

THE PRESERVE AT HARVEST RIDGE

BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

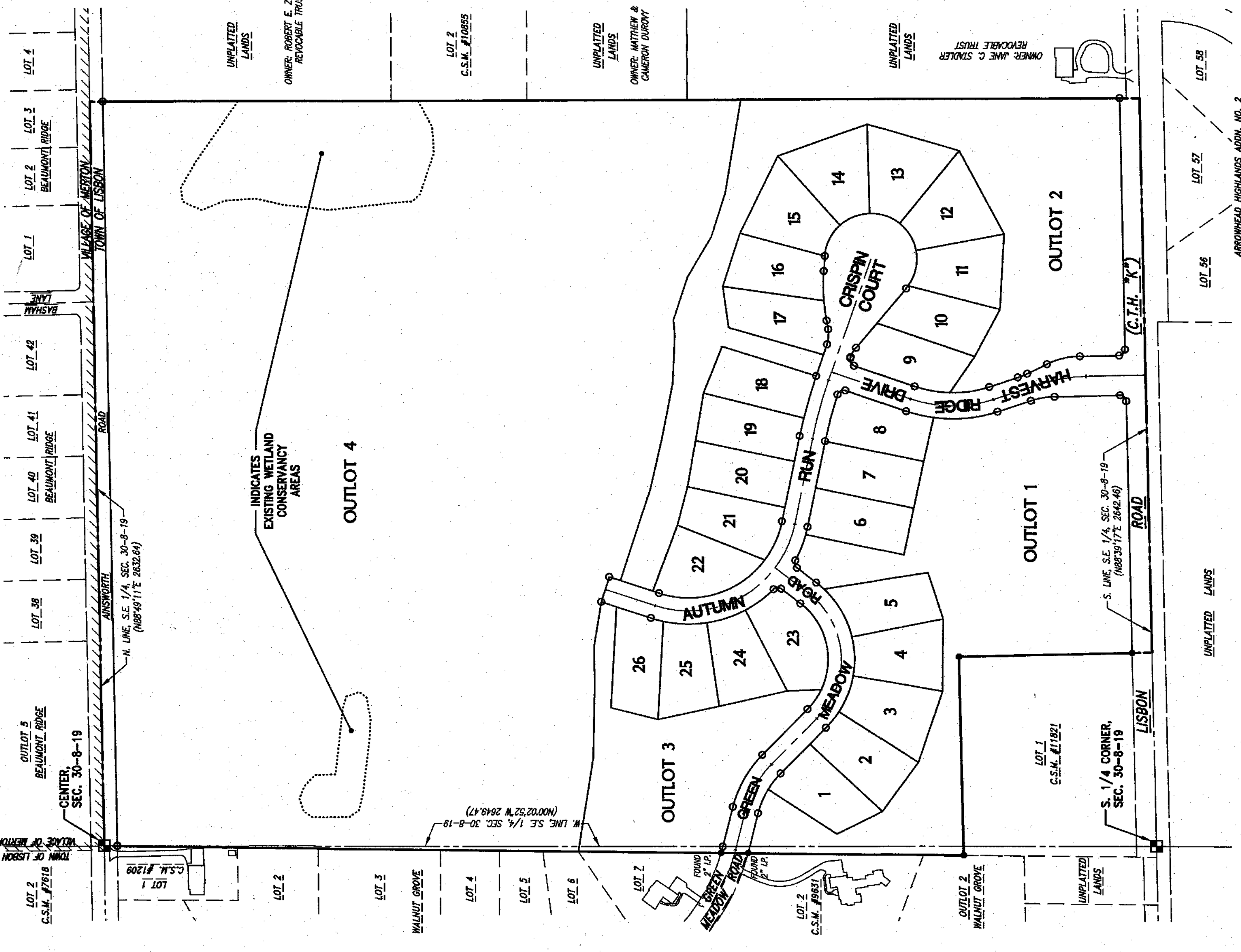
OWNER:
THE PRESERVE AT HARVEST RIDGE, LLC
127 W2425 FAUN COURT, SUITE 100
PEWAUKEE, WI 53072
(262) 542-9200
(262) 349-9324

ZONING DATA:
CATEGORY - "R-1" (RFD OVERLAY)
Minimum Lot Area = 30,000 S.F.
Minimum Lot Width = 110 ft. @ FSB
Minimum Building Setback:
Public Roads 35 ft.
Allanorth Road 20 ft.
Side Yard 20 ft.
Rear Yard 20 ft.
Wetlands 75 ft.

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 December 12, 2019
Department of Administration

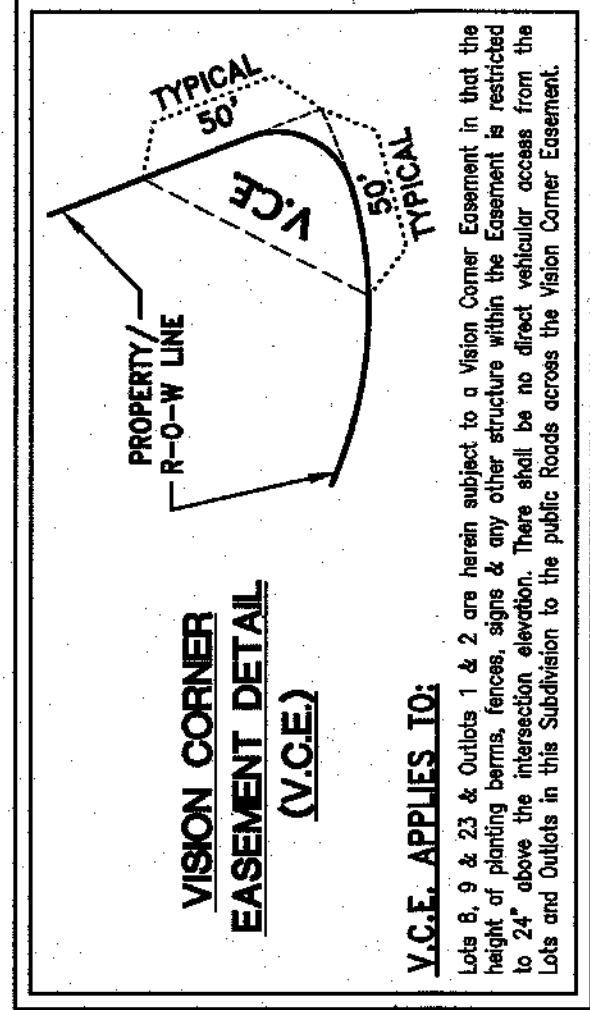
4444332
UNPLATTED LANDS
RECORDING OFFICE
WISCONSIN COUNTY #12
December 27, 2019 10:16 AM
C.S.M. #1208
4,000 S.F. FEE \$59.00
1,000 S.F. FEE \$14.75
TRANS. FEE \$8.00
Book 55 Page 27-39

GRID NORTH
TRUE NORTH
+0°11'09"



SCALE: 1"=200'
0 100 200 400

LOCATION MAP:
S.W. 1/4 & S.E. 1/4, SEC. 30,
T. 8 N., R. 19 E.
SCALE: 1"=1000'



V.C.E. APPLIES TO:
Lots 8, 9 & 23 & Outlots 1 & 2 are herein subject to a Vision Corner Easement in that the plan shows the easement and the easement is indicated by the 'V.C.E.' label. The easement shall be shown on the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.

