

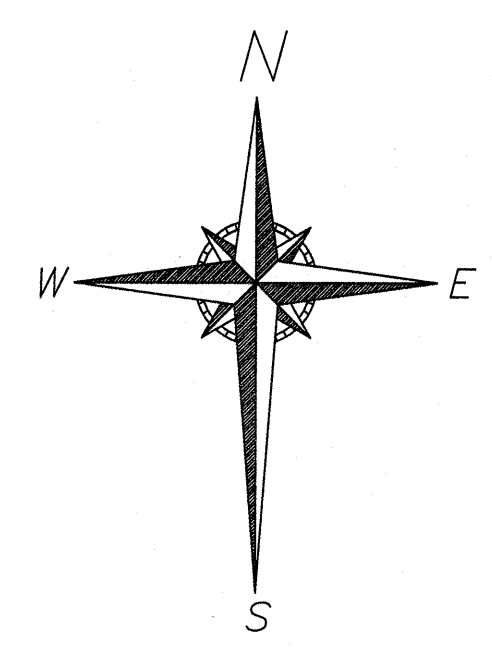
SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 K KINDRED@SEHINC.COM

SURVEY FOR:
 TRI-QUIST INC.
 8546 E. COUNTRY CLUB TRAIL
 SCOTTSDALE, AZ 85255
 (602) 369-8266

STONE RIDGE OF MERTON

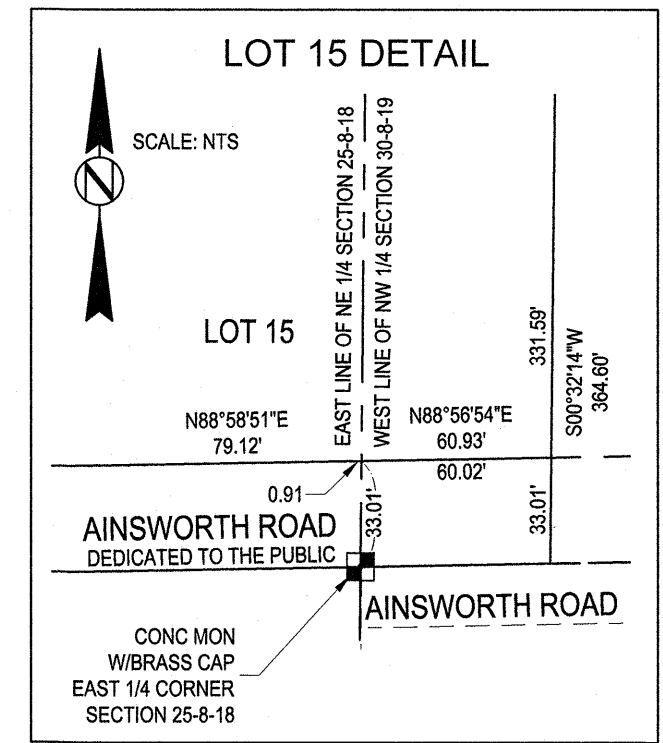
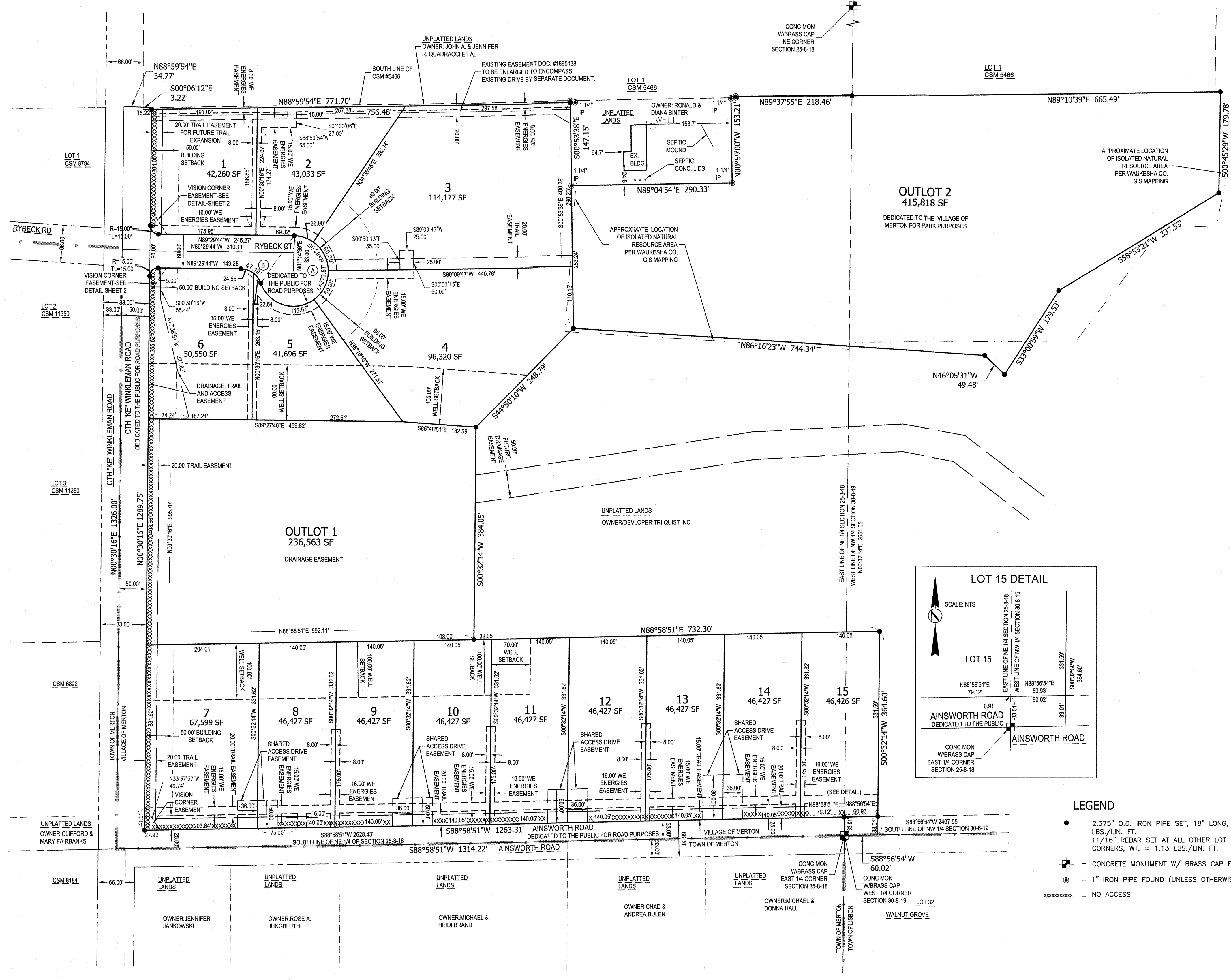
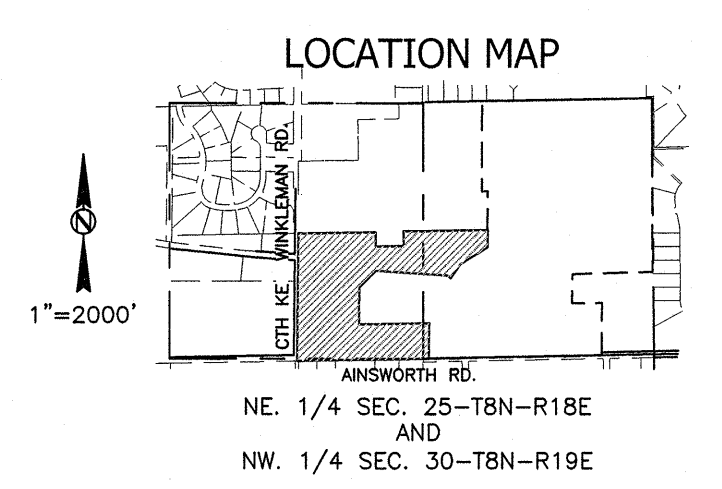
BEING A PART LOT 1 OF CERTIFIED SURVEY MAP NO. 5466 AND LANDS IN THE SE. 1/4 OF THE NE 1/4 OF SECTION 25, T.8N., R.18E. AND THE SW 1/4 OF THE NW 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

4606533
 REGISTER OF DEEDS
 WAUKESHA COUNTY, WI
 RECORDED ON
 August 05, 2021 08:22 AM
 James R. Bahrend
 Register of Deeds
 3 PGS
 TOTAL FEE: \$50.00
 TRANS FEE: \$0.00
 Book 55 Page 153-155



SCALE: 1" = 100'

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE WEST LINE OF THE NW 1/4 OF SECTION 30-8-19 AS N00°32'14"E.
 DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'
 ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"



LEGEND

- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 1 1/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- ⊕ - CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- xxxxxxx - NO ACCESS

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 28, 2021

Renée M. Pankaj
 Department of Administration



REVISED THIS 26TH DAY OF JULY, 2021
 REVISED THIS 22ND DAY OF JUNE, 2020
 REVISED THIS 11TH DAY OF OCTOBER, 2019
 REVISED THIS 9TH DAY OF AUGUST, 2019
 DATED THIS 25TH DAY OF JULY, 2019

SEH
 PHONE: 414.949.8962
 501 MAPLE AVENUE
 DELAFIELD, WI 53018-9351
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SURVEYOR: KEITH A. KINDRED, PLS S-2082 SEH, INC. 501 MAPLE AVE. DELAFIELD, WI 53018 (414) 949-8919 KKINDRED@SEHINC.COM

SURVEY FOR: TRI-QUIST INC. 8546 E. COUNTRY CLUB TRAIL SCOTTSDALE, AZ 85255 (602) 369-8266

STONE RIDGE OF MERTON

BEING A PART LOT 1 OF CERTIFIED SURVEY MAP NO. 5466 AND LANDS IN THE SE. 1/4 OF THE NE 1/4 OF SECTION 25, T.8N., R.18E. AND THE SW 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

ISOLATED NATURAL RESOURCES AREA RESTRICTIONS

THOSE AREAS IDENTIFIED AS ISOLATED NATURAL RESOURCES, SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. 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.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH THE APPROVAL FROM THE VILLAGE OF MERTON. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE VILLAGE OF MERTON, SHALL ALSO BE PERMITTED.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.
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.

EASEMENTS

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER 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 STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE VILLAGE OF MERTON, 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 MAINTENANCE AGREEMENT.

