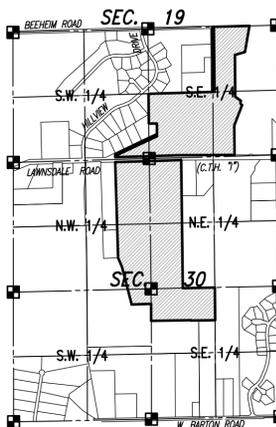


# KOHLER RIDGE

BEING A SUBDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 11392, BEING A PART OF THE NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19 AND UNPLATTED LANDS BEING LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, ALL IN 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 North line of the N.E. 1/4 of Section 30, Town 6 North, Range 20 East, bears North 88°25'13" East.
- The Public Drainage Easements are herein granted to 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. 4211640. 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.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2, 3, 4, 5, 6, 7 and 8 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.
- Outlots 1, 2, and 3 are subject to a Conservation Easement recorded as Document No. \_\_\_\_\_.
- Stormwater Management Facilities are located on Outlots 1, 2 and 3 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.
- Maintenance of cul-de-sac island plantings and the landscaped median within Kohler Ridge Boulevard shall be the responsibility of the Owners of all Lots within this Subdivision.
- There shall be no direct vehicular ingress or egress between "Lawnedale Road" (C.T.H. "I") and Outlots 1 and 3 in this Subdivision. If 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.
- Primary Environmental Corridor (P.E.C.) boundaries shown herein are per SEWRPC 2010 records.
- No mapped floodplain per FEMA FIRM Map No. 55133C0333G, revised November 5, 2014.
- Wetland boundaries shown hereon onsite were field delineated and located by Stantec Consulting Services Inc. in October, 2014.



**LOCALITY MAP:**  
S. 1/2, SEC. 19 & SEC. 30,  
T. 6 N., R. 20 E.  
SCALE: 1"=2000'

**TRIO**  
DESIGN & LAND SURVEYING  
CIVIL ENGINEERING

12660 W. North Avenue  
Building "D"  
Brookfield, WI 53005  
Phone: (262) 790-1490  
Fax: (262) 790-1481  
07-007-783-01

## LOT 44 - CONSERVATION EASEMENT:

Lot 44 on this plat shall be subject to a CONSERVATION EASEMENT which includes the following restrictions:  
This conservation easement shall cover the entirety of the lot. This easement shall limit the total area of disturbance to 25,000 square feet. Total disturbed area shall include the septic system, driveway, lawn, home and any other accessory uses.

## PRIVATE WELL LOCATIONS:

To the maximum extent practicable, private wells shall be placed in the front yard. This shall ensure well placement will not affect the septic system locations for neighboring lots.

## SEPTIC SYSTEM LOCATIONS:

Septic system locations shown on this plat are subject to change, but shall adhere to applicable Waukesha County and State of Wisconsin regulations.

## 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.

## HOME & GARAGE SETBACK NOTES:

- Minimum lot width for homes with side entry garages is 130'. Lots less than 130' wide at the base setback shall be required to have front entry garages.
- 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 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 lot line.
- A provision shall be included to allow side entry garages on lots that have a minimum 130' of width at front home/garage location. This is applicable to lots 3, 4, 5, 9, 10, 11, 19, 20, 22, 25, 26, 30, 31, 46 & 47.

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

## WETLAND AND PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS:

Those areas identified as WETLAND and PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) 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.
- 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 Primary Environmental Corridor 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.

## TREE PRESERVATION EASEMENT RESTRICTIONS

### LOTS 13, 26, 27 & 43:

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 landowner 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 unless approved by the City of New Berlin Department of Community Development.
- 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.

## LANDSCAPE AND TREE PRESERVATION EASEMENT

### RESTRICTIONS LOTS 14-19:

The Landscape and Tree Preservation Easement has been established for Lots 14-19 to preserve existing trees while allowing limited disturbance for the installation of septic systems. This easement area will also preserve the landscaping that was installed by the Developer to re-vegetate portions of the cleared areas. Those areas identified as LANDSCAPE AND TREE PRESERVATION EASEMENT on this Plat shall be subject to the following restrictions:

- The construction of private on-site wastewater treatment systems (POWTS) is permitted within this easement, but shall be constructed only within the limits of disturbance as established on the approved construction plans.
- Cleared areas shall be replanted in accordance with approved landscape plans. Removal of the plant materials is prohibited.
- Additional grading, filling and/or removal of topsoil outside the approved limits of disturbance 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 landowner 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.
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INDICATES WETLAND LINE FIELD DELINEATED AND LOCATED BY STANTEC CONSULTING SERVICES INC.

## WELL & SEPTIC SYSTEM NOTES

- Wells shall be located in front of the home(s) on all lots to ensure conformance to septic system setbacks, unless otherwise approved by the County and City.
- Septic systems for Lots 22, 24, 25, 27, 38, 40 and 41 shall be located in the general configuration of 60'x60' area identified on the plat. Home, driveway and sidewalk areas shall not conflict with septic area(s).

## NAVIGABLE WATER NOTE

Any land 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.

