HIDDEN KNOLL

A DIVISION OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 5 NORTH, RANGE 17 EAST, IN THE TOWN OF EAGLE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

CONTAINING: 3,511,909 SQUARE FEET OR 80.6223 ACRES

4408420
REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
July 17, 2019 12:39 PM
James R Behrend
Register of Deeds
2 PGS
TOTAL FEE:$50.00
TRANS FEE:$0.00
Book 55 Page 16-17

NORTHWEST CORNER OF THE SW 1/4 OF SEC. 13-5-17 CONC. MON. WITH BRASS CAP FD. N 329,527.68 E 2,416,921.71

NORTHEAST CORNER OF THE SW 1/4 OF SEC. 13-5-17 CONCRETE MON. WITH BRASS CAP FD. N 329,542.82 E 2,419,588.84

SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13-5-17 CONC. MON. WITH BRASS CAP FD. N 326,898.24 E 2,419,650.40

SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13-5-17 CONC. MON. WITH BRASS CAP FD. N 326,898.24 E 2,419,860.40

P.O.C. SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13-5-17 CONC. MON. WITH BRASS CAP FD. N 326,898.24 E 2,419,650.40

OUTLOT 1 3.4553 ACRES 150,513 S.F.

LOT 1 1.6824 ACRES 73,723 S.F.

LOT 2 1.7258 ACRES 75,177 S.F.

LOT 3 1.7263 ACRES 75,198 S.F.

LOT 4 1.6977 ACRES 73,951 S.F.

LOT 5 1.5911 ACRES 69,307 S.F.

LOT 6 1.6000 ACRES 69,696 S.F.

LOT 7 1.5555 ACRES 67,756 S.F.

LOT 8 1.60 ACRES 69,660 S.F.

LOT 9 1.60 ACRES 69,697 S.F.

LOT 10 1.58 ACRES 68,717 S.F.

LOT 11 1.62 ACRES 70,584 S.F.

LOT 12 1.7500 ACRES 76,230 S.F.

LOT 13 1.6358 ACRES 71,254 S.F.

LOT 14 1.5923 ACRES 69,360 S.F.

LOT 15 1.5000 ACRES 65,340 S.F.

LOT 16 1.5000 ACRES 65,340 S.F.

LOT 17 1.5000 ACRES 65,340 S.F.

LOT 18 1.5162 ACRES 66,047 S.F.

LOT 19 1.502 ACRES 65,429 S.F.

LOT 20 1.5013 ACRES 65,397 S.F.

LOT 21 1.6074 ACRES 70,017 S.F.

LOT 22 1.6370 ACRES 71,308 S.F.

LOT 23 1.7659 ACRES 76,922 S.F.

LOT 24 1.7126 ACRES 74,599 S.F.

LOT 25 1.6517 ACRES 71,948 S.F.

OUTLOT 2 20.3814 ACRES 887,816 S.F.

OUTLOT 3 0.8947 ACRES 38,975 S.F.

OUTLOT 4 9.45 ACRES 411,836 S.F.

SPRAGUE ROAD (PUBLIC RIGHT OF WAY WIDTH VARIES)

KNOLL ROAD (66' WIDE RIGHT OF WAY DEDICATED TO THE PUBLIC)

HIDDEN KNOLL ROAD (66' WIDE RIGHT OF WAY DEDICATED TO THE PUBLIC)

WHITETAIL DRIVE

ALLENOR LANE

EAGLE'S AIRE

UNPLATTED LANDS

ENVIRONMENTAL CORRIDOR LINE

WETLANDS AS DELINEATED BY S.E.W.R.P.C. JULY 20, 24, 2017

PRIMARY ENVIRONMENTAL CORRIDOR AS DELINEATED BY S.E.W.R.P.C. JULY 20, 24, 2017

JERICHO CREEK OAK WOODS CRITICAL SPECIES HABITAT AS DELINEATED BY SEWRPC JULY 20 AND 24, 2018

ISOLATED NATURAL RESOURCE AREA

DRY PRAIRIE KNOLL TO REMAIN IN NATURAL STATE

INRA

LOT CORNER DETAIL SCALE: 1" = 5'

INDICATES SOIL BORING LOCATION FOR PROPOSED SEPTIC SYSTEMS

INDICATES SET IRON PIPE O WHICH IS 2" IN DIAMETER, 18" LONG AND WEIGHS 3.65 LBS PER LINEAL FOOT.

ALL OTHER CORNERS MARKED WITH A 1 INCH DIA. IRON PIPE, 18 IINCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

HORIZONTAL DATUM PLANE

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13-5-17 BEARS N 01°57'02" W.