SEASONAL HIGH GROUND WATER TABLE:

LOT #	SEASON HIGH WATER TABLE ELEV. (E)	MIN. BSMFL. ELEV. (Z)	SEASON HIGH WATER TABLE ELEV. (E)	MIN. BSMFL. ELEV. (Z)
1	1030.34	1031.84	1042.43	1043.9
2	1036.0	1037.5	1048.26	1049.7
3	1042.25	1043.7	1053.26	1054.7
4	1043.12	1044.6	1058.26	1059.7
5	1044.12	1045.6	1063.26	1064.7
6	1044.67	1046.2	1068.26	1069.7
7	1044.67	1046.2	1073.26	1074.7
8	1044.67	1046.2	1078.26	1079.7
9	1045.34	1046.8	1083.26	1084.7
10	1045.34	1046.8	1088.26	1089.7
11	1047.42	1048.9	1093.26	1094.7
12	1047.42	1048.9	1098.26	1099.7
13	1047.42	1048.9	1103.26	1104.7
14	1047.42	1048.9	1108.26	1109.7
15	1046.68	1048.1	1113.26	1114.7
16	1046.68	1048.1	1118.26	1119.7
17	1046.68	1048.1	1123.26	1124.7

Groundwater Ordinance Report - Prepared by Jeffrey Harms (Professional Soil Scientist #51-13) dated 8/29/2019.
(1) Minimum basement elevations are set 1'F above the reported seasonal high groundwater elevation.
(2) Minimum basement elevations are set 1'F above the reported seasonal high groundwater elevation.

WETLAND PRESERVATION RESTRICTIONS:

- The Wetland Conservancy Areas shown on Outlot 4 of this Plat shall be subject to the following restrictions:
- Grading, filling, the removal of topsoil or other carbon 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-Planning and Zoning Division, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - The removal or destruction of any vegetation cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, invasive species or dying trees may be removed. Any removal of vegetation shall be approved by the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Planning and Zoning Division, shall also be permitted. A forester or naturalist and with approval from 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.
 - The introduction of plant material not indigenous to the existing environment is prohibited.
 - Ponds may be permitted in the wetland area subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Ponds are prohibited in the 100-yr. floodplain, primary environmental corridor and isolated natural resource area.
 - The construction of buildings is prohibited.

GENERAL NOTES:

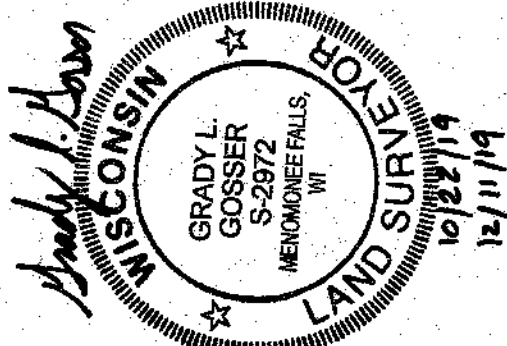
- Indicates 1.270" outside diameter x 18' long Reinforcing Bar weighing 4.303 lbs. per lined foot. All other Lot and Outlot corners are etched with 0.750" outside diameter x 18' long Reinforcing Bar weighing 1.502 lbs. per lined foot.
- Indicates 0.75" outside diameter Reinforcing Bar unless otherwise noted.
- 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 the old north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the West line of the S.E. 1/4 of Section 30, T. 8 N., R. 19 E., is taken to bear North 00°23'27" West.
- All lots to be served by Wells and onsite Soil Absorption Sewage Disposal Systems. All Septic areas for Lots 1 through 26 will be mound type systems.
- All Wells shall be located within 50 ft. off the front Lotline to ensure proper separation to Septic Systems and Stormwater Management areas.
- Outlots 1 and 2 contain Stormwater Management Facilities, a Public Asphalt Trail System, Landscape Berms and Open Spaces.
- Outlot 3 contains Stormwater Management Facilities, a Public Asphalt Trail System and Open Space.
- Outlot 4 contains Wetland Conservancy Areas and open space. This outlot to be retained by the Owner for future development. Neither Waukesha County nor the Town of Lisbon shall be liable for fees or special charges in the event they become the owner of Outlot 4 in the Subdivision by reason of tax delinquency.
- The Owners of the residential Lots within this Subdivision and any future additions to this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2 and 3 of this Subdivision. Neither Waukesha County nor the Town of Lisbon shall 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.
- There shall be no direct vehicular ingress or egress to Allanorth Road and Lisbon Road (C.T.H. "K") from any Lot or Outlot within this Subdivision except at the locations shown on this Plat. It is 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 Wisconsin Department of Transportation and Waukesha County.
- Stormwater Drainage Easements shall be provided around Stormwater Management Facilities on Outlots 1, 2, 3 and 4 and recorded by separate Documents.
- There shall be a 12' wide Public Access Easement centered upon and located over the Public Asphalt Trail System to be created by separate Document and granted to the Town of Lisbon for public trail purposes.
- All side and rear Lotlines not regulated by Waukesha County or the Town of Lisbon shall be graded and maintained in cooperation with adjoining Property Owners so as to neither impede the flow of Stormwater, nor negatively impact any adjoining property, while adhering to the established, approved, and accepted Stormwater Management Plan.
- Per the Wisconsin Historic Preservation Database and State Archaeologist, there are no reported archeological sites within the Subdivision.
- Wetland boundaries shown herein were field delineated by Jeff Kosman of Stattek Consulting, Inc. (a WDR certified assessor/delineator) on April 21, 2015.
- All lands with area labeled "Public Drainage Easement" are reserved for stormwater collection, conveyance, treatment of infiltration. No buildings or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way. The Maintenance Agreement may contain specific maintenance requirements for these areas. The Town of Lisbon, Waukesha County or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement.
- All lands within areas labeled "Public Access Easement" shall remain clear of trees, shrubs and any structures that may interfere with the free movement of vehicles that may be needed to enter the area for maintenance purposes. The Town of Lisbon, Waukesha County or their designee are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement.
- All lands within areas labeled "Well Setbacks" are restricted from the placement of any Well due to potential risk of contamination in accordance with the Stormwater Ordinance and Wisconsin Administrative Codes.
- Basement floor surface elevations shall not be lower than those listed in the Seasonal High Ground Water Table shown below due to potential for high ground water.
- Per Chapter 12, Section 2.083 of the Town of Lisbon Land Division and Development Ordinances dated 8-14-17, - "Development within a Wetland is prohibited and a 75 foot Building Setback from the Wetland boundary line shall be provided."
- Building Restrictions: A. Minimum 2-foot vertical separation between the lowest elevation of the structure that is exposed to the ground surface and the maximum water surface elevation produced by the 100-year-24-hour design storm. B. Minimum 50-foot horizontal setback between the building and the closest edge of the water at the elevation produced by the 100-year, 24-hour design storm.
- Utility Easements for Lots 1 through 7 and 19 through 26 will be recorded by separate Document. No Building Permit will be issued for said Lots until Utility Easement Document is recorded.

STORMWATER MANAGEMENT PRACTICE MAINTENANCE:

The titleholders of all Lots within this Subdivision and the titleholders of all Lots within any future additions to this Subdivision shall each hold an equal undivided and nontransferable interest in Outlots 1, 2 and 3, where stormwater management practices are located. There are one or more separate documents recorded on the property title through the Waukesha County Register of Deeds entitled "Stormwater Management Practice Maintenance Agreement" ("Maintenance Agreement") that apply to Outlots 1, 2 and 3. The Maintenance Agreement subjects this Subdivision Plat, and all the Owners therein, to covenants, conditions and restrictions necessary to ensure the long-term and proper maintenance of the stormwater management practices located on the property. The Maintenance Agreement also contains a provision by which the Town of Lisbon may levy and collect special assessments of charges for any services the community might provide relating to enforcement of the Maintenance Agreement.

BASEMENT RESTRICTION FOR 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 engineering and foundation design with respect 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. Refer to Town Ordinance Ch. 11 Sec. 3(C) 10. Drainage Regulations.