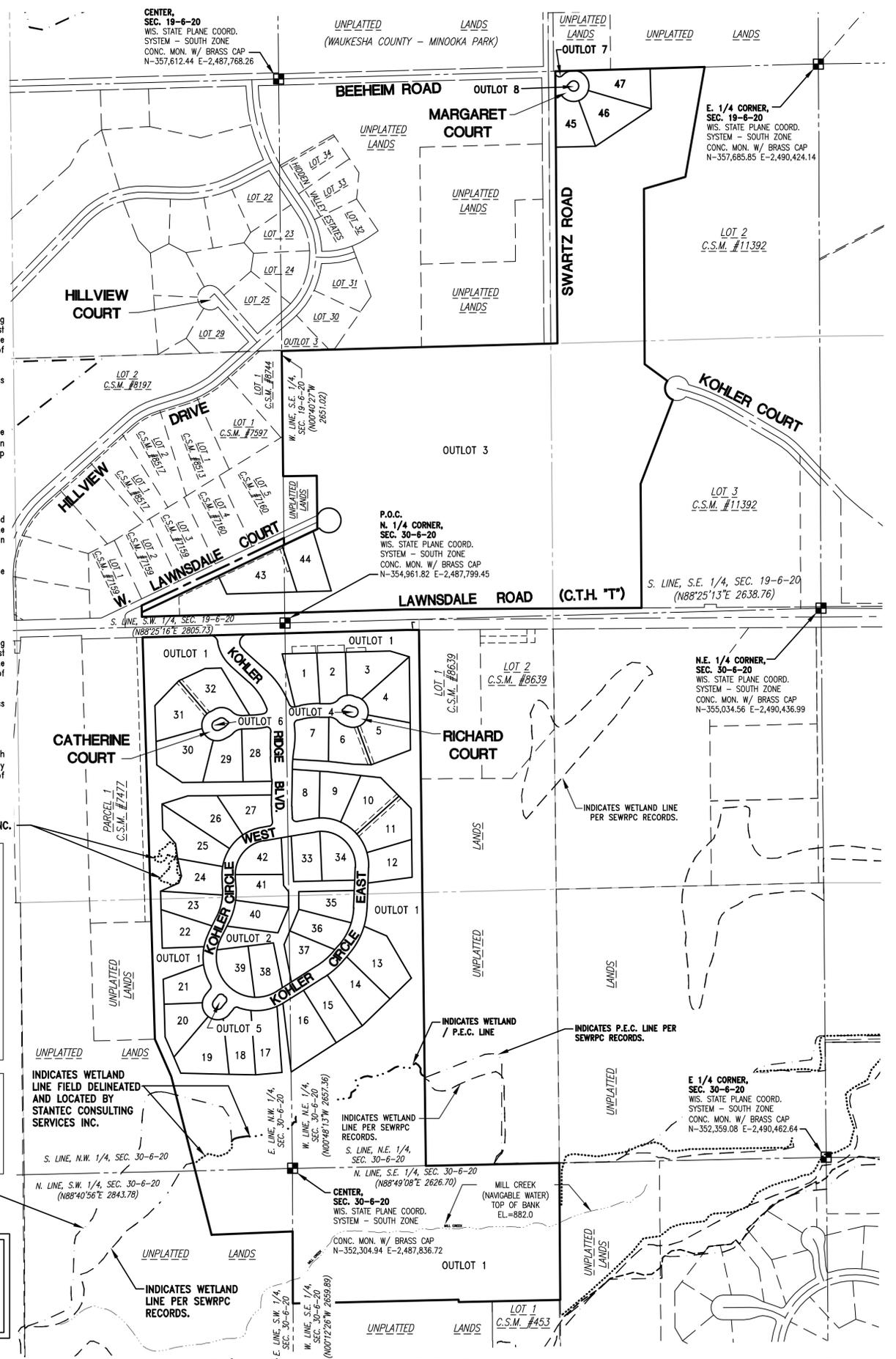
## INDICATES P.E.C. LINE PER SEWRPC RECORDS.

## OWNER:

KOHLER RIDGE LLC  
W200 S6893 ADRIAN DRIVE  
MUSKEGO, WI 53150  
PHONE: (262) 679-1209  
FAX: (262) 679-1591

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

# "OVERALL DETAIL SHEET"



DATED THIS 22nd DAY OF NOVEMBER, 2016

SHEET 1 OF 10



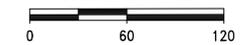




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SCALE: 1" = 60'