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 July 12th, 20 19

Department of Administration

Office of the Register of Deeds

_____ County, Wisconsin

Received for Record _____, 20__

at _____ o'clock ____M as document #

_____ In

_____

_____

Register of Deeds

REVISED: 6/27/19

WISCONSIN MICHAEL J. BERRY S-2545 BROOKFIELD WI LAND SURVEYOR

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY, RLS S-2545

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

DEVELOPER / OWNER
EAGLE PRAIRIE LAND COMPANY, LLC
777 N. JEFFERSON ST.
MILWAUKEE WI, 53202
(414) 852-7037
TIM HILLER

SEE SHEET 2 FOR LINE TABLE, CURVE TABLE, CULVER TABLE, AND EASEMENT NOTES.

HIDDEN KNOLL

A DIVISION OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 5 NORTH, RANGE 17 EAST, IN THE TOWN OF EAGLE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

CONTAINING: 3,511,909 SQUARE FEET OR 80.6223 ACRES

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY)

I, MICHAEL J. BERRY, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED, HIDDEN KNOLL A DIVISION OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWN 5 NORTH, RANGE 17 EAST, IN THE TOWN OF EAGLE, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 01°57'02" W 1319.77 FEET ALONG THE WEST LINE OF SAID 1/4 SECTION; THENCE N 89°32'55" E 2657.99 FEET TO THE EAST LINE OF SAID 1/4 SECTION; THENCE S 01°33'00" E 1328.06 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE S 89°43'57" W 2648.94 FEET ALONG THE SOUTH LINE OF SAID 1/4 SECTION TO THE POINT OF BEGINNING.

LANDS CONTAINING: 3,511,909 SQUARE FEET OR 80.6223 ACRES

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

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF EAGLE PRAIRIE LAND COMPANY, LLC, OWNER OF SAID LAND.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES IN SURVEYING, DIVIDING AND MAPPING THE SAME.

MARCH 28, 2019
DATE

MICHAEL J. BERRY
PROFFESIONAL LAND SURVEYOR S-2545

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

REVISED: 6/27/19

OUTLOT STATEMENT

OUTLOTS 1, 2, 3, AND 4 CONTAIN STORMWATER MANAGEMENT EASEMENTS GRANTED TO THE TOWN OF EAGLE.

EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOTS 1, 2, 3, AND 4. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELIQUENCY.

EACH INDIVIDUAL LOT OWNER SHALL OWN A NONTRANSFERABLE, UNDIVIDED INTEREST IN OUTLOT 1, 2, 3, AND 4. SUCH OWNERSHIP INTEREST MAY NOT BE TRANSFERRED OR ENCUMBERED SEPARATELY FROM THE LOT.

VEGETATION WITHIN THE OUTLOTS IS TO BE MANAGED BY THE HOMEOWNERS ASSOCIATION PURSUANT TO A LAND MANAGEMENT PLAN APPROVED BY THE TOWN.

THE INRA LOCATED IN OUTLOT 2 CONTAINS HIGH QUALITY REMNANT DRY PRAIRIE THAT IS SUBJECT TO MAINTENANCE STANDARDS, AS STATED IN APPROVED LAND MANAGEMENT PLAN ON FILE WITH THE HIDDEN KNOLL HOMEOWNER'S ASSOCIATION AND THE TOWN OF EAGLE.

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 MAY 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.

PRIVATE DRIVE RESTRICTION

ALL PRIVATE DRIVEWAYS MUST BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH TOWN ORDINANCES.

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAPS NO. 55133C0290G, WITH A DATE OF IDENTIFICATION OF NOVEMBER 5, 2014, AND 55133C0293G, WITH A DATE OF IDENTIFICATION OF NOVEMBER 5, 2014 IN COMMUNITY NO. 550476, WAUKESHA COUNTY, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

THIS SUBDIVISION WAS APPROVED AS A PLANNED UNIT DEVELOPMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE TOWN'S CONDITIONAL USE APPROVAL AS RECORDED WITH WAUKESHA COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT #4354665, AND ANY AMENDMENTS THERETO.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITY:

WAUKESHA COUNTY, DEPARTMENT OF PARKS AND LAND USE
TOWN OF EAGLE
VILLAGE OF EAGLE

THE TOWN OF EAGLE APPROVED THIS SUBDIVISION AS A PLANNED UNIT DEVELOPMENT.

