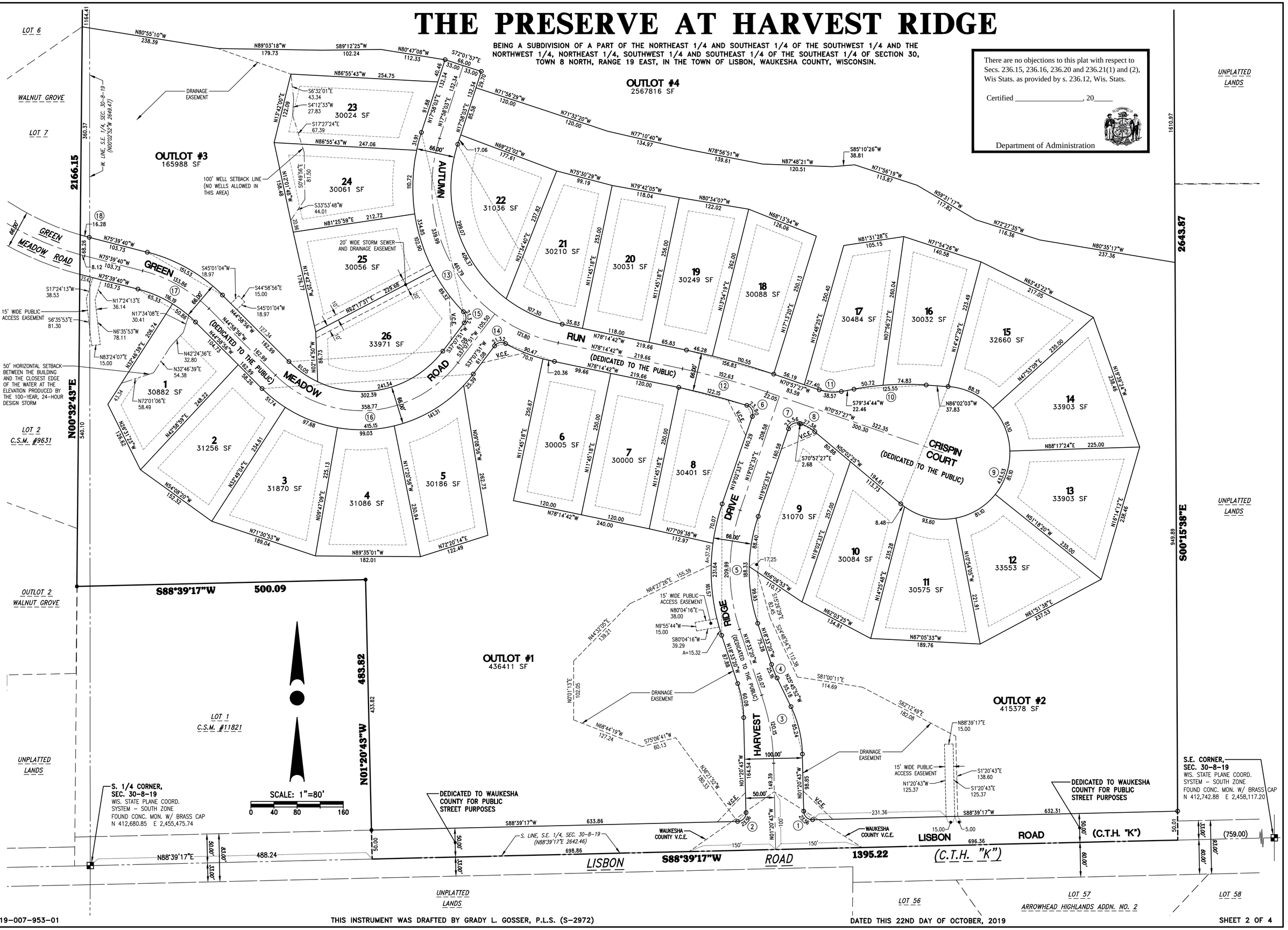
THE PRESERVE AT HARVEST RIDGE

BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

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