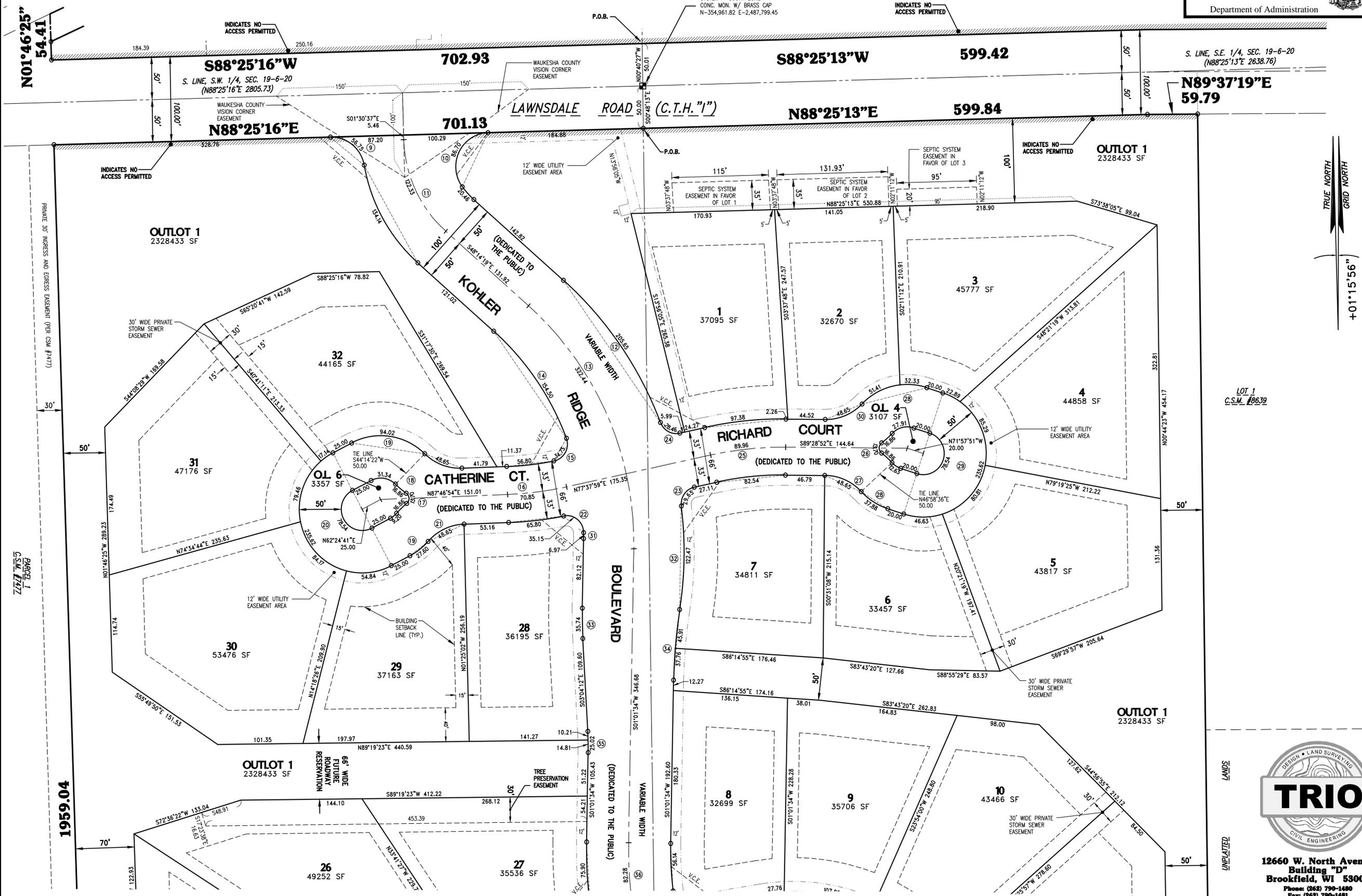


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_



Department of Administration



LOT 1  
C.S.M. #8639



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

SHEET 5 OF 10

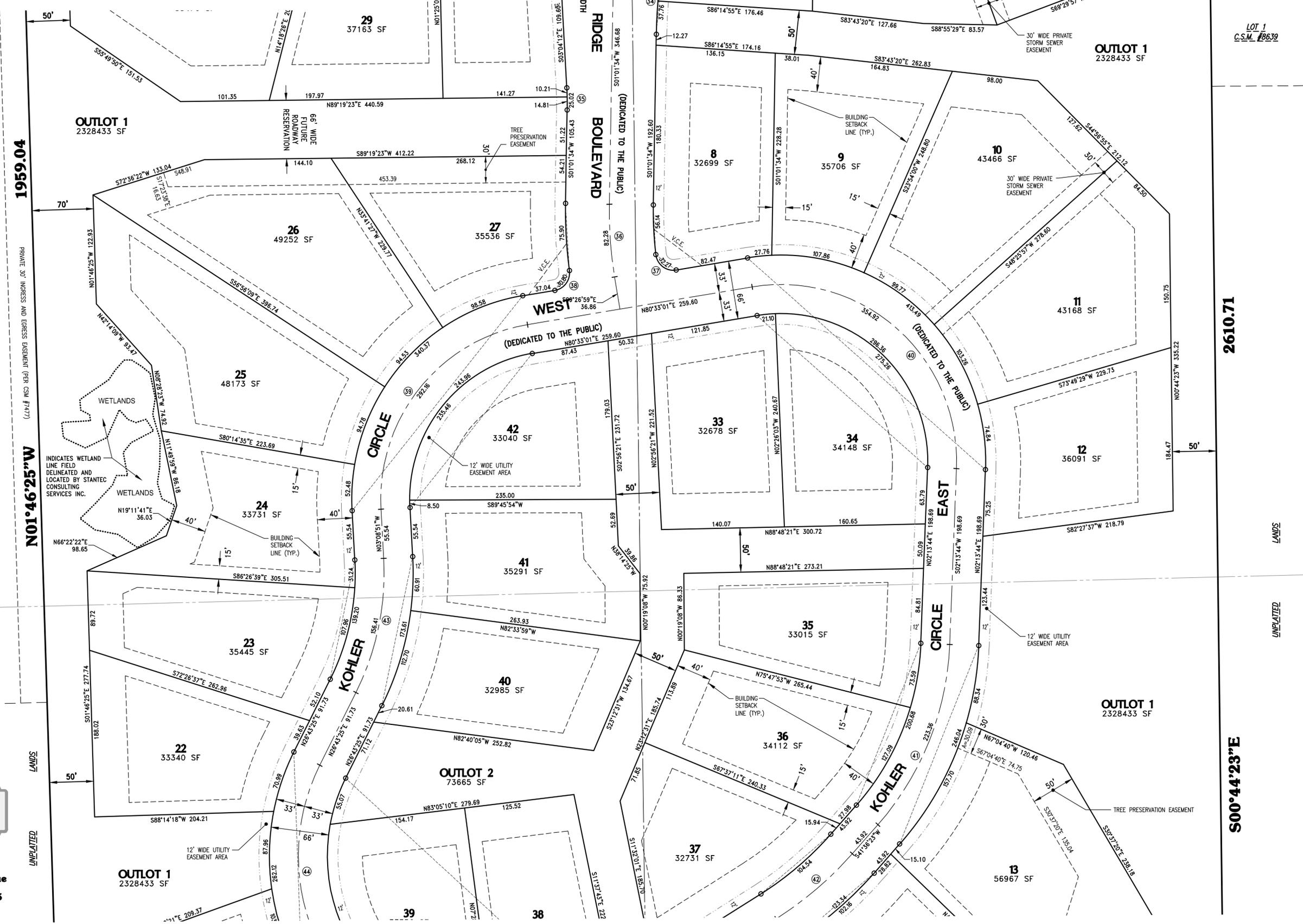
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PARCEL 1  
C.S.M. #1717