PRIMARY ENVIRONMENTAL CORRIDOR/ISOLATED NATURAL RESOURCE AREA/WETLAND AREA RESTRICTIONS

THOSE AREAS IDENTIFIED AS A PRIMARY ENVIRONMENTAL CORRIDOR/ISOLATED NATURAL RESOURCE AREA OR WETLAND ON PAGE 1 OF 2 ON THIS SUBDIVISION PLAT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING, THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOACTED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION, THE WISCONSISN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.

2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT DEAD, DISEASED, DYING OR INVASIVE VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL OF THE TOWN OF EAGLE AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. THE CONSTRUCTION OF A 5 FT. WIDE WALKING TRAIL THROUGHOUT OUTLOT 2 SHALL BE PERMITTED AND SHALL BE CONSTRUCTED IN A WAY THAT MINIMIZES VEGETATION REMOVAL TO THE GREATEST EXTENT POSSIBLE. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE TOWN OF EAGLE, AND IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANING AND ZONING DIVISION, SHALL ALSO BE PERMITTED.

3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., SHALL BE DISCOURAGED TO THE GREATEST EXTENT POSSIBLE IN THE INRA/PEC AND IS PROHIBITED IN WETLAND AREAS.

4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.

5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE 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.

6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

7. SEWRPC HAS IDENTIFIED A CRITICAL SPECIES HABITAT LOCATED WITHIN THE ABOVE NAMED ENVIRONMENTAL RESOURCES AND ALL RESTRICTIONS AS NOTED IN NO. 1-6 ABOVE SHALL APPLY.

EASEMENT NOTES

THE 10' FOOT DRAINAGE EASEMENT ON LOT 25, THE 20' DRAINAGE EASEMENT ON LOTS 3, 4, 5, AND 6, THE 20' DRAINAGE EASEMENT ON LOTS 15 AND 16, THE ACCESS AND DRAINAGE EASEMENT ON LOTS 8 AND 9, AND THE TEMPORARY ROAD EASEMENT TO BE GRANTED TO THE HIDDEN KNOLL HOMEOWNERS ASSOCIATION. THE HIDDEN KNOLL HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS WITHIN SAID EASEMENTS IN ACCORDANCE WITH TOWN POLICIES, WHICH MAY CHANGE FROM TIME TO TIME.

THE PRIMARY ENVIRONMENTAL CORRIDOR EASEMENT IN LOTS 9, 10, 11, AND 14 TO BE GRANTED TO THE HIDDEN KNOLL HOMEOWNERS ASSOCIATION. THE HIDDEN KNOLL HOMEOWNERS ASSOCIATION SHALL BE LIABLE FOR THE COST TO REPAIR, MAINTAIN, OR RESTORE ANY IMPROVEMENTS WITHIN SAID EASEMENTS. SAID REPAIRS, MAINTENANCE AND RESTORATIONS SHALL BE PERFORMED BY THE HIDDEN KNOLL HOMEOWNERS ASSOCIATION.

THERE SHALL BE NO DIRECT VEHICULAR INGRESS OR EGRESS TO SPRAGUE ROAD FROM OUTLOTS 1 AND 2.

NO BUILDINGS AND/OR STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENTS IDENTIFIED ON SHEET 1 OF THIS PLAT.

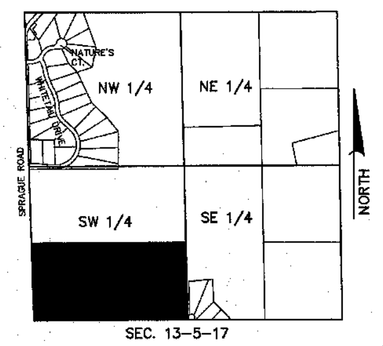
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified July 12th, 2019

Department of Administration

THIS INSTRUMENT DRAFTED BY MICHAEL J. BERRY, RLS S-2545

VICINITY MAP
1" = 2000'



SEC. 13-5-17

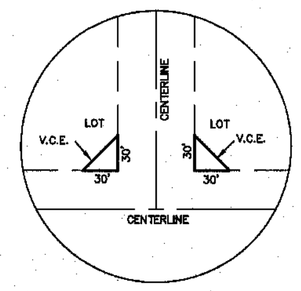
CULVERT SIZE TABLE			
LOT	CULVERT SIZE	LOT	CULVERT SIZE
1	15"	14	15"
2	15"	15	15"
3	15"	16	15"
4	15"	17	15"
5	15"	18	15"
6	15"	19	15"
7	15"	20	15"
8	15"	21	15"
9	15"	22	15"
10	15"	23	15"
11	15"	24	15"
12	18"	25	15"
13	15"		

