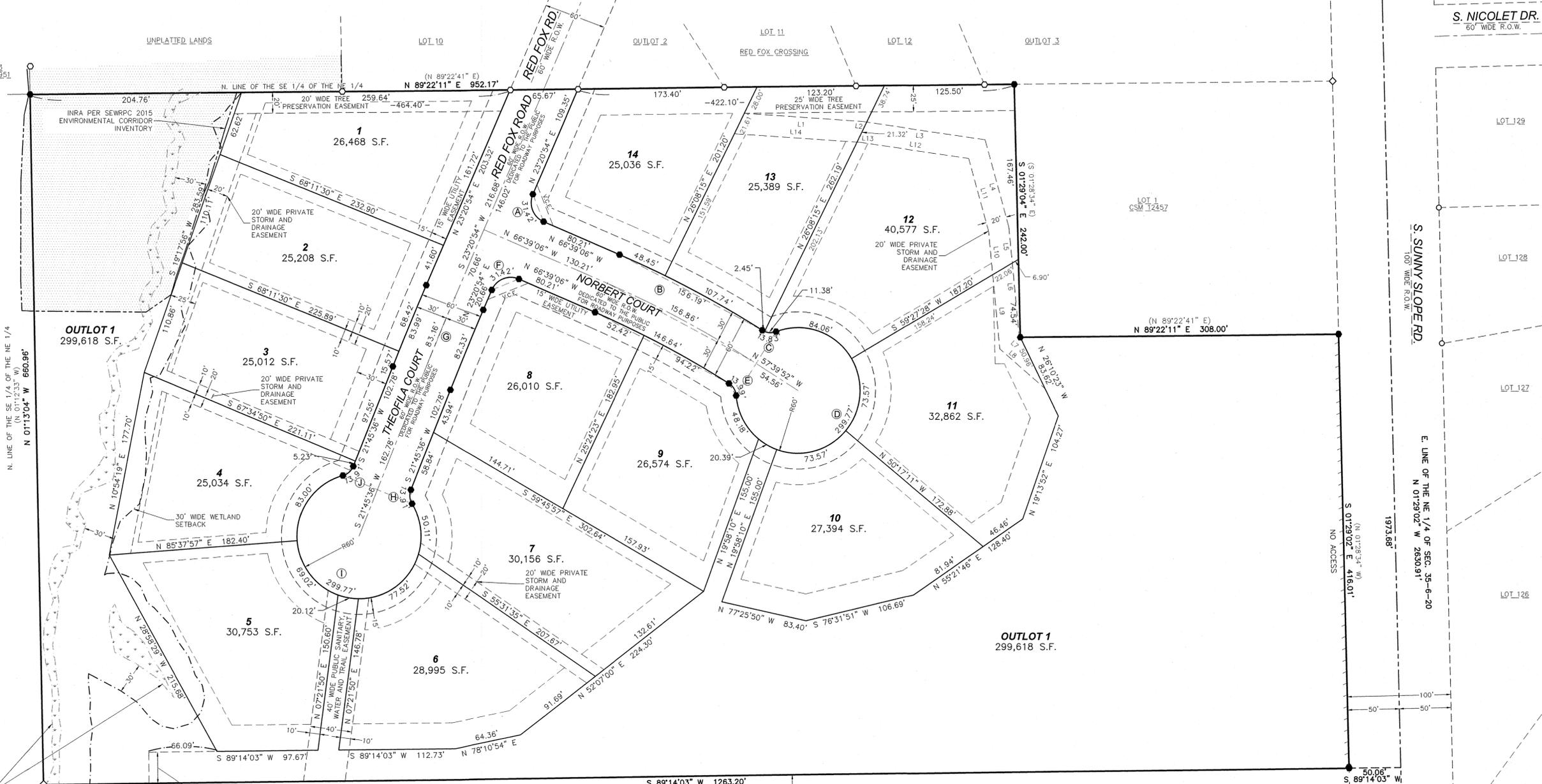
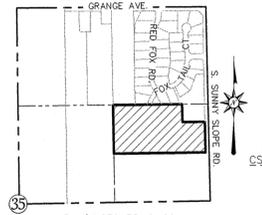


THEOFILA ESTATES

LOT 2 OF CSM 12457 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS IN BOOK 129 PAGE 105-109 IN DOCUMENT NO 4724853, BEING PART OF THE SOUTHEAST 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

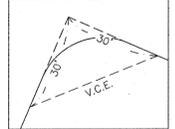
NE CORNER SECTION 35-6-20 CONC. MON. W/ SEWRPC BRASS CAP FND.

VICINITY MAP



WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP, INC. MAY 11, 2023

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



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.