UNPLATTED  
LANDS

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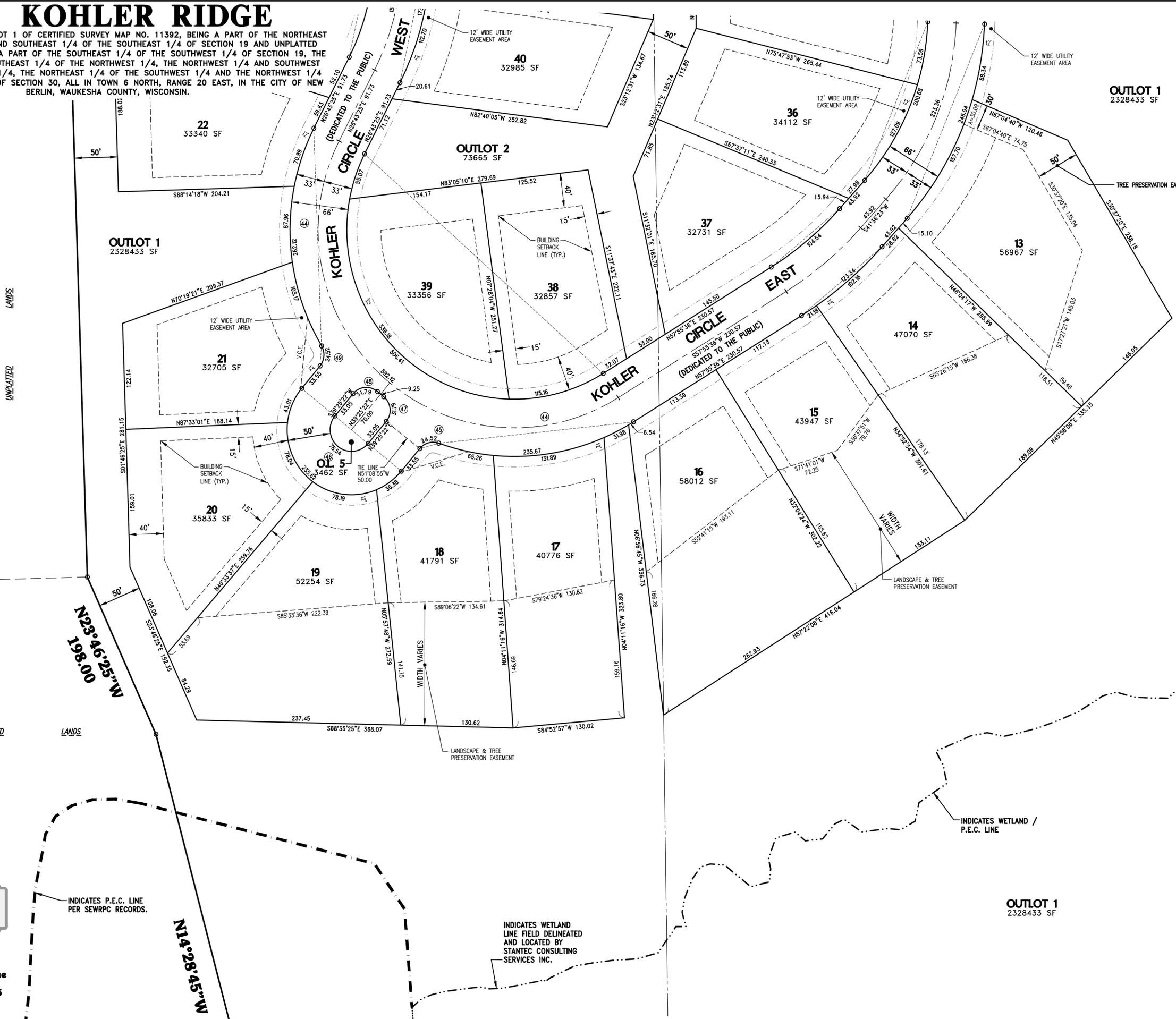
UNPLATTED LANDS

UNPLATTED LANDS

S00°44'23"E

N23°46'25"W  
198.00

N14°28'45"W



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Brookfield, WI 53005  
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INDICATES P.E.C. LINE PER SEWRPC RECORDS.