THE PRESERVE AT HARVEST RIDGE

BEING A SUBDIVISION OF A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

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 December 12, 2019

Rebecca Pomy
Department of Administration



UNPLATTED LANDS
OWNER: MATTHEW & CAMERON DUNRY

UNPLATTED LANDS
OWNER: JANE C. STADLER REVOCABLE TRUST

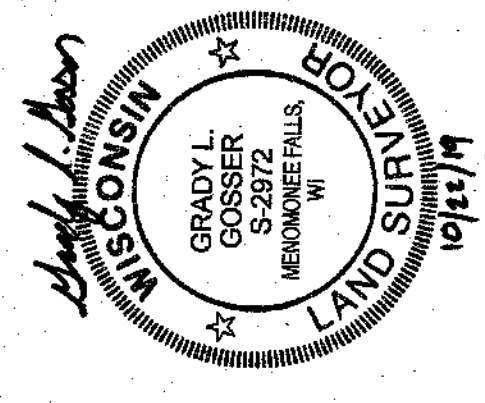
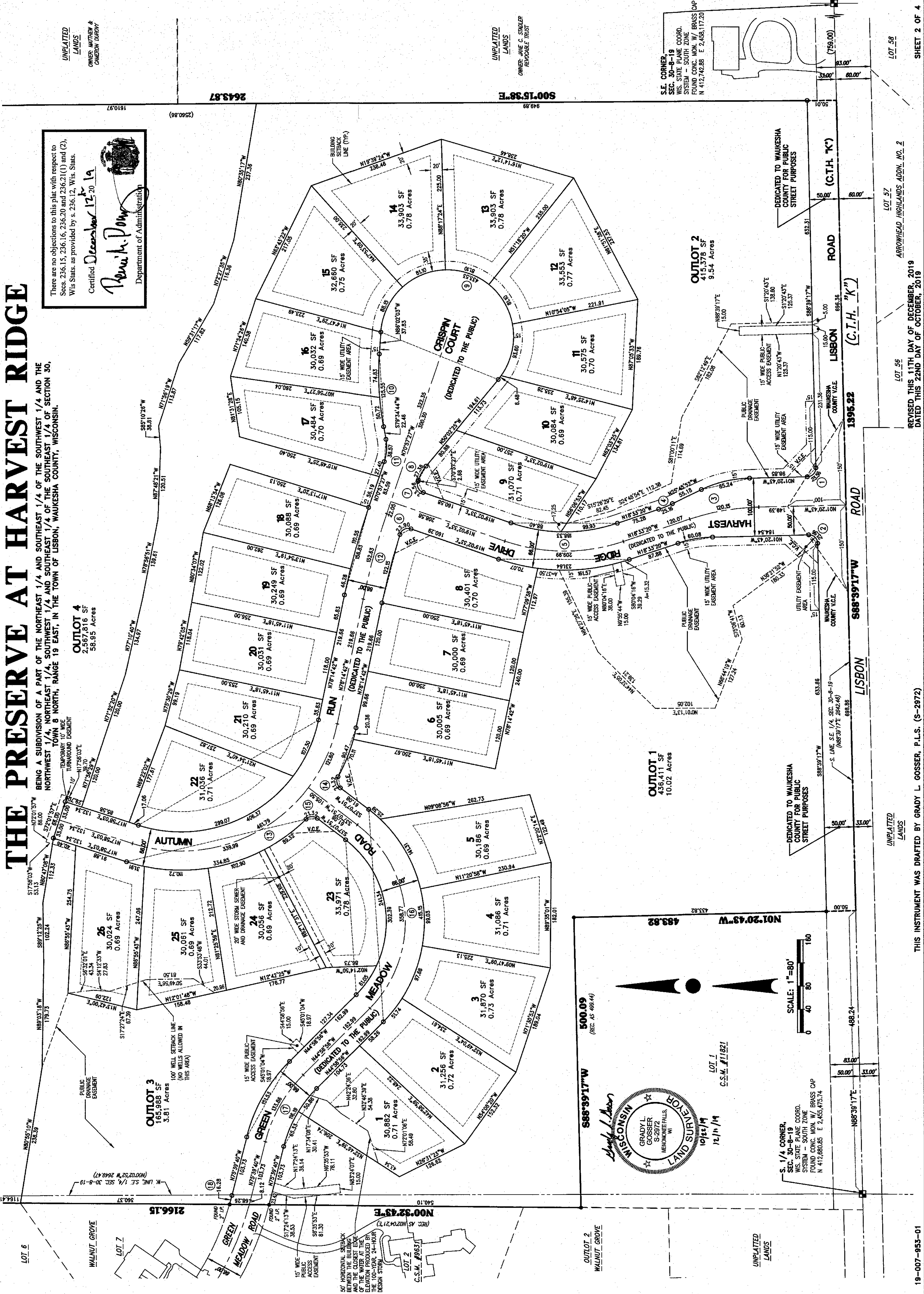
S.E. CORNER, SEC. 30-8-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 412,742.88 E 2,458,117.20

UNPLATTED LANDS
ARROWHEAD HIGHLANDS ADDN. NO. 2
LOT 57

UNPLATTED LANDS
LOT 56

UNPLATTED LANDS

UNPLATTED LANDS
WALNUT GROVE



SCALE: 1"=80'

0 40 80 160

S. 1/4 CORNER, SEC. 30-8-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 412,880.85 E 2,455,475.74

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

REVISED THIS 11TH DAY OF DECEMBER, 2019
DATED THIS 22ND DAY OF OCTOBER, 2019

SHEET 2 OF 4

19-007-953-01

SURVEYOR'S CERTIFICATE:

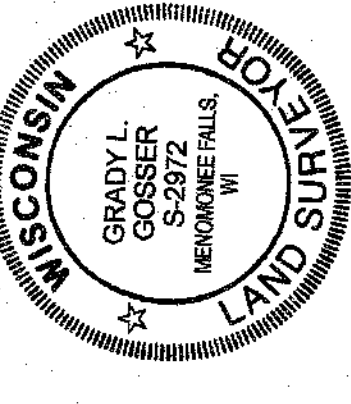
STATE OF WISCONSIN)
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped all that part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Southeast 1/4 of Section 30, Town 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast corner of the said Southeast 1/4 Section; Thence South 88°49'11" West and along the North line of the said Southeast 1/4 Section, 759.11 feet to the place of beginning of lands hereinafter described;
Thence South 00°15'38" East and along the West line of Unplatted Lands and Lot 2 of Certified Survey Map No. 10855, 2843.87 feet to a point on the South line of the said Southeast 1/4 Section; Thence South 88°39'17" West along the said South line, 1395.22 feet to a point on the East line of Lot 1 of Certified Survey Map No. 11821; Thence North 01°20'43" West along said East line, 483.82 feet to a point; Thence South 88°39'17" West and along the North line of said Lot 1 of said Certified Survey Map No. 11821, 500.09 feet to a point on the East line of "Walnut Grove" (A Subdivision Plat of Record); Thence North 00°32'43" East and along the East line of Lot 2 of Certified Survey Map No. 9831, the said East line of said "Walnut Grove" and the East line of the said of Certified Survey Map No. 1209 and there extension, 2168.15 feet to a point on the North line of the said Southeast 1/4 Section; Thence North 88°56'54" East and along the said North line, 0.58 feet to a point marking the Center of said Section 30; Thence North 88°49'11" East and along the said North line of the said Southeast 1/4 Section, 1873.55 feet to the point of beginning of this description.

Said Parcel contains 4,762.336 Acres (or 109,328.2 Acres) of land, more or less.
That I have made such survey, land division, and map by the direction of THE PRESERVE AT HARVEST 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 Waukesha County and the Town of Lisbon in surveying, dividing and mapping the same.

