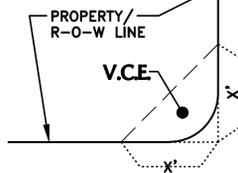


VISION CORNER EASEMENT DETAIL



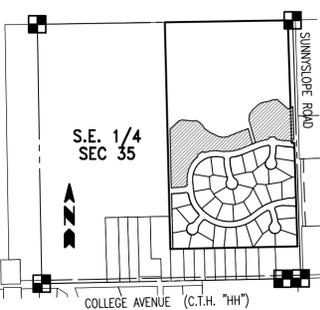
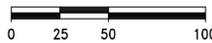
X = 30' for LOCAL STREET INTERSECTION
 X = 60' for ARTERIAL STREET INTERSECTION
VISION CORNER EASEMENT: (V.C.E.)
 Lots 38, 40, 45, 49 & 54 are herein subject to a Vision Corner Easement as shown on this plat in that the height of all plantings, berms, fences, signs, or other structures within the vision corner easement (V.C.E.) is limited to 24 inches above the elevation of the center of the intersection.

OWNER:
 NEW BERLIN HEIGHTS LLC
 N28 W23000 ROUNDY DR. #204
 PEWAUKEE, WI 53072
 PHONE: (262) 746-3600
 FAX: (262) 746-3605

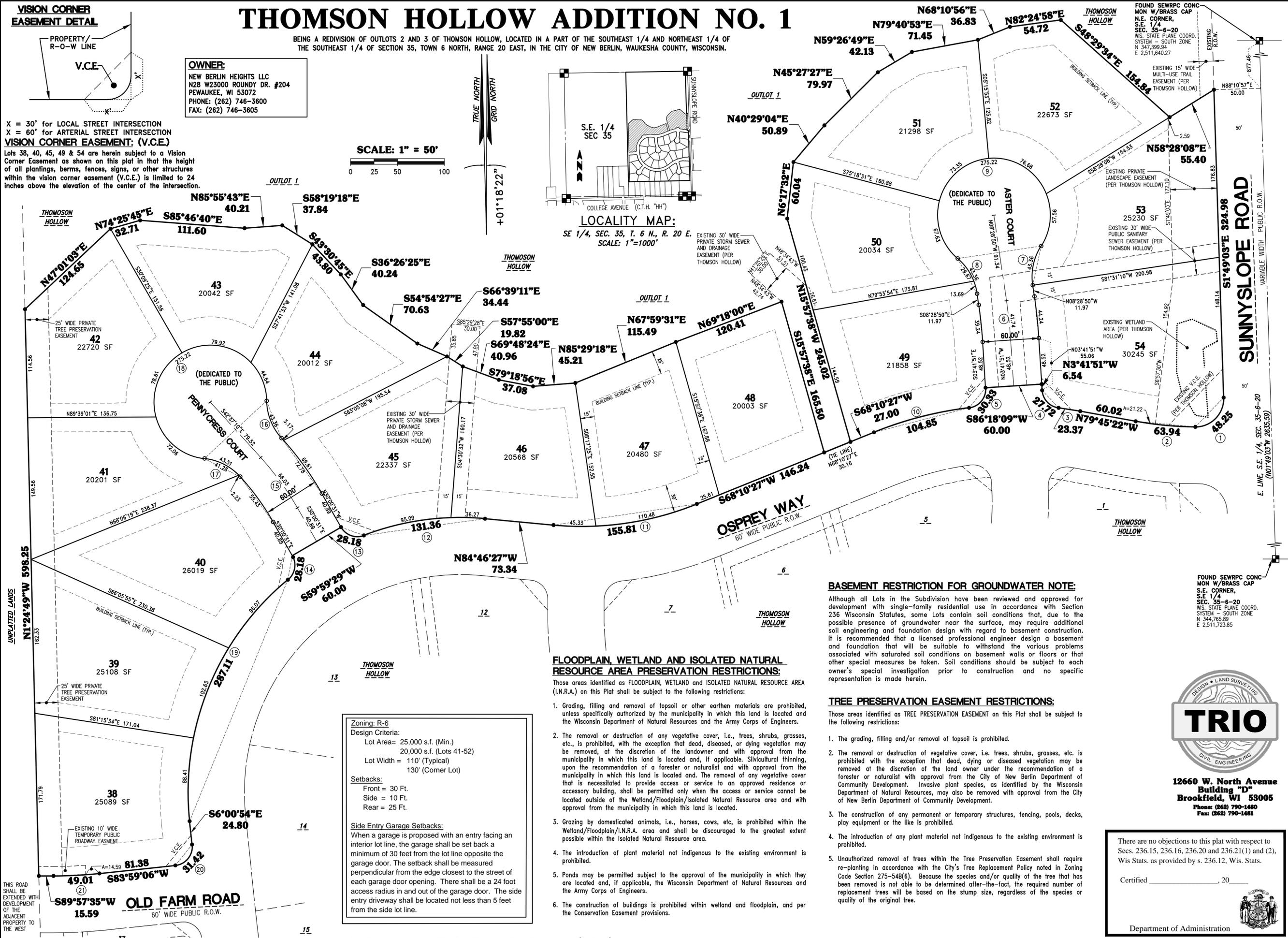
THOMSON HOLLOW ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 2 AND 3 OF THOMSON HOLLOW, LOCATED IN A PART OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