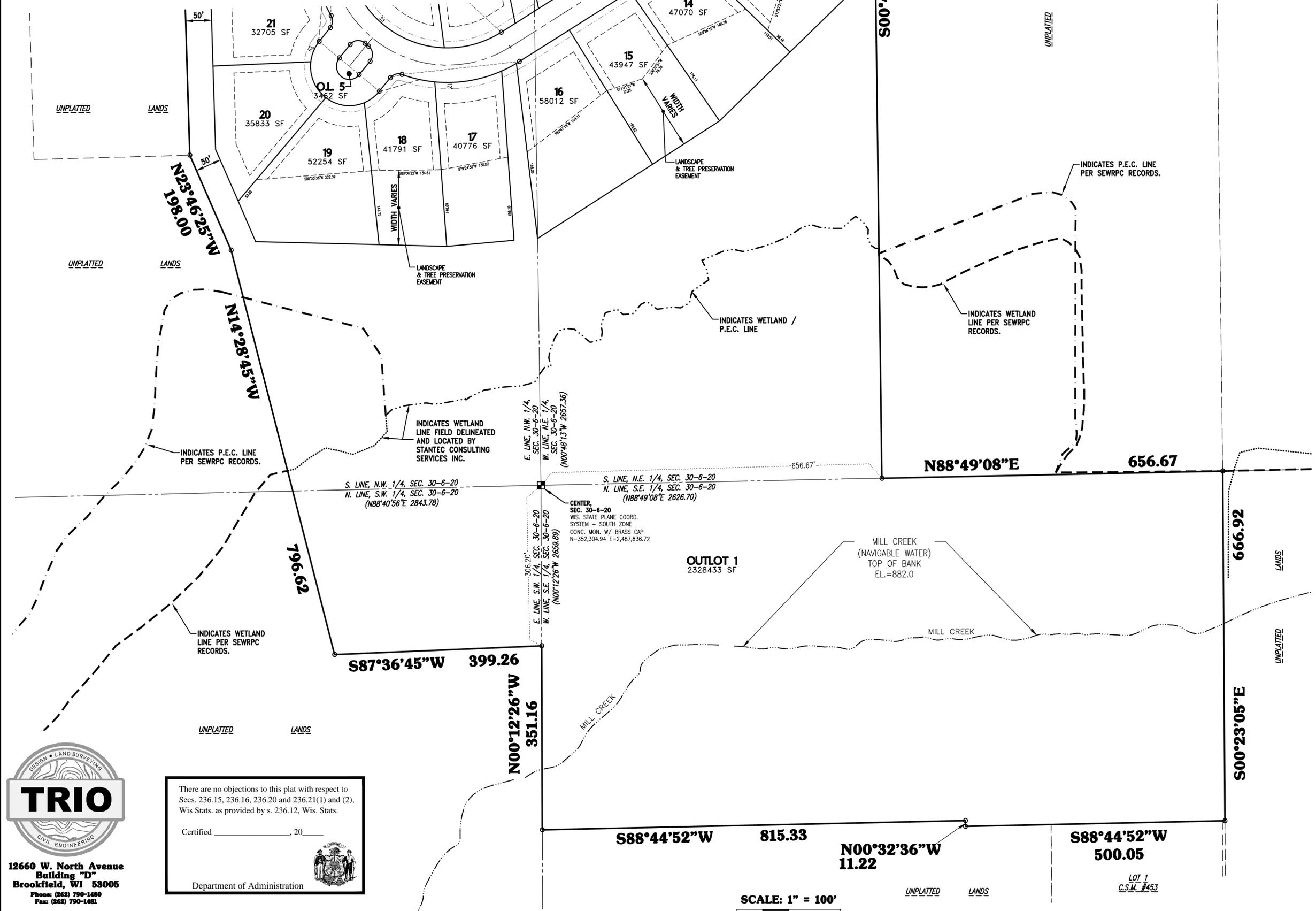
INDICATES WETLAND LINE FIELD DELINEATED AND LOCATED BY STANTEC CONSULTING SERVICES INC.

INDICATES WETLAND / P.E.C. LINE

OUTLOT 1  
2328433 SF

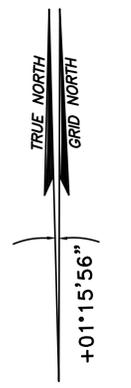
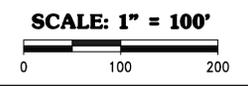
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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.  
 Certified \_\_\_\_\_, 20\_\_\_\_  
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## CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	OUTLOT 7	20.00	136°33'31"	47.67	37.16	S68°45'18.5"E	S00°28'33"E	N42°57'56"E
2	EAST R.O.W.	75.00	27°07'01"	357.51	103.14	N00°28'33.5"W	S43°55'03"E	S42°57'56"W
	OUTLOT 7	75.00	45°27'05"	59.50	57.95	S65°41'28.5"W	S88°25'01"W	S42°57'56"W
	47	75.00	107°43'07"	141.00	121.14	N37°43'25.5"W	N16°08'08"E	S88°25'01"W
	46	75.00	53°26'35"	69.96	67.45	N42°51'25.5"E	N69°34'43"E	N16°08'08"E
	45	75.00	66°30'14"	87.05	82.25	S77°10'10"E	S43°55'03"E	N69°34'43"E
	OUTLOT 8	25.00	281°40'00"	122.90	31.58	N01°35'00"W	S40°45'00"E	S37°35'00"W
3	45	20.00	136°33'30"	47.67	37.16	S67°48'12"W	N43°55'03"W	S00°28'33"E
4	OUTLOT 8	89.00	9°05'18"	14.12	14.10	N45°17'39"W	N40°40'00"W	N49°50'18"W
5	OUTLOT 8	7.50	96°30'35"	12.63	11.19	S01°35'00.5"E	S46°40'17"W	S49°50'18"E
6	OUTLOT 8	89.00	9°05'17"	14.12	14.10	N42°07'38.5"E	N46°40'17"E	N37°35'00"E
7	R.O.W.	60.00	105°23'30"	110.37	95.45	S16°14'32"E	S36°27'13"W	S68°56'17"E
8	OUTLOT 3	60.00	296°39'19"	310.66	63.01	N07°24'01.5"W	S39°04'22"E	S24°16'19"W
9	OUTLOT 1	40.00	81°17'35"	56.75	52.11	N50°27'24.5"W	N09°48'37"W	S88°53'48"W
10	OUTLOT 1	40.00	124°11'23"	86.70	70.70	S25°34'50.5"W	S87°40'32"W	S36°30'51"E
11	CENTERLINE	150.00	46°43'42"	122.33	118.97	S24°52'28"E	S01°30'37"E	S48°14'19"E
	EAST R.O.W.	100.00	11°43'28"	20.46	20.43	S42°22'35"E	S36°30'51"E	S48°14'19"E
	WEST R.O.W.	200.00	38°25'42"	134.14	131.64	S29°01'28"E	S09°48'37"E	S48°14'19"E
12	EAST R.O.W.	430.00	27°24'08"	205.65	203.70	N34°32'15"W	N20°50'11"W	N48°14'19"W
13	CENTERLINE	375.00	49°15'53"	322.44	312.59	N23°36'22.5"W	N01°01'34"E	N48°14'19"W
14	WEST R.O.W.	320.00	27°39'49"	154.50	153.01	N34°24'24.5"W	N20°34'30"W	N48°14'19"W
15	WEST R.O.W.	20.00	99°29'20"	34.73	30.53	N29°10'10"E	N78°54'50"E	N20°34'30"W
16	CENTERLINE	400.00	10°08'55"	70.85	70.76	N82°42'26.5"E	N87°46'54"E	N77°37'59"E
	OUTLOT 1	367.00	8°52'04"	56.80	56.74	N83°20'52"E	N87°46'54"E	N78°54'50"E
	28	433.00	8°42'25"	65.80	65.74	N83°25'41.5"E	N87°46'54"E	N79°04'29"E
17	OUTLOT 6	7.50	104°38'59"	13.70	11.87	N02°13'06"W	N50°06'23"E	N54°32'36"W
18	32	60.00	46°27'28"	48.65	47.33	S68°59'22"E	S45°45'38"E	N87°46'54"E
	OUTLOT 6	110.00	8°46'58"	16.86	16.85	S50°09'06.5"E	S45°45'38"E	S54°32'36"E
19	32	75.00	71°49'41"	94.02	87.99	N81°40'28.5"W	N45°45'38"W	S62°24'41"W
	OUTLOT 6 (N)	25.00	71°49'41"	31.34	29.33	N81°40'28.5"W	N45°45'38"W	S62°24'41"W
	OUTLOT 6 (S)	25.00	21°05'15"	9.20	9.15	N51°52'03.5"E	N62°24'41"E	N41°19'26"E
	29	75.00	21°05'15"	27.60	27.45	N51°52'03.5"E	N62°24'41"E	N41°19'26"E
20	WEST R.O.W.	75.00	180°00'00"	235.62	150.00	S27°35'19"E	S62°24'41"W	N62°24'41"E
	32	75.00	13°05'52"	17.14	17.11	S55°51'45"W	S62°24'41"W	S49°18'49"W
	31	75.00	60°42'21"	79.46	75.80	S18°57'38.5"W	S49°18'49"W	S11°23'32"E
	30	75.00	64°18'02"	84.17	79.82	S43°32'33"E	S11°23'32"E	S75°41'34"E
	29	75.00	41°53'45"	54.84	53.63	N83°21'33.5"E	S75°41'34"E	N62°24'41"E
	OUTLOT 6	25.00	180°00'02"	78.54	50.00	S27°35'20"E	S62°24'41"W	N62°24'39"E

