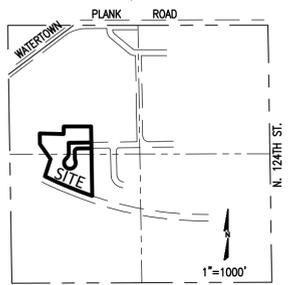


GREEN MEADOW OF ELM GROVE

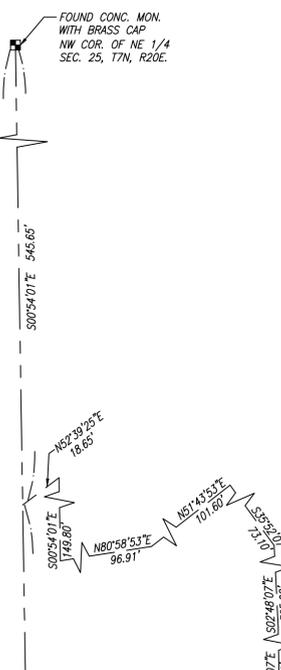
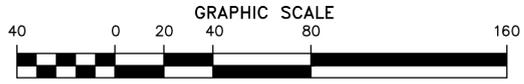
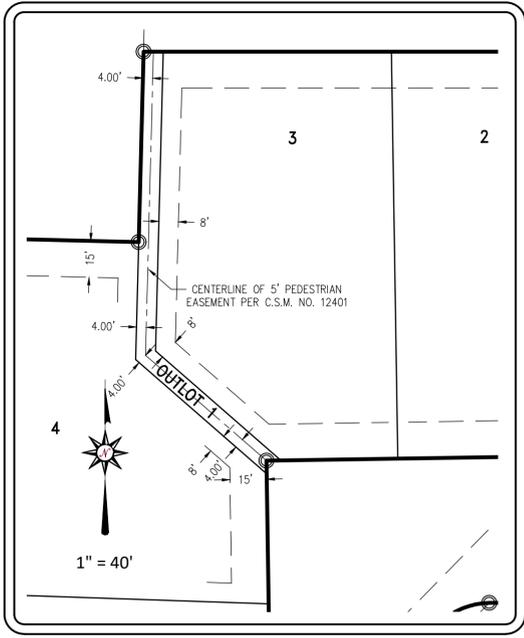
A subdivision of Lot 4 of Certified Survey Map No. 12401, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

VICINITY MAP

NE 1/4 SEC. 25
T7N, R20E.



DETAIL OF PEDESTRIAN EASEMENT



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 August 9, 2023

Rene M. Poney
Department of Administration

LEGEND

- INDICATES SET 2" IRON PIPE, 18" IN LENGTH, WITH A MINIMUM WEIGHT OF 3.65 LBS./LINEAL FOOT.
 - INDICATES FOUND 2" IRON PIPE.
 - INDICATES FOUND 1" IRON PIPE.
- ALL OTHER LOT CORNERS HAVE A SET 1" IRON PIPE, 18" IN LENGTH, WITH A MINIMUM WEIGHT OF 1.68 LBS./LINEAL FOOT.
- DIMENSIONS ALONG CURVES ARE ARC LENGTHS.
- ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT.
- BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) IN WHICH THE WEST LINE OF THE NE 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 20 EAST, BEARS NORTH 00°54'01" WEST.

NOTE:

- Lots 1 - 3 are granted the right to drain storm water to the drainage easement on Lot 2 of Certified Survey Map No. 12401. (As noted on Certified Survey Map No. 12401)
- Outlot 1 is encumbered by a pedestrian easement.
- Outlot 2 is to be owned and maintained by Lot 2 of Certified Survey No. 12401. As set forth in a to be recorded easement agreement. The Village of Elm Grove or 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 delinquency.

- ZONING: Planned Development Overlay, RS-4 underlying zoning
- Minimum Lot Area= 11,000 S.F.
 - Street Yard Setback= 25'; corner lot side street setback= 15'
 - Side Yard Setback= 8'
 - Rear Yard Setback= 25'
 - Minimum Lot Width= 75'
 - Maximum building footprint area= no greater than 30% of lot area
 - Maximum impervious surface coverage = no greater than 40% of lot area

