

AUTUMN TRACE

UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.

NOTES:

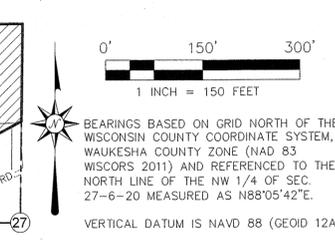
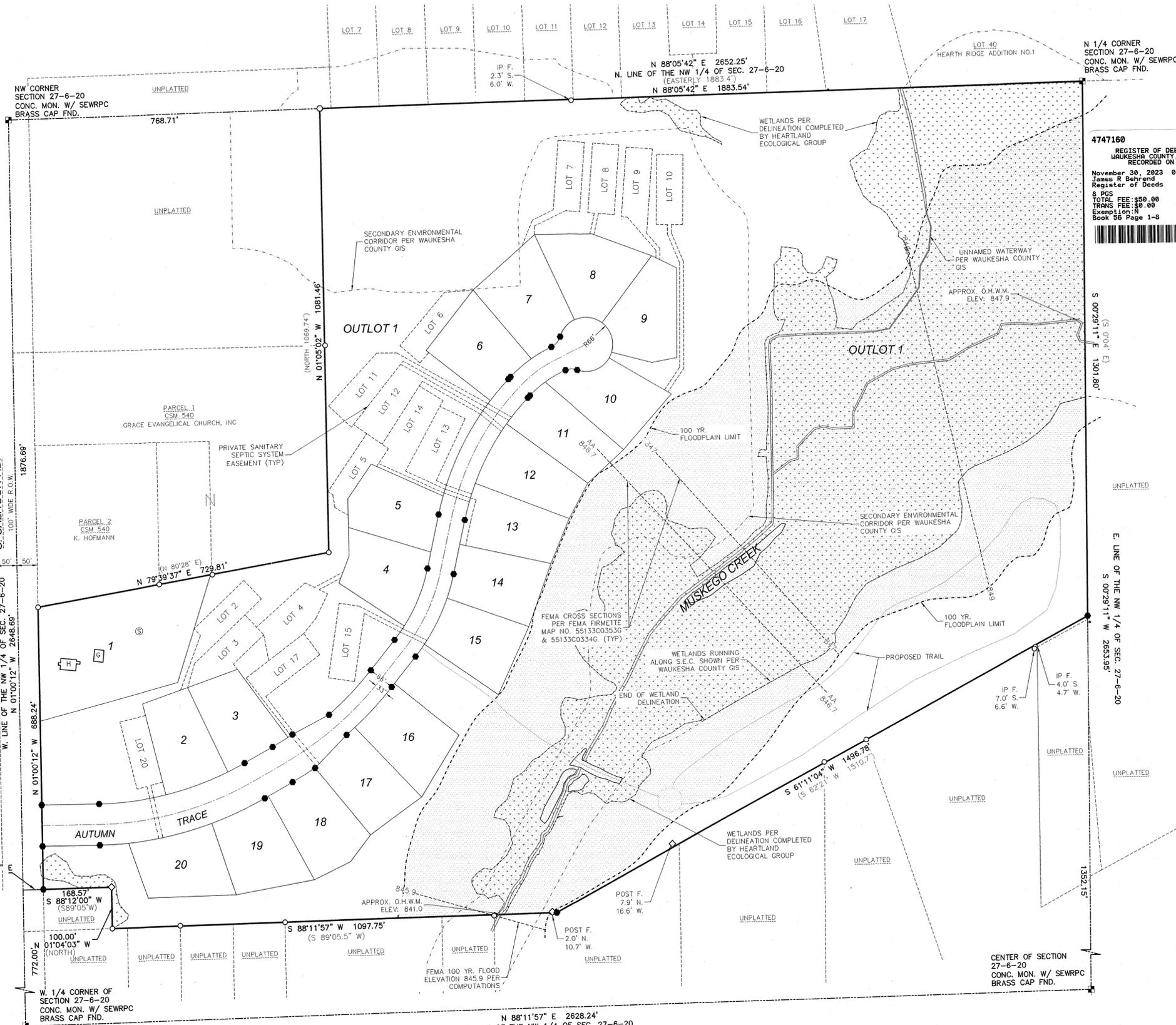
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION. APPROXIMATE O.H.W.M. ELEVATION SHOWN ON PLAT WAS FIELD LOCATED ON JULY 25, 2023 BY LANDTECH SURVEYING.
FLOODPLAIN IS PER FEMA FIRM MAP No. 55133C0353G & 55133C0334G, MAP REVISED NOVEMBER 5, 2014. THE 100 YEAR FLOOD LIMIT WAS FIELD LOCATED BY LANDTECH SURVEYING 08/31/2022.
ROADWAYS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES.
LOTS 2 - 15, 17 AND 20 IN THE SUBDIVISION HAVE BEEN SELECTED TO ALLOW THEIR INDIVIDUAL SEPTIC SYSTEMS TO BE CONTAINED PARTIALLY IN EASEMENTS IN THE COMMON OPEN AREAS OF THE SUBDIVISION. SEE PAGE 7 FOR COVENANTS AND RESTRICTIONS AND CURVE TABLE.
PRIVATE SEPTIC SYSTEM PIPING INSTALLED IN THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE SEPTIC SYSTEM OWNER. ANY CONSTRUCTION AND MAINTENANCE, INCLUDING RESTORATION OF SURFACE CONDITION PRIOR TO CONSTRUCTION OR MAINTENANCE, SHALL BE THE RESPONSIBILITY OF THE SEPTIC SYSTEM OWNER. SEPTIC SYSTEM OWNER SHALL OBTAIN NECESSARY PERMITS FOR ANY SUCH WORK, INCLUDING BUT NOT LIMITED TO, A WORK WITHIN THE RIGHT-OF-WAY PERMIT FROM THE CITY OF NEW BERLIN.
MARKING THE LOCATION OF THE UNDERGROUND PRIVATE SEPTIC SYSTEM PIPING WITHIN THE CITY RIGHT-OF-WAY AND WITHIN THE OUTLOT IS THE RESPONSIBILITY OF THE PRIVATE SEPTIC SYSTEM OWNER. FAILURE TO MARK THE LOCATION OF THE PRIVATE SANITARY LINE PUTS IT AT RISK OF DAMAGE DUE TO UNDERGROUND EXCAVATIONS BY OTHERS.
LOTS 2, 3, 4, 5, 6, 7, 8, 9, AND 10 SHALL ACCESS MOUND SYSTEMS THROUGH THEIR PROPERTY FOR MAINTENANCE AND REPAIR.
LOTS 11, 12, 13, 14, 15, 17, AND 20 SHALL ACCESS MOUND SYSTEMS THROUGH THE OUTLOT FOR MAINTENANCE AND REPAIR.
EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT NO. 1 AND WAUKESHA COUNTY SHALL NOT BE LIABLE OF ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOTS OR OUTLOTS IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
STORM WATER MANAGEMENT FACILITIES ARE LOCATED ON OUTLOT 1 OF THIS SUBDIVISION. THE OWNERS OF ALL LOTS WITHIN THIS 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.
TREES WITHIN THE SECONDARY ENVIRONMENTAL CORRIDOR (SEC) ON LOT 7 ARE PERMITTED TO BE REMOVED, WITH THE REPLACEMENT OF SIX TREES (AT 5 TO 7 INCHES DBH) PLANTED ON OUTLOT 1, IN ADDITION TO THE EXECUTED STEWARDSHIP PLAN AND CONSERVATION ENHANCEMENTS ON OUTLOT 1, PER THE DOCUMENT DATED JANUARY 17, 2023 FROM HEARTLAND ECOLOGICAL GROUP. ~~THESE TREES ARE REMOVED FROM LOT 7 AND IS NOT SUBJECT TO THE RESTRICTIONS APPLIED WITH THE SEC.~~
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 OPENING. THERE SHALL BE A TWENTY FOUR FOOT (24') ACCESS RADIUS IN AND OUT OF THE GARAGE DOOR. THE SIDE-ENTRY DRIVEWAY SHALL BE LOCATED NOT LESS THAN FIVE FEET FROM THE SIDE LOT LINE.
OUTLOT 1 CONTAINS STORM WATER MANAGEMENT FACILITIES, WETLANDS, SECONDARY ENVIRONMENTAL CORRIDOR, FLOODPLAIN, TRAIL SYSTEM, AND SEPTIC EASEMENTS TO BENEFIT LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, AND 20.
WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED AND FIELD LOCATED BY HEARTLAND ECOLOGICAL GROUP INC. PER THE WETLAND DELINEATION REPORT DATED NOVEMBER 07, 2022 WHICH IS ON FILE AT THE CITY OF NEW BERLIN.
SECONDARY ENVIRONMENTAL CORRIDOR IS SHOWN PER WAUKESHA COUNTY GIS.
ONE DRIVEWAY ACCESS SHALL BE ALLOWED PER PARCEL.
ALL THE COVENANTS AND RESTRICTIONS CONTAINED HEREIN WHICH HAVE BEEN PREPARED TO REGULATE THE EASEMENTS PROVIDED ON THE FINAL PLAT SHALL ALSO APPLY TO ADDITIONAL EASEMENTS AS MAY BE GRANTED AND CREATED THEREAFTER.
ACCESS TO MUSKEGO CREEK FROM W. BELOIT ROAD FALLS 730 FT. +/- SOUTH OF THIS SUBDIVISION.
MAINTENANCE OF THE ISLANDS WITHIN THE BOULEVARD SECTION AND MOWED PATHS THAT ARE PART OF OUTLOT 1 SHALL BE MAINTAINED BY THE HOA.
SEE SHEET 2-4 FOR UTILITY AND VISION CORNER EASEMENTS, SEE SHEETS 5-7 FOR PRIVATE SEPTIC EASEMENT DETAIL.
PRIVATE ENCROACHMENTS INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO DOG FENCES, LIGHT POLES, LANDSCAPING, SIGNS AND PRIVATE IRRIGATION SYSTEMS ARE AT RISK OF DAMAGE WITHOUT NOTICE AND ARE THE RESPONSIBILITY OF THE PROPERTY OWNER TO REPAIR. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO GET PERMISSION FROM THE PRIVATE UTILITIES TO INSTALL SUCH ENCROACHMENTS WITHIN THE PRIVATE UTILITY EASEMENT.
SEE ADDITIONAL NOTES ON SHEETS 7 AND 8.

