

"OVERALL DETAIL SHEET"

RED FOX CROSSING

BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 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 Monumentation (See Plan).
- 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 N.E. 1/4 of Section 35, Town 6 North, Range 20 East, bears North 01°28'34" West.
- Private Storm Sewer and drainage 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 Number _____. 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.
- 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.
- There shall be no direct vehicular ingress or egress between "Grange Ave." and Lots 1, 20, 21, and 34, and between "Sunnyslope Road" and Lots 15, 16, 17, 18, 19, and 20, and Outlot 3 in this Subdivision. 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 County of Waukesha.
- Wetland boundaries shown herein were delineated by Dave Meyer of Wetland & Waterway Consulting, LLC, August 30, 2016. Boundry was field located by Trio Engineering, LLC, on September 12, 2016.
- Outlots 1 & 3 contain a Wetland Conservancy Area and Open Space to be maintained by the Homeowners Association.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2, & 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.
- Stormwater Management Facilities are located on Outlots 2 & 3 of this Subdivision. 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 Stormwater Management Facilities within this Subdivision. Said repairs, maintenance, and restoration shall be performed by the Owners of all Lots within this Subdivision.
- Landscape and Tree Preservation Easement are herein granted to the Home owners Association.
- A park complex with lighting, ball fields, and a variety of other activities is planned to be located adjacent to the subdivision.

LANDSCAPE AND TREE PRESERVATION EASEMENT RESTRICTIONS LOTS 1, 3-12, 15-21, 34, & O.L. 3:

- 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 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.

ZONING INFORMATION

Zoning: R-6
Design Criteria:
Lot Area= 25,000 s.f. (Min.)
20,000 s.f.
(adjacent to environmental or pond outlot)
Lot Width = 110' (Typical)
130' (Corner Lot)
Setbacks:
Front = 30 Ft.
Side = 10 Ft.
Rear = 25 Ft.

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.

WETLAND PRESERVATION AND ISOLATED NATURAL RESOURCE AREA RESTRICTIONS:

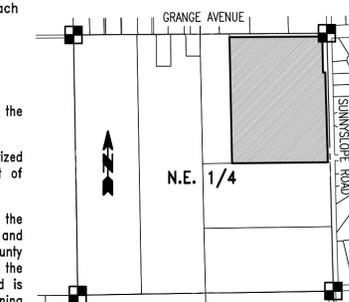
- Those areas identified as WETLAND, and ISOLATED NATURAL RESOURCE AREA on this Plat shall be subject to the following restrictions:
- Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, 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, 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 municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall also be permitted. 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 Conservancy/Wetland/Isolated Natural Resource Area, and with approval from the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
 - Grazing by domesticated animals, i.e., horses, cows, etc. is prohibited within the Conservancy/Wetland 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 Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - The construction of buildings is prohibited.

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

No obstructions, such as structures, parking, or vegetation, shall be permitted in any district between the heights of three feet and 10 feet above the plane through the mean curb grades within the triangular space formed by the vision corner easement (V.C.E.).

VISION CORNER EASEMENT DETAIL

X = 30' for LOCAL STREET INTERSECTION
X = 60' for ARTERIAL STREET INTERSECTION



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



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

UNPLATTED LANDS UNPLATTED LANDS UNPLATTED LANDS UNPLATTED LANDS

N 1/4 CORNER,
SEC. 35-6-20
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
CONC. MON. W/ BRASS CAP
N 350,014.36
E 2,508,964.54

GRANGE AVENUE
N89°39'04"E 952.08

MARYKNOLL HEIGHTS
BLOCK 1
LOT 1 LOT 2

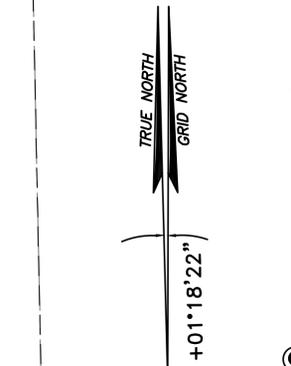
P.O.C.
N.E. CORNER,
SEC. 35-6-20
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
CONC. MON. W/ BRASS CAP
N 350,030.24
E 2,511,572.49

DEDICATED TO CITY OF
NEW BERLIN FOR PUBLIC
STREET PURPOSES.

