

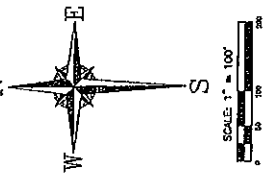
Doc# 334508A

There are no objections to this plat with respect to Sect. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

James L. Parker
 Department of Administration

SETTLEMENT AT UTICA LAKE

BEING A PART OF THE NE 1/4 AND SE 1/4 OF THE NW 1/4 AND THE NE 1/4, NW 1/4 AND SW 1/4 OF SECTION 4, T.6N., R.17E., VILLAGE OF DOUSMAN, WAUKESHA COUNTY, WISCONSIN



- GENERAL NOTES:**
- 1) ALL EASEMENTS ARE GRANTED TO THE VILLAGE OF DOUSMAN UNLESS OTHERWISE STATED.
 - 2) A) OUTLINES 2-5 ARE TO BE MAINTAINED BY THE WILDMAN/BOSSHARD ASSOCIATION.
 B) OUTLINE 1 IS DESIGNATED TO WAUKESHA COUNTY.
 - 3) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDEVELOPED FUNCTIONAL OPEN SPACE IN OUTLINES 2-5 AND WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL TAXES RELATING TO SUCH OPEN SPACE.
 - 4) THESE LOTS ARE TO BE RESTRICTED TO VEHICULAR ACCESS FROM ANY LOT OR OUTLET TO REMAIN OPEN SPACE AND TO BE RESTRICTED TO VEHICULAR ACCESS TO NORTH BIRTH ROAD.
 - 5) WETLAND LOTS BOUNDARY BY J.D. HINDS ON JUNE 18, 2004.
 - 6) NO POLES, PAGES, RAILS OR BARRIERS ARE TO BE PLACED OVER THAT THE INSTALLATION WOULD OBSTRUCT ANY "VIEW" FROM THE WETLANDS. THE DISTURBANCE OF A SURFACE GRADE BY ANY MEANS IN A LOCATION OF SECTION 236.20(1) IS PROHIBITED.
 - 7) WAUKESHA COUNTY FLOODPLAIN/PROTECTION JURISDICTIONAL ORDINANCE LIMITS ARE SHOWN ON THIS INSTRUMENT AND SHALL BE MAINTAINED AS SHOWN ON THE BUREAU OF LAND USE SURVEYING RECORDS. THE DISTURBANCE OF ANY OF THESE LIMITS SHALL BE PROHIBITED.
 - 8) SEE SHEETS 2 AND 3 FOR EASEMENT LOCATIONS AND DIMENSIONS.

PRIMARY ENVIRONMENTAL CORRIDOR/FLOODPLAIN PRESERVATION RESTRICTIONS

- THOSE AREAS OF LAND WHICH ARE IDENTIFIED AS PRIMARY ENVIRONMENTAL CORRIDOR/FLOODPLAIN ON THIS SUBDIVISION PLAT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:
1. GRADING AND FILLING SHALL BE PROHIBITED, EXCEPT FOR IN SUCH FLOODPLAIN AREAS WHERE ZONING REGULATIONS ARE APPROVED BY THE WAUKESHA COUNTY BOARD AUTHORIZING REZONING OF FLOODPLAIN AREAS.
 2. THE REMOVAL OF TOPSOIL OR OTHER TOPSOIL MATERIALS SHALL BE PROHIBITED.
 3. THE REMOVAL OR DESTRUCTION OF ANY VEGETATION COVER, I.E. TREES, SHRUBS, GRASSES, ETC., SHALL BE PROHIBITED, WITH THE EXCEPTION OF THE REMOVAL OF DEAD, DAMAGED OR DISEASED VEGETATION AT THE DISCRETION OF THE WAUKESHA COUNTY BOARD AUTHORIZING REZONING OF FLOODPLAIN AREAS.
 4. ALL BUILDINGS AND THEIR ATTACHMENTS, DRIVEWAYS, WALKWAYS, PATIOES, DECKS, TERRACES, PORCHES, STAIRWAYS, SWIMMING POOLS, SPAS, HOT TUBS, ETC., SHALL BE LOCATED OUTSIDE OF THE PRIMARY ENVIRONMENTAL CORRIDOR/FLOODPLAIN PRESERVATION AREA.
 5. THE SUBDIVISION OF PLANT MATERIALS, I.E. HORSES, COWS, ETC., SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE.
 6. THE SUBDIVISION OF PLANT MATERIALS NOT IDENTIFIED ON THE EXISTING ENVIRONMENT OF THE PRIMARY ENVIRONMENTAL CORRIDOR/FLOODPLAIN PRESERVATION AREA SHALL BE PROHIBITED.
 7. PONDING MAY BE PROHIBITED SUBJECT TO THE APPROVAL OF THE VILLAGE OF DOUSMAN AND, IF APPROVED, THE WAUKESHA COUNTY BOARD AUTHORIZING REZONING OF FLOODPLAIN AREAS AND THE PLANT COMPS OF SUCH PONDING.
 8. ALL UTILITIES AND THEIR ATTACHMENTS, I.E. WATER, SEWER, GAS, ETC., SHALL BE LOCATED OUTSIDE OF THE PRIMARY ENVIRONMENTAL CORRIDOR/FLOODPLAIN PRESERVATION AREA.