Table with 6 columns: CONSERVATION SUBDIVISION, LOT AREA*, LOT WIDTH**, LOT DEPTH, FRONT & REAR, SIDE, WETLAND. Rows include R-1/R-2 and various lot dimensions.

Table with 2 columns: LOT #, LOT WIDTH AT BASE SETBACK. Lists lot numbers 2 through 20 and their corresponding widths.

VISION CORNER EASEMENT (V.C.E.)
THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT (V.C.E.) LOCATED WITHIN OUTLOT 1, IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION, NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

BASEMENT RESTRICTION-GROUNDWATER
ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN 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.



LandTech SURVEYING logo and contact information: LAND SURVEYING * LAND PLANNING, 111 W. SECOND STREET, WAUKESHA, WI 53066, WWW.LANDTECHWI.COM, (262) 367-7599

- LEGEND
FOUND POST
FOUND 3/4 REBAR OR NOTED
FOUND 1" IRON PIPE OR NOTED
VISION CORNER EASEMENT
RECORD DIMENSION
EXISTING DWELLING
EXISTING GARAGE
EXISTING SILO
FLOODPLAIN
SECONDARY ENVIRONMENTAL CORRIDOR
WETLANDS
SET 1.25" X 18" REBAR WEIGHING 4.30 LBS/LIN FT.
3/4" X 18" REBAR WEIGHING 1.5 LBS/LIN FT SET AT ALL OTHER LOT CORNERS

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 October 23, 2023
Renell M. Powers
Department of Administration

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
November 30, 2023 01:15 PM
James R. Behrend
Register of Deeds
8 PGS
TOTAL FEE: \$50.00
TRANS FEE: \$0.00
Exemption:
Book 56 Page 1-8

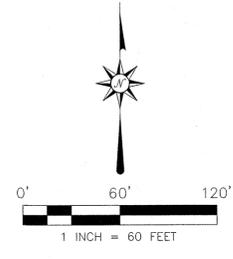
AUTUMN TRACE

UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.