EXISTING 50' WIDE
GAS MAIN EASEMENT
PER AGREEMENT DOCUMENT
NUMBER _____
DATED 6/6/1957.

INDICATES
WETLAND BOUNDARY
(PER DELINEATION BY
DAVE MEYER OF
WETLAND & WATERWAY
CONSULTING, LLC)

UNPLATTED LANDS



SCALE: 1" = 100'
0 50 100 200

EASEMENT LEGEND:
(A) - 20' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT
(B) - LANDSCAPE EASEMENT (WIDTH VARIES)
(C) - TREE PRESERVATION EASEMENT (WIDTH VARIES)
(D) - 10' WIDE TEMPORARY PUBLIC ROAD EASEMENT GRANTED TO THE CITY OF NEW BERLIN

OWNER:
RED FOX CROSSING, LLC
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

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

THIS INSTRUMENT WAS DRAFTED BY ANDREW J. MIAZGA, P.L.S. (S-2826)

DATED THIS 14TH DAY OF JULY, 2017

SHEET 1 OF 4

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RED FOX CROSSING

BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

UNPLATTED LANDS

TRUE NORTH
GRID NORTH
+01°18'22"

SCALE: 1" = 60'



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

UNPLATTED LANDS
GRANGE AVENUE
N89°39'04"E 952.08

DEDICATED TO CITY OF NEW BERLIN FOR PUBLIC STREET PURPOSES.

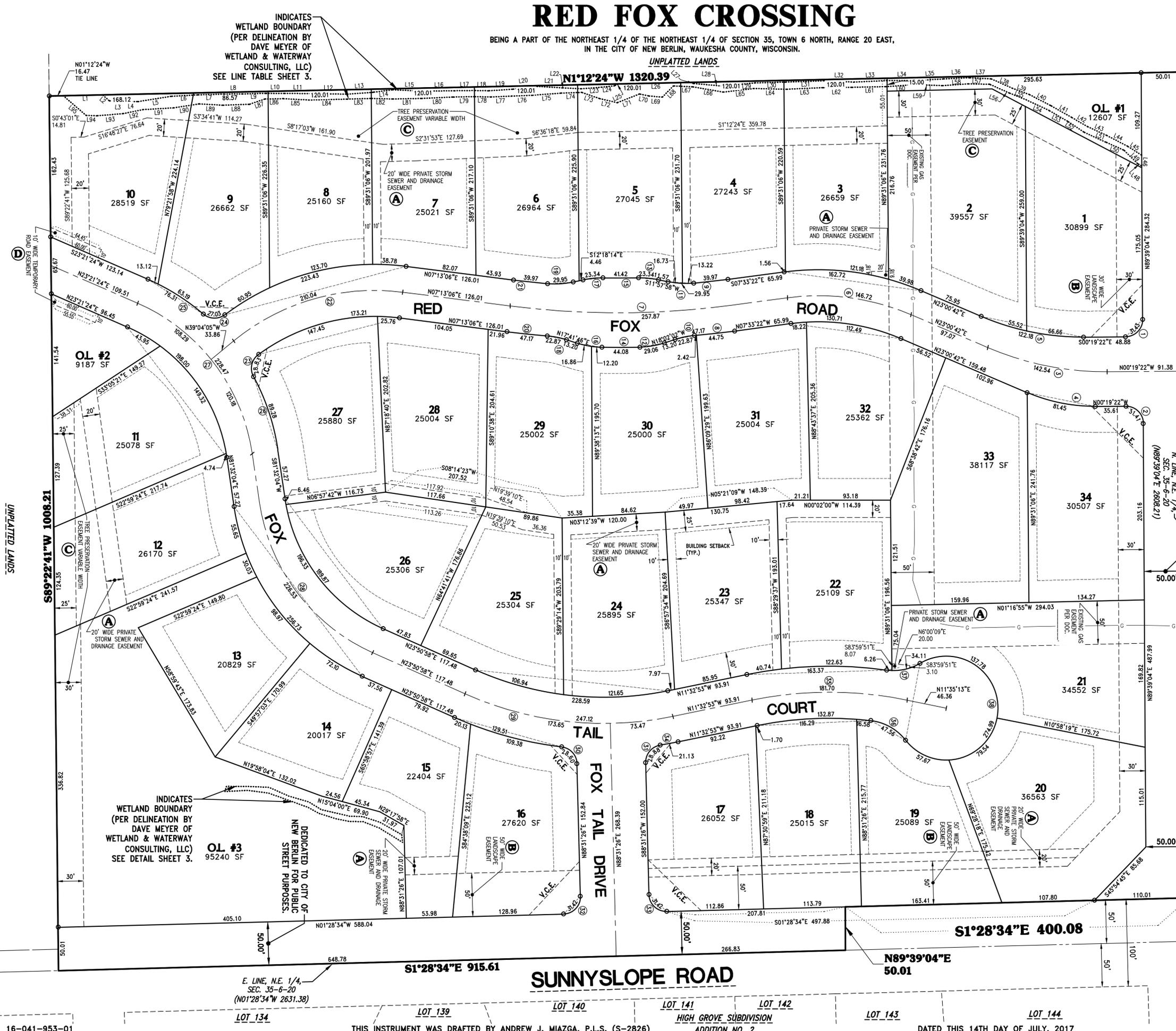
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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20__

