

TURNBERRY ESTATES

Part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 28, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin.

OWNER/DEVELOPER/MAP PREPARED FOR:

Mike Sanfelippo
646 S. 2nd Street
Milwaukee, WI 53204
(954) 999-8864

UNPLATTED LAND
NBC 1262999
ELIZABETH A EWING
922 CHERRYWOOD DR
WAUKESHA WI 53188

TYPE OF PLAT:

Single Family Residential

SITE DATA:

Proposed Number of Lots = Nine (9)
One Dwelling Unit per Lot
Gross Site Area = 2,139,512.47 Square Feet (49.12 acres)
Density = 5.45 DU/Acre
Open Space Required = 75% or 36.83 acres
Open Space Provided = 76.08% - See calculation sheet

ZONING DATA:

Existing Zoning: A-2, C-1, C-2
Proposed Zoning: R-1/R-2 Conservation Subdivision
Minimum Lot Area=32,670 Sq. Ft.
Minimum Lot Width at Setback Line = 110 Feet
Minimum Lot Width at Setback Line (Corner Lot) = 130 Feet
Minimum Front Yard Setback = 40 Feet
Minimum Side Yard Setback = 15 Feet
Minimum Rear Yard Setback = 40 Feet
Minimum Wetland Buffer = 30 Feet
Minimum Shore Setback = 75 Feet

UNPLATTED LAND
NBC 1262999001
BERNARD G GRAEF
PAMELA GRAEF
18080 W BELOIT RD
NEW BERLIN WI 53146

SOIL TYPES:

AsA Ashkum silty clay loam, 0 to 2 percent slopes
BsA Brookston silt loam, 0 to 2 percent slopes
EsA Elliott silt loam, 1 to 3 percent slopes
HmB2 Hochheim loam, 2 to 6 percent slopes, eroded
HmD2 Hochheim loam, 12 to 20 percent slopes, eroded
HmE2 Hochheim loam, 20 to 30 percent slopes
LmB Lamartine silt loam, 0 to 3 percent slopes
MfA Mequon silt loam, 1 to 3 percent slopes
OuB Ozaukee silt loam, 2 to 6 percent slopes
PrA Pistakee silt loam, 1 to 3 percent slopes
ShB Saylesville silt loam, 2 to 6 percent slopes
ThB Theresa silt loam, 2 to 6 percent slopes
ThB2 Theresa silt loam, 2 to 6 percent slopes, eroded
ThC2 Theresa silt loam, 6 to 12 percent slopes, eroded

HOMEOWNER'S ASSOCIATION

A Homeowner's Association shall be established to oversee the maintenance of the Common Area (Outlot 1), Conservation Area (Outlot 2), the entry island, and stormwater management facilities.

OUTLOT 1 COMMON AREA RESTRICTION

The land contained within Outlot 1 of this subdivision plat is designated as Common Area and shall be owned by fractional ownership of all lot owners within the subdivision. The Common Area shall utilized for active recreation and shall be maintained by the Home Owner's Association.