ALL LANDS WITHIN AREAS LABELED "WELL SETBACK" ARE RESTRICTED FROM THE PLACEMENT OF ANY WELL DUE TO POTENTIAL RISK OF CONTAMINATION IN ACCORDANCE WITH THE STORM WATER ORDINANCE AND WISCONSIN ADMINISTRATIVE CODES.

ALL LANDS WITHIN AREAS LABELED "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 VILLAGE OF MERTON, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS TO THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF THE MAINTENANCE AGREEMENT.

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

THE TITLEHOLDERS OF LOTS 1 THROUGH 15 OF THE STONE RIDGE OF MERTON SUBDIVISION EACH SHALL EACH HOLD 1/15 UNDIVIDED INTEREST IN OUTLOT 1 WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED. THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 1 AND DRAINAGE EASEMENTS. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE VILLAGE OF MERTON MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

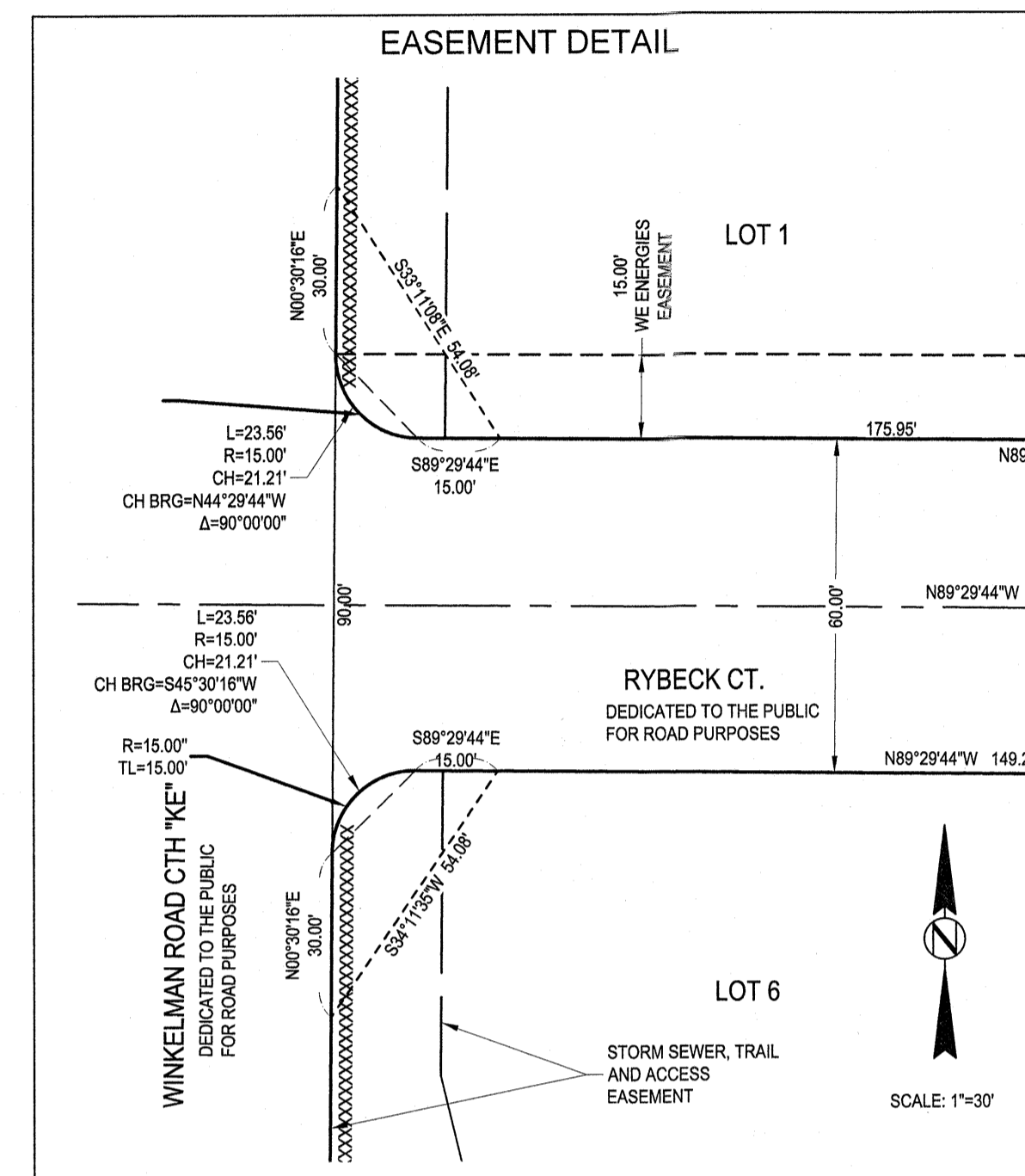
IN ACCORDANCE WITH THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-15 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

STORM WATER MANAGEMENT NOTES:

- 1) SURFACE WATER DRAINAGE AREAS MAY NOT BE FILLED.
- 2) FINAL GRADE FOR SURFACE WATER DRAINAGE EASEMENTS SHALL BE MAINTAINED.
- 3) NO STRUCTURE MAY BE PLACED UPON THE SURFACE WATER DRAINAGE EASEMENT AREAS.
- 4) FENCES MAY NOT BE PLACED IN THE DRAINAGE EASEMENT AREAS.
- 5) LANDSCAPING SHALL BE RESTRICTED TO GROUND COVER, SHRUBS AND TREES WHICH WILL NOT RETARD SURFACE WATER DRAINAGE. SHRUBS AND TREES MAY BE PLACED IN THE DRAINAGE EASEMENT AREAS BUT ARE AT THE RISK OF THE OWNER.
- 6) IF DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED, THE VILLAGE OF MERTON MAY LEVY THE COST AND EXPENSES OF SUCH INSPECTIONS, MAINTENANCE OR REPAIR RELATED ACTIONS AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED AS SUCH IN ACCORDANCE WITH THE PROCEDURES UNDER S. 66.0627 WIS. STATS. OF SUBCH. VI OF CH. 66 WIS. STATS.
- 7) WITHIN THE STORM SEWER & DRAINAGE EASEMENT:
 - NO STRUCTURE MAY BE PLACED UPON STORM SEWER & DRAINAGE EASEMENT AREAS.
 - NO FENCES MAY BE PLACED UPON STORM SEWER & DRAINAGE EASEMENT AREAS.
 - NO SHRUBS OR TREES MAY BE PLANTED WITHIN STORM SEWER & DRAINAGE EASEMENT AREAS.
 - LANDSCAPING SHALL BE RESTRICTED TO GROUND TYPE PLANTINGS WHICH WILL NOT RETARD SURFACE WATER DRAINAGE AND ARE PLACED AT THE RISK OF THE OWNER.

GENERAL NOTES:

1. LOT 1 THRU 15 OWNERS SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT 1. WAUKESHA COUNTY SHALL NOT BE HELD 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.
2. OUTLOT 1 IS ENTIRELY ENCOMPASSED BY A DRAINAGE EASEMENT.
3. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
4. THE SITE FALLS WITHIN ZONE X, AREAS OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55133C0068H, DATED NOVEMBER 5, 2014.
5. OUTLOT 2 IS DEDICATED TO THE VILLAGE OF MERTON FOR PARK PURPOSES.
6. ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
7. TOTAL AREA OF THIS PLAT 1,614,781 S.F., 37.07 AC.
8. PROPOSED ZONING FOR THIS PLAT IS R-1 (RESIDENTIAL DISTRICT) AND P-1 (PUBLIC AND SEMI-PUBLIC DISTRICT).
9. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO WINKLEMAN ROAD, CTH "KE" FROM LOT 1, LOT 6, LOT 7 AND OUTLOT 1.
10. PER WAUKESHA COUNTY ESTABLISHED STREET AND HIGHWAY WIDTH MAP, WINKLEMAN ROAD, CTH "KE" HAS A 100 FOOT PLANNED WIDTH.
11. TRAIL, STORM SEWER, ACCESS AND DRAINAGE EASEMENTS ARE GRANTED TO THE VILLAGE OF MERTON.
12. THERE SHALL BE NO VEHICULAR ACCESS TO AINSWORTH ROAD FROM LOTS 7 THROUGH 14 EXCEPT AT THE SHARED ACCESS DRIVE EASEMENT LOCATIONS AS IDENTIFIED ON THIS PLAT. THESE SHARED ACCESS DRIVE EASEMENTS ARE DEDICATED TO THE INDIVIDUAL LOT OWNERS WHICH ARE MUTUALLY BENEFITED BY THE PARTICULAR EASEMENT WHICH ENCUMBERS THEIR LOT. THESE EASEMENTS ARE INTENDED TO MINIMIZE THE NUMBER OF DRIVEWAYS ONTO AINSWORTH ROAD AND, THEREFORE, ONLY ONE SINGLE DRIVEWAY APRON WILL BE ALLOWED FOR EACH EASEMENT (OR PAIR OF PROPERTIES). DRIVEWAY ACCESS ONTO AINSWORTH ROAD FOR LOT 15 IS RESTRICTED TO ONE SINGLE DRIVEWAY TO BE LOCATED IN THE EASTERN 60.93 FEET OF FRONTAGE AS IDENTIFIED ON THIS PLAT.



NOTE: IN THE VISION SETBACK AREA NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WHICH EXCEEDS A HEIGHT OF TWO AND ONE-HALF (2 1/2) FEET ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION, EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, PUBLIC UTILITY LINES. NOR SHALL ANY PLANT MATERIAL OR NATURAL GROWTH TO BE PERMITTED WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION.