Department of Administration



INDICATES WETLAND BOUNDARY (PER DELINEATION BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC) SEE LINE TABLE SHEET 3.

INDICATES WETLAND BOUNDARY (PER DELINEATION BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC) SEE DETAIL SHEET 3.

DEDICATED TO CITY OF NEW BERLIN FOR PUBLIC STREET PURPOSES.

SUNNYSLOPE ROAD

LOT 134 LOT 139 LOT 140 LOT 141 LOT 142 LOT 143 LOT 144
HIGH GROVE SUBDIVISION ADDITION NO. 2

E. LINE, N.E. 1/4, SEC. 35-6-20 (N01°28'34"W 2631.38)

S1°28'34"E 400.08

N89°39'04"E 50.01

S1°28'34"E 915.61

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CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	LOT 1	20.00	90°01'34"	31.43	28.29	N45°20'09"W	N00°19'22"W	S89°39'04"W
2	LOT 34	20.00	89°58'26"	31.41	28.28	S44°39'51"W	S89°39'04"W	S00°19'22"E
3	CENTERLINE	350.00	23°20'04"	142.54	141.56	N11°20'40"E	N23°00'42"E	N00°19'22"W
4	LOT 34	200.00	23°20'04"	81.45	80.89	N11°20'40"E	N23°00'42"E	N00°19'22"W
5	W. R.O.W.	300.00	23°20'04"	122.18	121.34	N11°20'40"E	N23°00'42"E	N00°19'22"W
	LOT 1	300.00	12°43'53"	66.66	66.52	N06°02'34.5"E	N12°24'31"E	N00°19'22"W
	LOT 2	300.00	10°36'11"	55.52	55.44	N17°42'36.5"E	N23°00'42"E	N12°24'31"E
6	CENTERLINE	275.00	30°34'04"	146.72	144.98	S07°43'40"W	S23°00'42"W	S07°33'22"E
	E. R.O.W.	245.00	30°34'04"	130.71	129.17	S07°43'40"W	S23°00'42"W	S07°33'22"E
	LOT 32	245.00	26°18'27"	112.49	111.51	S09°51'28.5"W	S23°00'42"W	S03°17'45"E
	LOT 31	245.00	4°15'37"	18.22	18.21	S05°25'33.5"E	S03°17'45"E	S07°33'22"E
	W. R.O.W.	305.00	30°34'04"	162.72	160.80	S07°43'40"W	S23°00'42"W	S07°33'22"E
	LOT 2	305.00	7°30'38"	39.98	39.95	S19°15'23"W	S23°00'42"W	S15°30'04"W
	LOT 3	305.00	22°45'54"	121.18	120.39	S04°07'07"W	S15°30'04"W	S07°15'50"E
	LOT 4	305.00	0°17'32"	1.56	1.56	S07°24'36"E	S07°15'50"E	S07°33'22"E
7	CENTERLINE	1000.00	14°46'28"	257.87	257.15	N00°10'08"W	N07°13'06"E	N07°33'22"W
8	E. R.O.W.	1030.00	2°37'26"	47.17	47.17	N06°14'39"W	N04°55'56"W	N07°33'22"W
	LOT 31	1030.00	2°29'21"	44.75	44.74	N06°18'41.5"W	N05°04'01"W	N07°33'22"W
	LOT 30	1030.00	0°08'05"	2.42	2.42	N04°59'58.5"W	N04°55'56"W	N05°04'01"W
9	LOT 4	970.00	2°21'40"	39.97	39.97	N06°22'32"W	N05°11'42"W	N07°33'22"W
10	LOT 30	100.00	13°06'06"	22.87	22.82	S11°28'59"E	S04°55'56"E	S18°02'02"E
11	W. R.O.W.	100.00	17°09'40"	29.95	29.84	N03°23'08"E	N11°57'58"E	N05°11'42"W
	LOT 4	100.00	7°34'36"	13.22	13.21	N01°24'24"W	N02°22'54"E	N05°11'42"W
	LOT 5	100.00	9°35'04"	16.73	16.71	N07°10'26"E	N11°57'58"E	N02°22'54"E