SCALE: 1" = 50'



LOCALITY MAP:
 SE 1/4, SEC. 35, T. 6 N., R. 20 E.
 SCALE: 1"=1000'



FLOODPLAIN, WETLAND AND ISOLATED NATURAL RESOURCE AREA PRESERVATION RESTRICTIONS:

Those areas identified as FLOODPLAIN, WETLAND AND ISOLATED NATURAL RESOURCE AREA (I.N.R.A.) on this Plat shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- 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 municipality in which this land is located and, if applicable, Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located and. 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 Wetland/Floodplain/Isolated Natural Resource area and with approval from the municipality in which this land is located.
- Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Wetland/Floodplain/I.N.R.A. area and shall be discouraged to the greatest extent possible within the Isolated Natural Resource area.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited within wetland and floodplain, and per the Conservation Easement provisions.

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.

TREE PRESERVATION EASEMENT RESTRICTIONS:

Those areas identified as TREE PRESERVATION EASEMENT on this Plat shall be subject to the following restrictions:

- The grading, filling and/or removal of topsoil is prohibited.
- The removal or destruction of vegetative cover, i.e. trees, shrubs, grasses, etc. is prohibited with the exception that dead, dying or diseased vegetation may be removed at the discretion of the land owner under the recommendation of a forester or naturalist with approval from the City of New Berlin Department of Community Development. Invasive plant species, as identified by the Wisconsin Department of Natural Resources, may also be removed with approval from the City of New Berlin Department of Community Development.
- The construction of any permanent or temporary structures, fencing, pools, decks, play equipment or the like is prohibited.
- The introduction of any plant material not indigenous to the existing environment is prohibited.
- Unauthorized removal of trees within the Tree Preservation Easement shall require re-planting in accordance with the City's Tree Replacement Policy noted in Zoning Code Section 275-54B(6). Because the species and/or quality of the tree that has been removed is not able to be determined after-the-fact, the required number of replacement trees will be based on the stump size, regardless of the species or quality of the original tree.

Zoning: R-6
 Design Criteria:
 Lot Area= 25,000 s.f. (Min.)
 20,000 s.f. (Lots 41-52)
 Lot Width = 110' (Typical)
 130' (Corner Lot)
Setbacks:
 Front = 30 Ft.
 Side = 10 Ft.
 Rear = 25 Ft.
Side Entry Garage Setbacks:
 When a garage is proposed with an entry facing an interior lot line, the garage shall be set back a minimum of 30 feet from the lot line opposite the garage door. The setback shall be measured perpendicular from the edge closest to the street of each garage door opening. There shall be a 24 foot access radius in and out of the garage door. The side entry driveway shall be located not less than 5 feet from the side lot line.