Dated this 22nd Day of October 2019
Revised: 12/11/19



Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Cathoon Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

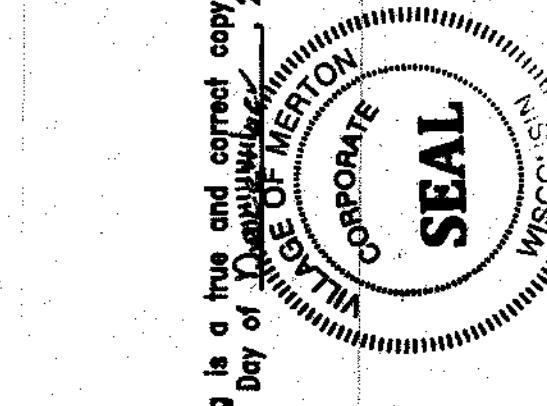
An easement for electric, natural gas, and communications service is hereby granted by THE PRESERVE AT HARVEST RIDGE, LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM, Grantee, AND 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 grantee agrees 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 grantee 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 grantee's facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of grantee. 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 grantee.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

VILLAGE OF MERTON EXTRA-TERRITORIAL APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE", in the Town of Lisbon, Waukesha County, Wisconsin, "THE PRESERVE AT HARVEST RIDGE, LLC, a Wisconsin Limited Liability Company, Owner is hereby approved by the Village Board this 14th Day of December, 2019.

Ron Reinowski, Village President
Tom Nelson, Village Clerk/Treasurer



I hereby certify the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Merton this 14th Day of December, 2019.

THE PRESERVE AT HARVEST RIDGE

BEING A SUBDIVISION OF A PART OF THE NORTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

THE PRESERVE AT HARVEST RIDGE, LLC, 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.

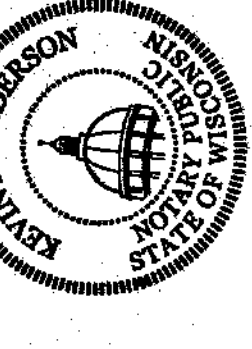
APPROVING AGENCIES:
1. Town of Lisbon
2. Waukesha County, Department of Parks and Land Use
3. Village of Merton (Extra-Territorial Jurisdiction)
AGENCIES WHO MAY OBJECT:
1. State of Wisconsin, Department of Administration
Witness the hand and seal of said Owner this 14th day of December, 2019.

THE PRESERVE AT HARVEST RIDGE, LLC
Steve DeCicco, President of Neumann Developments, its sole member

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)

Personally came before me this 14th day of December, 2019, the above named Steve DeCicco, President of Neumann Developments, its sole member, of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President 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 duly authorized officer.

Print Name: Steve DeCicco
Public, Waukesha County, WI
My Commission Expires: 2-28-2022



CONSENT OF CORPORATE MORTGAGEE:

CORNERSTONE COMMUNITY 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 dedication of the land described on this Plat, and does hereby consent to the above certificate of THE PRESERVE AT HARVEST RIDGE, LLC, owner, this 14th day of December, 2019.

Todd J. Novotny, Vice President

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)

Personally came before me this 14th day of December, 2019, the above named Todd J. Novotny, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President 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: Kristy Granke
Public, Waukesha County, WI
My Commission Expires: July 15, 2022

CONSENT OF CORPORATE MORTGAGEE:

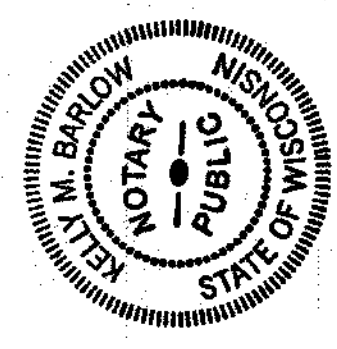
BOWEN GLOBAL INVESTMENTS, INC., a Nevada Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of THE PRESERVE AT HARVEST RIDGE, LLC, owner, this 14th day of December, 2019.

Jeffery J. Shick, Vice President
Donald J. Piuma, Authorized Agent

STATE OF Wisconsin)
COUNTY OF Waukesha)

Personally came before me this 14th day of December, 2019, the above named Donald J. Piuma, Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President 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: Donald J. Piuma
Public, Waukesha County, WI
My Commission Expires: 4/1/2022



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 December 15, 2019
Department of Administration

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredemmed tax sales and no unpaid taxes or special assessments as of this 14th Day of December, 2019 on any of the land included in the Plat of "THE PRESERVE AT HARVEST RIDGE".

Dated this 14th day of December, 2019
Pamela F. Reeves, County Treasurer

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)

I, Amy Buchman, being duly appointed, qualified and acting Treasurer of the Town of Lisbon, Waukesha County, Wisconsin, do hereby certify that the records in my office, there are no unpaid taxes or special assessments as of this 14th Day of December, 2019 on any of the land included in the Plat of "THE PRESERVE AT HARVEST RIDGE".

Dated this 14th day of December, 2019
Amy Buchman, Town Treasurer

TOWN BOARD APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE", in the Town of Lisbon, Waukesha County, Wisconsin, is hereby approved by the Town Board. The Town of Lisbon also hereby approves and accepts all dedications shown hereon.

All conditions have been met as of this 14th day of December, 2019
Joseph Osterman, Town Chairman

I hereby certify the foregoing is a true and correct copy of a resolution adopted by the Town Board of the Town of Lisbon this 14th day of December, 2019
Joseph Osterman, Town Chairman
Ben Green, Town Clerk

TOWN PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE", in the Town of Lisbon, Waukesha County, Wisconsin, is hereby approved by the Town Plan Commission this 14th Day of December, 2019.

Joseph Osterman, Town Chairman
Jay Stedler, Plan Commission Secretary

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL CERTIFICATE:

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this 14th Day of December, 2019.

Dale R. Shawer, Director of Parks and Land Use

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 20, 2020
Rena M. Dabel
Department of Administration