FORM A-SEASONAL HIGHWATER MINIMUM BASEMENT ELEVATIONS

Lot #	Soil Observ. #	Surface Elev	Bottom Elev. of Soil Profile	Soil Map Unit Symbol	Elevation of Seasonal High Water Table	Depth to Seasonal High Water Table	Proposed Basement Floor Elevation
1	S8114	1021.2	1013.2	HmB	≤1013.2	≥8.0'	≥1014.2
2	S8113	1028.6	1020.6	HmC2	≤1020.6	≥8.0'	≥1021.6
3	S8112	1036.6	1028.27	HmC2	≤1028.27	≥8.33'	≥1029.27
4	S841	1026.4	1018.4	HmC2	≤1018.4	≥8.0'	≥1019.4
5	S8110	1015.6	1007.6	HmC2	≤1007.6	≥8.0'	≥1008.6
6	S8111	1010.8	1002.8	HmB	1009.05	1.75'	1010.05
7	S837	1031.4	1023.4	HmC2	≤1023.4	≥8.0'	≥1024.4
8	S8A	1038.1	1033.6	HmC2	≤1033.6	≥4.5'	≥1034.6
9	S8-36	1044.4	1036.4	HmC2	≤1036.4	≥8.0'	≥1037.4
10	B10A	1051	1046.83	HmC2	≤1046.83	≥4.17'	≥1047.83
11	S8-35	1057.4	1049.07	ThB	≤1049.07	≥8.33'	≥1050.07
12	B12A	1056.5	1051.83	ThB	≤1051.83	≥4.67'	≥1052.83
13	S8-34	1065.1	1056.93	ThB	≤1056.93	≥8.17'	≥1057.93
14	B14A	1061.9	1057.07	ThB	≤1057.07	≥4.83'	≥1058.07
15	B15A	1055.4	1049.9	HoD3	≤1049.9	≥5.5'	≥1050.9

CURVE TABLE

CURVE	CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	ROW	63.00'	248°47'47"	273.57'	103.97'	S35°26'14"W	N20°09'52"W	S88°57'39"E
	LOT 2	63.00'	33°33'24"	36.90'	36.37'	S72°10'57"E	S88°57'39"E	
	LOT 3	63.00'	54°34'03"	60.00'	57.76'	S28°07'14"E		
	LOT 4	63.00'	54°34'03"	60.00'	57.76'	S26°26'49"W		S53°43'50"W
	LOT 5	63.00'	106°06'17"	116.67'	100.70'	S73°13'01"E	N53°43'50"E	S20°09'52"E
B	ROW	39.00'	69°19'52"	47.19'	44.37'	N54°49'48"W	N20°09'52"W	N89°29'44"W
	LOT 5	39.00'	33°16'02"	22.64'	22.33'	N36°47'53"W	N20°09'52"W	N53°25'54"W
	LOT 6	39.00'	36°03'50"	24.55'	24.14'	N71°27'49"W	N53°25'54"W	N89°29'44"W

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 28, 2021

Rene M. Povey

Department of Administration

WISCONSIN
KEITH A. KINDRED
S-2082
WAUKESHA, WI

Keith A. Kindred

REVISED THIS 26TH DAY OF JULY, 2021
REVISED THIS 22ND DAY OF JUNE, 2020
REVISED THIS 11TH DAY OF OCTOBER, 2019
REVISED THIS 9TH DAY OF AUGUST, 2019
DATED THIS 25TH DAY OF JULY, 2019

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

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 28, 2021
Renée M. Poway
Department of Administration

STONE RIDGE OF MERTON

BEING A PART LOT 1 OF CERTIFIED SURVEY MAP NO. 5466 AND LANDS IN THE SE. 1/4 OF THE NE 1/4 OF SECTION 25, T.8N., R.18E. AND THE SW 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR: KEITH A. KINDRED, PLS S-2082 SEH, INC. 501 MAPLE AVE. DELAFIELD, WI 53018 (414) 949-8919 KKINDRED@SEHINC.COM

SURVEY FOR: TRI-QUIST INC. 8546 E. COUNTRY CLUB TRAIL SCOTTSDALE, AZ 85255 (602) 369-8266

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify, That I have surveyed, divided and mapped a part Lot 1 of Certified Survey Map No. 5466 and lands in the Southwest 1/4 of the Northwest 1/4 of Section 30, T.8N., R.19E., and the Southeast 1/4 of the Northeast 1/4 of Section 25, T.8N., R.18E., Village of Merton, Waukesha County Wisconsin bounded and described as follows:

Beginning at the East 1/4 corner of Section 25; thence S88°58'51"W along the South line of the Northeast 1/4 of Section 25 a distance of 1314.22 feet; thence N00°30'16"E, 1326.00 feet; thence N88°59'54"E, 34.77 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 5466; thence S00°06'12"E, 3.22 feet; thence N88°59'54"E, 771.70 feet; thence S00°53'38"E, 147.15 feet; thence N89°04'54"E, 290.33 feet; thence N00°59'00"W, 153.21 feet; thence N89°37'55"E, 218.46 feet; thence N89°10'39"E, 665.49 feet; thence S00°45'29"W, 179.78 feet; thence S58°53'21"W, 337.53 feet; thence S33°00'59"W, 179.53 feet; thence N46°05'31"W, 49.48 feet; thence N86°16'23"W, 744.34 feet; thence S44°50'10"W, 248.79 feet; thence S00°32'14"W, 384.05 feet; thence N88°58'51"E, 732.30 feet; thence S00°32'14"W, 364.60 feet to the South line of the Northwest 1/4 of Section 30; thence S88°56'54"W along said South line 60.02 feet to the point of beginning.

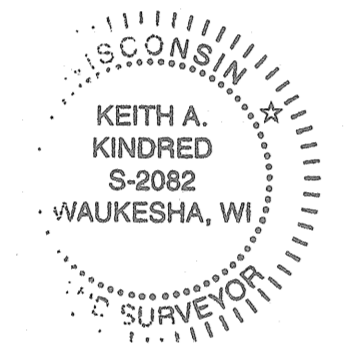
Contains 1,614,781 square feet, 37.07 acres

That I have made such survey, land division and plat by the direction of Tri-Quist Inc., owner of said lands.

That such plat is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Merton in surveying, dividing and mapping the same.

Dated this 25th day of July, 2019. Revised this 9th day of August, 2019. Revised this 11th day of October, 2019. Revised this 22nd day of June, 2020. Revised this 26th day of July, 2021.



Keith A. Kindred, PLS S-2082

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Tri-Quist Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Tri-Quist Inc., does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

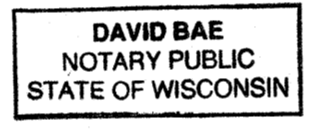
- 1) Department of Administration
2) Waukesha County
3) Village of Merton

IN WITNESS WHEREOF, said Tri-Quist Inc., has caused these presents to be signed by Albin Halquist, member, at HARTLAND Wisconsin, and its corporate seal to be hereunto affixed on this 3rd day of AUGUST, 2021

In Presence of: Albin Halquist, member

STATE OF WISCONSIN) WAUKESHA COUNTY) SS Personally came before me this 3rd day of August, 2021 the above named Albin Halquist member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

David Bae, Notary Public



Waukesha County, Wisconsin My Commission Expires 9/18/2023

CONSENT OF CORPORATE MORTGAGEE:

_____ a corporation duly organized and existing under and 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 _____ Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____ its President, and countersigned by _____ its Secretary (cashier) at _____ Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____

In presence of: Corporate Name, Countersigned, President, Secretary (Cashier)

STATE OF WISCONSIN) WAUKESHA COUNTY) SS Personally came before me this _____ day of _____, 20 _____ the above named _____ President, and _____ Secretary (cashier)

of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) Notary Public, _____ Wisconsin My commission expires _____

VILLAGE BOARD APPROVAL CERTIFICATE:

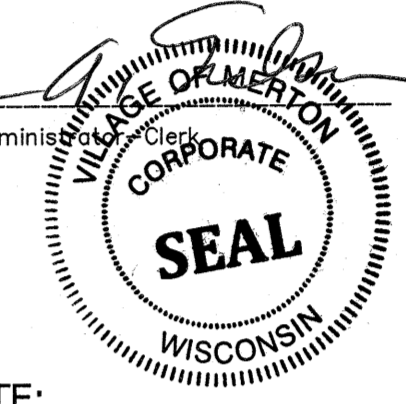
Resolved that the plat of STONE RIDGE OF MERTON, in the Village of Merton, Tri-Quist Inc., owner, is hereby approved by the Village Board.

All conditions have been met as of the 3 day of August, 2021

Date: 8/3/21 Signed: Ron Reinowski, President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Merton

Date: 8/3/21 Signed: Tom Nelson, Administrator-Clerk



PLAN COMMISSION APPROVAL CERTIFICATE:

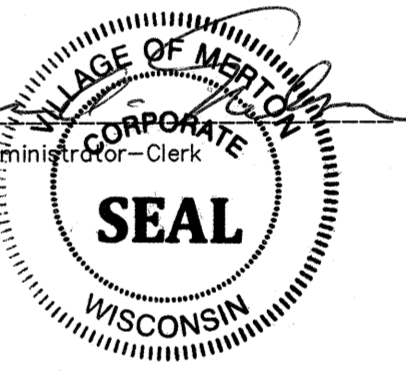
Resolved that the plat of STONE RIDGE OF MERTON, in the Village of Merton, Tri-Quist Inc., owner, is hereby approved by the Plan Commission.

Approved as of the 3 day of August, 2021

Date: August 3, 2021 Signed: Ron Reinowski, President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Village of Merton.

Date: 8-3-21 Signed: Tom Nelson, Administrator-Clerk



CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN) WAUKESHA COUNTY) SS

I, Tom Nelson, being the duly appointed, qualified and acting Village Treasurer of the Village of Merton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 8-3-21 on any of the land in the plat of STONE RIDGE OF MERTON.

Dated 8-3-21 Signed: Tom Nelson, Village Treasurer



CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN) WAUKESHA COUNTY) SS

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of Waukesha County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of August 4, 2021 affecting the lands included in the plat of STONE RIDGE OF MERTON.

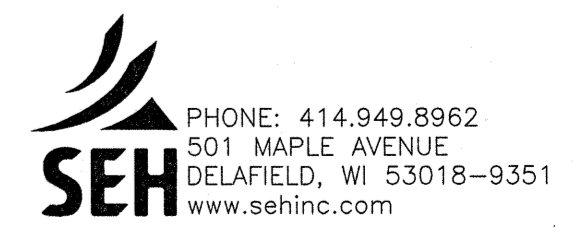
Date August 4, 2021 Signed: Pamela Reeves, County Treasurer

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Tri-Quist, Inc., Grantor, to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee, WISCONSIN BELL INC d/b/a AT&T WISCONSIN, Grantee, and SPECTRUM MID-AMERICA, 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. 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.