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
 Phone: (262) 790-1480
 Fax: (262) 790-1481

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



THOMSON HOLLOW ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 2 AND 3 OF THOMSON HOLLOW, LOCATED IN A PART OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

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 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 East line of the S.E. 1/4 of Section 35, Town 6 North, Range 20 East, bears North 01°49'03" West.
- Private Storm Sewer Easements are established to provide for the unobstructed flow of Stormwater runoff through private storm sewer and from adjacent and upstream properties. The Owners of the residential Lots within this Subdivision and Thomson Hollow Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said private storm sewer within the Private Storm Sewer Easement, in accordance with the Storm Water Management Practice Maintenance Agreement recorded as Document No. 4284821. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within the Subdivision, Thomson Hollow Subdivision, and their successors and assigns. No Buildings or Fences shall be constructed in Private Storm Sewer Easements. No Trees or Bushes which would grow more than 4 feet in height shall be planted within 10 feet of said private storm sewer without approval of the City of New Berlin Department of Community Development. Owners of lots on which these Private Storm Sewer Easements exist shall be responsible for the repair or replacement of any driveways, sidewalks or similar that are located within said easement.
- Private Drainage Easements are established to provide for unobstructed flow of Stormwater runoff from adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free from any obstruction that may restrict flow.
- The Owners of all Lots within this Subdivision and Thomson Hollow Subdivision shall each own an equal undivided fractional interest in Outlot 1 of Thomson Hollow. 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 1 of Thomson Hollow Subdivision is subject to a Conservation Easement recorded by the Waukesha County Register of Deeds on December 15th, 2017 as Document Number 4315951. Outlot 1 of Thomson Hollow Subdivision contains a Wetland Conservancy Area, Floodplain, INRA and Open Space to be maintained by the Homeowners Association.
- Stormwater Management Facilities are located on Outlot 1 of Thomson Hollow Subdivision. The Owners of all Lots within this Subdivision and Thomson Hollow Subdivision, shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and Thomson Hollow Subdivision.
- Wetland boundaries shown herein were delineated and provided by Stantec. Boundaries are illustrated as portrayed on Stantec wetland exhibit dated March 14, 2016 and updated per a field delineation conducted on September 27, 2016.
- Landscape and Tree preservation easements are herein granted to the Homeowners Association.
- This parcel will eventually be located adjacent to an active park complex with ball fields that may include lighting, as well as a variety of other activities, as yet to be determined as park planning continues.
- The Temporary Public Roadway Easement Dedicated to the City of New Berlin in Thomson Hollow, will be vacated when Phase 2 is constructed.
- This Subdivision will be subject to a Declaration of Restrictions to be recorded with the Waukesha County Register of Deeds and Owners of the residential Lots within this Subdivision will be members of the Thomson Hollow Homeowners Association, Inc.

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 a redivision of Outlots 2 and 3 of Thomson Hollow recorded in the office of the Register of Deeds for Waukesha County on December 15, 2017, as Document Number 4315950, located in the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 35, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

Said Parcel contain 422,073 Square Feet (or 9.6895 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of NEW BERLIN HEIGHTS, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of New Berlin, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this 2nd Day of April, 2018.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

NEW BERLIN HEIGHTS, 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:

- City of New Berlin

AGENCIES WHO MAY OBJECT:

- State of Wisconsin, Department of Administration
- Waukesha County, Department of Parks and Land Use

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

NEW BERLIN HEIGHTS, LLC

Timothy J. Smits, Manager for
New Berlin Heights, LLC

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____, the above named Timothy J. Smits, Manager of NEW BERLIN HEIGHTS, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager 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: _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Pamela 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 "THOMSON HOLLOW ADDITION NO. 1".