BASEMENT RESTRICTION-GROUNDWATER

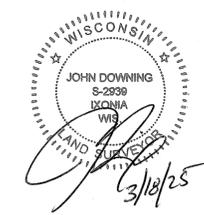
ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS THAT, DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL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

R-6 ZONING REQUIREMENTS PER TABLE 275-33-2								
DISTRICT	MINIMUM LOT DIMENSIONS	MINIMUM SETBACKS (FEET)						MAXIMUM HEIGHT (FT)
CONVENTIONAL SUBDIVISION	LOT AREA (FEET)	LOT WIDTH (FEET)	LOT DEPTH (FEET)	FRONT	REAR	SIDE (EACH SIDE)	SHORE	WETLAND
R-6	25,000 S.F.	110 CORNER LOT 130	155	30	25	10	75	30

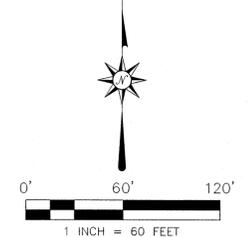
4816366
REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
May 07, 2025 03:05 PM
James R. Behrend
Register of Deeds
2 PGS
TOTAL FEE: \$50.00
TRANS FEE: \$0.00
Book 56 Page 161-162

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 March 10, 2025
John D. Downing
Department of Administration

LandTech
SURVEYING
LAND SURVEYING • LAND PLANNING
111 W. SECOND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599



NOTES:
• SEE SHEET 2 FOR NOTES, RESTRICTIONS, LINE AND CURVE TABLES.



- #### LEGEND
- FOUND SPIKE
 - FOUND 3/4" REBAR OR NOTED
 - FOUND 1" IRON PIPE OR NOTED
 - V.C.E.
 - (R) RECORD DIMENSION
 - - - WETLANDS
 - - - ISOLATED NATURAL RESOURCE AREA
 - - - NO ACCESS
 - - - 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

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONSIN 2011) AND REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 35-6-20 MEASURED AS N 01°29'02" W.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

THEOFILA ESTATES

LOT 2 OF CSM 12457 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS IN BOOK 129 PAGE 105-109 IN DOCUMENT NO 4724853, BEING PART OF THE SOUTHEAST 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 20 EAST, 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 "THEOFILA ESTATES", BEING LOT 2 OF CSM 12457 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS IN BOOK 129 PAGE 105-109 IN DOCUMENT NO 4724853, BEING PART OF THE SOUTHEAST 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

LOT 2 OF CSM 12457 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS IN BOOK 129 PAGE 105-109 IN DOCUMENT NO 4724853, BEING PART OF THE SOUTHEAST 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 20 EAST, CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

DESCRIBED LANDS HAVING AN AREA OF 757,483 SQUARE FEET OR 17.389 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 10th DAY OF March, 2025.

JOHN D. DOWNING, S-2939



WETLAND/ISOLATED NATURAL RESOURCE AREA (INRA) RESTRICTIONS

THOSE AREAS IDENTIFIED AS WETLAND AND INRA AREAS ON PAGE 1 OF 2 ON THIS SUBDIVISION PLAT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 1. 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, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE...
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...
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC. IS PROHIBITED WITHIN THE INRA/WETLAND AREA AND SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE WITHIN THE INRA.
4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
5. 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...
6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED WITHIN THE WETLANDS.

TREE PRESERVATION EASEMENT RESTRICTIONS LOTS 1, 12 AND 13

- 1. THE GRADING, FILLING, AND/OR REMOVAL OF TOPSOIL IS PROHIBITED.
2. THE REMOVAL OR DESTRUCTION OF VEGETATIVE COVER, I.E. TREES, SHRUBS, GRASSES, ETC. IS PROHIBITED WITH THE EXCEPTION THAT DEAD, DYING, DISEASED OR INVASIVE SPECIES OF VEGETATION MAY BE REMOVED AT THE DISCRETION OF THE LAND OWNER...
3. THE CONSTRUCTION OF ANY PERMANENT OR TEMPORARY STRUCTURES, FENCING, POOLS, DECKS, PLAY EQUIPMENT, OR THE LIKE IS PROHIBITED.
4. THE INTRODUCTION OF ANY PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
5. UNAUTHORIZED REMOVAL OF TREES WITHIN THE TREE PRESERVATION EASEMENT SHALL REQUIRE REPLANTING 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 STUMP SIZE, REGARDLESS OF THE SPECIES OR QUALITY OF THE ORIGINAL TREE.

PRIVATE UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

GRANTOR, TO
WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING BUSINESS AS WE ENERGIES, 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, THERON, 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 GRANTEEES 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 GRANTEEES 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "PRIVATE UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 GRANTEEES.