STONE RIDGE OF MERTON II

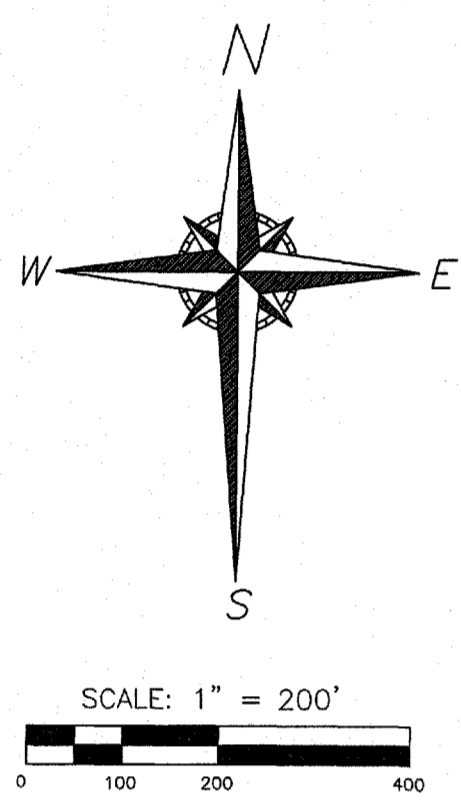
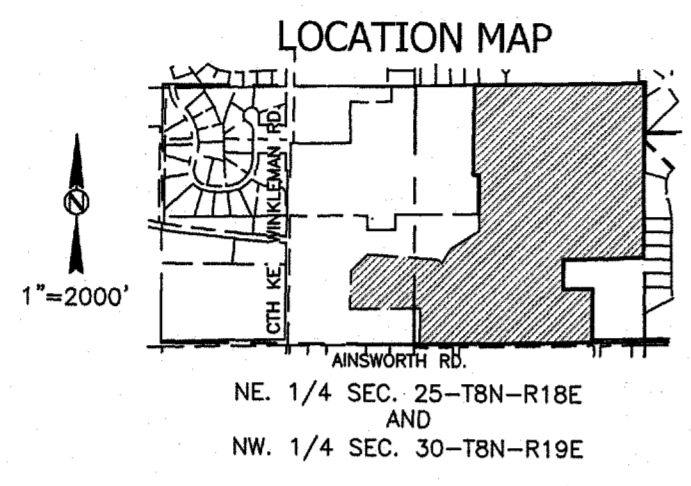
BEING A PART OF THE SE. 1/4 OF THE NE 1/4 OF SECTION 25, T.8N., R.18E. AND THE NE. 1/4, NW. 1/4, SE 1/4 AND SW 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

4634706
 REGISTER OF DEEDS
 WAUKESHA COUNTY, WI
 RECORDED ON
 November 23, 2021 08:30 AM
 James R Behrend
 Register of Deeds
 6 PGS
 TOTAL FEE: \$50.00
 TRANS FEE: \$0.00
 Book 55 Page 204-209

OVERALL DETAIL

SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 KKKINDRED@SEHINC.COM

SURVEY FOR:
 TRI-QUIST INC.
 8546 E. COUNTRY CLUB TRAIL
 SCOTTSDALE, AZ 85255
 (602) 369-8266



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE WEST LINE OF THE NW 1/4 OF SECTION 30-8-19 AS N00°32'14"E.

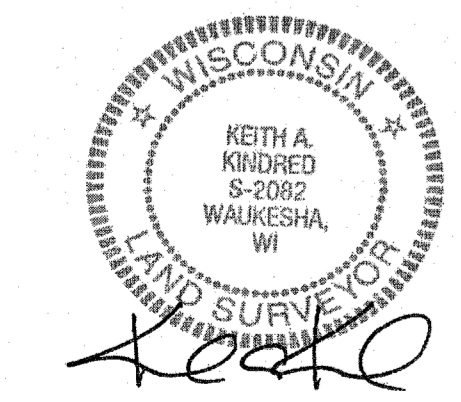
DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

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.

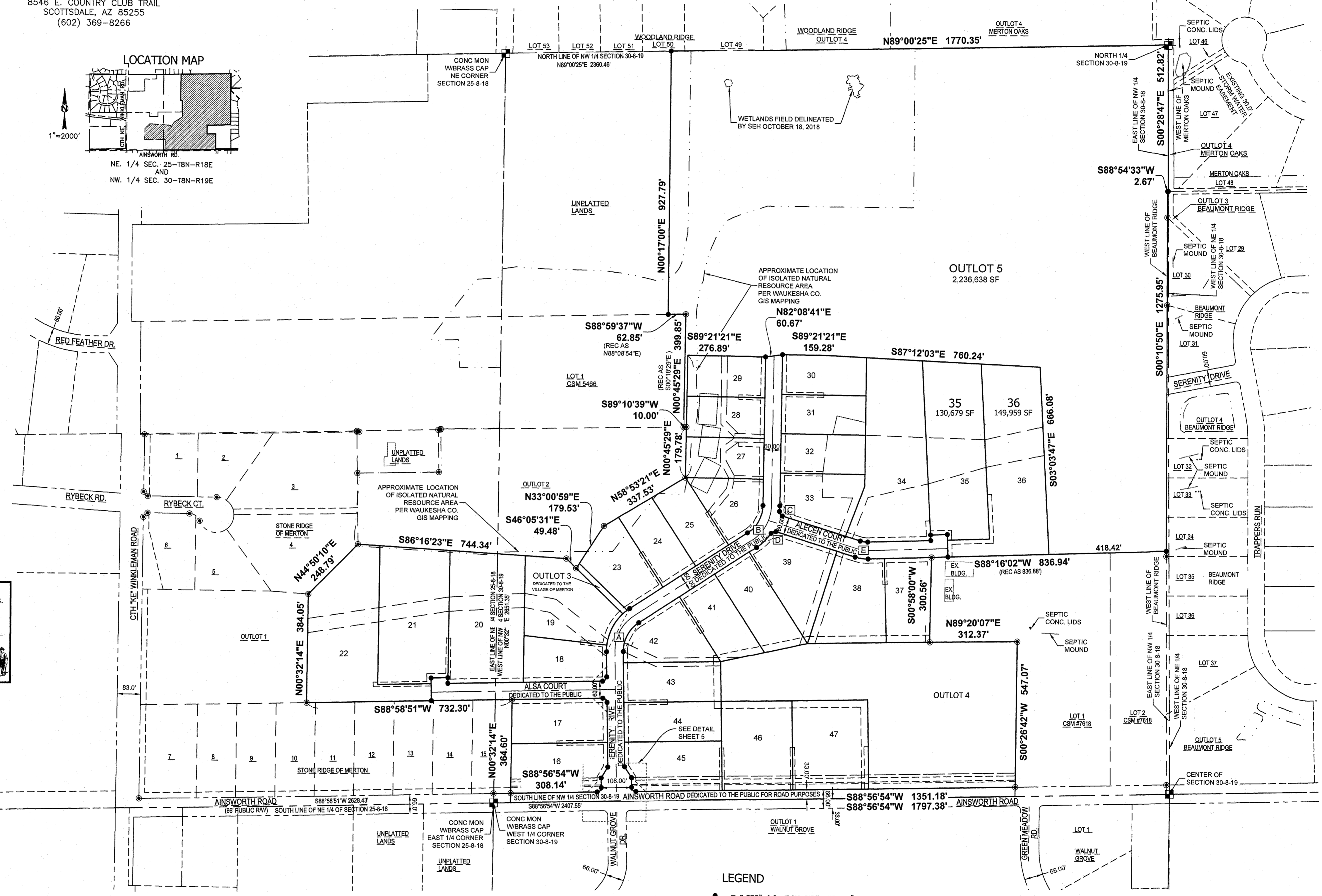
Certified November 17, 2021

Rene M. Doney
 Department of Administration



REVISED THIS 9TH DAY OF NOVEMBER, 2021.
 REVISED THIS 1ST DAY OF NOVEMBER, 2021.
 REVISED THIS 7TH DAY OF OCTOBER, 2021.
 REVISED THIS 22ND DAY OF SEPTEMBER, 2021.
 REVISED THIS 21ST DAY OF SEPTEMBER, 2021.
 REVISED THIS 20TH DAY OF SEPTEMBER, 2021.
 DATED THIS 8TH DAY OF SEPTEMBER, 2021

PROJECT HALQA #160979



- LEGEND**
- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
 - - 11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
 - - CONCRETE MONUMENT W/ BRASS CAP FOUND
 - - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

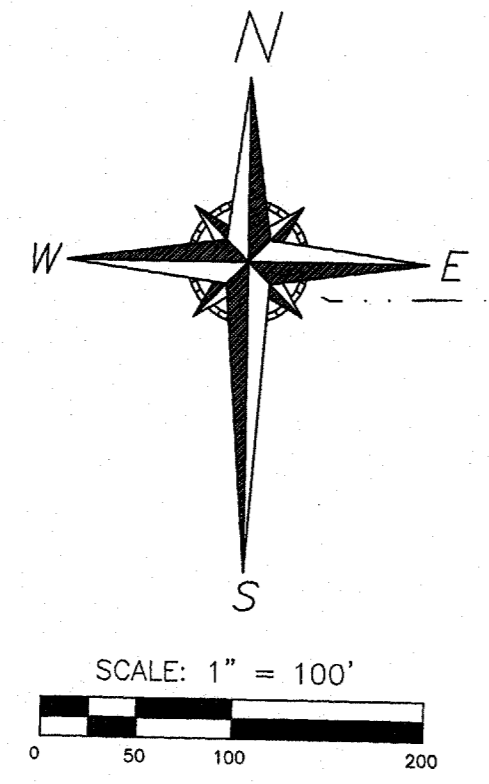
THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SEH
 PHONE: 414.949.8962
 501 MAPLE AVENUE
 DELAFIELD, WI 53018-9351
 www.sehinc.com