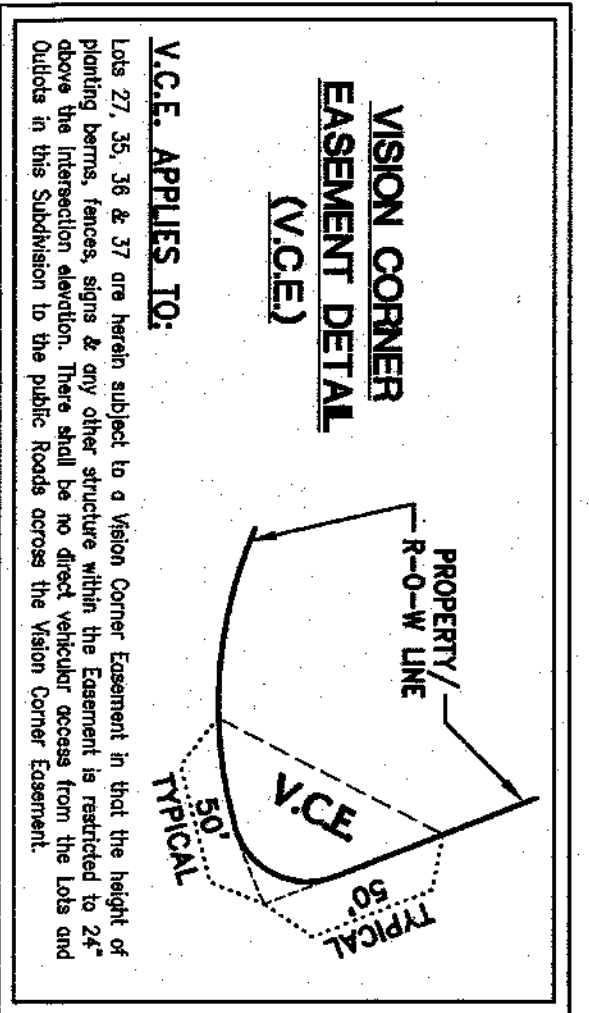
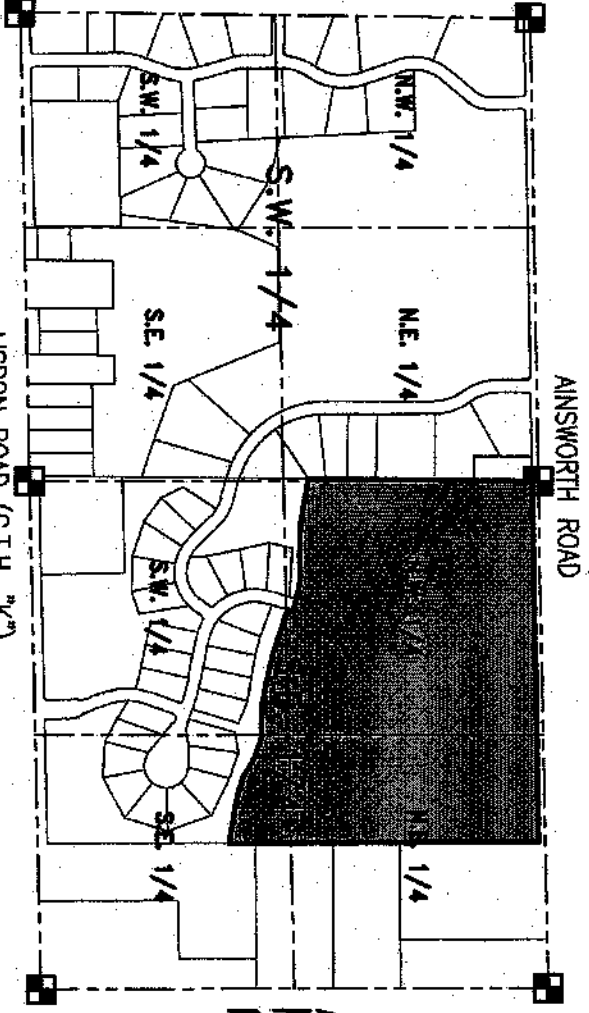
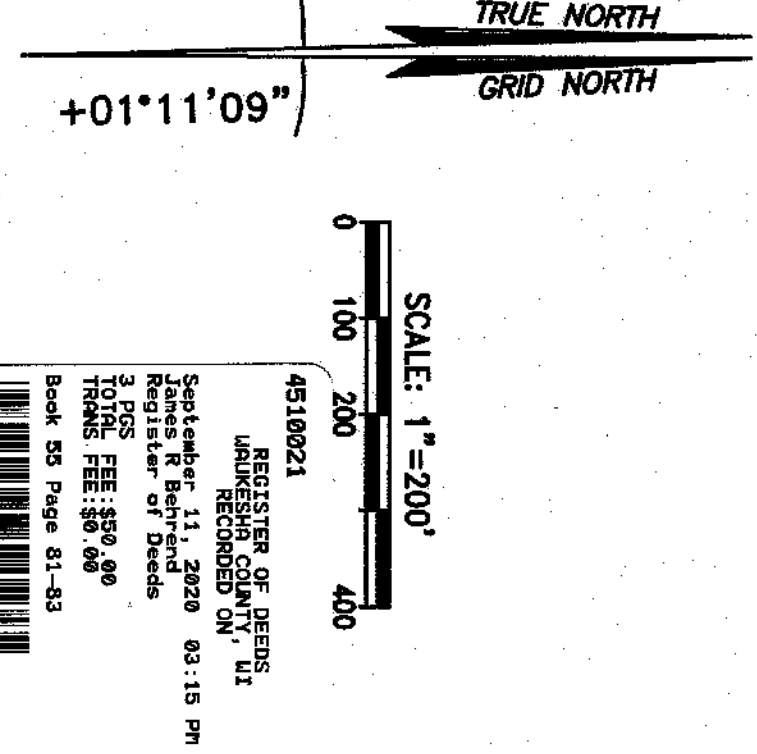
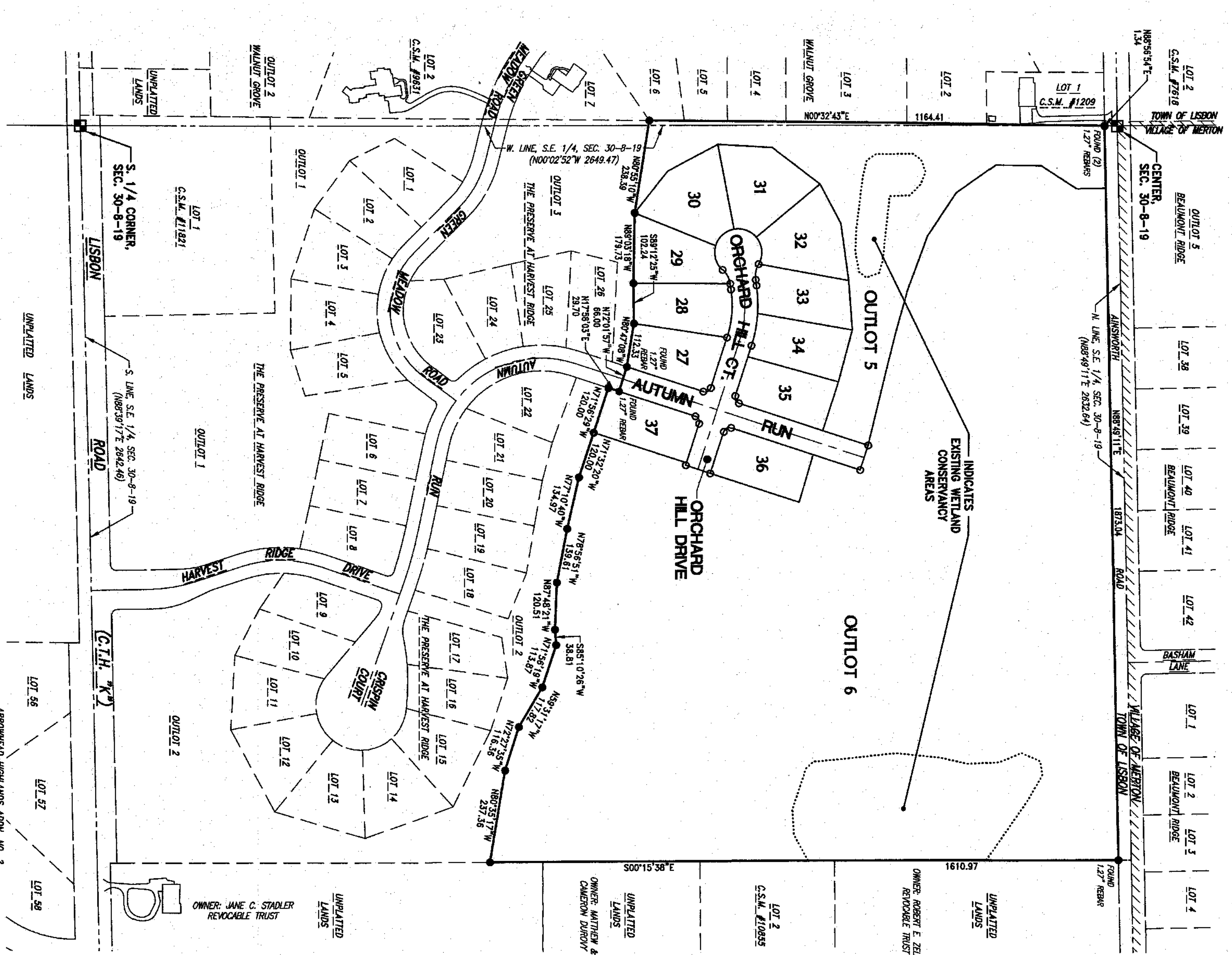
THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 4, "THE PRESERVE AT HARVEST RIDGE", BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

ZONING DATA:
CATEGORY - R-1 (RUD OVERLAY)
Minimum Lot Area = 40,000 S.F.
Minimum Front Setback = 10' S.F.
Minimum Building Setback = 5' S.F.
Public Road = 50 ft.
Side Yard = 20 ft.
Rear Yard = 20 ft.
Wellhead = 75 ft.