WETLAND PRESERVATION RESTRICTIONS

- THOSE AREAS OF LAND WHICH ARE IDENTIFIED AS WETLANDS ON THIS SUBDIVISION PLAT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:
1. GRADING AND FILLING WITH DRAINAGE MATERIALS SHALL BE PROHIBITED.
 2. THE REMOVAL OF TOPSOIL OR OTHER DRAINAGE MATERIALS WHICH BELONGED TO WETLAND SHALL BE PROHIBITED.
 3. THE REMOVAL OR DESTRUCTION OF ANY VEGETATION COVER, I.E. TREES, SHRUBS, GRASSES, ETC., WHICH BELONGED TO WETLAND SHALL BE PROHIBITED, WITH THE EXCEPTION OF THE REMOVAL OF DEAD, DAMAGED OR DISEASED VEGETATION AT THE DISCRETION OF THE WAUKESHA COUNTY BOARD AUTHORIZING REZONING OF FLOODPLAIN AREAS AND THE PLANT COMPS OF SUCH PONDING.
 4. GRADING BY DOMESTICATED ANIMALS, I.E. HORSES, COWS, ETC., WITHIN DESIGNATED WETLAND SHALL BE PROHIBITED.
 5. THE SUBDIVISION OF PLANT MATERIALS NOT IDENTIFIED ON THE EXISTING ENVIRONMENT OF THE DESIGNATED WETLAND AREA SHALL BE PROHIBITED.

WETLAND SPECIFIC RESTRICTIONS

THOSE AREAS OF LAND WHICH ARE IDENTIFIED ON THE Plat as Wetland Specific are subject to the following restrictions:

- (a) Lot owners shall not cause construction of any impervious surfaces within this area.