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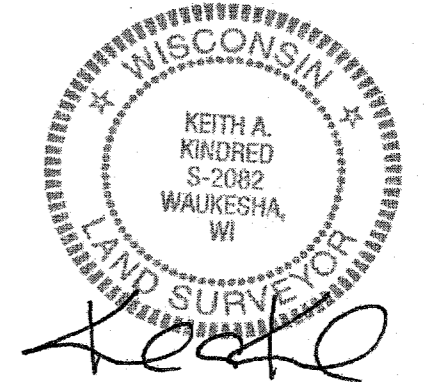
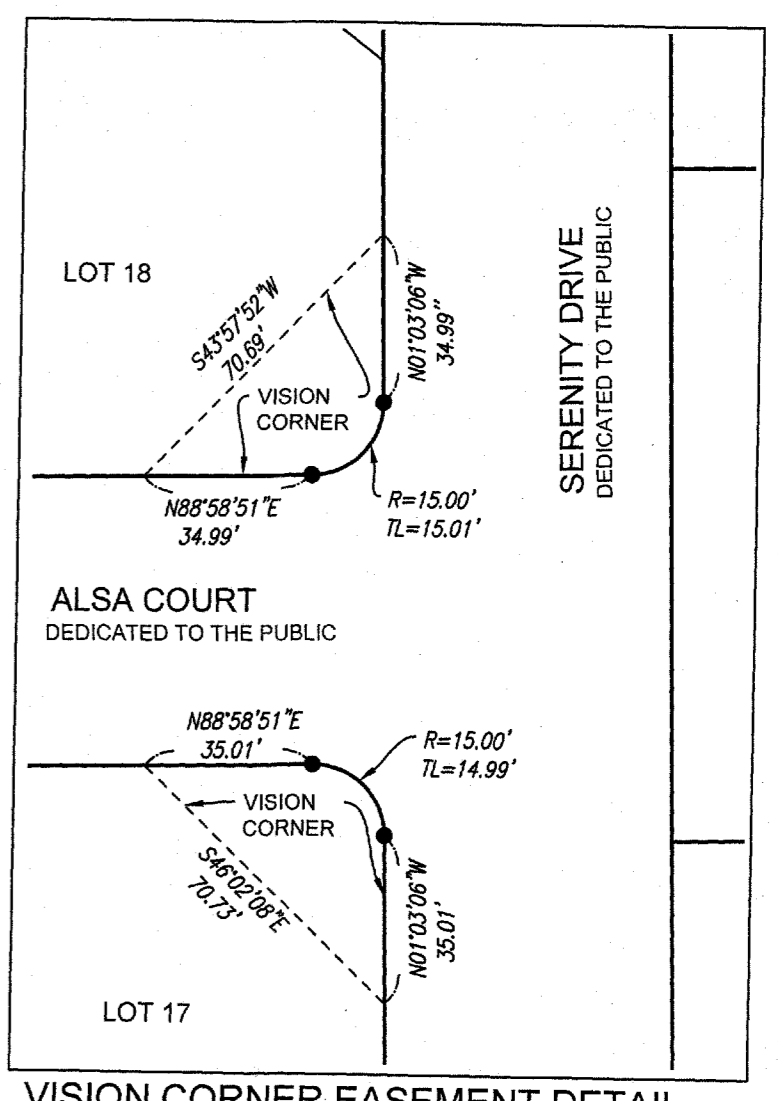
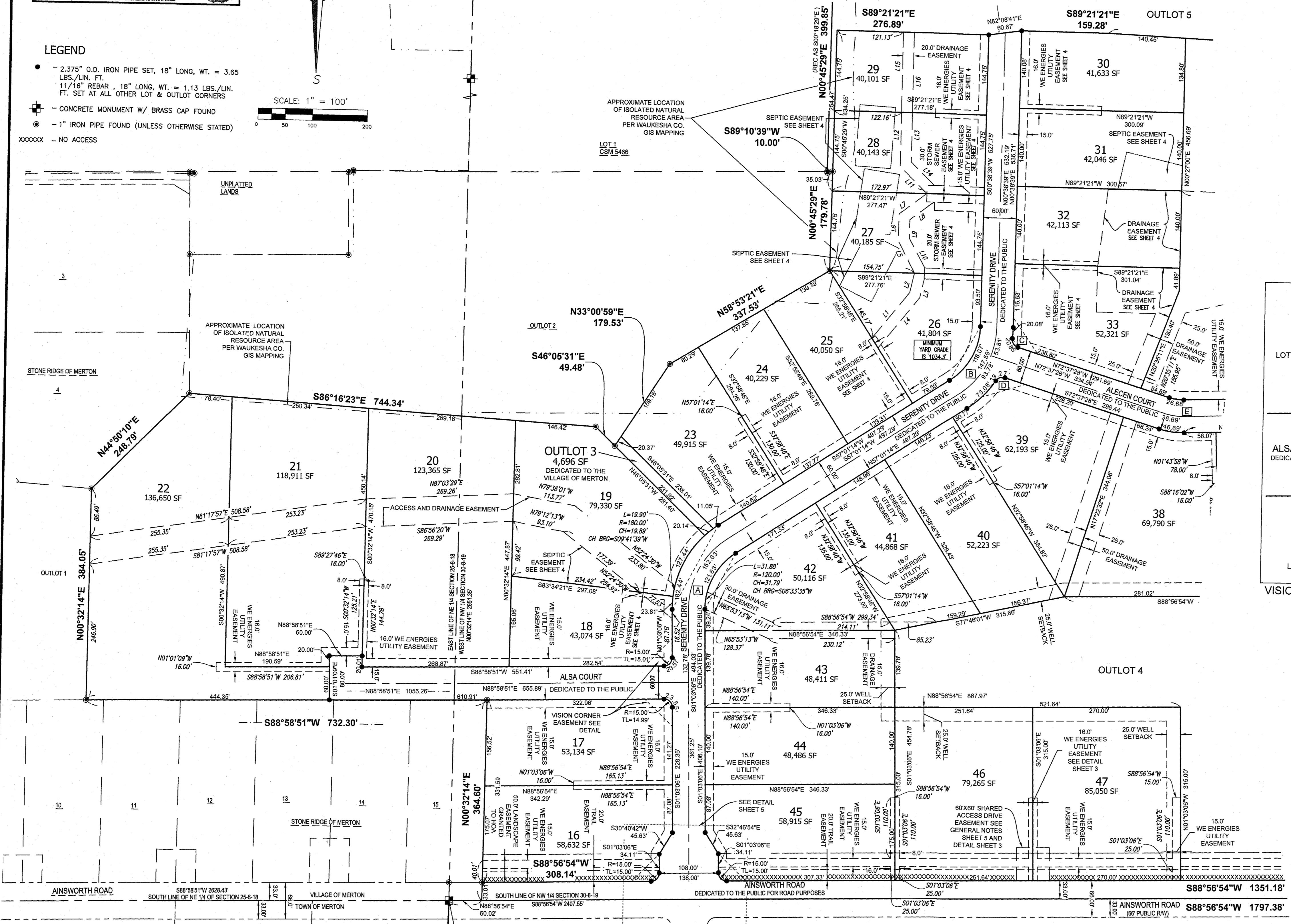
STONE RIDGE OF MERTON II

BEING A PART OF THE SE. 1/4 OF THE NE 1/4 OF SECTION 25, T.8N., R.18E. AND THE NE. 1/4, NW. 1/4, SE 1/4 AND SW 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

LOT DETAIL

EASEMENT LINE TABLE		
LINE	LENGTH	DIRECTION
L1	108.03	N 38°44'55" E
L2	36.69	N 12°45'31" E
L3	35.37	N 12°45'31" E
L4	119.25	N 38°44'55" E
L5	66.24	S 27°32'05" E
L6	48.24	S 00°38'39" W
L7	62.71	S 53°12'24" W
L8	54.28	S 53°12'24" W
L9	33.34	S 00°38'39" W
L10	61.22	S 28°36'40" E
L11	68.75	N 46°03'17" W
L12	97.60	N 00°21'11" E
L13	88.93	N 00°21'11" E
L14	59.52	N 46°03'17" W
L15	144.75	N 00°21'11" E
L16	144.85	N 00°21'11" E

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 - 1 1/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
 - ⊕ CONCRETE MONUMENT W/ BRASS CAP FOUND
 - ⊙ 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
 - XXXXXX - NO ACCESS



REVISED THIS 9TH DAY OF NOVEMBER, 2021.
 REVISED THIS 1ST DAY OF NOVEMBER, 2021.
 REVISED THIS 7TH DAY OF OCTOBER, 2021.
 REVISED THIS 22ND DAY OF SEPTEMBER, 2021.
 REVISED THIS 21ST DAY OF SEPTEMBER, 2021.
 REVISED THIS 20TH DAY OF SEPTEMBER, 2021.
 DATED THIS 6TH DAY OF SEPTEMBER, 2021

SURVEY FOR:
 TRI-QUIST INC.
 8546 E. COUNTRY CLUB TRAIL
 SCOTTSDALE, AZ 85255
 (602) 369-8266

SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 KKINDRED@SEHINC.COM

PROJECT HALQA #160979

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

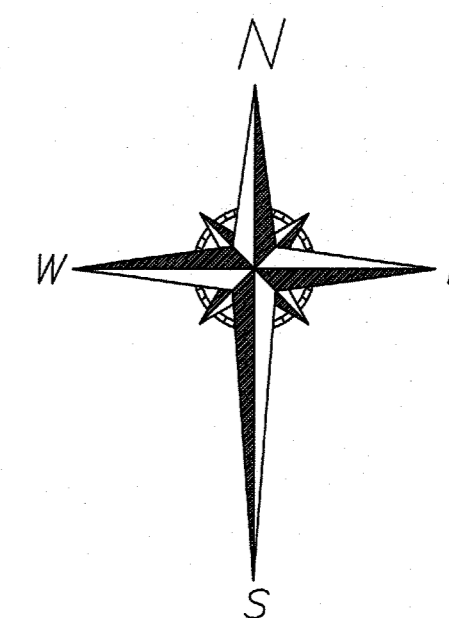
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BEING A PART OF THE SE. 1/4 OF THE NE 1/4 OF SECTION 25, T.8N., R.18E. AND THE NE. 1/4, NW. 1/4, SE 1/4 AND SW 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

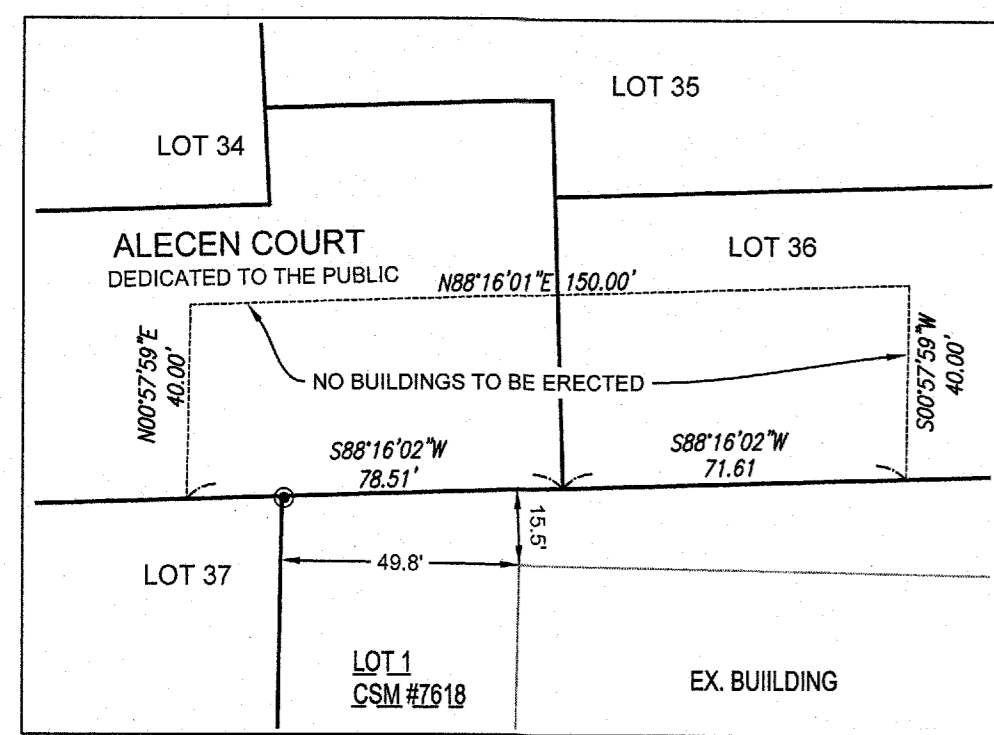
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Rene M. Poney
Department of Administration