CURVE DATA

CURVE	LOT	ARC	RADIUS	CH. BEARING	CHORD	DELTA	TAN. BEARING	TAN. BEARING
1	TOTAL	57.47'	60.00'	S26°33'19"W	55.30'	54°52'54"	N53°59'46"E	N00°53'08"W
1	5	22.96'	60.00'	N10°04'30"E	22.82'	21°55'15"	N21°02'07"E	N00°53'08"W
1	6	34.51'	60.00'	N37°30'56"E	34.04'	32°57'39"	N53°59'46"E	N21°02'07"E
2	TOTAL	269.40'	60.00'	S74°37'51"E	93.75'	257°15'13"	S53°59'46"W	N23°15'27"W
2	6	57.59'	60.00'	S26°29'53"W	55.40'	54°59'46"	S53°59'46"W	S01°00'00"E
2	7	71.42'	60.00'	S35°06'02"E	67.28'	68°12'03"	S01°00'00"E	S69°12'03"E
2	OUTLOT 2	10.26'	60.00'	S74°06'02"E	10.25'	9°47'57"	S69°12'03"E	S79°00'00"E
2	8	50.01'	60.00'	N77°07'20"E	48.57'	47°45'19"	S79°00'00"E	N53°14'41"E
2	9	46.27'	60.00'	N31°09'16"E	45.13'	44°10'49"	N53°14'41"E	N09°03'52"E
2	10	33.85'	60.00'	N07°05'48"W	33.40'	32°19'19"	N09°03'52"E	N23°15'27"W
3	10	23.43'	60.00'	N12°04'18"W	23.28'	22°22'19"	S00°53'08"E	S23°15'27"E
4	11	47.12'	30.00'	N44°06'52"E	42.42'	90°00'00"	S89°06'52"W	S00°53'08"E
5	OUTLOT 2	235.36'	3548.00'	N69°07'26"W	235.31'	3°48'03"	S67°13'25"E	S71°01'28"E
6	OUTLOT 2	287.80'	2831.93'	N65°47'17"W	287.67'	5°49'22"	S62°52'36"E	S68°41'58"E



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

June 30, 2022
Revised: August 3, 2022
August 10, 2022
September 28, 2022
November 9, 2022
July 25, 2023

Drawing No. 3454-grb
Sheet 1 of 2 sheets

GREEN MEADOW OF ELM GROVE

A subdivision of Lot 4 of Certified Survey Map No. _____, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
:SS
WAUKESHA COUNTY)

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a subdivision of Lot 4 of Certified Survey Map No. 12401, being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, Town 7 North, Range 20 East, in the Village of Elm Grove, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Northeast 1/4 Section, thence South 00°54'01" East along the West line of said 1/4 Section 545.65 feet to a point on the South line of Watertown Plank Road; thence North 52°39'25" East along said South line 18.65 feet to a point on the West line of Lot 3 of Certified Survey Map No. 12401; thence South 00°54'01" East along said West line 149.80 feet to a point; thence North 80°58'53" East along said West line 96.91 feet to a point; thence North 51°43'53" East along said West line 101.60 feet to a point; thence South 35°52'07" East along said West line 73.10 feet to a point; thence South 02°48'07" East along said West line 325.00 feet to a point; thence South 00°54'07" East along said West line 124.88 feet to a point on the South line of said Lot 3; thence North 89°05'59" East along said South line 64.83 feet to the point of beginning of the lands hereinafter described; thence South 88°32'30" East along said South line 243.40 feet to a point on the East line of said Lot; thence North 01°27'30" East along said East line 78.51 feet to a point on the South line of Lot 2 of Certified Survey Map No. 12401; thence East along said South line 278.12 feet to a point on the West line of Lot 22 in Meadows of the Grove; thence South 00°53'08" East along said West line 165.00 feet to a point on the North line of Green Meadow Court; thence South 89°06'52" West along said North line 230.58 feet to a point on the West line of Green Meadow Court; thence South 00°53'08" East along said West line 111.48 feet to a point; thence Southwesterly 57.47 feet along said West line and arc of a curve, whose center lies to the West, whose radius is 60.00 feet, and whose chord bears South 26°33'19" West 55.30 feet to a point; thence Southeasterly 269.40 feet along said West line and arc of a curve, whose center lies to the North, whose radius is 60.00 feet, and whose chord bears South 74°37'51" East 93.75 feet to a point on the East line of Green Meadow Court; thence Northwesterly 23.43 feet along said East line and arc of a curve, whose center lies to the East, whose radius is 60.00 feet, and whose chord bears North 12°04'18" West 23.28 feet to a point; thence North 00°53'08" West along said East line 73.96 feet to a point; thence Northeasterly 47.12 feet along said East line and arc of a curve, whose center lies to the East, whose radius is 60.00 feet, and whose chord bears North 44°06'52" East 42.43 feet to a point on the South line of Green Meadow Court; thence North 89°06'52" East along said South line 140.58 feet to a point on the West line of Lots 17 - 19 in Meadows of the Grove; thence South 00°53'08" East along said West line 490.40 feet to a point on the North line of the Canadian Pacific Railroad; thence Northwesterly 235.36 feet along said North line and arc of a curve, whose center lies to the North, whose radius is 3548.00 feet, and whose chord bears North 69°07'26" West 235.31 feet to a point; thence Northwesterly 287.80 feet along said North line and arc of a curve, whose center lies to the North, whose radius is 2831.93 feet, and whose chord bears North 65°47'17" West 287.67 feet to a point; thence North 18°05'27" East 187.63 feet to a point; thence North 35°28'47" West 187.44 feet to a point; thence North 00°54'01" West 110.21 feet to a point of beginning.