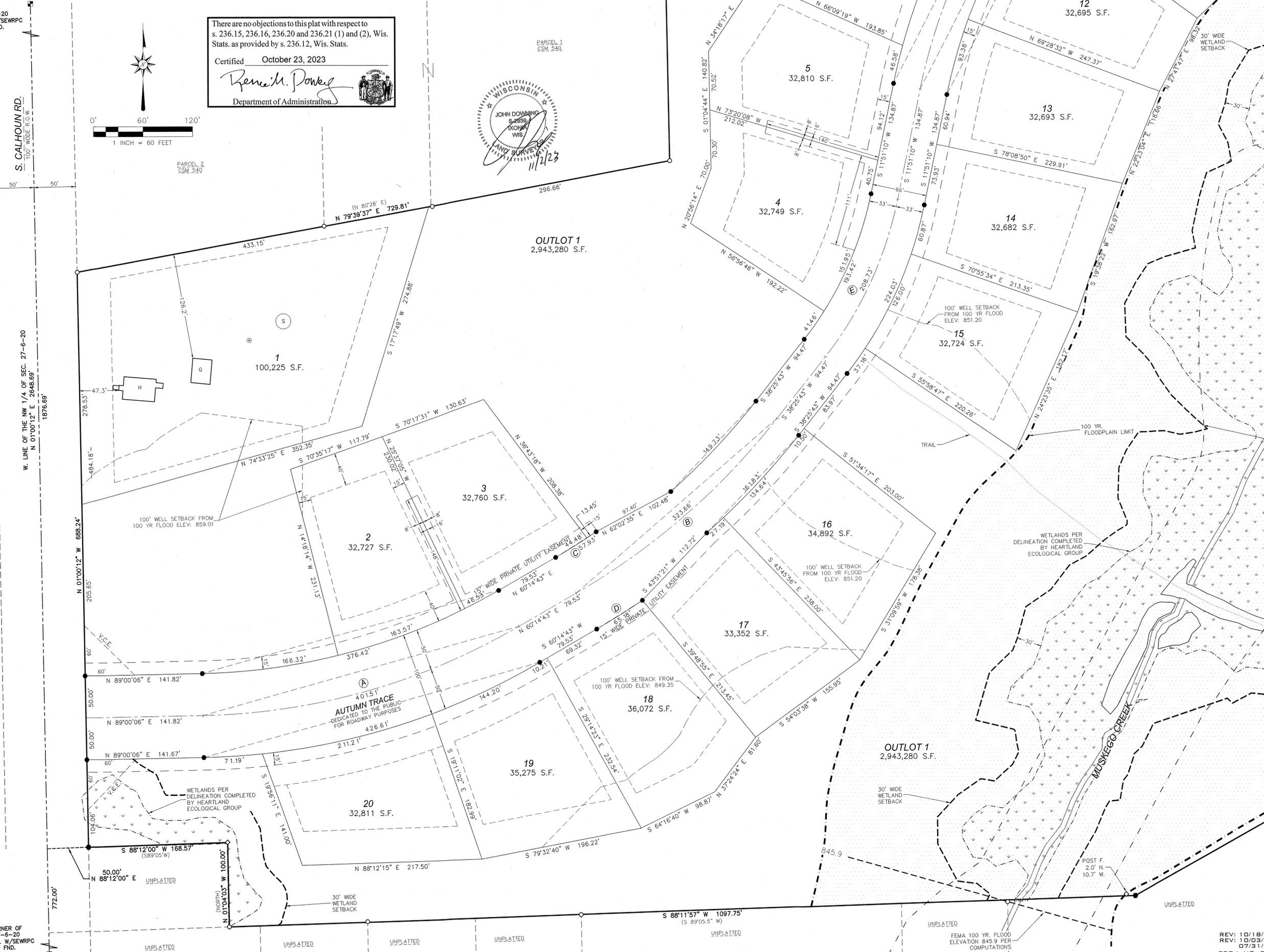
NW CORNER OF SECTION 27-6-20 CONC. MON. W/SEWRPC BRASS CAP FND.

S. CALHOUN RD.
100' WIDE R.O.W.

W. LINE OF THE NW 1/4 OF SEC. 27-6-20
N 01°00'12" E 268.69'
1876.69'



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Rene M. Poney
Department of Administration

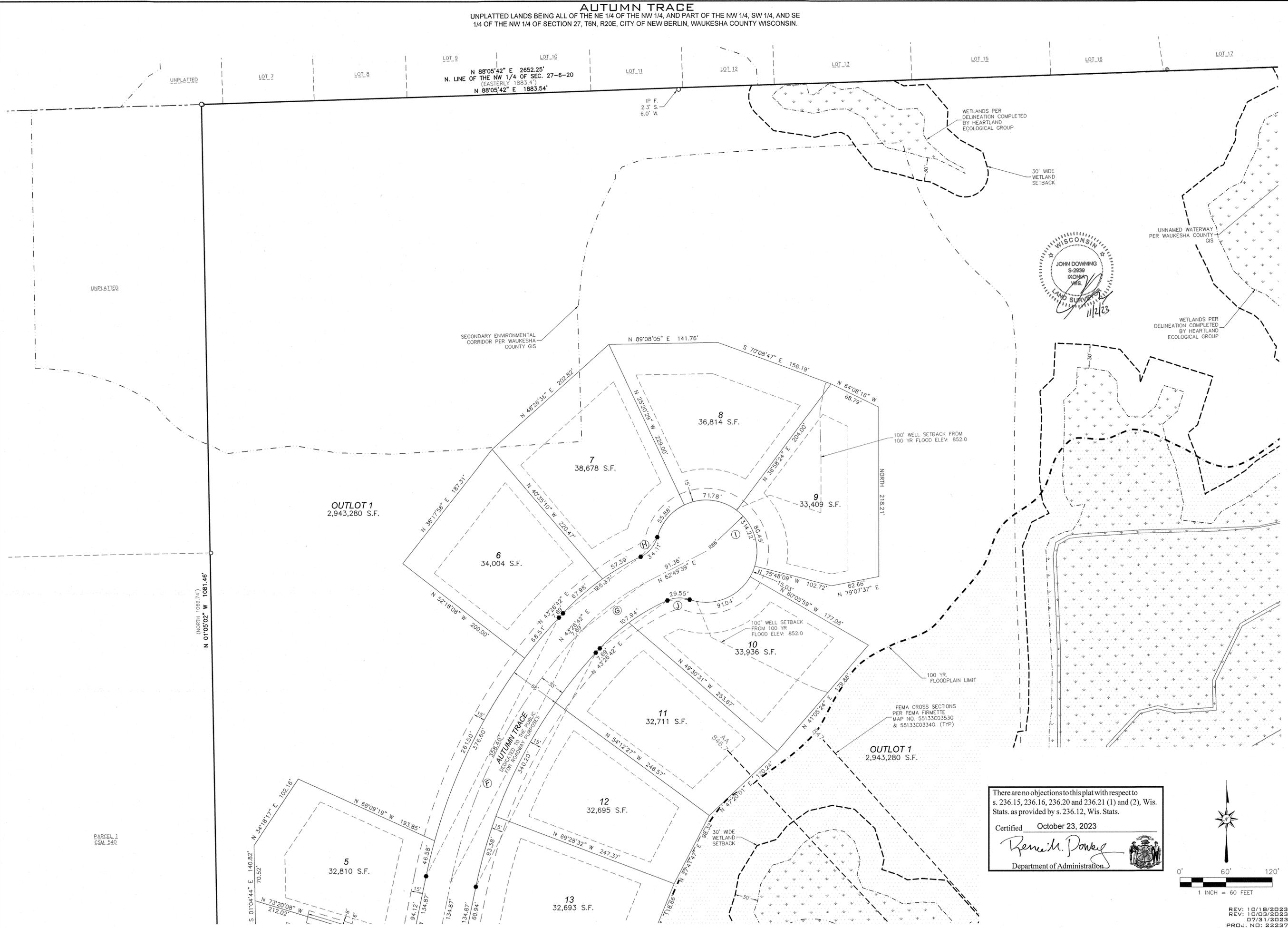


W. 1/4 CORNER OF SECTION 27-6-20 CONC. MON. W/SEWRPC BRASS CAP FND.

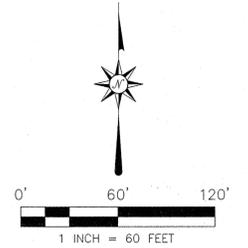
THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

REV: 10/18/2023
REV: 10/03/2023
07/31/2023
PROJ. NO: 22237
SHEET 2 OF 8

AUTUMN TRACE
 UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.