Dated this _____ Day of _____, 20____.

Pamela Reeves, County Treasurer

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Ralph Chipman, being duly appointed, qualified and acting Finance Director/Treasurer of the City of New Berlin, 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 "THOMSON HOLLOW ADDITION NO. 1".

Dated this _____ Day of _____, 20____.

Ralph Chipman, Finance Director/Treasurer

CITY OF NEW BERLIN COMMON COUNCIL APPROVAL:

This Plat, known as "THOMSON HOLLOW ADDITION NO. 1", is hereby approved by the City of New Berlin Common Council as being in conformance with the City's Subdivision Ordinance. The City of New Berlin Common Council also hereby approves and accepts all dedications shown thereon, this _____ day of _____, 20____.

APPROVED AND SIGNED:

David A. Ament, Mayor

Dated this _____ Day of _____, 20____.

Daniel Green, City Clerk

CURVE TABLE:

NO.	LOTS	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	LOT 54	30.00	92°09'36"	48.25	43.22	N44°15'45"E	S89°39'27"E	N01°49'03"W
2	LOT 54	370.00	9°54'05"	63.94	63.86	S84°42'24.5"E	S79°45'22"E	S89°39'27"E
3	LOT 54	400.00	3°20'50"	23.37	23.37	N81°25'47"W	N79°45'22"W	N83°06'12"W
4	LOT 54	20.00	79°24'21"	27.72	25.55	S43°24'01.5"E	S03°41'51"E	S83°06'12"E
5	LOT 49	20.00	86°53'25"	30.33	27.51	N39°44'51.5"E	N83°11'34"E	N03°41'51"W
6	CENTERLINE	500.00	4°46'59"	41.74	41.73	N06°05'20.5"W	N03°41'51"W	N08°28'50"W
	LOT 54	530.00	4°46'59"	44.24	44.23	N06°05'20.5"W	N03°41'51"W	N08°28'50"W
	LOT 49	470.00	4°46'59"	39.24	39.22	N06°05'20.5"W	N03°41'51"W	N08°28'50"W
7	LOT 53	60.00	41°24'34"	43.36	42.43	S12°13'27"W	S32°55'44"W	S08°28'50"E
8	W. R.O.W.	60.00	41°24'35"	43.36	42.43	N29°11'07.5"W	N08°28'50"W	N49°53'25"W
	LOT 49	60.00	13°04'43"	13.69	13.67	N15°01'11.5"W	N08°28'50"W	N21°33'33"W
	LOT 50	60.00	28°19'52"	29.67	29.37	N35°43'29"W	N21°33'33"W	N49°53'25"W
9	R.O.W.	60.00	262°49'09"	275.22	90.00	S81°31'09.5"W	N32°55'44"E	S49°53'25"E
	LOT 50	60.00	64°34'54"	67.63	64.11	S17°35'58"E	S14°41'29"W	S49°53'25"E
	LOT 51	60.00	70°02'38"	73.35	68.87	S49°42'48"W	S84°44'07"W	S14°41'29"W
	LOT 52	60.00	73°13'22"	76.68	71.57	N58°39'12"W	N22°02'31"W	S84°44'07"W
	LOT 53	60.00	54°58'15"	57.56	55.38	N05°26'36.5"E	N32°55'44"E	N22°02'31"W
10	LOT 49	400.00	15°01'07"	104.85	104.55	S75°41'00.5"W	S83°11'34"W	S68°10'27"W
11	N. R.O.W.	330.00	27°03'06"	155.81	154.36	N81°42'00"E	S84°46'27"E	N68°10'27"E
	LOT 47	330.00	19°10'56"	110.48	109.97	N77°45'55"E	N87°21'23"E	N68°10'27"E