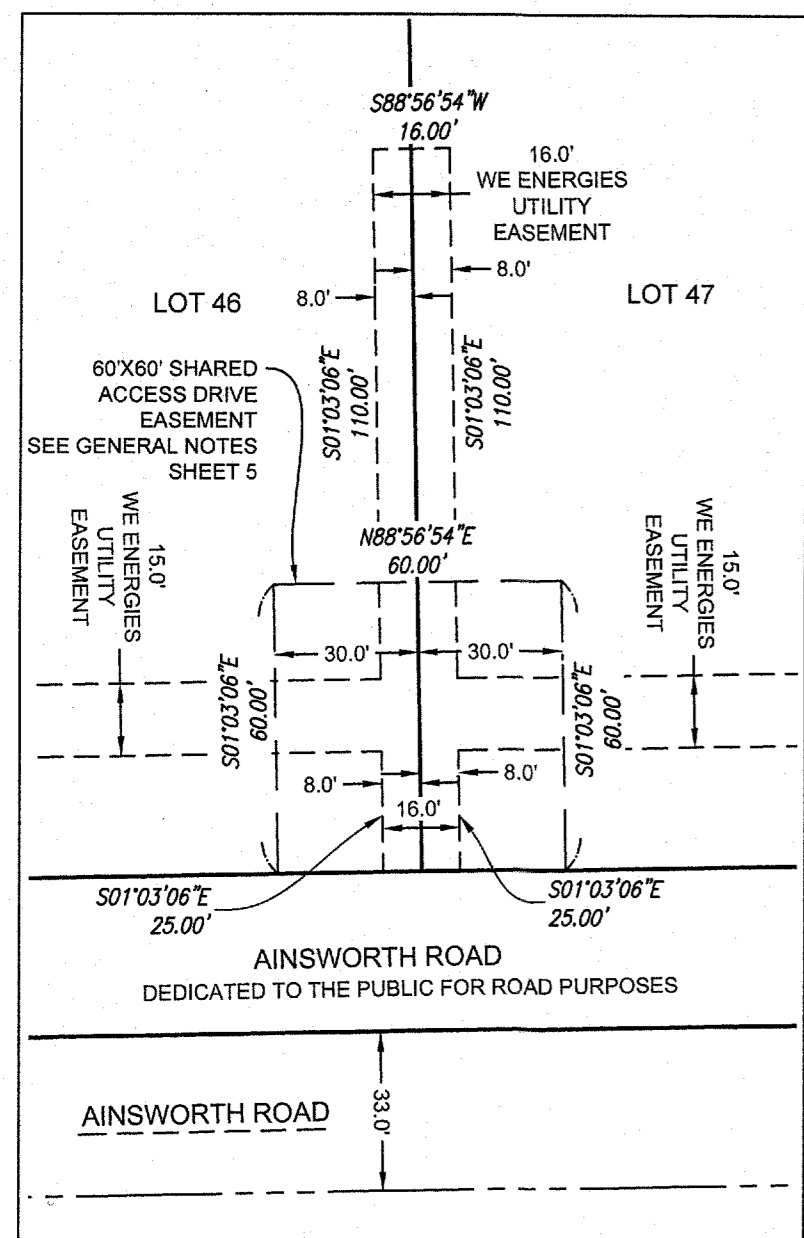


SCALE: 1" = 100'
0 50 100 200



DETAIL- DEED RESTRICTION
DOC. #1192709

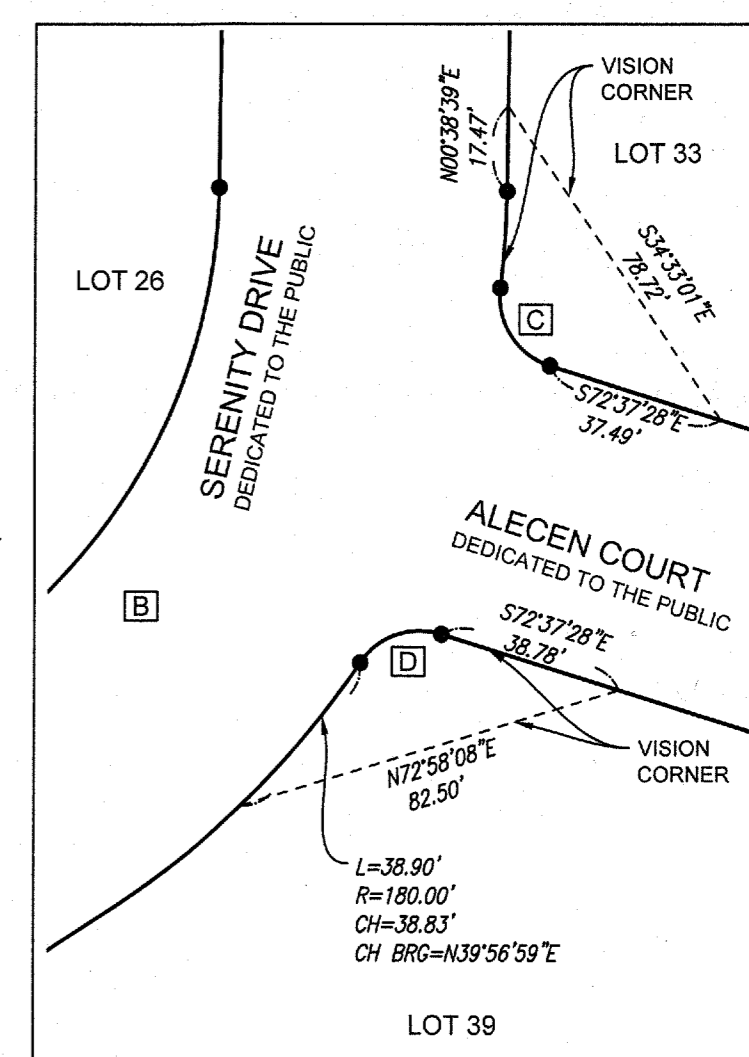
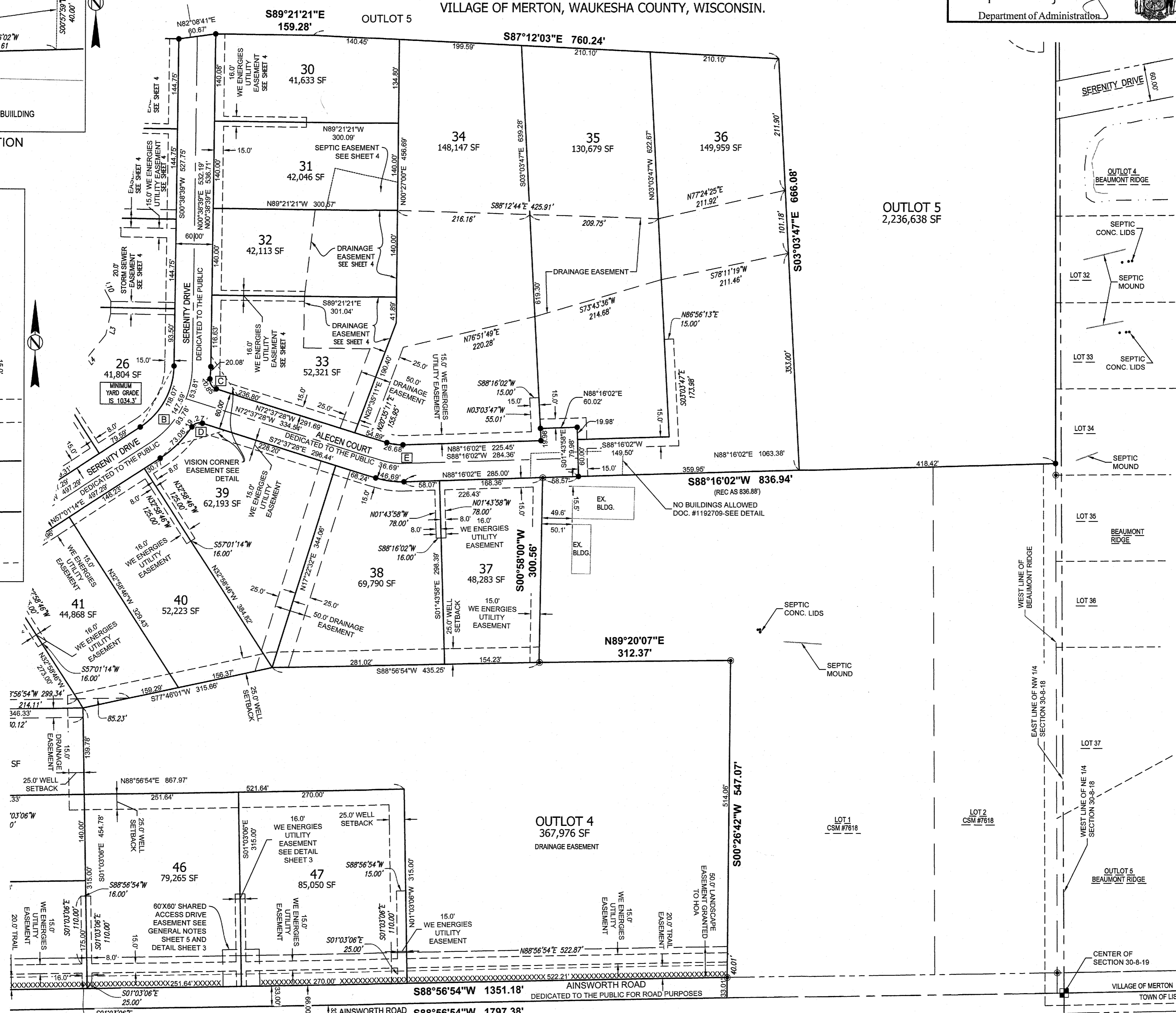
SCALE: 1"=40'