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 Department of Administration



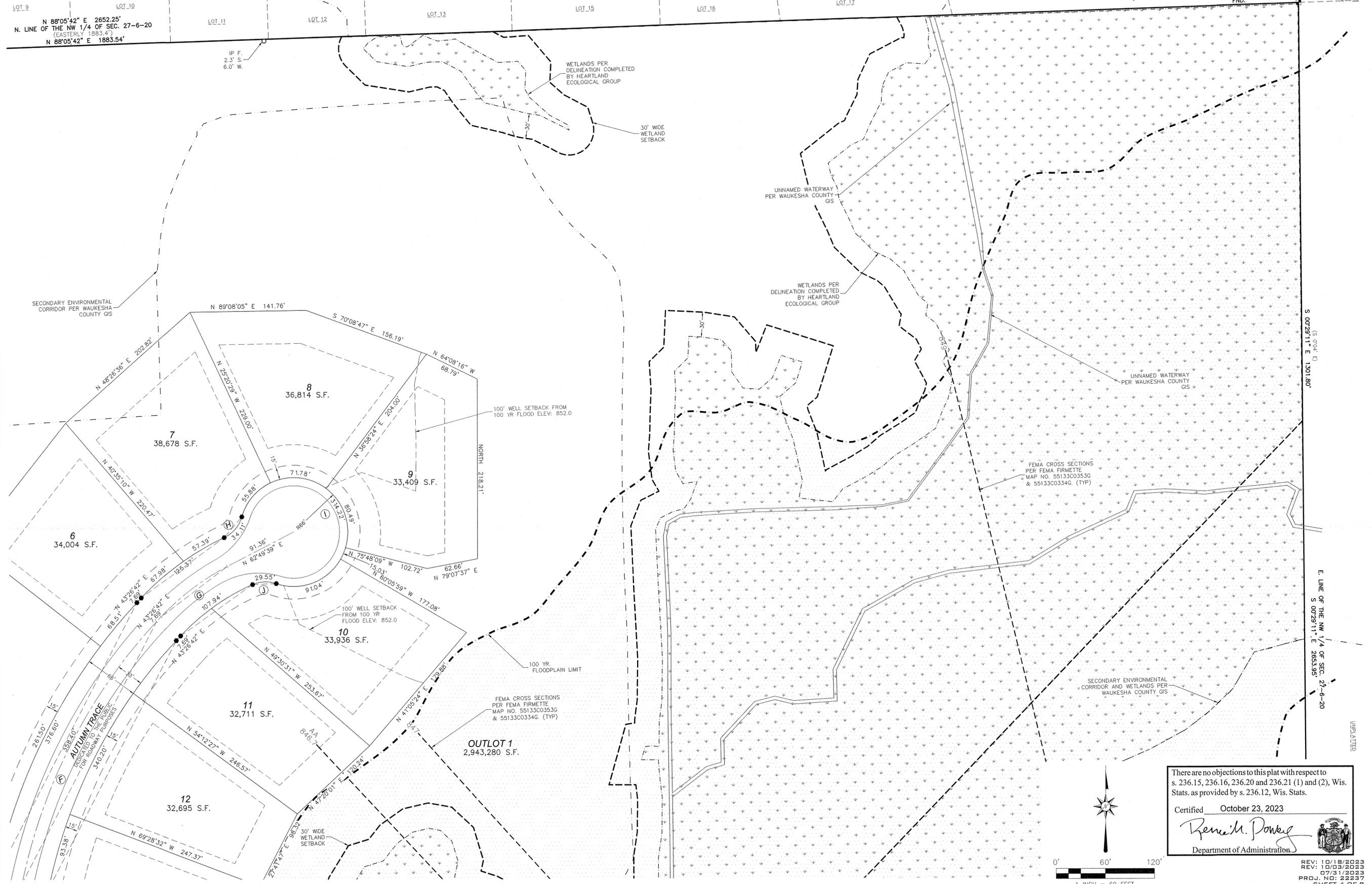
REV: 10/18/2023
 REV: 10/03/2023
 07/31/2023
 PROJ. NO: 22237
 SHEET 3 OF 8

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N 1/4 CORNER SECTION 27-6-20 CONC. MON. W/ SEWRPC BRASS CAP FND.

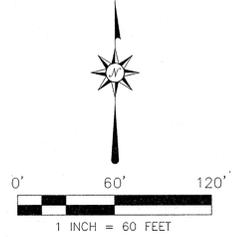
LOT 40 HEARTH RIDGE ADDITION NO.1



THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

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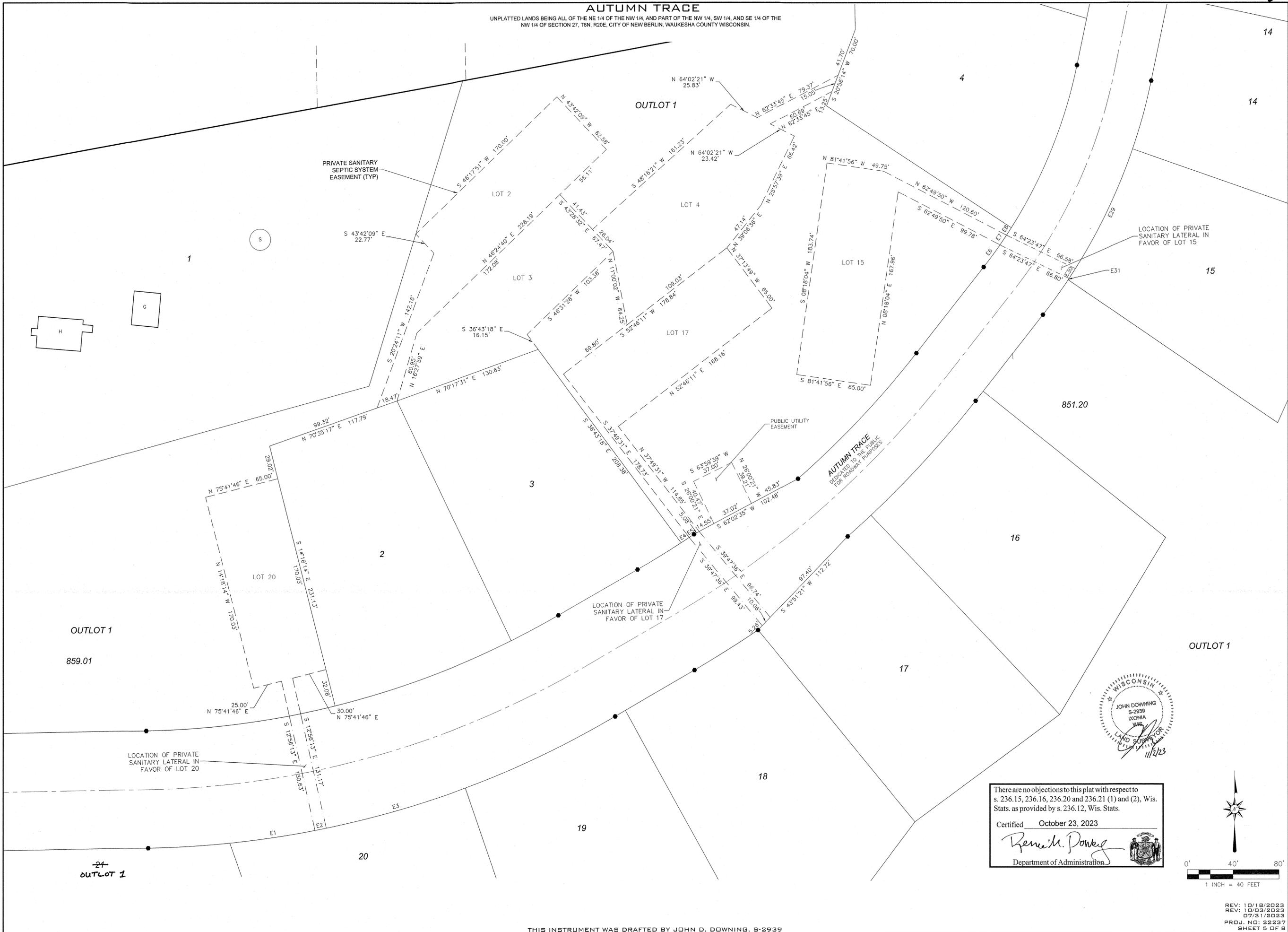
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 REV: 10/03/2023
 07/31/2023
 PROJ. NO: 22237
 SHEET 4 OF 8