12	LOT 30	100.00	16°39'02"	29.06	28.96	N09°42'31"W	N01°23'00"W	N18°02'02"W
13	LOT 5	100.00	13°22'16"	23.34	23.28	S05°16'50"W	S11°57'58"W	S01°24'18"E
14	LOT 30	1040.00	2°25'44"	44.08	44.08	N00°10'08"W	N01°02'44"E	N01°23'00"W
15	LOT 5	960.00	2°28'20"	41.42	41.42	N00°10'08"W	N01°04'02"E	N01°24'18"W
16	E. R.O.W.	100.00	16°39'02"	29.06	28.96	N09°22'15"E	N17°41'46"E	N01°02'44"E
	LOT 30	100.00	6°59'20"	12.20	12.19	N04°32'24"E	N08°02'04"E	N01°02'44"E
	LOT 29	100.00	9°39'42"	16.86	16.84	N12°51'55"E	N17°41'46"E	N08°02'04"E
17	LOT 5	100.00	13°22'16"	23.34	23.28	S05°37'06"E	S01°04'02"W	S12°18'14"E
18	LOT 29	100.00	13°06'06"	22.87	22.82	S11°08'43"W	S17°41'46"W	S04°35'40"W
19	LOT 6	100.00	17°09'40"	29.95	29.84	N03°43'24"W	N04°51'26"E	N12°18'14"W
20	LOT 29	1030.00	2°37'26"	47.17	47.17	N05°54'23"E	N07°13'06"E	N04°35'40"E
21	LOT 6	970.00	2°21'40"	39.97	39.97	N06°02'16"E	N07°13'06"E	N04°51'26"E
22	CENTERLINE	260.00	46°17'11"	210.04	204.38	S15°55'29.5"E	S07°13'06"W	S39°04'05"E
	E. R.O.W.	230.00	43°08'53"	173.21	169.14	S14°21'20.5"E	S07°13'06"W	S35°55'47"E
	LOT 28	230.00	6°24'57"	25.76	25.74	S04°00'37.5"W	S07°13'06"W	S00°48'09"W
	LOT 27	230.00	36°43'56"	147.45	144.94	S17°33'49"E	S00°48'09"W	S35°55'47"E
	W. R.O.W.	290.00	44°08'34"	223.43	217.94	S14°51'11"E	S07°13'06"W	S36°55'28"E
	LOT 7	290.00	7°39'45"	38.78	38.75	S03°23'13.5"W	S07°13'06"W	S00°26'39"E
	LOT 8	290.00	24°26'22"	123.70	122.76	S12°39'50"E	S00°26'39"E	S24°53'01"E
	LOT 9	290.00	12°02'27"	60.95	60.83	S30°54'14.5"E	S24°53'01"E	S36°55'28"E
23	LOT 27	20.00	82°35'45"	28.83	26.40	S77°13'39.5"E	S35°55'47"E	N61°28'28"E
24	LOT 9	20.00	77°25'36"	27.03	25.02	N01°47'20"E	N40°30'08"E	N36°55'28"W
25	N. R.O.W.	255.00	17°08'44"	76.31	76.02	S31°55'46"W	S40°30'08"W	S23°21'24"W
	LOT 9	255.00	14°11'49"	63.19	63.02	S33°24'13.5"W	S40°30'08"W	S26°18'19"W
	LOT 10	255.00	2°56'55"	13.12	13.12	S24°49'51.5"W	S26°18'19"W	S23°21'24"W
26	LOT 27	255.00	20°03'36"	89.28	88.82	S71°30'16"W	S81°32'04"W	S61°28'28"W
27	CENTERLINE	225.00	58°10'40"	228.47	218.78	S52°26'44"W	S81°32'04"W	S23°21'24"W
	C/L SOUTH	225.00	27°34'31"	108.29	107.25	S37°08'39.5"W	S50°55'55"W	S23°21'24"W
	C/L NORTH	225.00	30°36'09"	120.18	118.75	S66°13'59.5"W	S81°32'04"W	S50°55'55"W
	S. R.O.W.	195.00	58°10'40"	198.01	189.61	S52°26'44"W	S81°32'04"W	S23°21'24"W
	O.L. 2	195.00	12°54'44"	43.95	43.85	S29°48'46"W	S36°16'08"W	S23°21'24"W
	LOT 10	195.00	43°52'22"	149.32	145.69	S58°12'19"W	S80°08'30"W	S36°16'08"W
	LOT 12	195.00	1°23'34"	4.74	4.74	S80°50'17"W	S81°32'04"W	S80°08'30"W