CURVE TABLE								
CURVE	LOT	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT 1	TANGENT 2
C1	C/L	1000.00'	321.03'	N80°21'06"E	319.65'	18°23'38"	N89°32'55"E	N71°09'18"E
C1	N/L	967.00'	310.44'	N80°21'06"E	309.11'	18°23'38"	N89°32'55"E	N71°09'18"E
C1	O.L. 1	967.00'	57.83'	N87°50'08"E	57.82'	03°23'35"		
C1	LOT 1	967.00'	234.84'	N79°09'54"E	234.26'	13°54'52"		
C1	LOT 2	967.00'	17.77'	N71°40'53"E	17.77'	01°03'10"		
C1	S/L	1033.00'	331.63'	N80°21'06"E	330.20'	18°23'38"	N89°32'55"E	N71°09'18"E
C1	O.L. 2	1033.00'	19.72'	N89°00'06"E	19.72'	01°05'38"		
C1	LOT 25	1033.00'	152.01'	N84°14'21"E	151.87'	08°25'53"		
C1	LOT 24	1033.00'	159.90'	N75°35'21"E	159.74'	08°52'08"		
C2	C/L	1000.00'	321.03'	N80°21'06"E	319.65'	18°23'36"	N71°09'18"E	N89°32'55"E
C2	N/L	1033.00'	331.62'	N80°21'06"E	330.20'	18°23'36"	N71°09'18"E	N89°32'55"E
C2	LOT 3	1033.00'	132.13'	N74°49'09"E	132.04'	07°19'43"		
C2	LOT 4	1033.00'	167.73'	N83°08'08"E	167.55'	09°17'52"		
C2	LOT 5	1033.00'	31.76'	N88°40'04"E	31.76'	01°45'42"		
C2	S/L	967.00'	310.43'	N80°21'06"E	309.10'	18°23'36"	N71°09'18"E	N89°32'55"E
C2	LOT 22	967.00'	209.51'	N77°21'43"E	209.10'	12°24'49"		
C2	O.L. 2	967.00'	35.00'	N84°36'20"E	35.00'	02°04'26"		
C2	LOT 21	967.00'	65.92'	N87°35'44"E	65.91'	03°54'21"		
C3	C/L	500.00'	452.66'	S64°30'56"E	437.36'	51°52'16"	N89°32'55"E	S38°34'48"E
C3	N/L	533.00'	460.46'	S63°11'22"E	446.28'	49°29'53"	N89°32'55"E	S38°34'48"E
C3	LOT 7	533.00'	139.50'	S80°26'25"E	139.11'	14°59'45"		
C3	LOT 8	533.00'	146.31'	S65°04'41"E	145.85'	15°43'40"		
C3	LOT 9	533.00'	137.85'	S49°48'19"E	137.46'	14°49'06"		
C3	LOT 10	533.00'	36.80'	S40°25'08"E	36.79'	03°57'21"		
C3	S/L	467.00'	422.79'	S64°30'56"E	408.50'	51°52'18"	N89°32'55"E	S38°34'48"E
C3	LOT 20	467.00'	52.35'	S87°14'25"E	52.32'	06°25'20"		
C3	O.L. 2	467.00'	25.01'	S82°29'41"E	25.01'	03°04'08"		
C3	LOT 19	467.00'	345.43'	S59°46'12"E	337.61'	42°22'50"		
C4	C/L	500.00'	236.99'	S52°09'30"E	234.78'	27°09'25"	S38°34'48"E	S65°44'12"E
C4	N/L	467.00'	221.34'	S52°09'30"E	219.27'	27°09'22"	S38°34'48"E	S65°44'12"E
C4	LOT 12	467.00'	99.00'	S44°39'12"E	98.82'	12°08'46"		
C4	LOT 13	467.00'	122.34'	S58°13'54"E	121.99'	15°00'35"		
C4	S/L	533.00'	252.63'	S52°09'30"E	250.27'	27°09'25"	S38°34'48"E	S65°44'12"E
C4	LOT 16	533.00'	106.75'	S44°19'04"E	106.57'	11°28'31"		
C4	LOT 15	533.00'	145.88'	S57°53'46"E	145.42'	15°40'54"		
C5	C/L	200.00'	46.47'	S59°04'48"E	46.37'	13°18'46"	S65°44'12"E	S52°25'24"E
C5	LOT 14	233.00'	28.40'	S62°14'41"E	28.38'	6°59'01"	S65°44'12"E	S58°45'54"E
C5	O.L. 3	167.00'	61.04'	S55°15'55"E	60.70'	20°56'32"	S65°44'12"E	S44°47'38"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 11°00'00" E	26.34'
L2	S 25°06'05" E	29.83'
L3	N 44°47'38" W	6.65'