AUTUMN TRACE

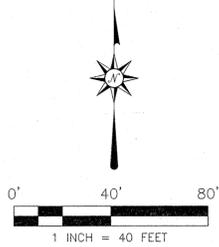
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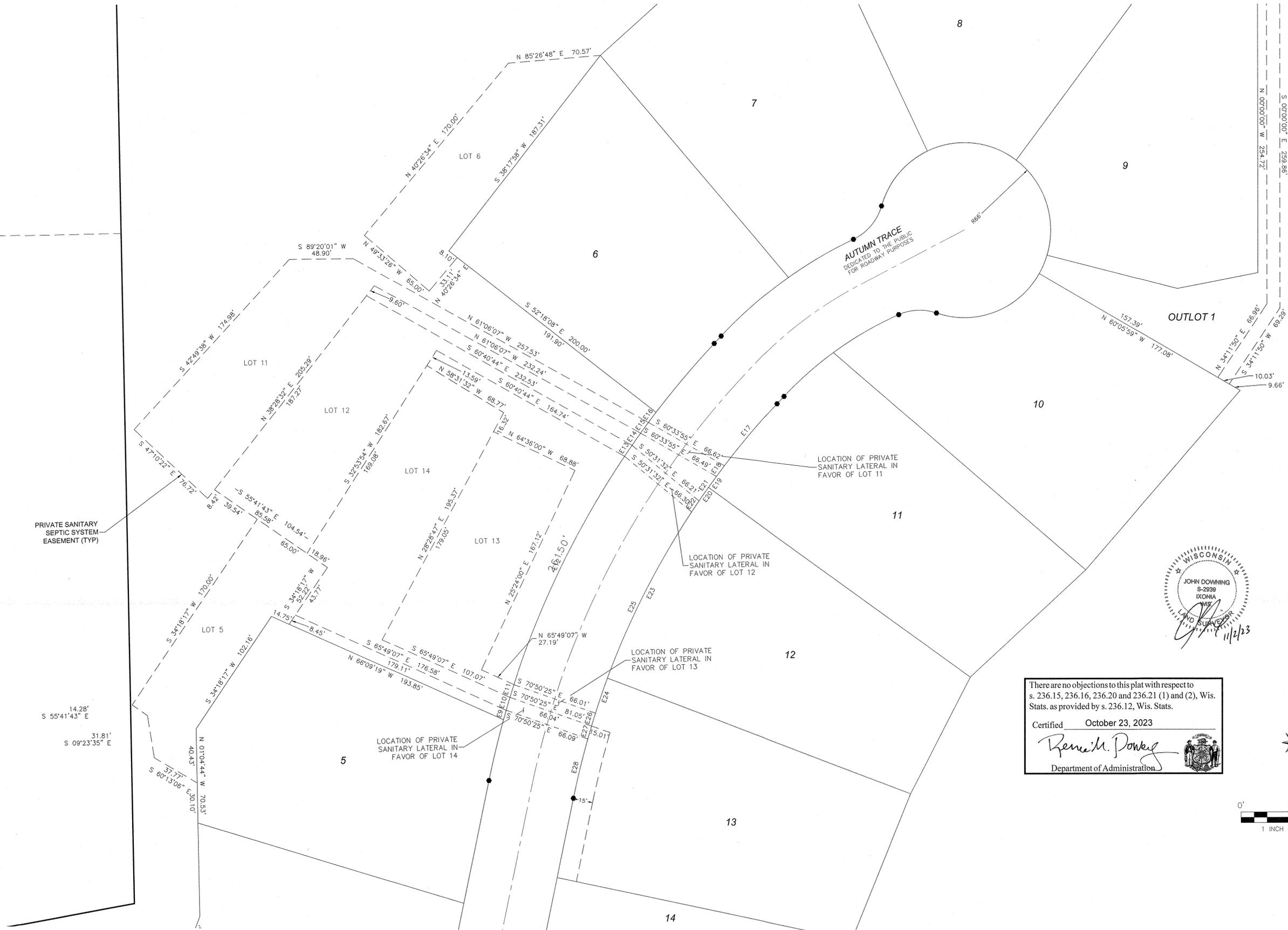
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852.0



PRIVATE SANITARY SEPTIC SYSTEM EASEMENT (TYP)

AUTUMN TRACE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES

OUTLOT 1

LOCATION OF PRIVATE SANITARY LATERAL IN FAVOR OF LOT 11

LOCATION OF PRIVATE SANITARY LATERAL IN FAVOR OF LOT 12

LOCATION OF PRIVATE SANITARY LATERAL IN FAVOR OF LOT 13

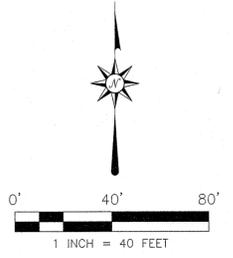
LOCATION OF PRIVATE SANITARY LATERAL IN FAVOR OF LOT 14