CURVE TABLE:

28	CENTERLINE	225.00	57°41'06"	226.53	217.08	N52°41'31"E	N81°32'04"E	N23°50'58"E
	S. R.O.W.	255.00	57°41'06"	256.73	246.03	N52°41'31"E	N81°32'04"E	N23°50'58"E
	LOT 12	255.00	12°30'08"	55.65	55.53	N75°17'00"E	N81°32'04"E	N69°01'56"E
	O.L. 3	255.00	6°44'47"	30.03	30.01	N65°39'32.5"E	N69°01'56"E	N62°17'09"E
	LOT 13	255.00	22°14'12"	98.97	98.35	N51°10'03"E	N62°17'09"E	N40°02'57"E
	LOT 14	255.00	16°11'59"	72.10	71.86	N31°56'57.5"E	N40°02'57"E	N23°50'58"E
	N. R.O.W.	195.00	57°41'06"	196.33	188.14	N52°41'31"E	N81°32'04"E	N23°50'58"E
	LOT 27	195.00	1°53'55"	6.46	6.46	N80°35'06.5"E	N81°32'04"E	N79°38'09"E
	LOT 26	195.00	55°47'11"	189.87	182.45	N51°44'33.5"E	N79°38'09"E	N23°50'58"E
29	CENTERLINE	400.00	35°23'51"	247.12	243.21	N06°09'02.5"E	N23°50'58"E	N11°32'53"W
	C/L SOUTH	400.00	24°52'24"	173.65	172.29	N11°24'46"E	N23°50'58"E	N01°01'26"W
	C/L NORTH	400.00	10°31'27"	73.47	73.37	N06°17'09.5"W	N01°01'26"W	N11°32'53"W
	W. R.O.W.	370.00	35°23'51"	228.59	224.97	N06°09'02.5"E	N23°50'58"E	N11°32'53"W
	LOT 25	370.00	16°33'34"	106.94	106.56	N15°34'11"E	N23°50'58"E	N07°17'24"E
	LOT 24	370.00	18°50'17"	121.65	121.10	N02°07'44.5"W	N07°17'24"E	N11°32'53"W
	E. R.O.W.	430.00	17°15'27"	129.51	129.03	N15°13'14.5"E	N23°50'58"E	N06°35'31"E
	LOT 15	430.00	2°40'57"	20.13	20.13	N22°30'29.5"E	N23°50'58"E	N21°10'01"E
	LOT 16	430.00	14°34'30"	109.38	109.09	N13°52'46"E	N21°10'01"E	N06°35'31"E
30	LOT 16	20.00	81°55'55"	28.60	26.22	S47°33'28.5"W	S88°31'26"W	S06°35'31"W