OWNER:
THE PRESERVE AT HARVEST RIDGE, LLC
N27 W24025 PAUL COURT, SUITE 100
PEWaukee, WI 53072
(262) 542-9200
(262) 349-9324



SEASONAL HIGH GROUND WATER TABLE

LOT #	AS SHOWN	SEASONAL HIGH WATER TABLE ELEV.	PERMANENT GROUNDWATER ELEV.	DEPTH
27	RECORD	1055.5	1053.0	2
28	96	1048.3	1053.80	2
29	96	1041.55	1048.05	2.65
30	57	1038.34	1038.84	2
31	56	1037.04	1038.34	2.5
32	55	1038.58	1038.88	1.91
33	54	1042.7	1044.20	1.33
34	53	1047.19	1048.69	1.33
35	52	1052.82	1054.32	1.33
36	49	1062.16	1063.65	1.33
37	23	1060.83	1061.33	2.65

[1] Minimum seasonal high ground water elevations are set 1' above the reported seasonal high ground water elevation, per Town of Lisbon.

[2] Minimum permanent groundwater elevations are set 1' above the reported permanent groundwater elevation, per Town of Lisbon.

[3] Minimum basement floor surface shall be 1' above the reported permanent groundwater elevation, per Town of Lisbon.

[4] Minimum basement floor surface shall be 1' above the reported permanent groundwater elevation, per Town of Lisbon.

[5] Minimum basement floor surface shall be 1' above the reported permanent groundwater elevation, per Town of Lisbon.

[6] Minimum basement floor surface shall be 1' above the reported permanent groundwater elevation, per Town of Lisbon.

[7] Minimum basement floor surface shall be 1' above the reported permanent groundwater elevation, per Town of Lisbon.

[8] Minimum basement floor surface shall be 1' above the reported permanent groundwater elevation, per Town of Lisbon.

[9] Minimum basement floor surface shall be 1' above the reported permanent groundwater elevation, per Town of Lisbon.

[10] Minimum basement floor surface shall be 1' above the reported permanent groundwater elevation, per Town of Lisbon.

WETLAND PRESERVATION RESTRICTIONS:

- Grading, filling, the removal of topsoil or other earth materials are prohibited, unless specifically authorized by the municipality, in which case the applicant shall file a Wetland Alteration Application with 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, insect infested or dying vegetation may be removed, at the discretion of the landowner, but with approval of the Town of Lisbon and Waushara County Department of Parks and Land Use Planning and the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Forests are protected in the 100-foot riparian zone.
- Grading by domesticated animals, i.e., horses, cows, etc., is prohibited.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Point source discharges of pollutants are prohibited in the wetland area subject to the approval of the municipality, in which case the applicant shall file a Wetland Alteration Application with the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Forests are protected in the 100-foot riparian zone.
- The construction of buildings is prohibited.

GENERAL NOTES:

- Indicates 5/8" outside diameter x 1/8" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other lot and Outlot corners are staked with 0.75" outside diameter x 1/8" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- Indicates Found 0.75" outside diameter Reinforcing Bar unless otherwise noted.
- All floor measurements have been made to the nearest second and completed to the nearest half-second.
- All floor measurements have been made to the nearest one-hundredth of a foot.
- All bearings are referenced to the grid north of the Wisconsin State Plane Coordinate System (NAD 1983 datum) - South Zone, in which the West line of the SE 1/4 of Section 30, T. 8 N., R. 19 E., is taken to bear North 00°27'52" West.
- All lots to be served by Water and Sewer are to be served by the same system. All Septic areas for Lots 27 through 37 will be mound or dry-grate type systems, which require careful grading on each lot to ensure the system sites are not disturbed.
- All Wells shall be located within 50 ft. of the front lot line to ensure proper separation to Septic Systems and Stormwater Management areas.
- Outlot 5 contains a Wetland Conservancy Area, Stormwater Management Facilities, a Public Asphalt Trail System and Open Space.
- Outlot 6 contains a Wetland Conservancy Area and Open Space. The Outlot to be retained by the Owner for future development. Neither Waushara County nor the Town of Lisbon shall be liable for fees or special charges in the event they become the owner of Outlot 6 in the Subdivision by reason of tax delinquency.
- The Owners of the residential lots within this Subdivision and any parties and future additions to this Subdivision shall each own an equal undivided fractional interest in Outlot 5 of this Subdivision. Neither Waushara County nor the Town of Lisbon shall be liable for fees or special charges in the event they become the owner of any lot or Outlot in this Subdivision by reason of tax delinquency.
- There shall be no direct vehicular ingress or egress to Ainsworth Road from any lot or Outlot within this Subdivision, it being expressly intended that this restriction shall constitute a public use of the public according to §23.25(3) of the Wisconsin Statutes and shall be enforced by the Wisconsin Department of Transportation and Waushara County.
- Stormwater Drainage Easements shall be provided around Stormwater Management Facilities on Outlot 5 and recorded by separate Documents.
- There shall be a 12" wide Public Access Easement centered upon and located over the Public Asphalt Trail System to be created by separate Document after the construction of said Public Asphalt Trail System and granted to the Town of Lisbon for Public Trail purposes.
- Per the Wisconsin Historic Preservation Database and State Archeologist, there are no reported archeological sites within this Subdivision.
- Wellhead boundaries shown herein were field delineated by Jeff Kramer of Stouffer Consulting, Inc. (a WDRS certified assured delineator) on April 21, 2015.
- All lots with area labeled "Public Drainage Easement" are reserved for stormwater collection, conveyance, treatment or infiltration. No buildings or other structures are allowed in these areas. No grading or filling is allowed in these areas that may interrupt stormwater flows in any way. The Maintenance Agreement may contain specific maintenance requirements for these areas. The Town of Lisbon, Waushara County or their designees are authorized access in these areas for purposes of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement.
- All lots with area labeled "Well Subject" are reserved from the placement of any well due to potential risk of contamination in accordance with the Stormwater Ordinance and Wisconsin Administrative Code.
- Per Chapter 12, Section 2.06(1) of the Town of Lisbon Land Use and Development Ordinance dated 8-14-17, "Development within a Wetland is prohibited and a 75 foot Buffer Setback from the Wetland boundary line shall be provided."
- Building Elevation: A minimum 2-foot vertical separation between the lowest elevation of the structure that is exposed to the ground surface and the maximum water surface elevation produced by the 100-year-24-hour design storm. B. Minimum 50-foot horizontal setback between the building and the closest edge of the water at an adjacent property (USDT0924984 / MS9272998 AINSWORTH RD) has a Conditional Use Permit to operate a private target range for muzzle loading firearms (Quick pointer weapons).

STORMWATER MANAGEMENT PRACTICE MAINTENANCE:

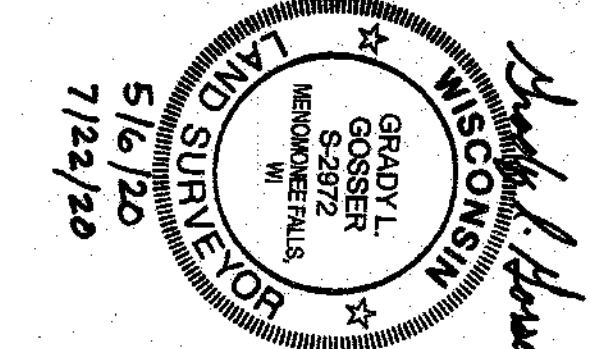
The holders of all lots within this Subdivision and the holders of all lots within any public and future additions to this Subdivision shall each hold an equal undivided and nonseverable interest in Outlot 5, where stormwater management practices are located. There are one or more separate documents recorded on the property title through the Waushara County Register of Deeds entitled "Stormwater Management Practice Maintenance Agreement" that apply to Outlot 5. The Maintenance Agreement subjects the Subdivision Plat, and all the Owners therein, to covenants, conditions and restrictions necessary to ensure the long-term maintenance of the stormwater management practices. The Maintenance Agreement also outlines a process by which the Town of Lisbon may levy and collect special assessments of charges for any services the community might provide relating to enforcement of the Maintenance Agreement.