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 March 10, 2025
Department of Administration



NOTES:

- ROADWAYS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES.
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.
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, AND INRA.
WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED AND FIELD LOCATED BY HEARTLAND ECOLOGICAL GROUP, INC. PER THE WETLAND DELINEATION REPORT DATED MAY 11, 2023 WHICH IS ON FILE AT THE CITY OF NEW BERLIN.
ISOLATED NATURAL RESOURCE AREA (INRA) BOUNDARIES SHOWN PER SEWRPC 2015 ENVIRONMENTAL CORRIDOR INVENTORY.
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.
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.
A PARK COMPLEX WITH LIGHTING, BALL FIELDS, AND A VARIETY OF OTHER ACTIVITIES IS PLANNED TO BE LOCATED ADJACENT TO THE SUBDIVISION.
THERE SHALL BE NO DIRECT VEHICULAR INGRESS OR EGRESS BETWEEN SUNNY SLOPE ROAD AND OUTLOT 1 IN THIS SUBDIVISION. IT IS BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293 OF THE WISCONSIN STATUTES AND SHALL BE ENFORCED BY THE CITY OF NEW BERLIN.
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 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. SAID REPAIRS, MAINTENANCE AND RESTORATION SHALL BE PERFORMED BY THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION, 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.
THE LAND WITHIN THE PUBLIC EASEMENTS (STORM SEWER, SANITARY SEWER, WATER MAIN AND TRAIL) ARE INTENDED TO REMAIN OPEN SPACE. THE EASEMENT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS: NO BUILDINGS MAY BE ERRECTED IN THE EASEMENT AREAS, GROUND COVER SHALL BE MAINTAINED, GRADING AND FILLING SHALL BE PROHIBITED, ANY IMPROVEMENT PLACED IN THE PUBLIC EASEMENT IS SUBJECT TO REMOVAL, WITHOUT REPLACEMENT OR COMPENSATION, BY THE CITY OF NEW BERLIN.
THE LANDSCAPE AND TREE PRESERVATION EASEMENTS ARE HEREIN GRANTED TO THE HOMEOWNERS ASSOCIATION.
THE EASEMENTS FOR PUBLIC TRAIL, PUBLIC STORM SEWER, WATER AND SANITARY SEWER ARE HEREIN GRANTED TO THE CITY OF NEW BERLIN.
SNOW AND ICE REMOVAL ON THE MULTI-USE TRAIL LOCATED IN THE RIGHT-OF-WAY OF SUNNY SLOPE ROAD, ADJACENT TO THE SUBDIVISION FROM THE SOUTH SUBDIVISION LINE TO THE NORTH PROPERTY LINE OF LOT 1 CSM 12457, AND THE TRAIL BETWEEN LOTS 5 AND 6 ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION ON A PRO-RATA BASIS, BASED UPON LOT SIZE.

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 JANSSEN, MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 25th DAY OF March, 2025.

RYAN JANSSEN, MEMBER

STATE OF WISCONSIN)SS
COUNTY OF WAUKESHA)

PERSONALLY CAME BEFORE ME THIS 25th DAY OF March, 2025 THE ABOVE NAMED RYAN JANSSEN, TO ME KNOWN TO AS A MEMBER OF RYANS BUYING, LLC. ARE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, Waukesha COUNTY, WI
My Commission Expires 4/25/2027



CORPORATE MORTGAGE CERTIFICATE

Ryan Dahms, 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 25 DAY OF March, 2025.

RYAN DAHMS, PRINT NAME & TITLE: Ryan Dahms AVP-Business Banker

STATE OF Wisconsin)SS
COUNTY OF Waukesha)

PERSONALLY CAME BEFORE ME THIS 25 DAY OF March, 2025, THE ABOVE NAMED Ryan Dahms OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH AVP-Business Banker OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

PRINT NAME: Jennifer Nicolson
NOTARY PUBLIC, Waukesha COUNTY, WISCONSIN
MY COMMISSION EXPIRES 4/25/2027



CITY OF NEW BERLIN COMMON COUNCIL APPROVAL

THIS PLAT KNOWN AS "THEOFILA ESTATES", 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 11 DAY OF FEBRUARY, 2025.

DAVID A. AMENT, MAYOR
RUBINA R. MEDINA, CITY CLERK

THIS 10 DAY OF APRIL, 2025

CITY OF NEW BERLIN PLAN COMMISSION APPROVAL

THIS PLAT KNOWN AS "THEOFILA ESTATES", 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 COMMON COUNCIL ALSO HEREBY APPROVES AND ACCEPTS ALL DEDICATIONS SHOWN THEREON, THIS 3 DAY OF FEBRUARY, 2025.

DAVID A. AMENT, MAYOR
RUBINA R. MEDINA, CITY CLERK
SECRETARY, NIKKI JONES

THIS 10 DAY OF APRIL, 2025

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 25th DAY OF April, 2025 ON ANY LAND INCLUDED IN THE PLAT OF "THEOFILA ESTATES".

THIS 10 DAY OF APRIL, 2025

RALPH CHIPMAN, FINANCE DIRECTOR/TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF WAUKESHA)

I THERESA SCHULTZ, BEING DULY ELECTED, QUALIFIED AND ACTING DEPUTY 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 25th DAY OF March, 2025 ON ANY LAND INCLUDED IN THE PLAT OF "THEOFILA ESTATES".

THIS 25th DAY OF March, 2025

THERESA SCHULTZ, COUNTY DEPUTY TREASURER

Table with columns: CURVE, LOT, RADIUS, DELTA, ARC DIST, CHORD DIST, CHORD BEARING, TANGENT IN, TANGENT OUT. Contains curve data for lots 14 through 4.

EASEMENT LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists easement line details for lots 11 through 14.