OUTLOT 2 CONSERVATION AREA RESTRICTIONS

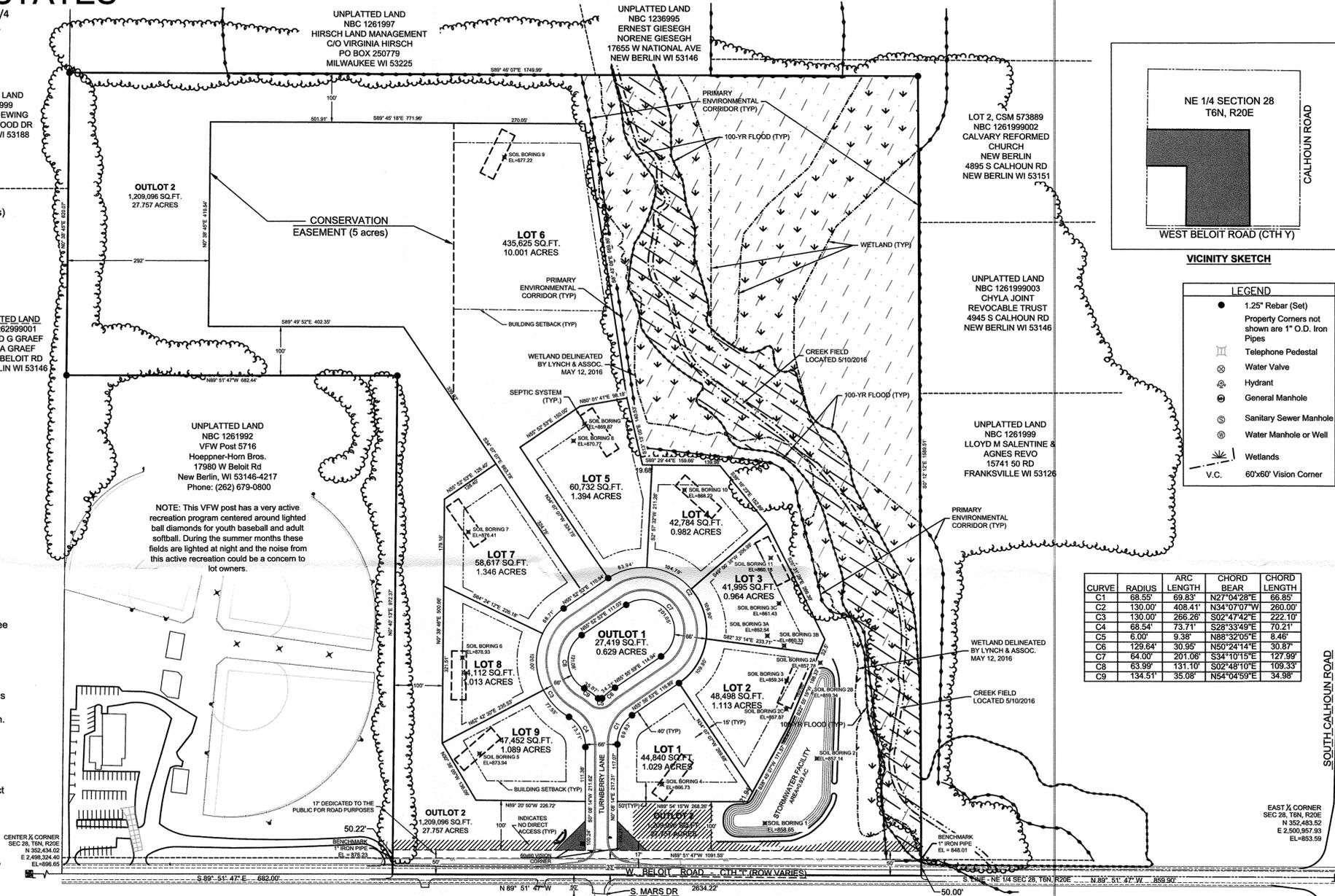
The land contained within Outlot 2 of this subdivision plat which is identified as a Conservation Area, shall be subject to the following restrictions:

- Grading and filling after site stabilization shall be prohibited.
- The removal of topsoil or other earthen materials shall be prohibited.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited with the exception of the removal of dead, diseased or dying vegetation at the discretion of landowner, or silvicultural thinning upon the approval of a naturalist and the approval of the City of New Berlin.
- Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited.
- The introduction of plant material not indigenous to the existing environment of the natural area shall be 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.

LOT 6 CONSERVATION EASEMENT RESTRICTIONS

The land within the conservation easement on Lot 6 is intended to remain open space for the use of the owner of Lot 6. The grazing of horses or other domesticated animals is permitted. The easement shall be subject to the following restrictions:

- No buildings may be erected in the easement area.
- Ground cover shall be maintained as pasture area.
- Grading and filling shall be prohibited.



BASEMENT RESTRICTION
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 may contain soil conditions which, due to the possible presence of groundwater near the surface, may require soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.

PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEM (POWTS) NOTES
1. A soil test has been completed on each lot as indicated by the soil boring. All lots are suitable for a POWTS.
2. Final soil testing will have to be completed by the lot owner for the design and layout of the POWTS suitable for the final lot development plan.
3. Septic system locations are subject to change, but shall adhere to Waukesha County and State of Wisconsin regulations.

GENERAL NOTES
1. Minimum lot width for homes with side entry garages is 130'. Lots less than 130' wide at the 40' setback line shall be required to have front entry garages.
2. Side entry garage setbacks: When a garage is proposed with an entry facing an interior lot line, the garage shall be setback 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 twenty-four-foot 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.
3. The height of plantings, berms, fences, signs and any other structures shall be limited to 24' in height as measured from the intersection elevation in all vision corners.

MAP PREPARED BY:
Jacob S. Jensen, PLS, Lynch & Associates Engineering Consultants, LLC

I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, easements, roadways, and visible encroachments, if any.

No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat Of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.

Jacob S. Jensen, PROFESSIONAL LAND SURVEYOR, S-2961

Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27.
The East line of the Northeast 1/4 of Section 28, Township 6 North, Range 20 East has a reference bearing of N 0°59'53" W.
Elevations based on North American Vertical Datum of 1985 (NAVD-88)

1 INCH = 120 FEET

LYNCH & ASSOCIATES
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