In accordance with Chapter 14-Article III of the Waushara County Code of Ordinances ("Stormwater Ordinance"), the Stormwater Permit Holder is responsible for conducting the Stormwater Management practices following plans approved by Waushara County and is responsible for monitoring the stormwater practices until permit termination by Waushara County. Upon termination of the Stormwater Permit, the Owners of all lots within this Subdivision and the Owners of all lots within any previous and future additions to this Subdivision shall be responsible for the maintenance of the stormwater management practices in accordance with the Maintenance Agreement.

BASEMENT RESTRICTION FOR GROUNDWATER:

Although all lots in the Subdivision have been retained 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, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a foundation and foundation design shall be submitted to the various problems associated with groundwater. The engineer shall certify that the design meets all applicable codes and standards and that the design is suitable for the intended use. Other special measures be taken. Refer to Town Ordinance Ch. 11, Sec. 30(10) Drainage Regulations.

REVISED THIS 22th DAY OF JULY, 2020
DATED THIS 6th DAY OF MAY, 2020

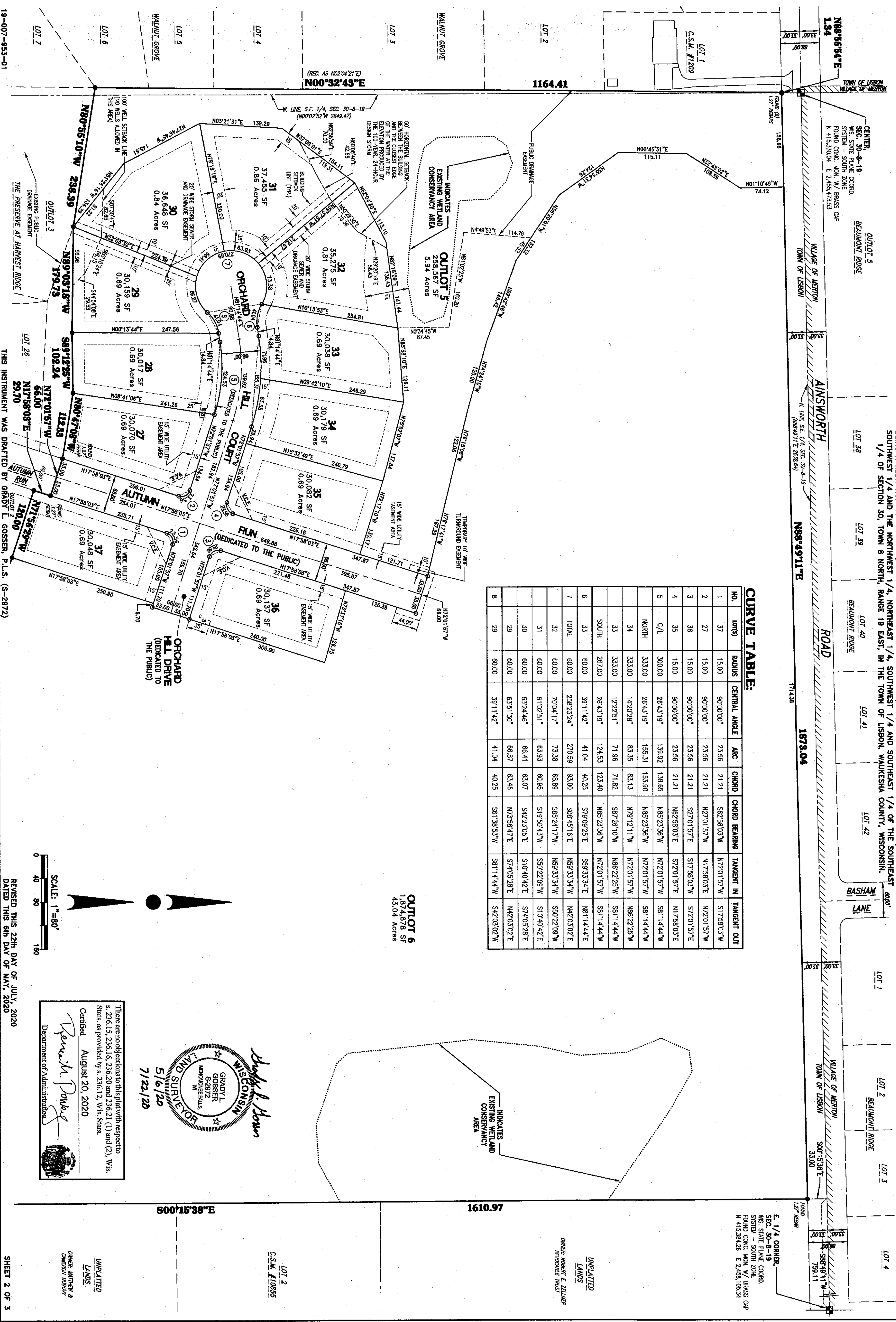


GRADY L. GOSSE
5/16/20
7/12/20
SHEET 1 OF 3

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSE, P.L.S. (S-2972)
19-007-953-01

THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1

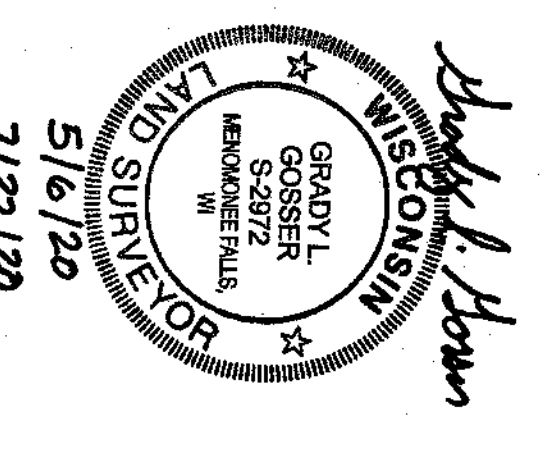
BEING A REVISION OF OUTLOT 4, "THE PRESERVE AT HARVEST RIDGE", BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.



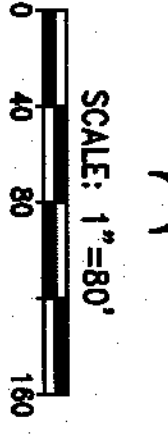
CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	37	15.00	90°00'00"	23.56	21.21	S67°58'03"W	N72°01'57"W	S17°58'03"W
2	27	15.00	90°00'00"	23.56	21.21	N27°01'57"W	N17°58'03"E	N72°01'57"W
3	36	15.00	90°00'00"	23.56	21.21	S27°01'57"E	S17°58'03"W	S72°01'57"E
4	35	15.00	90°00'00"	23.56	21.21	N67°58'03"E	S72°01'57"E	N17°58'03"E
5	C/L	300.00	26°43'19"	139.92	138.65	N85°23'56"W	N72°01'57"W	S81°14'44"W
								S81°14'44"W
								N86°22'25"W
								N79°12'11"W
								N72°01'57"W
								N86°22'25"W
								S81°14'44"W
								S81°14'44"W
								N81°14'44"E
6	33	80.00	39°11'42"	41.04	40.25	S79°09'25"E	N72°01'57"W	N81°14'44"E
7	TOTAL	80.00	288°23'24"	270.59	93.00	S08°45'18"E	N89°33'34"W	N42°03'02"E
								N89°33'34"W
								S08°24'17"W
								S08°24'17"W
								S07°22'08"W
								S10°40'42"E
								S10°40'42"E
								S74°05'28"E
								N42°03'02"E
29		60.00	63°24'46"	66.41	63.07	S42°23'05"E	S10°40'42"E	S74°05'28"E
								N42°03'02"E
29		60.00	63°24'46"	66.87	63.46	N73°58'47"E	S74°05'28"E	N42°03'02"E
								S81°14'44"W
								S42°03'02"W

OUTLOT 6
1,874,878 SF
43.04 Acres



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 20, 2020
Renwick Parke
Department of Administration



REVISED THIS 22th DAY OF JULY, 2020
DATED THIS 6th DAY OF MAY, 2020

UNPLATTED LANDS
OWNER: WALTER & CAMERON ELLIOTT

THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 4, "THE PRESERVE AT HARVEST RIDGE", BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have Surveyed, divided and mopped a redivision of Outlot 4, "The Preserve of Harvest Ridge", recorded in the office of the Register of Deeds for Waukesha County on December 27, 2019, in Book 53 of Subdivision Plats, on Pages 27 through 30 Inclusive, as Document No. 4444332, being a part of the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 30, Town 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin.