WETLAND BUFFER RESTRICTIONS

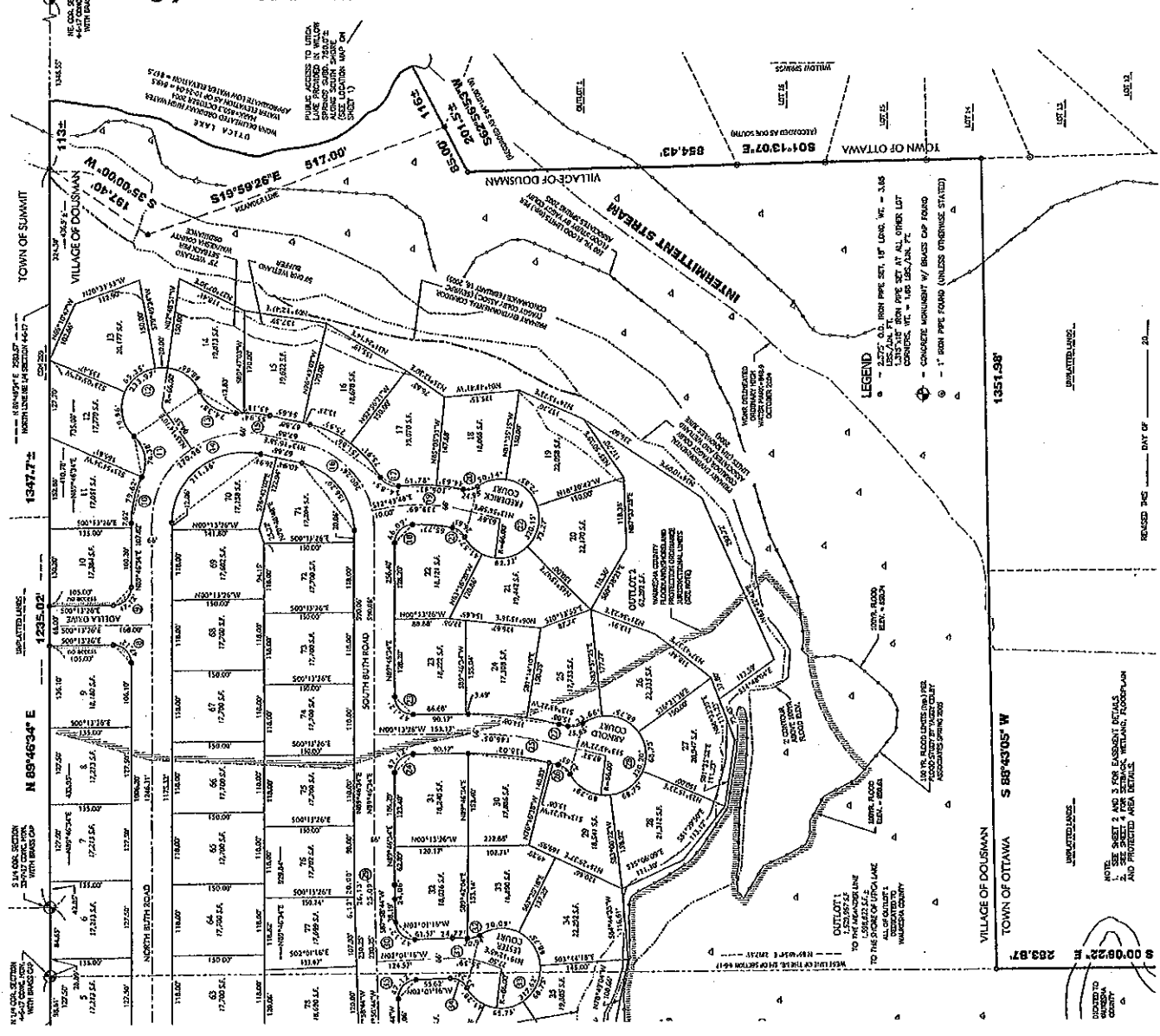
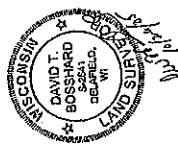
THOSE AREAS OF LAND WHICH ARE IDENTIFIED ON THE Plat as Wetland Buffers are subject to the following restrictions:

- (a) Lot owners shall not cause construction of any impervious surfaces within this area.
- (b) Lot owners shall not cause construction of any impervious surfaces within this area that occur more than 1 foot per year and shall be to a height of not more than 5 feet.

BLANKETS/TOILET BUFFER RESTRICTIONS

THOSE AREAS OF LAND WHICH ARE IDENTIFIED ON THE Plat as Blankets/Turfs Buffers are subject to the following restrictions:

- (a) Lot owners shall not cause construction of any impervious surfaces within this area.
- (b) This area shall be left in its natural state for perpetuity.
- (c) The installation of plant material not indigenous to the existing environment of the Blankets/Turfs Buffer Area shall be prohibited.