THE PRESERVE AT HARVEST RIDGE

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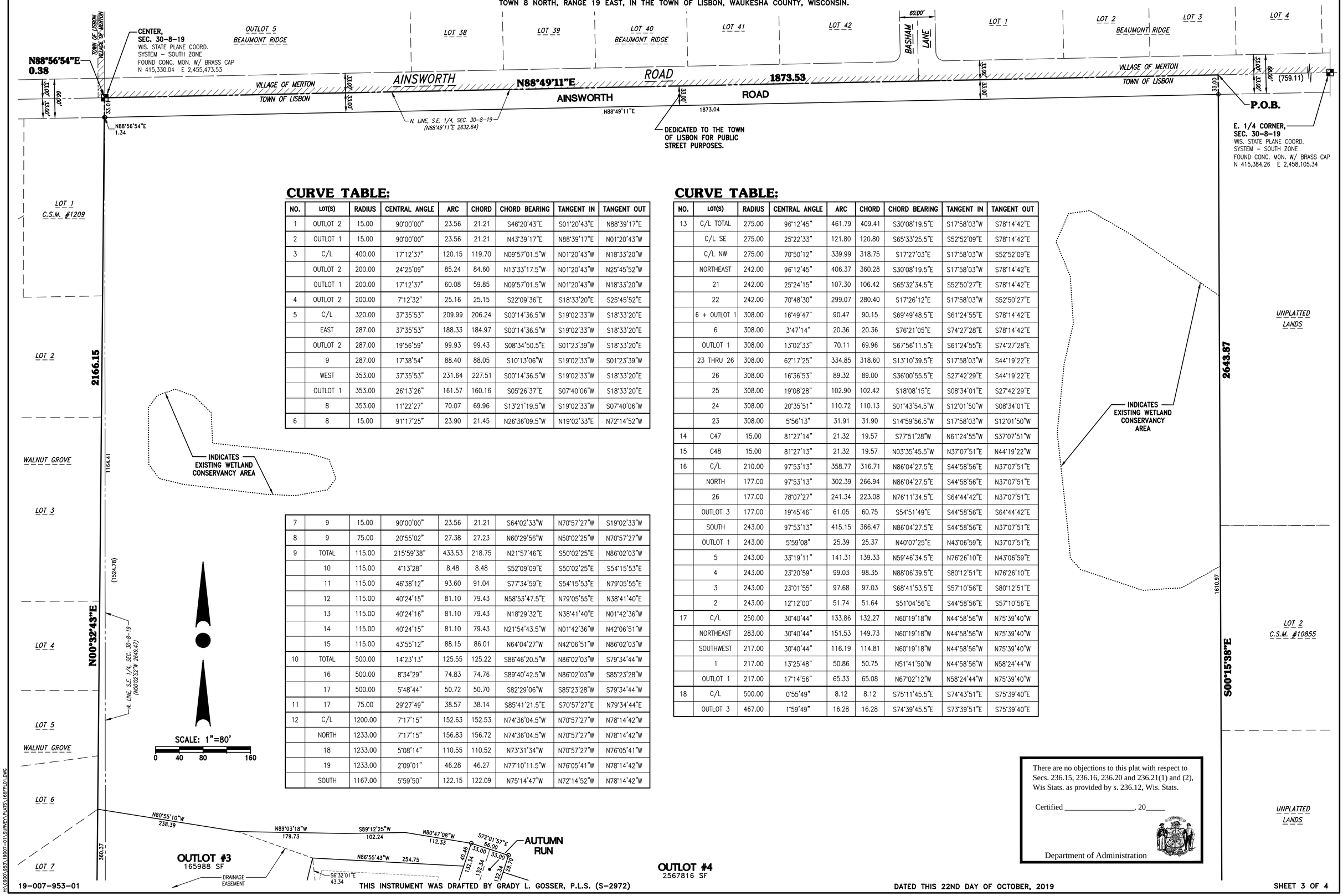