Said Parcel contains 2,567,816 Square Feet (or 58,9490 Acres) of land, more or less.

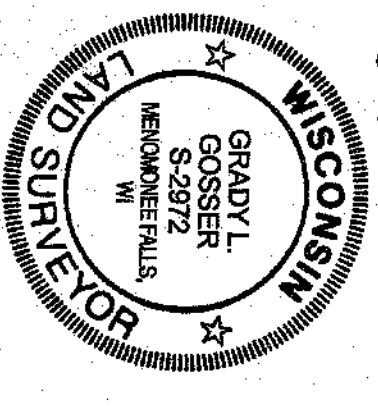
That I have made such survey, land division, and map by the direction of THE PRESERVE AT HARVEST RIDGE, LLC, owner of said lands.

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 Waukesha County and the Town of Lisbon in surveying, dividing and mopping the same.

Dated this 6th day of May 20 20.

Revised: 6/12/20
Revised: 8/12/20



Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-29722
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

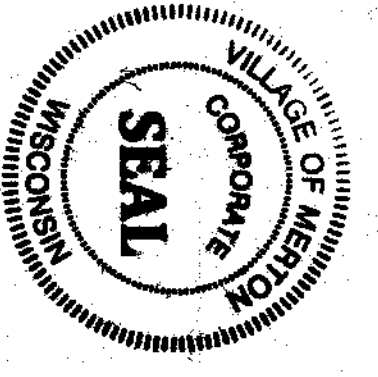
An easement for electric, natural gas, and communications service is hereby granted by THE PRESERVE AT HARVEST RIDGE, LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as Wisconsin Electric, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND 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 these areas on the plat designated as Utility Easement Areas, and the property designated on the plat for streets and ditches, 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 run, set down trees, shrubs and plants, to erect, install, maintain, use, and remove utility poles, lines, wires, cables, conduits, and other facilities, and to use any or all easement areas for the purposes of such utility facilities, and the right to assign the easement areas, as aforesaid, to any other utility company or companies, as may be reasonably possible, to the condition existing on the date of this easement. This easement, however, does not apply to the limited installation of solid underground and/or overhead electric, telephone and cable TV facilities or to any lines, poles or towers which may be removed of any time pursuant to the rights herein granted. Buildings shall not be placed over easement facilities of any kind or over the property within the lines of such facilities, and the easement shall not be altered by more than four inches without written consent of grantee.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

VILLAGE OF MERTON EXTRA-TERRITORIAL APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1", in the Town of Lisbon, Waukesha County, Wisconsin, THE PRESERVE AT HARVEST RIDGE, LLC, a Wisconsin Limited Liability Company, Owner is hereby approved by the Village Board this 13th day of June 20 20.

I hereby certify the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Merton this 13th day of June 20 20.



Ron Reinowski, Village President
Tom Nelson, Village Clerk/Treasurer

CORPORATE OWNERS CERTIFICATE OF DEDICATION:

THE PRESERVE AT HARVEST RIDGE, LLC, 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, mopped 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.

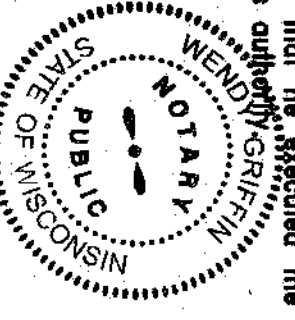
APPROVING AGENCIES:
1. Town of Lisbon
2. Waukesha County, Department of Parks and Land Use
3. Village of Merton (Extra-Territorial Jurisdiction)

Witness the hand and seal of said Owner this 26 day of August 20 20.

THE PRESERVE AT HARVEST RIDGE, LLC
Steve DeCiccare, President of Neumann Developments, its sole member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this 26 day of August 20 20 the above named Steve DeCiccare, President of Neumann Developments, its sole member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President 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 authorized officer.



Wendy DeWitt
Notary Public, Waukesha County, WI
My Commission Expires: 8/25/21

CONSENT OF CORPORATE MORTGAGEE:

MIDLAND STATES BANK, a Corporation duly organized and existing by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mopping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of THE PRESERVE AT HARVEST RIDGE, LLC, owner, this 27th day of August 20 20.

STATE OF ILLINOIS)
) SS
COUNTY OF GREENWOOD)

Personally came before me this 27 day of August 20 20 the above named Midland States Bank, mortgagee of the above described land, to me known to be the person who executed the foregoing instrument, and to me known to be such officer as the deed of said corporation, by its authorized officer as the deed of said corporation, by its authorized officer.



Hannah Prigosh
Notary Public, State of Illinois
By Commission Expires: 07/31/2023

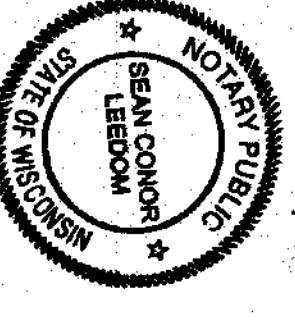
CONSENT OF CORPORATE MORTGAGEE:

NOTICE: THE BANKS, LLC, a Publicly Traded Limited Liability Company, mortgagee of the above described land, does hereby consent to the surveying, dividing, mopping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of THE PRESERVE AT HARVEST RIDGE, LLC, owner, this 26th day of August 20 20.

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this 26th day of August 20 20, the above named Jeffrey B. Stokke, President of the above named Notary Public, to me known to be the person who executed the foregoing instrument, and to me known to be such officer as the deed of said corporation, by its authorized officer as the deed of said corporation, by its authorized officer.

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 20, 2020
Renukh Pawar
Department of Administration



Renukh Pawar
Notary Public, Waukesha County, WI
My Commission Expires: 8/25/21

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or special assessments on this 1st day of September 20 20 on any of the land included in the Plat of "THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1".

Dated this 1st day of September 20 20.

Pamela F. Reeves, County Treasurer

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Jean L. Sieder, being duly appointed, qualified and acting Treasurer of the Town of Lisbon, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments on this 1st day of September 20 20 on any of the land included in the Plat of "THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1".

Dated this 1st day of September 20 20.

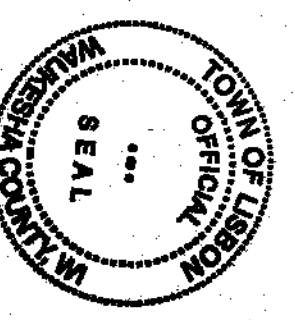
Jean L. Sieder, Town Treasurer

TOWN BOARD APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1", in the Town of Lisbon, Waukesha County, Wisconsin, is hereby approved by the Town Board. The town of Lisbon also hereby approves all conditions have been met as of this 10th day of September 20 20.

All conditions have been met as of this 10th day of September 20 20.

Joseph Osterman, Town Chairman



Joseph Osterman, Town Chairman
Sawyer Brock, W. Town Clerk

TOWN PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved, that the plat known as "THE PRESERVE AT HARVEST RIDGE ADDITION NO. 1", in the Town of Lisbon, Waukesha County, Wisconsin, is hereby approved by the Town Plan Commission this 4th day of July 20 20.

Joseph Osterman, Town Chairman
Gene B. Stedler
John Stodder, Plan Commission Secretary

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL CERTIFICATE:

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this 3rd day of September 20 20.

Revised this 12th day of August, 2020
Revised this 22th day of July, 2020
Dated this 6th day of May, 2020

Paul P. Shawer by David B. Ash
Date: K. Shawer, Director