1347.7'±
 1235.02'
 N 89°46'34" E
 1351.98'
 S 88°43'05" W
 233.87'
 6'00" 8'22" E
 233.87'

LEGEND

- 2" x 2" O.D. SIBI PIPE SET 14" LONG, W.C. = 3.85
- 1" SIBI PIPE SET 14" LONG, W.C. = 3.85
- 1" SIBI PIPE FOUND (UNLESS OTHERWISE STATED)
- 1" SIBI PIPE FOUND (UNLESS OTHERWISE STATED)

NOTES:
 1. SEE SHEET 2 AND 3 FOR EASEMENT DETAILS.
 2. SEE SHEET 4 FOR WETLAND, FLOODPLAIN AND PROTECTED AREA DETAILS.

PROJECT #14020

THIS INSTRUMENT DRAFTED BY THOMAS G. WILLIAMSON

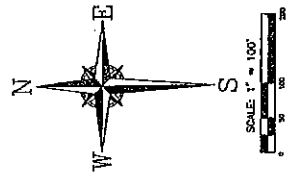
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There are no objections to this plan with respect to Secs. 236.15, 236.16, 236.20 and 252.21(1) and (2), Wis. Stats., as provided by s. 236.12, Wis. Stats.

Robert J. Somay
 Department of Administration

SETTLEMENT AT UTICA LAKE

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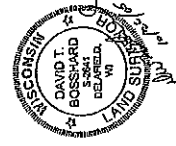
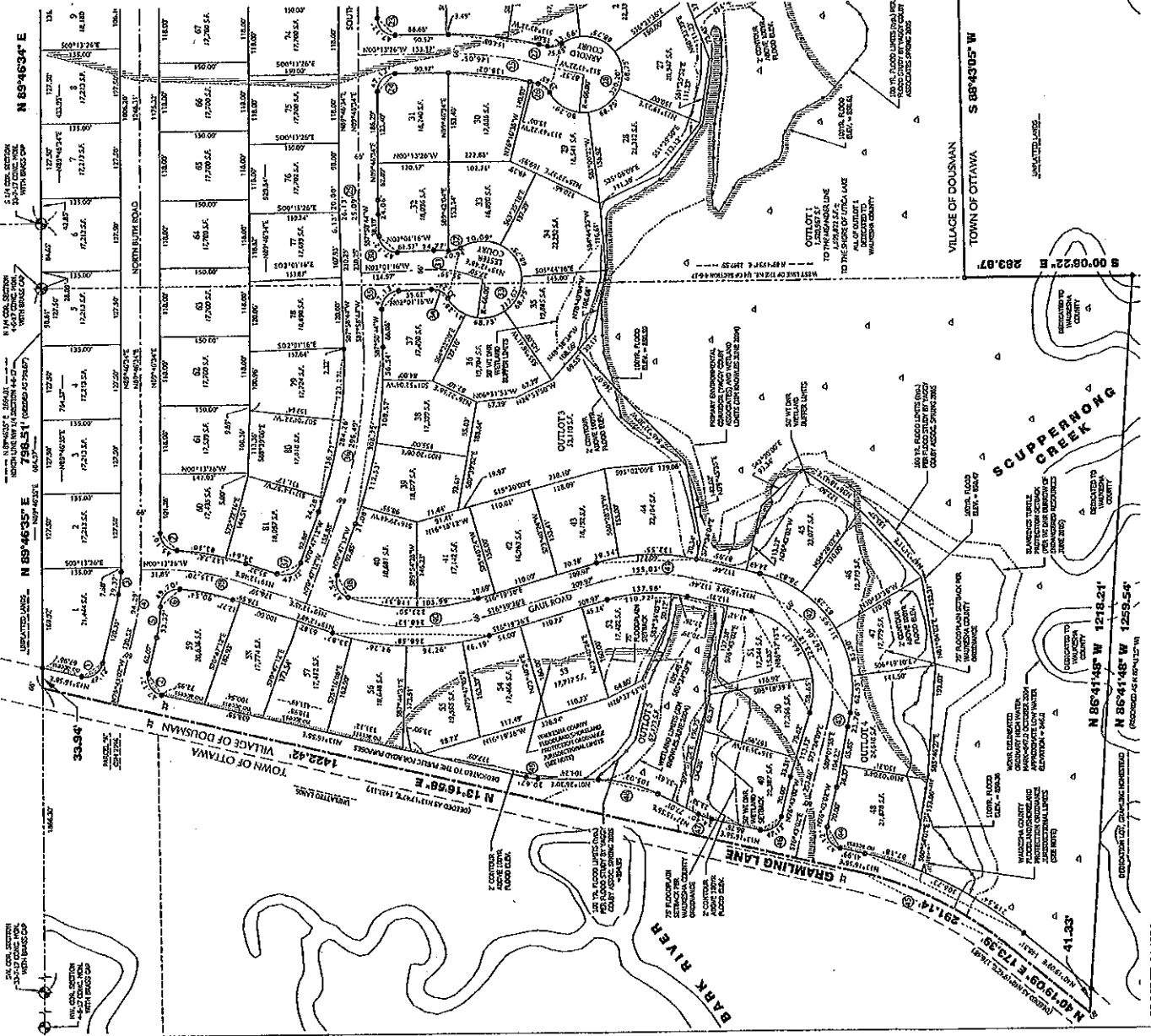
NOTE: SEE SHEET 2 AND 3 FOR EASEMENT DETAILS.
 SEE SHEET 4 FOR SETBACK, UTILITIES, FLOORPLAN AND PROTECTED AREA DETAILS.