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	OUTLOT 2	15.00	90°00'00"	23.56	21.21	S46°20'43"E	S01°20'43"E	N88°39'17"E
2	OUTLOT 1	15.00	90°00'00"	23.56	21.21	N43°39'17"E	N88°39'17"E	N01°20'43"W
3	C/L	400.00	17°12'37"	120.15	119.70	N09°57'01.5"W	N01°20'43"W	N18°33'20"W
	OUTLOT 2	200.00	24°25'09"	85.24	84.60	N13°33'17.5"W	N01°20'43"W	N25°45'52"W
	OUTLOT 1	200.00	17°12'37"	60.08	59.85	N09°57'01.5"W	N01°20'43"W	N18°33'20"W
4	OUTLOT 2	200.00	7°12'32"	25.16	25.15	S22°09'36"E	S18°33'20"E	S25°45'52"E
5	C/L	320.00	37°35'53"	209.99	206.24	S00°14'36.5"W	S19°02'33"W	S18°33'20"E
	EAST	287.00	37°35'53"	188.33	184.97	S00°14'36.5"W	S19°02'33"W	S18°33'20"E
	OUTLOT 2	287.00	19°56'59"	99.93	99.43	S08°34'50.5"E	S01°23'39"W	S18°33'20"E
	9	287.00	17°38'54"	88.40	88.05	S10°13'06"W	S19°02'33"W	S01°23'39"W
	WEST	353.00	37°35'53"	231.64	227.51	S00°14'36.5"W	S19°02'33"W	S18°33'20"E
	OUTLOT 1	353.00	26°13'26"	161.57	160.16	S05°26'37"E	S07°40'06"W	S18°33'20"E
	8	353.00	11°22'27"	70.07	69.96	S13°21'19.5"W	S19°02'33"W	S07°40'06"W
6	8	15.00	91°17'25"	23.90	21.45	N26°36'09.5"W	N19°02'33"E	N72°14'52"W
7	9	15.00	90°00'00"	23.56	21.21	S64°02'33"W	N70°57'27"W	S19°02'33"W
8	9	75.00	20°55'02"	27.38	27.23	N60°29'56"W	N50°02'25"W	N70°57'27"W
9	TOTAL	115.00	215°59'38"	433.53	218.75	N21°57'46"E	S50°02'25"E	N86°02'03"W
	10	115.00	4°13'28"	8.48	8.48	S52°09'09"E	S50°02'25"E	S54°15'53"E
	11	115.00	46°38'12"	93.60	91.04	S77°34'59"E	S54°15'53"E	N79°05'55"E
	12	115.00	40°24'15"	81.10	79.43	N58°53'47.5"E	N79°05'55"E	N38°41'40"E
	13	115.00	40°24'16"	81.10	79.43	N18°29'32"E	N38°41'40"E	N01°42'36"W
	14	115.00	40°24'15"	81.10	79.43	N21°54'43.5"W	N01°42'36"W	N42°06'51"W
	15	115.00	43°55'12"	88.15	86.01	N64°04'27"W	N42°06'51"W	N86°02'03"W
10	TOTAL	500.00	14°23'13"	125.55	125.22	S86°46'20.5"W	N86°02'03"W	S79°34'44"W
	16	500.00	8°34'29"	74.83	74.76	S89°40'42.5"W	N86°02'03"W	S85°23'28"W
	17	500.00	5°48'44"	50.72	50.70	S82°29'06"W	S85°23'28"W	S79°34'44"W
11	17	75.00	29°27'49"	38.57	38.14	S85°41'21.5"E	S70°57'27"E	N79°34'44"E
12	C/L	1200.00	7°17'15"	152.63	152.53	N74°36'04.5"W	N70°57'27"W	N78°14'42"W
	NORTH	1233.00	7°17'15"	156.83	156.72	N74°36'04.5"W	N70°57'27"W	N78°14'42"W
	18	1233.00	5°08'14"	110.55	110.52	N73°31'34"W	N70°57'27"W	N76°05'41"W
	19	1233.00	2°09'01"	46.28	46.27	N77°10'11.5"W	N76°05'41"W	N78°14'42"W
	SOUTH	1167.00	5°59'50"	122.15	122.09	N75°14'47"W	N72°14'52"W	N78°14'42"W