Said lands contain 249,172 square feet, or 5.7202 acres.

THAT I have made the survey, land division and plat by the direction of School Sisters of Notre Dame Central Pacific Province, Inc.

THAT such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Village of Elm Grove in surveying, dividing and mapping the same.

Dated this 30th day of June, 2022
Revised: August 3, 2022
August 10, 2022
September 28, 2022
November 9, 2022
July 25, 2023



OWNERS CERTIFICATE

School Sisters of Notre Dame Central Pacific Province, Inc., a nonprofit corporation, duly organized and existing under and by virtue of the laws of the State of Missouri, as owner, hereby certifies that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat in accordance with the requirements of the Village of Elm Grove.

School Sisters of Notre Dame Central Pacific Province, Inc., as owner, does further certify that this plat is required by S.236.10 or 236.12 to be submitted to the following for approval or objection:

Village of Elm Grove
Department of Administration
Waukesha County Department of Parks and Land Use

IN WITNESS WHEREOF, School Sisters of Notre Dame Central Pacific Province, Inc., has caused these presents to be signed by the hand of Debra M. Sciano, on this ____ day of _____, 2023.

School Sisters of Notre Dame Central Pacific Province, Inc.,
a Missouri nonprofit corporation

By: _____
Debra M. Sciano, SSND President

State of _____

County of _____

Personally came before me this ____ day of _____, 2023, the above named Debra M. Sciano, the President of School Sisters of Notre Dame Central Pacific Province, Inc., to me known as the person who executed the foregoing instrument and acknowledged that he executed the same on behalf of School Sisters of Notre Dame Central Pacific Province, Inc.

Notary Public
Printed Name: _____
State of _____
My commission _____

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 August 9, 2023

Rene M. Doney
Department of Administration

VILLAGE BOARD APPROVAL

Resolved that the the Plat of GREEN MEADOW OF ELM GROVE located in that part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, Town 7 North, Range 20 East, in the Village of Elm Grove is approved by the Village Board of the Village of Elm Grove.

Date _____ James Koleski, Village President

Date _____ Sandee Policello, Village Clerk/Deputy Treasurer

VILLAGE OF ELM GROVE PLAN COMMISSION APPROVAL

Resolved that the Plat of GREEN MEADOW OF ELM GROVE located in that part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 25, Town 7 North, Range 20 East, in the Village of Elm Grove is approved by the Village Plan Commission of the Village of Elm Grove.

Date _____ James Koleski, Chairperson

VILLAGE TREASURER CERTIFICATE

STATE OF WISCONSIN)
:SS
WAUKESHA COUNTY)

I, Sandee Policello, being duly elected, qualified and acting Treasurer of the Village of Elm Grove, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____, 2023 affecting the lands included in the plat of "GREEN MEADOW OF ELM GROVE".

Date _____ Sandee Policello - Village Clerk/Deputy Treasurer

COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN)
:SS
WAUKESHA COUNTY)

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____, 2023 affecting the lands included in the plat of "GREEN MEADOW OF ELM GROVE".

Date _____ Pamela Reeves - County Treasurer

BASEMENT RESTRICTION - GROUNDWATER

Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

UTILITY EASEMENT PROVISIONS

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

School Sisters of Notre Dame Central Pacific Province, Inc., Grantor, to **WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies**, Grantee, **CHARTER CABLE PARTNERS, LLC**, By: Charter Communications, Inc., Its Manager, Grantee, and **WISCONSIN BELL INC d/b/a AT&T WISCONSIN**, 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.