EASEMENT DETAIL
LOTS 46 AND 47

SCALE: 1"=40'

LOT DETAIL

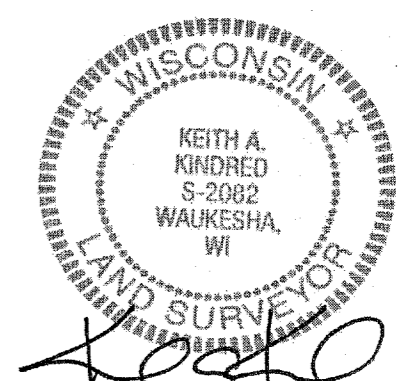


VISION CORNER EASEMENT DETAIL
LOTS 33 AND 39
SCALE: 1"=40'

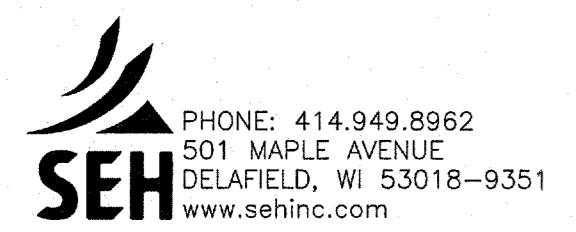
- LEGEND**
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 - - 11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
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 - ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
 - XXXXXXXXXX - NO ACCESS

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
TRI-QUIST INC.
8546 E. COUNTRY CLUB TRAIL
SCOTTSDALE, AZ 85255
(602) 369-8266



REVISED THIS 9TH DAY OF NOVEMBER, 2021.
REVISED THIS 1ST DAY OF NOVEMBER, 2021.
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REVISED THIS 20TH DAY OF SEPTEMBER, 2021.
DATED THIS 8TH DAY OF SEPTEMBER, 2021



PROJECT HALQA #160979

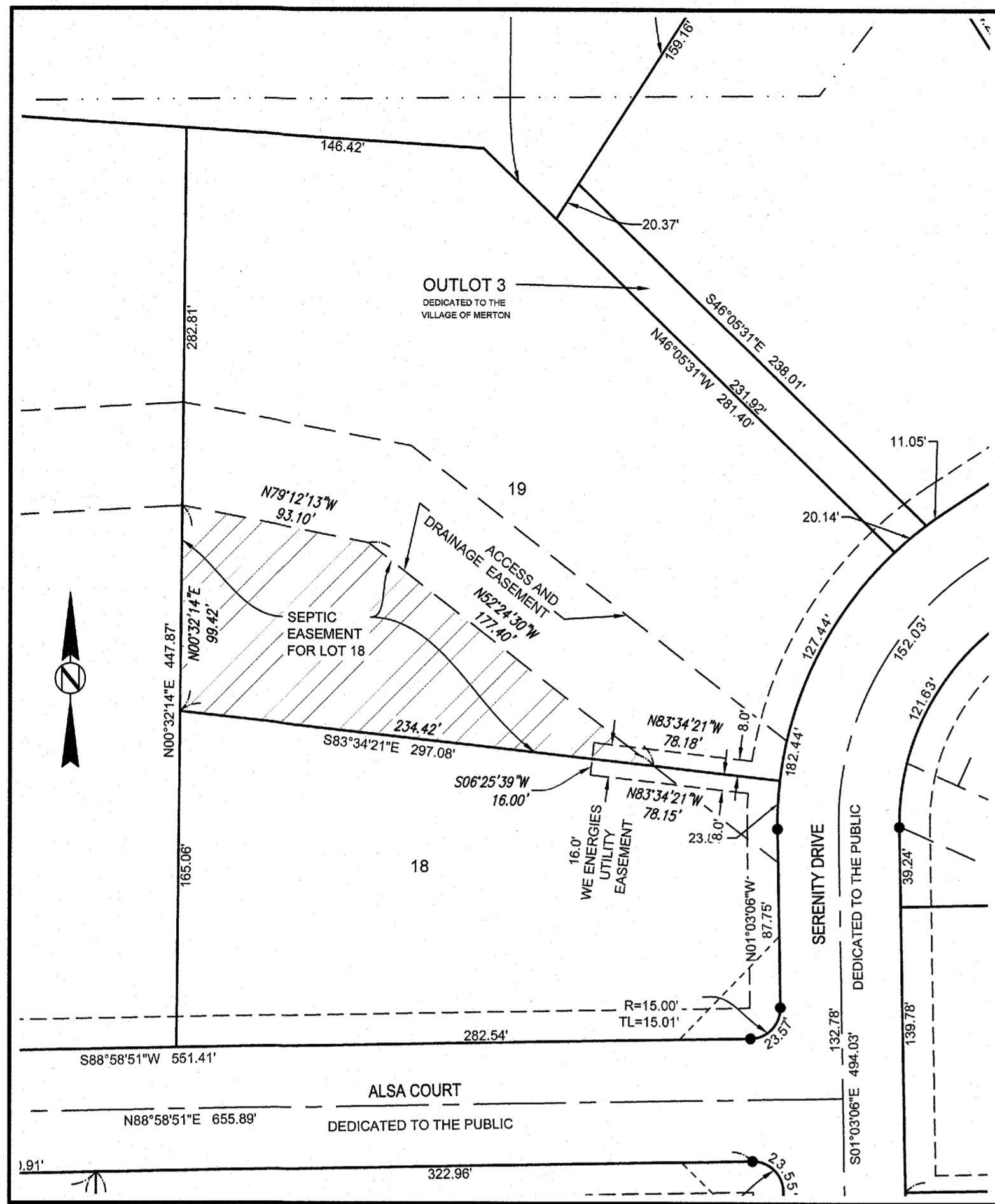
THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 3 OF 6

STONE RIDGE OF MERTON II

BEING A PART OF THE SE. 1/4 OF THE NE 1/4 OF SECTION 25, T.8N., R.18E. AND THE NE. 1/4, NW. 1/4, SE 1/4 AND SW 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

EASEMENT DETAIL
LOTS 26, 27, 28, 29, 31 AND 32



EASEMENT DETAIL
LOT 18 AND LOT 19
SCALE: 1"=60'

LEGEND

- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- - 11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
- ⊕ - CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- NO ACCESS

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Certified November 17, 2021

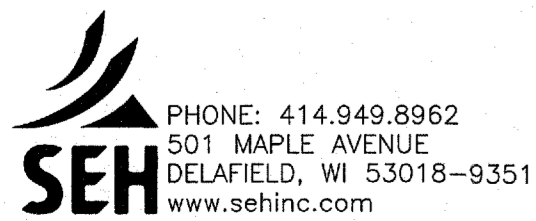
Rene M. Ponek
 Department of Administration

SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 K.KINDRED@SEHINC.COM

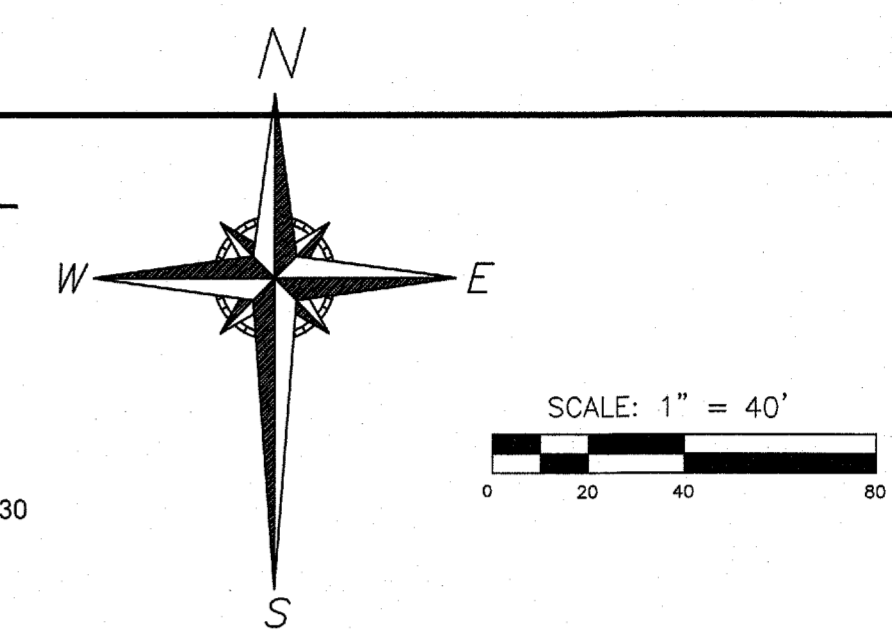
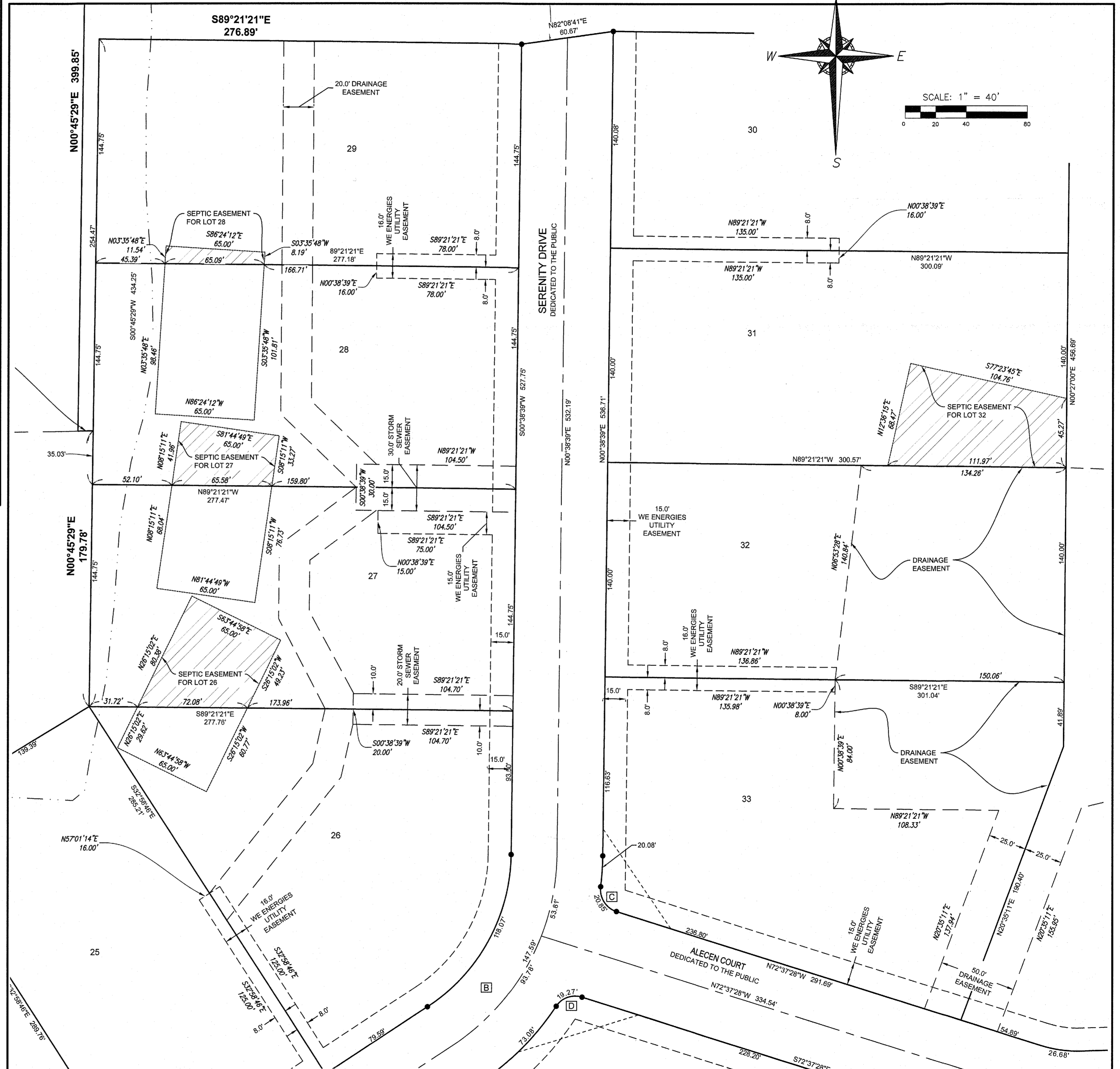
SURVEY FOR:
 TRI-QUIST INC.
 8546 E. COUNTRY CLUB TRAIL
 SCOTTSDALE, AZ 85255
 (602) 369-8266