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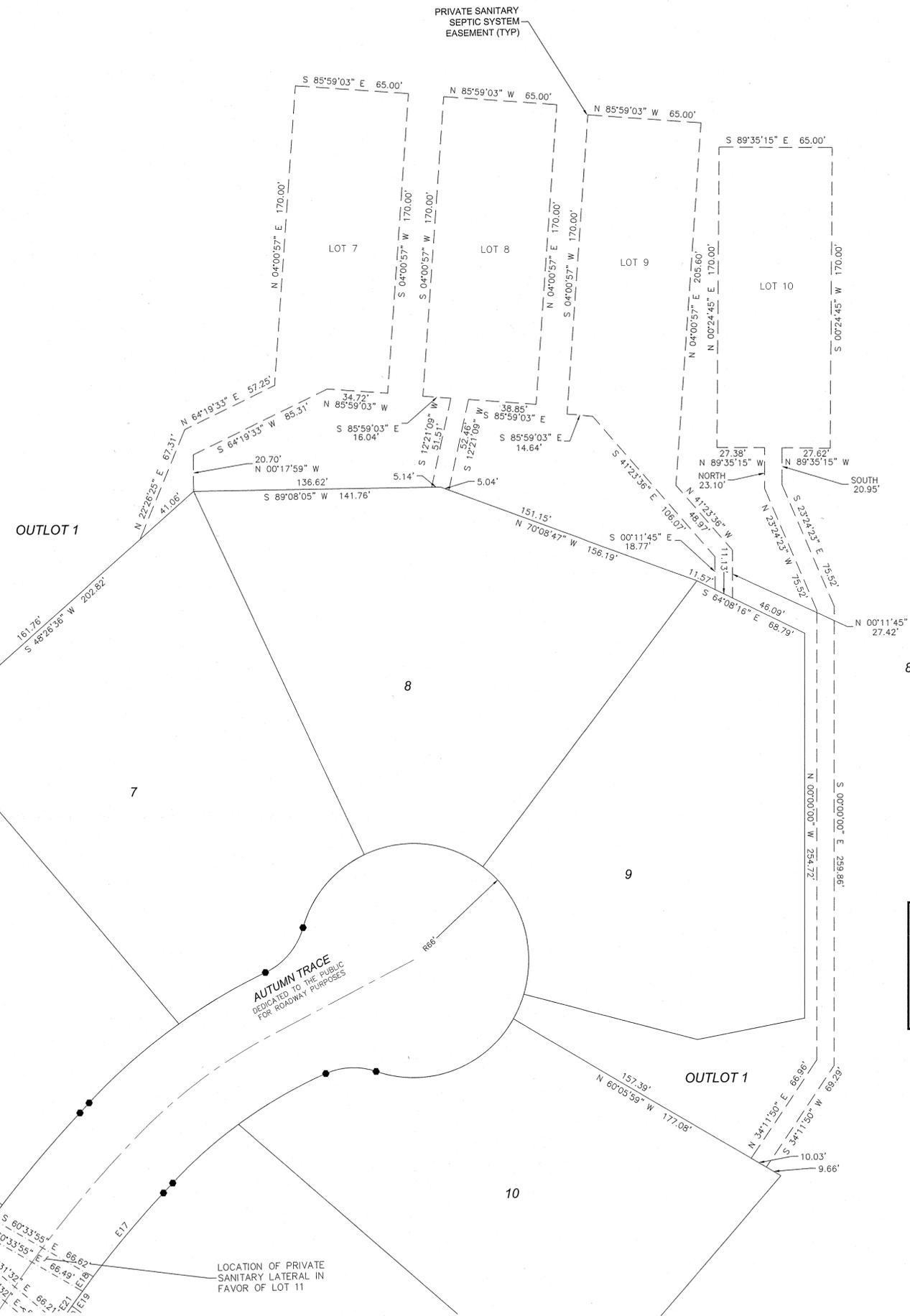



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COVENANTS AND RESTRICTIONS FOR THE PRIVATE SEPTIC SYSTEM AREAS IN AUTUMN TRACE SUBDIVISION

- LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, AND 20 IN THE SUBDIVISION HAVE BEEN SELECTED TO ALLOW THEIR INDIVIDUAL SEPTIC SYSTEMS TO BE CONTAINED PARTIALLY IN EASEMENTS IN THE COMMON OPEN AREAS OF THE SUBDIVISION.
- THESE EASEMENT AREAS ARE CONTAINED AND DESCRIBED IN THE FINAL PLAT AND THE CORNERS OF THE EASEMENTS ARE MARKED BY 0.750" OUTSIDE DIAMETER X 18' LONG REINFORCING BAR WEIGHING 1.5 LBS. PER LINEAL FOOT.
- ALL ACTIVITIES FOR THE INSTALLATION, MAINTENANCE, REPAIR AND IF NECESSARY, RECONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMITS OF THE SEPTIC SYSTEM EASEMENTS PROVIDED.
- AT THE TIME A LOT OWNER PROPOSES TO CONSTRUCT A RESIDENTIAL DWELLING ON THEIR LOT, THEY SHALL HAVE PREPARED THE FINAL DESIGNS AND LOCATIONS FOR THE PROPOSED SEPTIC SYSTEM TO BE CONTAINED ON THEIR LOT AND/OR PARTIALLY WITHIN THE EASEMENTS PROVIDED. THE PERMIT FOR SUCH INSTALLATION, MAINTENANCE, REPAIR AND IF NECESSARY, RECONSTRUCTION SHALL BE OBTAINED FROM THE WAUKESHA COUNTY AGENCY AUTHORIZED AND EMPOWERED TO ISSUE AND REGULATE SUCH PERMITTING, INSTALLATION AND USE.
- PRIOR TO ANY CONSTRUCTION, THE EASEMENT LIMITS SHALL BE DEFINED WITH EROSION CONTROL OR OTHER RESTRICTIVE FENCING TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE EASEMENTS.
- THE LOT OWNER SHALL BE SOLELY RESPONSIBLE TO PROPERLY PLACE AND MAINTAIN ALL PORTIONS OF THE SEPTIC SYSTEMS PLACED WITHIN SUCH EASEMENTS.
- THE LOT OWNER SHALL BE SOLELY RESPONSIBLE FOR THE PROPER PLANTING AND MAINTENANCE OF GRASSES WITHIN THE MOUND AREA AND SHALL BE RESPONSIBLE FOR MAINTAINING THE MOUND AREA'S LANDSCAPING SUCH THAT WOODY VEGETATION AND/OR DEEP ROOTED PLANTS SHALL NOT BE ALLOWED TO GROW AND/OR OR REMOVED UPON INSPECTION.
- VEHICULAR AND/OR HEAVY TRAFFIC SHALL NOT BE ALLOWED WITHIN THE SEPTIC SYSTEM EASEMENT AREA EXCEPT FOR MOWING AND MAINTENANCE ACTIVITIES.
- SEPTIC SYSTEM EASEMENTS SHOWN ON THE FINAL PLAT SHALL BE USED SOLELY BY THE ADJOINING LOT.
- TESTING HAS BEEN DONE AND SUITABLE SOILS HAVE BEEN FOUND FOR MOUND PRIVATE SEWAGE SYSTEMS ON EACH LOT. ADDITIONAL SOIL TESTS MAY BE REQUIRED ON EACH LOT BEFORE A SANITARY PERMIT CAN BE ISSUED BY WAUKESHA COUNTY.
- WHERE NO OFF-LOT EASEMENTS HAVE BEEN PROVIDED FOR A LOT WITHIN THE SUBDIVISION AND WHERE SUCH LOT OWNER DESIRES TO OBTAIN AN EASEMENT FOR THE PARTIAL OR COMPLETE INSTALLATION OF THEIR SEPTIC SYSTEM WITH IN THE ADJACENT COMMON OPEN AREAS, THE FOLLOWING PROCEDURES SHALL APPLY TO OBTAIN SUCH EASEMENTS. THE LOT OWNER SHALL BE SOLELY RESPONSIBLE FOR THE COSTS ASSOCIATED WITH OBTAINING AN OFF-LOT EASEMENT.
 - THE LOT OWNER WILL MAKE APPLICATION TO THE HOMEOWNERS ASSOCIATION (HOA) AND THE ARCHITECTURAL CONTROL COMMITTEE (ACC) WITH SUFFICIENT DETAILS TO ENABLE THE HOA AND ACC TO REVIEW AND PRELIMINARILY APPROVE SUCH EASEMENT. TREE REMOVAL IN THE COMMON OPEN AREAS WILL NOT BE ALLOWED TO ACCOMMODATE AN OFF-LOT SEPTIC SYSTEM.
 - THE LOT OWNER SHALL THEN HAVE THE NECESSARY SEPTIC SYSTEM TESTS IN THE PROPOSED EASEMENT AREA CONDUCTED TO INSURE A PROPER SYSTEM CAN EFFECTIVELY OPERATE IN THE PROPOSED EASEMENT AREA. THEY SHALL ALSO PROVIDE THE NECESSARY LAND SURVEYING INFORMATION AND DATA TO DEFINE THE PROPOSED EASEMENT AREA AND ANY ACCESS EASEMENTS REQUIRED.
 - FOLLOWING THE SATISFACTORY TESTING FOR AN OFF-LOT SEPTIC SYSTEM, THE LOT OWNER SHALL PROVIDE THE TEST REPORT AND CONFIRMATION FROM WAUKESHA COUNTY THAT THE TESTS WERE ACCEPTABLE TO THE HOA AND ACC FOR THEIR FINAL APPROVAL. THE APPROVAL FROM THE HOA AND ACC DOES NOT GUARANTEE THAT AN OFF-LOT SEPTIC SYSTEM WILL BE PERMITTED BY WAUKESHA COUNTY.
 - UPON FINAL APPROVAL BY THE HOA AND ACC, THE LOT OWNER SHALL HAVE PREPARED ALL FINAL RECORDABLE DOCUMENTS, WHICH WILL BE SUBMITTED TO WAUKESHA COUNTY FOR THEIR APPROVAL. FOLLOWING THE COUNTY'S APPROVAL BY THE APPROPRIATE BODIES, THE LOT OWNER SHALL RECORD SUCH DOCUMENTS AND OBTAIN THE NECESSARY PERMITS. THE CITY OF NEW BERLIN SHALL PROVIDE AN ADVISORY ROLE FOR SEPTIC SYSTEM LOCATIONS.
- THE PRIVATE OWNER WASTE TREATMENT SYSTEMS (POWTS) TO BE CONTAINED WITHIN THE SEPTIC SYSTEM EASEMENT AREAS SHOWN ON THIS FINAL PLAT ARE NOT TO BE LOCATED WITHIN THE WETLANDS OR THE SECONDARY ENVIRONMENTAL CORRIDOR AREA. ANY PROPOSED SYSTEMS NOT PRESENTLY SHOWN HEREON ARE ALSO SUBJECT TO THIS RESTRICTION.
- LOTS 2, 3, 4, 5, 6, 7, 8, 9, AND 10 SHALL ACCESS MOUND SYSTEMS THROUGH THEIR PROPERTY FOR MAINTENANCE AND REPAIR.
- LOTS 11, 12, 13, 14, 15, 17, AND LOT 20 SHALL ACCESS MOUND SYSTEMS THROUGH OUTLOT 1 FOR MAINTENANCE AND REPAIR.
- ALL THE COVENANTS AND RESTRICTIONS CONTAINED HEREIN WHICH HAVE BEEN PREPARED TO REGULATE THE EASEMENTS PROVIDED ON THE FINAL PLAT SHALL ALSO APPLY TO ALL ADDITIONAL EASEMENTS AS MAY BE GRANTED AND CREATED THEREAFTER.
- THE PRIVATE OWNER WASTE TREATMENT SYSTEM EASEMENTS SHALL ALSO COMPLY WITH THE RESTRICTIONS OF THE CONSERVATION AREAS.



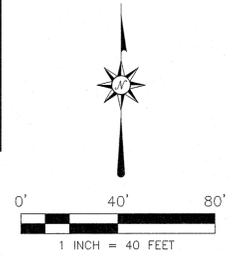
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING
E1	850.00	5°04'07.76"	75.20'	75.17'	N 81°40'06" E
E2	850.00	0°40'27.77"	10.00'	10.00'	N 78°47'48" E
E3	850.00	8°29'38.47"	126.01'	125.90'	N 74°12'45" E
E4	800.00	0°36'03.89"	8.39'	8.39'	N 56°45'33" E
E5	800.00	0°21'32.47"	5.01'	5.01'	N 56°16'32" E
E6	417.00	3°15'31.58"	23.72'	23.71'	N 36°47'58" E
E7	417.00	1°23'26.40"	10.12'	10.12'	N 34°28'29" E
E8	417.00	1°02'52.03"	7.63'	7.63'	N 33°15'19" E
E9	683.00	0°36'57.47"	7.34'	7.34'	N 16°04'07" E
E10	683.00	0°50'45.25"	10.08'	10.08'	N 16°47'58" E
E11	683.00	0°50'39.77"	10.07'	10.07'	N 17°38'41" E
E12	683.00	16°11'18.71"	192.98'	192.34'	N 26°09'40" E
E13	683.00	0°50'33.25"	10.04'	10.04'	N 34°40'36" E
E14	683.00	0°56'39.48"	11.26'	11.26'	N 35°34'12" E
E15	683.00	0°50'46.54"	10.09'	10.09'	N 36°27'55" E
E16	683.00	0°48'33.01"	9.65'	9.65'	N 37°17'35" E
E17	617.00	5°45'17.83"	61.97'	61.95'	S 40°34'03" W
E18	617.00	0°56'14.18"	10.09'	10.09'	S 37°13'17" W
E19	617.00	0°57'36.67"	10.34'	10.34'	S 36°16'22" W
E20	617.00	1°09'49.68"	12.53'	12.53'	S 35°12'38" W
E21	617.00	2°07'26.34"	22.87'	22.87'	S 35°41'27" W
E22	617.00	0°55'57.48"	10.04'	10.04'	S 34°09'45" W
E23	617.00	13°10'17.99"	141.84'	141.53'	S 27°06'37" W
E24	617.00	2°34'48.93"	27.79'	27.78'	S 19°14'04" W
E25	617.00	15°45'06.93"	169.63'	169.09'	S 25°49'13" W
E26	617.00	0°55'44.50"	10.00'	10.00'	S 17°28'47" W
E27	617.00	0°55'46.53"	10.01'	10.01'	S 16°33'01" W
E28	617.00	4°13'57.66"	45.58'	45.57'	S 13°58'09" W
E29	483.00	13°34'55.48"	114.50'	114.23'	S 25°51'54" W
E30	483.00	1°11'48.93"	10.09'	10.09'	S 33°15'16" W
E31	483.00	0°10'02.47"	1.41'	1.41'	S 33°56'12" 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.