VISION CORNER EASEMENT: (V.C.E)

LOTS 6, 7, OUTLOT 1, AND OUTLOT 2 ARE HEREIN SUBJECT TO A VISION CORNER EASEMENT AS SHOWN HEREON, AND GRANTED TO THE TOWN OF EAGLE AS FOLLOWS: NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS 3 FEET ABOVE THE INTERSECTION EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, PUBLIC UTILITY LINES AND OPEN FENCES, THROUGH WHICH THERE IS CLEAR VISION, NOR SHALL ANY PLANT MATERIAL BE PERMITTED WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION.



VISION CORNER EASEMENT DETAIL (TYPICAL) NOT TO SCALE

UTILITY EASEMENT NOTES

A 15 FOOT WIDE EASEMENT ON LOTS 1-14, LOTS 16-25, AND OUTLOTS 1 AND 2 FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY EAGLE PRAIRE LAND COMPANY, LLC, GRANTOR TO WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, GRANTEE, AND TIME WARNER CABLE MIDWEST, LLC, 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. STRUCTURES 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.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

EAGLE PRAIRIE LAND COMPANY, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF EAGLE.

EAGLE PRAIRIE LAND COMPANY, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION;

1. STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION
2. TOWN OF EAGLE
3. WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
4. VILLAGE OF EAGLE

IN WITNESS WHEREOF, EAGLE PRAIRIE LAND COMPANY, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY TIMOTHY HELLER ITS MANAGING MEMBER AT WAUKESHA WISCONSIN, THIS 15 DAY OF July, 2019.

(WITNESS)

[REPRESENTATIVE/TITLE], MANAGING MEMBER

STATE OF WISCONSIN)
COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 15th DAY OF July, 2019, THE ABOVE NAMED Timothy J. Heller TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: May 8, 2020

KAREN M. DOYLE NOTARY PUBLIC STATE OF WISCONSIN

TOWN BOARD APPROVAL

RESOLVED, THAT THE PLAT OF "HIDDEN KNOLL" IN THE TOWN OF EAGLE, EAGLE PRAIRIE LAND COMPANY, LLC, OWNER HAVING BEEN RECOMMENDED BY THE PLAN COMMISSION, AND BEING THE SAME, IS HEREBY APPROVED AND THE DEDICATION HEREIN ACCEPTED BY THE TOWN BOARD OF SUPERVISORS OF THE TOWN OF EAGLE ON THIS 15th DAY OF July, 2019.

DONALD J. MALEK, TOWN CHAIRPERSON

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF SUPERVISORS OF THE TOWN OF EAGLE.

LYNN M. PEPPER, TOWN CLERK

TOWN OF EAGLE OFFICIAL SEAL WAUKESHA COUNTY, WIS.

TOWN TREASURER'S CERTIFICATE

I, Lynn M Pepper BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF EAGLE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF July 15, 2019 ON LANDS INCLUDED IN THE PLAT OF "HIDDEN KNOLL".

DATE: July 15, 2019

ACTING TOWN TREASURER (SIGNATURE)

Lynn M Pepper
(PRINT NAME)

TOWN OF EAGLE OFFICIAL SEAL WAUKESHA COUNTY, WIS.

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, PAMELA REEVES, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WAUKESHA, WISCONSIN DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENT AS OF July 15, 2019 ON ANY OF THE LANDS INCLUDED IN THE PLAT OF HIDDEN KNOLL.

DATE: July 15, 2019

PAMELA F. REEVES
COUNTY TREASURER

VILLAGE OF EAGLE CERTIFICATION

RESOLVED, THAT THE PLAT OF "HIDDEN KNOLL" IN THE TOWN OF EAGLE, EAGLE PRAIRIE LAND COMPANY, LLC, OWNER, BEING IN THE TOWN OF EAGLE AND WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE VILLAGE OF EAGLE IS HEREBY APPROVED BY THE VILLAGE BOARD ON THIS 11th DAY OF July, 2019.

RICHARD J. SQUIRRELL, VILLAGE PRESIDENT

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF EAGLE.

CHERI ZINDARS, VILLAGE CLERK

VILLAGE OF EAGLE NOT FOR PROFIT SEAL 1899 WISCONSIN

COUNTY PLANNING APPROVAL

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236, WIS. STATUTES. IS HEREBY APPROVED ON THIS 15th DAY OF July, 2019.

DALE R SHAVER, DIRECTOR OF PARKS AND LAND USE