## CURVE TABLE: (Cont.)

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
21	29	60.00	46°27'28"	48.65	47.33	S64°33'10"W	S87°46'54"W	S41°19'26"W
	OUTLOT 6	110.00	8°46'57"	16.86	16.85	S45°42'54.5"W	S50°06'23"W	S41°19'26"W
22	28	20.00	100°42'10"	35.15	30.80	N50°34'26"W	N00°13'21"W	S79°04'29"W
23	7	20.00	84°56'08"	29.65	27.01	S35°09'55"W	S77°37'59"W	S07°18'09"E
24	OUTLOT 1	20.00	81°31'50"	28.46	26.12	S61°36'06"E	S20°50'11"E	N77°37'59"E
25	CENTERLINE	400.00	12°53'09"	89.96	89.77	S84°04'33.5"W	N89°28'52"W	S77°37'59"W
	1	433.00	12°53'09"	97.38	97.18	S84°04'33.5"W	N89°28'52"W	S77°37'59"W
	7	367.00	12°53'09"	82.54	82.36	S84°04'33.5"W	N89°28'52"W	S77°37'59"W
26	OUTLOT 4	7.50	104°38'59"	13.70	11.87	S00°31'07.5"W	S52°50'37"W	S51°48'22"E
27	6	60.00	46°27'28"	48.65	47.33	N66°15'08"W	N43°01'24"W	N89°28'52"W
	OUTLOT 4	110.00	8°46'58"	16.86	16.85	N47°24'53"W	N43°01'24"W	N51°48'22"W
28	6	75.00	28°56'27"	37.88	37.48	S57°29'37.5"E	S43°01'24"E	S71°57'51"E
	OUTLOT 4 (S)	25.00	28°56'27"	12.63	12.49	S57°29'37.5"E	S43°01'24"E	S71°57'51"E
	OUTLOT 4 (N)	25.00	63°58'30"	27.91	26.49	S76°02'54"W	N71°57'51"W	S44°03'39"W
	NORTH R.O.W.	75.00	63°58'30"	83.74	79.46	S76°02'54"W	N71°57'51"W	S44°03'39"W
	3	75.00	24°42'00"	32.33	32.08	N84°18'51"W	N71°57'51"W	S83°20'09"W
	2	75.00	39°16'30"	51.41	50.41	S63°41'54"W	S83°20'09"W	S44°03'39"W
29	EAST R.O.W.	75.00	180°00'00"	235.62	150.00	N18°02'09"E	S71°57'51"E	N71°57'51"W
	6	75.00	35°37'33"	46.63	45.89	S89°46'37.5"E	S71°57'51"E	N72°24'36"E
	5	75.00	61°44'01"	80.81	76.96	N41°32'35.5"E	N72°24'36"E	N10°40'35"E
	4	75.00	65°09'18"	85.29	80.77	N21°54'04"W	N10°40'35"E	N54°28'43"W
	3	75.00	17°29'08"	22.89	22.80	N63°13'17"W	N54°28'43"W	N71°57'51"W
	OUTLOT 4	25.00	180°00'00"	78.54	50.00	N18°02'09"E	S71°57'51"E	N71°57'51"W
30	OUTLOT 4	110.00	8°46'58"	16.86	16.85	N48°27'08"E	N52°50'37"E	N44°03'39"E
	2	60.00	46°27'29"	48.65	47.33	N67°17'23.5"E	S89°28'52"E	N44°03'39"E
31	28	320.00	1°14'55"	6.97	6.97	N00°24'06.5"E	N01°01'34"E	N00°13'21"W
32	7	430.00	16°19'08"	122.47	122.06	N00°51'25"E	N09°00'59"E	N07°18'09"W
33	28	500.00	4°05'46"	35.74	35.74	S01°01'19"E	S01°01'34"W	S03°04'12"E
34	EAST R.O.W.	600.00	7°59'23"	83.67	83.60	S05°01'17.5"W	S09°00'59"W	S01°01'36"W
	7	600.00	4°23'03"	45.91	45.90	S06°49'27.5"W	S09°00'59"W	S04°37'56"W
	OUTLOT 1	600.00	3°36'20"	37.76	37.75	S02°49'46"W	S04°37'56"W	S01°01'36"W
35	WEST R.O.W.	350.00	4°05'46"	25.02	25.02	N01°01'19"W	N01°01'34"E	N03°04'12"W
	28	350.00	1°40'20"	10.21	10.21	N02°14'02"W	N01°23'52"W	N03°04'12"W
	OUTLOT 1	350.00	2°25'26"	14.81	14.81	N00°11'09"W	N01°01'34"E	N01°23'52"W
36	CENTERLINE	450.00	10°28'33"	82.28	82.16	S04°12'42.5"E	S01°01'34"W	S09°26'59"E
	8	400.00	8°02'29"	56.14	56.09	S02°59'40.5"E	S01°01'34"W	S07°00'55"E
	27	500.00	8°41'49"	75.90	75.82	S03°19'20.5"E	S01°01'34"W	S07°40'15"E
37	8	20.00	92°26'04"	32.27	28.88	S53°13'57"E	S07°00'55"E	N80°33'01"E
38	27	20.00	88°13'16"	30.80	27.84	N36°26'23"E	N80°33'01"E	N07°40'15"W
39	CENTERLINE	200.00	83°41'52"	292.16	266.87	S38°42'05"W	S80°33'01"W	S03°08'51"E
	SE R.O.W.	167.00	83°41'52"	243.95	222.83	S38°42'05"W	S80°33'01"W	S03°08'51"E
	42	167.00	80°46'57"	235.46	216.43	S40°09'32.5"W	S80°33'01"W	S00°13'56"E
	41	167.00	2°54'55"	8.50	8.50	S01°41'23.5"E	S00°13'56"E	S03°08'51"E
	NW R.O.W.	233.00	83°41'52"	340.37	310.90	S38°42'05"W	S80°33'01"W	S03°08'51"E
	27	233.00	24°14'28"	98.58	97.85	S68°25'47"W	S80°33'01"W	S56°18'33"W
	26	233.00	23°14'42"	94.53	93.88	S44°41'12"W	S56°18'33"W	S33°03'51"W
	25	233.00	23°18'26"	94.78	94.13	S21°24'38"W	S33°03'51"W	S09°45'25"W
	24	233.00	12°54'16"	52.48	52.37	S03°18'17"W	S09°45'25"W	S03°08'51"E