31	LOT 17	20.00	82°44'36"	28.88	26.44	S50°06'16"E	S08°43'58"E	N88°31'26"E
32	LOT 16	20.00	90°00'00"	31.42	28.28	N46°28'34"W	N01°28'34"W	S88°31'26"W
33	LOT 17	20.00	90°00'00"	31.42	28.28	N43°31'26"E	N88°31'26"E	N01°28'34"W
34	LOT 17	430.00	2°48'55"	21.13	21.12	N10°08'25.5"W	N08°43'58"W	N11°32'53"W
35	CENTERLINE	450.00	23°08'06"	181.70	180.47	S00°01'10"W	S11°35'13"W	S11°32'53"E
	E. R.O.W.	420.00	18°07'35"	132.87	132.32	S02°29'05.5"E	S06°34'42"W	S11°32'53"E
	LOT 17	420.00	15°51'50"	116.29	115.92	S03°36'58"E	S04°18'57"W	S11°32'53"E
	LOT 18	420.00	2°15'45"	16.58	16.58	S05°26'49.5"W	S06°34'42"W	S04°18'57"W
	W. R.O.W.	480.00	19°30'02"	163.37	162.58	S01°47'52"E	S07°57'09"W	S11°32'53"E
	LOT 23	480.00	4°51'45"	40.74	40.72	S09°07'00.5"E	S06°41'08"E	S11°32'53"E
	LOT 22	480.00	14°38'17"	122.63	122.30	S00°38'00.5"W	S07°57'09"W	S06°41'08"E
36	LOT 19	60.00	45°24'57"	47.56	46.32	S29°17'10.5"W	S51°59'39"W	S06°34'42"W
37	W. R.O.W.	60.00	38°33'12"	40.37	39.62	N11°19'27"W	N07°57'09"E	N30°36'03"W
	LOT 22	60.00	5°58'46"	6.26	6.26	N04°57'46"E	N07°57'09"E	N01°58'23"E
	LOT 21	60.00	32°34'26"	34.11	33.65	N14°18'50"W	N01°58'23"E	N30°36'03"W
38	N. R.O.W.	60.00	26°23'54"	274.99	90.16	N79°18'12"W	N51°59'39"E	S30°36'03"E
	LOT 19	60.00	55°03'55"	57.67	55.47	N24°27'41.5"E	N51°59'39"E	N03°04'16"W
	LOT 20	60.00	75°57'25"	79.54	73.84	N41°02'58.5"W	N03°04'16"W	N79°01'41"W
	LOT 21	60.00	131°34'22"	137.78	109.44	S35°11'08"W	N79°01'41"W	S30°36'03"E

WETLANDS ON THE WEST BOUNDARY

LINE TABLE:

Line #	BEARING	LENGTH
L1	N1°12'24"W	45.62'
L2	N40°34'50"E	10.55'
L3	N3°49'13"E	13.15'
L4	N0°06'19"E	20.12'
L5	N9°02'57"W	38.89'
L6	N3°07'38"W	31.67'
L7	N1°36'20"W	30.27'
L8	N0°28'28"W	21.38'
L9	N1°29'14"W	26.36'
L10	N0°01'03"E	22.96'
L11	N0°39'52"E	28.88'
L12	N0°46'02"E	43.09'
L13	N4°02'24"W	30.96'
L14	N7°09'47"W	22.49'
L15	N2°26'44"E	35.95'
L16	N0°43'35"W	36.36'
L17	N0°37'25"W	23.06'
L18	N0°56'53"E	16.50'
L19	N3°40'10"W	27.62'
L20	N7°38'17"W	25.75'
L21	N3°12'58"E	32.62'
L22	N2°45'26"E	22.02'
L23	N4°18'46"W	23.56'
L24	N6°05'24"W	15.07'
L25	N2°40'45"W	5.31'
L26	N1°12'24"W	85.49'
L27	N44°17'35"E	1.81'
L28	N5°02'51"E	34.42'
L29	N5°35'13"W	37.56'
L30	N1°32'40"W	35.96'
L31	N1°54'04"W	44.55'
L32	N2°28'42"E	34.71'
L33	N2°34'26"W	38.90'
L34	N0°05'45"E	34.69'
L35	N3°39'30"W	31.08'
L36	N2°32'46"W	29.92'
L37	N2°59'06"E	25.52'
L38	N2°34'18"E	26.99'
L39	N20°02'01"E	20.36'
L40	N27°07'30"E	28.47'
L41	N29°15'52"E	28.51'
L42	N29°56'15"E	20.67'
L43	N24°20'13"E	24.33'
L44	N27°10'28"E	27.58'
L45	N32°15'28"E	19.27'
L46	N89°39'04"E	12.27'

LINE TABLE:

Line #	BEARING	LENGTH
L48	S26°36'06"W	

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Andrew J. Miazga, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, mapped, and dedicated, a part of the Northeast 1/4 of the Northeast 1/4 of Section 35, all in Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of the said Northeast 1/4 of Section 30; Thence South 89°39'04" West along said North line 50.01 feet to a point, said point being the place of beginning of lands hereafter described lands; Thence South 1°28'34" East 400.08 feet to a point; Thence North 89°39'04" East 50.01 feet to a point on the East line of said Northeast 1/4; Thence South 1°28'34" East along said East line 915.61 feet to a point on the South line of said Northeast 1/4; Thence South 89°22'41" West along said South line 1008.21 feet to a point; Thence North 1°12'24" West 1320.39 feet to a point on the North line of the Northeast 1/4; Thence North 89°39'04" East along said North line 952.08 feet to the place of beginning.

Said Parcel contains 1,304,669 Square Feet (or 29.9511 Acres) of land, more or less.

That I have made such survey, land division and map dedication by the direction of RED FOX CROSSING, 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 ___ Day of _____, 20 ____.

Andrew J. Miazga, P.L.S.
Professional Land Surveyor, S-2826
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

RED FOX CROSSING

BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE:

1. MIDLAND STATES 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 RED FOX CROSSING, LLC, owner, this ___ day of _____, 20 ____.

MIDLAND STATES BANK

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this ___ day of _____, 20 ____, the above named _____ of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ 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: _____

UTILITY EASEMENT PROVISIONS:

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

RED FOX CROSSING, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

WISCONSIN BELL, INC., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee, and

SPECTRUM, L.P., 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 "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.

CITY OF NEW BERLIN PLAN COMMISSION APPROVAL:

This Plat, known as "RED FOX CROSSING", 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 ___ day of _____, 20 ____.

APPROVED AND SIGNED:

David A. Ament, Mayor/Chairman

Dated this ___ Day of _____, 20 ____.

Gregory Kessler, Plan Commission Secretary

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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

RED FOX CROSSING, 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. City of New Berlin

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use

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

RED FOX CROSSING, LLC

Matthew K. Neumann, C.E.O. Member
Neumann Developments, it's sole Member

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally came before me this ___ day of _____, 20 ____, the above named Matthew K. Neumann, Member of RED FOX CROSSING, LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such Member 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 "RED FOX CROSSING".

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 "RED FOX CROSSING".

Dated this ___ Day of _____, 20 ____.

Ralph Chipman, Finance Director/Treasurer

CITY OF NEW BERLIN COMMON COUNCIL APPROVAL:

This Plat, known as "RED FOX CROSSING", 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



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