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
13	C/L TOTAL	275.00	96°12'45"	461.79	409.41	S30°08'19.5"E	S17°58'03"W	S78°14'42"E
	C/L SE	275.00	25°22'33"	121.80	120.80	S65°33'25.5"E	S52°52'09"E	S78°14'42"E
	C/L NW	275.00	70°50'12"	339.99	318.75	S17°27'03"E	S17°58'03"W	S52°52'09"E
	NORTHEAST	242.00	96°12'45"	406.37	360.28	S30°08'19.5"E	S17°58'03"W	S78°14'42"E
	21	242.00	25°24'15"	107.30	106.42	S65°32'34.5"E	S52°50'27"E	S78°14'42"E
	22	242.00	70°48'30"	299.07	280.40	S17°26'12"E	S17°58'03"W	S52°50'27"E
	6 + OUTLOT 1	308.00	16°49'47"	90.47	90.15	S69°49'48.5"E	S61°24'55"E	S78°14'42"E
	6	308.00	3°47'14"	20.36	20.36	S76°21'05"E	S74°27'28"E	S78°14'42"E
	OUTLOT 1	308.00	13°02'33"	70.11	69.96	S67°56'11.5"E	S61°24'55"E	S74°27'28"E
	23 THRU 26	308.00	62°17'25"	334.85	318.60	S13°10'39.5"E	S17°58'03"W	S44°19'22"E
	26	308.00	16°36'53"	89.32	89.00	S36°00'55.5"E	S27°42'29"E	S44°19'22"E
	25	308.00	19°08'28"	102.90	102.42	S18°08'15"E	S08°34'01"E	S27°42'29"E
	24	308.00	20°35'51"	110.72	110.13	S01°43'54.5"W	S12°01'50"W	S08°34'01"E
	23	308.00	5°56'13"	31.91	31.90	S14°59'56.5"W	S17°58'03"W	S12°01'50"W
14	C47	15.00	81°27'14"	21.32	19.57	S77°51'28"W	N61°24'55"W	S37°07'51"W
15	C48	15.00	81°27'13"	21.32	19.57	N03°35'45.5"W	N37°07'51"E	N44°19'22"W
16	C/L	210.00	97°53'13"	358.77	316.71	N86°04'27.5"E	S44°58'56"E	N37°07'51"E
	NORTH	177.00	97°53'13"	302.39	266.94	N86°04'27.5"E	S44°58'56"E	N37°07'51"E
	26	177.00	78°07'27"	241.34	223.08	N76°11'34.5"E	S64°44'42"E	N37°07'51"E
	OUTLOT 3	177.00	19°45'46"	61.05	60.75	S54°51'49"E	S44°58'56"E	S64°44'42"E
	SOUTH	243.00	97°53'13"	415.15	366.47	N86°04'27.5"E	S44°58'56"E	N37°07'51"E
	OUTLOT 1	243.00	5°59'08"	25.39	25.37	N40°07'25"E	N43°06'59"E	N37°07'51"E
	5	243.00	33°19'11"	141.31	139.33	N59°46'34.5"E	N76°26'10"E	N43°06'59"E
	4	243.00	23°20'59"	99.03	98.35	N88°06'39.5"E	S80°12'51"E	N76°26'10"E
	3	243.00	23°01'55"	97.68	97.03	S68°41'53.5"E	S57°10'56"E	S80°12'51"E
	2	243.00	12°12'00"	51.74	51.64	S51°04'56"E	S44°58'56"E	S57°10'56"E
17	C/L	250.00	30°40'44"	133.86	132.27	N60°19'18"W	N44°58'56"W	N75°39'40"W
	NORTHEAST	283.00	30°40'44"	151.53	149.73	N60°19'18"W	N44°58'56"W	N75°39'40"W
	SOUTHWEST	217.00	30°40'44"	116.19	114.81	N60°19'18"W	N44°58'56"W	N75°39'40"W
	1	217.00	13°25'48"	50.86	50.75	N51°41'50"W	N44°58'56"W	N58°24'44"W
	OUTLOT 1	217.00	17°14'56"	65.33	65.08	N67°02'12"W	N58°24'44"W	N75°39'40"W
18	C/L	500.00	0°55'49"	8.12	8.12	S75°11'45.5"E	S74°43'51"E	S75°39'40"E
	OUTLOT 3	467.00	1°59'49"	16.28	16.28	S74°39'45.5"E	S73°39'51"E	S75°39'40"E

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

H:\C900\953\19007-01\SURVEY\PLATS\166FPL01.DWG

19-007-953-01

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

DATED THIS 22ND DAY OF OCTOBER, 2019

THE PRESERVE AT HARVEST RIDGE

BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

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 all that part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 30, Town 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of the said Southeast 1/4 Section; Thence South 88°49'11" West and along the North line of the said Southeast 1/4 Section, 759.11 feet to the place of beginning of lands hereinafter described;

Thence South 00°15'38" East and along the West line of Unplatted Lands and Lot 2 of Certified Survey Map No. 10855, 2643.87 feet to a point on the South line of the said Southeast 1/4 Section; Thence South 88°39'17" West along the said South line, 1395.22 feet to a point on the East line of Lot 1 of Certified Survey Map No. 11821; Thence North 01°20'43" West along said East line, 483.82 feet to a point; Thence South 88°39'17" West and along the North line of said Lot 1 of said Certified Survey Map No. 11821, 500.09 feet to a point on the East line of "Walnut Grove" (A Subdivision Plat of Record); Thence North 00°32'43" East and along the East line of Lot 2 of Certified Survey Map No. 9631, the said East line of said "Walnut Grove" and the East line of Lot 1 of Certified Survey Map No. 1209 and there extension, 2166.15 feet to a point on the North line of the said Southwest 1/4 Section; Thence North 88°56'54" East and along the said North line, 0.38 feet to a point marking the Center of said Section 30; Thence North 88°49'11" East and along the said North line of the said Southeast 1/4 Section, 1873.53 feet to the point of beginning of this description.