## CURVE TABLE: (Cont.)

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
40	CENTERLINE	200.00	101°40'43"	354.92	310.15	N48°36'37.5"W	N02°13'44"E	S80°33'01"W
	SW R.O.W.	167.00	101°40'43"	296.36	258.98	N48°36'37.5"W	N02°13'44"E	S80°33'01"W
	33	167.00	7°14'19"	21.10	21.08	S84°10'10.5"W	S87°47'20"W	S80°33'01"W
	34	167.00	94°26'24"	275.26	245.14	N44°59'28"W	N02°13'44"E	S87°47'20"W
	NE R.O.W.	233.00	101°40'43"	413.49	361.33	N48°36'37.5"W	N02°13'44"E	S80°33'01"W
	8	233.00	6°49'35"	27.76	27.74	S83°57'48.5"W	S87°22'36"W	S80°33'01"W
	9	233.00	26°31'24"	107.86	106.90	N79°21'42"W	N66°06'00"W	S87°22'36"W
	10	233.00	24°31'57"	99.77	99.00	N53°50'01.5"W	N41°34'03"W	N66°06'00"W
	11	233.00	25°23'32"	103.26	102.42	N28°52'17"W	N16°10'31"W	N41°34'03"W
	12	233.00	18°24'15"	74.84	74.52	N06°58'23.5"W	N02°13'44"E	N16°10'31"W
41	CENTERLINE	325.00	39°22'39"	223.36	218.99	N21°55'03.5"E	N41°36'23"E	N02°13'44"E
	EAST R.O.W.	358.00	39°22'39"	246.04	241.23	N21°55'03.5"E	N41°36'23"E	N02°13'44"E
	OUTLOT 1	358.00	14°08'20"	88.34	88.12	N09°17'54"E	N16°22'04"E	N02°13'44"E
	13	358.00	25°14'19"	157.70	156.43	N		

**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 and mapped A Redivision of Lot 1 of Certified Survey Map No. 11392, being a part of the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 19 and unplatted lands being located in a part of the Southeast 1/4 of the Southwest 1/4 of Section 19, the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4, the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 30 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 North 1/4 Corner of said Section 30; Thence South 00°48'13" East and along the West line of the said Northeast 1/4 Section, 50.00 feet to a point on the South Right-of-Way line of "Lawnsdale Road" (C.T.H. "I") and the place of beginning of lands hereinafter described;