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Renée M. Power
Department of Administration



AUTUMN TRACE

UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF WAUKESHA)
I, JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED "AUTUMN TRACE", UNPLATTED LANDS BEING ALL OF THE NE 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 27, T6N, R20E, CITY OF NEW BERLIN, WAUKESHA COUNTY WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, TOWN 6 NORTH, RANGE 20 EAST ALSO BEING THE POINT OF BEGINNING, THENCE S 00°29'11" E, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 27, 1301.80 FEET; THENCE S 61°11'04" W, 1496.78 FEET; THENCE S 88°11'57" W, 1097.75 FEET; THENCE N 01°04'03" W, 100.00 FEET; THENCE S 88°12'00" W, 168.57 FEET TO THE EAST RIGHT-OF-WAY OF SOUTH CALHOUN ROAD; THENCE N 01°00'12" W, ALONG THE EAST RIGHT-OF-WAY OF SOUTH CALHOUN ROAD, 688.24 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF CSM 540; THENCE N 79°39'37" E, ALONG THE SOUTH LINE OF PARCEL 2 AND PARCEL 1 OF CSM 540, 729.81 FEET TO THE SOUTHEAST CORNER OF PARCEL 1 OF CSM 540; THENCE N 01°05'02" W, ALONG THE EAST LINE OF PARCEL 1 OF CSM 540 AND EXTENSION OF SAID LINE, 1081.46 FEET TO THE NORTH LINE OF OF THE NORTHWEST 1/4 OF SECTION 27; THENCE N 88°05'42" E, ALONG THE NORTH LINE OF OF THE NORTHWEST 1/4 OF SECTION 27, 1883.54 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 3,850,493 SQUARE FEET OR 88.40 ACRES.
THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF RYANS BUYING, LLC, OWNERS OF SAID LAND.

THAT SUCH A MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, THE SUBDIVISION REGULATIONS OF THE CITY OF NEW BERLIN AND THE LAND DIVISION ORDINANCE OF WAUKESHA COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 7th DAY OF November, 2023.

JOHN D. DOWNING, S-2939



CORPORATE OWNER'S CERTIFICATE

AS OWNER, RYANS BUYING, LLC HEREBY CERTIFY THAT SAID CORPORATION 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 SECTION 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1. CITY OF NEW BERLIN
2. WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE
3. STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID RYANS BUYING, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN JANSEN, MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 7th DAY OF November, 2023.

RYAN JANSEN, MEMBER

STATE OF WISCONSIN) SS
COUNTY OF WAUKESHA)

PERSONALLY CAME BEFORE ME THIS 7th DAY OF November, 2023 THE ABOVE NAMED RYAN JANSEN, TO ME KNOWN TO AS A MEMBER OF RYANS BUYING, LLC, ARE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Jane Ezylla

NOTARY PUBLIC, Waukesha COUNTY, WI

MY COMMISSION Expires 4-11-27



CITY OF NEW BERLIN COMMON COUNCIL APPROVAL

THIS PLAT KNOWN AS "AUTUMN TRACE", 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 10th DAY OF October, 2023.

David A. Ament, Mayor

Rubina R. Medina, City Clerk

THIS 17th DAY OF November, 2023.

CITY OF NEW BERLIN PLAN COMMISSION APPROVAL

THIS PLAT KNOWN AS "AUTUMN TRACE", IS HEREBY APPROVED BY THE CITY OF NEW BERLIN PLAN COMMISSION AS BEING IN CONFORMANCE WITH THE CITY'S SUBDIVISION ORDINANCE. THE CITY OF NEW BERLIN PLAN COMMISSION ALSO HEREBY APPROVES AND ACCEPTS ALL DEDICATIONS SHOWN THEREON, THIS 2nd DAY OF October, 2023 APPROVED AND SIGNED:

David A. Ament, Mayor/Chairman

Nikki Jones, Plan Commission Secretary

THIS 17th DAY OF November, 2023.

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 27th DAY OF November, 2023 ON ANY LAND INCLUDED IN THE PLAT OF "AUTUMN TRACE".

Ralph Chipman, Finance Director/Treasurer

THIS 27th DAY OF November, 2023.

COUNTY TREASURER'S CERTIFICATE

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 3rd DAY OF November, 2023 ON ANY LAND INCLUDED IN THE PLAT OF "AUTUMN TRACE".

Pamela Reeves, County Treasurer

THIS 3rd DAY OF November, 2023.

CURVE TABLE

Table with columns: CURVE #, LOT #, RADIUS, DELTA, ARC DIST, CHORD DIST, CHORD BEARING, TANGENT IN, TANGENT OUT. Contains data for curves A through J.

CORPORATE MORTGAGE CERTIFICATE

FIRST FEDERAL 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 RYANS BUYING, LLC, OWNER, THIS 9th DAY OF November, 2023.

PRINT NAME & TITLE: Kyle R. Kees, Vice President

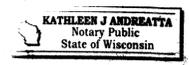
STATE OF Wisconsin) SS
COUNTY OF Waukesha)

PERSONALLY CAME BEFORE ME THIS 3rd DAY OF November, 2023, THE ABOVE NAMED Vice President Kyle R. Kees, 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 THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

Kathleen J. Andreatta

NOTARY PUBLIC, Waukesha COUNTY, Wisconsin

MY COMMISSION EXPIRES 10/18/2027



PRIVATE UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY Ryans Buying LLC, GRANITOR, TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING BUSINESS AS WE ENERGIES, GRANTEE Spectrum Mid-America LLC, GRANTEE, AND Wisconsin Bell, Inc., doing business as AT&T Wisconsin, a Wisconsin Corporation, GRANTEE.

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "PRIVATE 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 GRANTEE'S 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 GRANTEE 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 GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "PRIVATE UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. 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 GRANTEE'S.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

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 October 23, 2023

Renée M. Poneg, Department of Administration



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