STORMWATER MAINTENANCE AGREEMENT

1. THE LOT CHARGES IN SUBDIVISION OF THEIR SUCCESSORS AND ASSIGNS (HEREIN "MAINTENANCE OF THE STORMWATER MAINTENANCE PLAN") SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MAINTENANCE PLAN AS SET FORTH IN THIS AGREEMENT.
2. THE RESPONSIBLE PARTIES SHALL MAINTAIN THE STORMWATER MAINTENANCE PLAN ON FILE IN THE OFFICES OF THE VILLAGE OF DOUSHAN.
3. THE LOCAL MUNICIPALITY IS AUTHORIZED TO ACCESS THIS PROPERTY TO CONSULT WITH THE RESPONSIBLE PARTIES TO DETERMINE THE STATUS OF THE STORMWATER MAINTENANCE PLAN AND TO ENSURE THAT THE PLAN IS MAINTAINED AND OPERATED IN ACCORDANCE WITH THE APPROVED STORMWATER MAINTENANCE PLAN.
4. THE RESPONSIBLE PARTIES SHALL MAINTAIN THE STORMWATER MAINTENANCE PLAN IN ACCORDANCE WITH THE APPROVED STORMWATER MAINTENANCE PLAN AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MAINTENANCE PLAN AS SET FORTH IN THIS AGREEMENT.
5. THE LOCAL MUNICIPALITY IS AUTHORIZED TO REPAIR THE CORRECTED AREAS SHOWN IN THE INSPECTION REPORT IF THE RESPONSIBLE PARTIES DO NOT MAKE REPAIRS WITHIN THE TIME FRAME SPECIFIED IN THE INSPECTION REPORT. THE LOCAL MUNICIPALITY SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH REPAIRS AND SHALL BE ENTITLED TO TAKE SUCH ACTION AS IS NECESSARY TO PROTECT THE PUBLIC HEALTH AND SAFETY OF THE COMMUNITY.

BASEMENT GROUNDWATER RESTRICTION

APPROVED SHALL BE IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY THE LOCAL MUNICIPALITY. THE RESPONSIBLE PARTIES SHALL MAINTAIN THE STORMWATER MAINTENANCE PLAN ON FILE IN THE OFFICES OF THE VILLAGE OF DOUSHAN. THE RESPONSIBLE PARTIES SHALL MAINTAIN THE STORMWATER MAINTENANCE PLAN IN ACCORDANCE WITH THE APPROVED STORMWATER MAINTENANCE PLAN AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MAINTENANCE PLAN AS SET FORTH IN THIS AGREEMENT.



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PROJECT #14020