Thence North 88°25'13" East and along the said South Right-of-Way line, 599.84 feet to a point; Thence North 89°37'19" East and along the said South Right-of-Way line, 59.79 feet to a point on the Westerly line of Certified Survey Map No. 8639; Thence South 00°44'23" East along said Westerly line and its extension a distance of 2610.71 feet to a point on the South line of the said Northeast 1/4 Section; Thence North 88°49'08" East and along the said South line, 656.67 feet to a point; Thence South 00°23'05" East and along the East line of the said Northwest 1/4 of the said Southeast 1/4 Section, 666.92 feet to a point; Thence South 88°44'52" West, 500.05 feet to a point; Thence North 00°32'36" West, 11.22 feet to a point; Thence South 88°44'52" West, 815.33 feet to a point on the West line of the said Southeast 1/4 Section; Thence North 00°12'26" West and along the said West line, 351.16 feet to a point; Thence South 87°36'45" West, 399.26 feet to a point; Thence North 14°28'45" West, 796.62 feet to a point; North 23°46'25" West, 198.00 feet to a point; Thence North 01°46'25" West, 1959.04 feet to a point on the said South Right-of-Way line of said "Lawnsdale Road" (C.T.H. "I"); Thence North 88°25'16" East and along the said South Right-of-Way line, 701.13 feet to the point of beginning of this description.

ALSO:

Lot 1 of Certified Survey Map No. 11392, recorded in the Office of the Register of Deeds for Waukesha County on December 17, 2015, in Book 113 of Certified Survey Maps, as Pages 59-67 inclusive, as Document No. 4182768, being a part of the Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 19 and lands being a part of the Southeast 1/4 of the Southwest 1/4 of Section 19, 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 South 1/4 Corner of said Section 19; Thence North 00°40'27" West and along the East line of the said Southwest 1/4 Section, 50.01 feet to a point on the North Right-of-Way line of "Lawnsdale Road" (C.T.H. "I") and the place of beginning of lands hereinafter described;

Thence South 88°25'16" West and along the said North Right-of-Way line, 702.93 feet to a point; Thence North 01°46'25" West, 54.41 feet to a point on the Centerline of "W. Lawnsdale Court"; Thence North 64°49'54" East and along said Centerline, 773.50 feet to a point on the said East line of the said Southwest 1/4 Section; Thence South 00°40'27" East and along said East line, 32.97 feet to a point on the South Right-of-Way line of "W. Lawnsdale Court" as dedicated per Certified Survey Map No. 11392; Thence North 64°49'54" East along said South Right-of-Way line 13.67 feet to a point; Thence North 64°49'33" East along said South Right-of-Way line 167.65 feet to a point; Thence North 00°40'27" West 259.34 feet to a point; Thence South 89°19'33" West 165.00 feet to a point on the said East line of the said Southwest 1/4 Section; Thence North 00°40'27" West along said East line a distance of 609.94 feet to a point; Thence North 88°25'06" East and along the North line of the said Southwest 1/4 of the said Southeast 1/4 Section, 1356.98 feet to a point on the East Right-of-Way line of "S. Swartz Road"; Thence North 00°28'33" West along said East Right-of-Way line a distance of 1325.64 feet to a point on the North line of said Southeast 1/4 Section; Thence North 88°25'00" East along said North line a distance of 735.545 feet to a point on the West line of Lot 2 of said Certified Survey Map; Thence South 10°05'46" West along said West line 543.29 feet to a point; Thence South 73°49'23" West along said West line 212.18 feet to a point; Thence South 00°15'47" East along said West line 853.14 feet to a point; Thence South 53°32'47" East along said West line 138.38 feet to a point on the West Right-of-Way line of "Kohler Court" and a point of curvature; Thence Southeasterly 110.37 feet along said West Right-of-Way line and the arc of a curve whose center lies to the East, whose radius is 60.00 feet and whose chord bears South 16°14'32" East 95.45 feet to a point, said point being the Northwest corner of Lot 3 of said Certified Survey Map; Thence South 21°03'43" West along the West line of said Lot a distance of 438.33 feet to a point; Thence South 00°23'24" East along said West line 604.61 feet to a point North Right-of-Way line of "Lawnsdale Road" (C.T.H. "I"); Thence South 89°37'19" West along said North line 1156.03 feet to a point; Thence South 88°25'13" West 599.42 feet to the point of beginning of this description. Said Parcels contain 7,547,132 Square Feet (or 173.2583 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of KOHLER RIDGE, 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



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

# KOHLER RIDGE

BEING A SUBDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 11392, BEING A PART OF THE NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19 AND UNPLATTED LANDS BEING LOCATED IN A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, ALL IN TOWN 6 NORTH, RANGE 20 EAST, IN THE CITY OF NEW BERLIN, WAUKESHA COUNTY, WISCONSIN.

### CONSENT OF CORPORATE MORTGAGEE:

CITIZENS 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 KOHLER RIDGE, LLC, owner, of this day of \_\_\_\_\_, 20 \_\_\_\_.

CITIZENS 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

KOHLER RIDGE, LLC, Grantor, to

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

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

TIME WARNER ENTERTAINMENT COMPANY, 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.

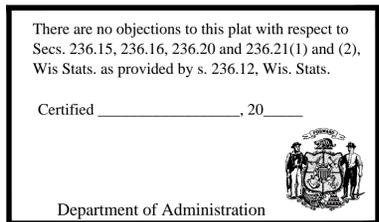
### CITY OF NEW BERLIN PLAN COMMISSION APPROVAL:

This Plat, known as "KOHLER RIDGE", 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



### CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

KOHLER RIDGE, 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:

AGENCIES WHO MAY OBJECT:

1. City of New Berlin

1. State of Wisconsin, Department of Administration

Witness the hand and seal of said Owner this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

KOHLER RIDGE, LLC

Edward Millikin, Member

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, the above named Edward Millikin, Member of KOHLER RIDGE, 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 "KOHLER RIDGE".

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 "KOHLER RIDGE".

Dated this \_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

Ralph Chipman, Finance Director/Treasurer

### CITY OF NEW BERLIN COMMON COUNCIL APPROVAL:

This Plat, known as "KOHLER RIDGE", 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