Said Parcel contains 4,762,336 Square Feet (or 109.3282 Acres) of land, more or less,

That I have made such survey, land division, and map by the direction of THE PRESERVE AT HARVEST RIDGE, 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 Waukesha County and the Town of Lisbon 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

UTILITY EASEMENT PROVISIONS:

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

THE PRESERVE AT HARVEST RIDGE, 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, 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. 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.

VILLAGE OF MERTON EXTRA-TERRITORIAL APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE", in the Town of Lisbon, Waukesha County, Wisconsin, "THE PRESERVE AT HARVEST RIDGE, LLC, a Wisconsin Limited Liability Company, Owner is hereby approved by the Village Board this _____ Day of _____, 20 _____,

_____
Ron Reinowski, Village President

I hereby certify the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Merton this _____ Day of _____, 20 _____,

_____
Ron Reinowski, Village President

_____
Tom Nelson, Village Clerk/Treasurer

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

THE PRESERVE AT HARVEST RIDGE, 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. Town of Lisbon
2. Waukesha County, Department of Parks and Land Use

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Village of Merton (Extra-Territorial Jurisdiction)

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

THE PRESERVE AT HARVEST RIDGE, LLC

_____
Steve DeCleene, President of Neumann Developments, Its sole member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20_____, the above named Steve DeCleene, President of Neumann Developments, its sole member, 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 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:

CORNERSTONE COMMUNITY BANK, 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, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of THE PRESERVE AT HARVEST RIDGE, LLC, owner, this _____ day of _____, 20 _____.

_____
Chris Zirbes, Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20____, the above named Chris Zirbes, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President 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, _____County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

BOWEN GLOBAL INVESTMENTS, INC., a Nevada 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, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of THE PRESERVE AT HARVEST RIDGE, LLC, owner, this _____ day of _____, 20 _____.

_____
Jeffrey R. Stolz, Vice President

STATE OF _____)
) SS
COUNTY OF _____)

Personally came before me this ____ day of _____, 20____, the above named Chris Zirbes, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President 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, _____County, __
My Commission Expires: _____

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

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 "THE PRESERVE AT HARVEST RIDGE".

Dated this _____ Day of _____, 20 _____.

_____
Pamela F. Reeves, County Treasurer

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Amy Buchman, being duly appointed, qualified and acting Treasurer of the Town of Lisbon, 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 "THE PRESERVE AT HARVEST RIDGE".

Dated this _____ Day of _____, 20 _____.

_____
Amy Buchman, Town Treasurer

TOWN BOARD APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE", in the Town of Lisbon, Waukesha County, Wisconsin, "THE PRESERVE AT HARVEST RIDGE, LLC, a Wisconsin Limited Liability Company, Owner is hereby approved by the Town Board.

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE", in the Town of Lisbon, Waukesha County, Wisconsin, "THE PRESERVE AT HARVEST RIDGE, LLC, a Wisconsin Limited Liability Company, Owner is hereby approved by the Town Board.

All conditions have been met as of this _____ Day of _____, 20 _____.

_____
Joseph Osterman, Town Chairman

I hereby certify the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Lisbon this _____ Day of _____, 20 _____,

_____
Joseph Osterman, Town Chairman

_____
Dan Green, Town Clerk

TOWN PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE", in the Town of Lisbon, Waukesha County, Wisconsin, "THE PRESERVE AT HARVEST RIDGE, LLC, a Wisconsin Limited Liability Company, Owner is hereby approved by the Town Plan Commission this _____ Day of _____, 20 _____,

_____
Joseph Osterman, Town Chairman

_____
Jane Stadler, Plan Commission Secretary

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL CERTIFICATE:

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this _____ Day of _____, 20 _____,

_____
Dale R. Shaver, Director