	LOT 46	330.00	7°52'10"	45.33	45.29	S88°42'32"E	S84°46'27"E	N87°21'23"E
12	N. R.O.W.	290.00	25°57'09"	131.36	130.24	S82°14'58.5"W	N84°46'27"W	S69°16'24"W
	LOT 46	290.00	7°09'57"	36.27	36.25	N88°21'25.5"W	N84°46'27"W	S88°03'36"W
	LOT 45	290.00	18°47'13"	95.09	94.66	S78°39'58.5"W	S88°03'36"W	S69°16'23"W
13	LOT 45	20.00	80°43'06"	28.18	25.90	S70°22'04"E	S30°00'31"E	N69°16'23"E
14	LOT 40	20.00	80°43'05"	28.18	25.90	N10°21'01.5"E	N50°42'34"E	N30°00'31"W
15	CENTERLINE	300.00	12°36'39"	66.03	65.90	N36°18'50.5"W	N30°00'31"W	N42°37'10"W
	E. R.O.W.	330.00	12°38'09"	72.78	72.63	N36°19'35.5"W	N30°00'31"W	N42°37'10"W
	LOT 45	330.00	12°05'10"	69.61	69.48	N36°03'06"W	N30°00'31"W	N42°05'41"W
	LOT 44	330.00	0°32'59"	3.17	3.17	N42°22'08.5"W	N42°05'39"W	N42°38'38"W
	LOT 40	270.00	12°36'39"	59.43	59.31	N36°18'50.5"W	N30°00'31"W	N42°37'10"W
16	LOT 44	60.00	41°24'34"	43.36	42.43	S21°54'53"E	S01°12'36"E	S42°37'10"E
17	W. R.O.W.	60.00	41°32'48"	43.51	42.56	N63°15'22"W	N42°28'58"W	N84°01'46"W
	LOT 40	60.00	2°07'54"	2.23	2.23	N43°32'55"W	N42°28'58"W	N44°36'52"W
	LOT 41	60.00	39°24'54"	41.28	40.47	N64°19'19"W	N44°36'52"W	N84°01'46"W
18	R.O.W.	60.00	262°49'09"	275.22	90.00	S47°22'49.5"W	N01°12'36"W	S84°01'45"E
	LOT 41	60.00	68°48'34"	72.06	67.80	S49°37'28"E	S15°13'11"E	S84°01'45"E
	LOT 42	60.00	75°03'46"	78.61	73.10	S22°18'42"W	S59°50'35"W	S15°13'11"E
	LOT 43	60.00	76°19'18"	79.92	74.14	N81°59'46"W	N43°50'07"W	S59°50'35"W
	LOT 44	60.00	42°37'31"	44.64	43.61	N22°31'21.5"W	N01°12'36"W	N43°50'07"W
19	W. R.O.W.	290.00	56°43'28"	287.11	275.53	S22°20'50"W	S50°42'34"W	S06°00'54"E
	LOT 40	290.00	18°58'49"	96.07	95.63	S41°13'09.5"W	S50°42'34"W	S31°43'45"W
	LOT 39	290.00	20°16'38"	102.63	102.10	S21°35'26"W	S31°43'45"W	S11°27'07"W
	LOT 38	290.00	17°28'01"	88.41	88.07	S02°43'06.5"W	S11°27'07"W	S06°00'54"E
20	LOT 38	20.00	89°59'59"	31.42	28.28	N38°59'06.5"E	N83°59'06"E	N06°00'53"W
21	LOT 38	470.00	5°58'29"	49.01	48.99	N86°58'20.5"E	N89°57'35"E	N83°59'06"E



12660 W. North Avenue
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

CONSENT OF CORPORATE MORTGAGEE:

PARK 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 NEW BERLIN HEIGHTS, LLC, owner, this day of _____, 20____.

PARK BANK

Michael T. Bradburn, Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____, the above named Michael T. Bradburn, 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, IL
My Commission Expires: _____