REVISED THIS 9TH DAY OF NOVEMBER, 2021.
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 REVISED THIS 21ST DAY OF SEPTEMBER, 2021.
 REVISED THIS 20TH DAY OF SEPTEMBER, 2021.
 DATED THIS 8TH DAY OF SEPTEMBER, 2021



PROJECT HALQA #160979



THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 4 OF 6

SURVEYOR: KEITH A. KINDRED, PLS S-2082 SEH, INC. 501 MAPLE AVE. DELAFIELD, WI 53018 (414) 949-8919 Kkindred@sehinc.com

SURVEY FOR: TRI-QUIST INC. 8546 E. COUNTRY CLUB TRAIL SCOTTSDALE, AZ 85255 (602) 369-8266

STONE RIDGE OF MERTON II

BEING A PART OF THE SE. 1/4 OF THE NE 1/4 OF SECTION 25, T.8N., R.18E. AND THE NE. 1/4, NW. 1/4, SE 1/4 AND SW 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

GENERAL NOTES:

- 1. LOT 16 THRU 47 OWNERS SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT 4. WAUKESHA COUNTY SHALL NOT BE HELD 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.
2. OUTLOT 4 IS ENTIRELY ENCOMPASSED BY A DRAINAGE EASEMENT.
3. OUTLOT 5 TO BE RETAINED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.
4. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
5. THE SITE FALLS WITHIN ZONE X, AREAS OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55133C0068H, DATED NOVEMBER 5, 2014.
6. OUTLOT 3 IS DEDICATED TO THE VILLAGE OF MERTON.
7. ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
8. TOTAL AREA OF THIS PLAT 5,019,089 S.F., 115.22 AC.
9. PROPOSED ZONING FOR THIS PLAT IS R-1 (RESIDENTIAL DISTRICT) AND P-1 (PUBLIC AND SEMI-PUBLIC DISTRICT).
10. TRAIL, STORM SEWER, ACCESS AND DRAINAGE EASEMENTS ARE GRANTED TO THE VILLAGE OF MERTON.
11. THERE SHALL BE NO VEHICULAR ACCESS TO AINSWORTH ROAD FROM LOT 46 AND LOT 47 EXCEPT AT THE SHARED ACCESS DRIVE EASEMENT LOCATION AS IDENTIFIED ON THIS PLAT. THE SHARED ACCESS DRIVE EASEMENT IS DEDICATED TO THE INDIVIDUAL LOT OWNERS WHICH ARE MUTUALLY BENEFITED BY THE PARTICULAR EASEMENT WHICH ENCUMBERS THEIR LOT. THIS EASEMENT IS INTENDED TO MINIMIZE THE NUMBER OF DRIVEWAYS ONTO AINSWORTH ROAD. ONLY ONE SINGLE DRIVEWAY APRON WILL BE ALLOWED.

COVENANTS AND RESTRICTIONS FOR THE PRIVATE SEPTIC SYSTEM EASEMENT AREAS

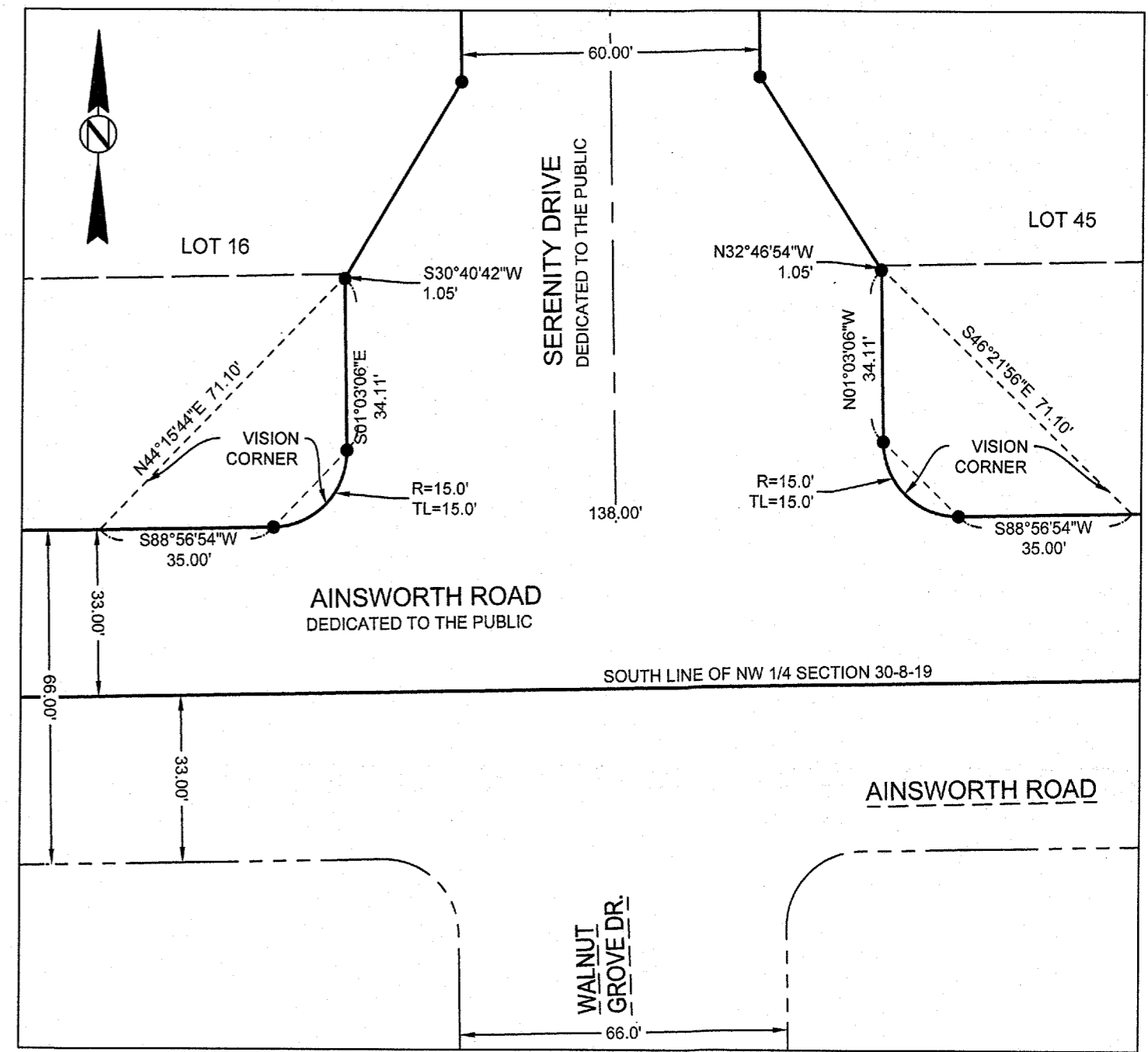
- 1. LOTS 18, 26, 27, 28 AND 32 HAVE BEEN SELECTED TO ALLOW THEIR INDIVIDUAL SEPTIC SYSTEMS TO BE CONTAINED PARTIALLY IN EASEMENTS ON ADJACENT LOTS.
A) THESE EASEMENT AREAS ARE CONTAINED AND DESCRIBED ON THE FINAL PLAT AND THE CORNERS OF THE EASEMENTS ARE MARKED BY 1 1/16" REBAR X 18" LONG WEIGHING 1.13 LBS. PER LINEAL FOOT.
B) ALL ACTIVITIES FOR THE INSTALLATION, MAINTENANCE, REPAIR AND IF NECESSARY, RECONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMITS OF THE SEPTIC SYSTEM EASEMENTS PROVIDED.
C) AT THE TIME OF THE CONSTRUCTION OF A DWELLING ON THESE LOTS, THEY SHALL HAVE PREPARED THE FINAL DESIGNS AND LOCATIONS FOR THE PROPOSED SEPTIC SYSTEM TO BE CONTAINED ON THEIR LOT AND/OR WITHIN THE EASEMENTS PROVIDED. THE PERMIT FOR SUCH INSTALLATION, MAINTENANCE, REPAIR AND NECESSARY, RECONSTRUCTION SHALL BE OBTAINED FROM THE WAUKESHA COUNTY AGENCY AUTHORIZED AND EMPOWERED TO ISSUE AND REGULATE SUCH PERMITTING, INSTALLATION AND USE.
D) PRIOR TO ANY CONSTRUCTION, THE EASEMENT LIMITS SHALL BE DEFINED WITH EROSION CONTROL OR OTHER RESTRICTIVE FENCING TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE EASEMENTS AND TO PREVENT OUTSIDE CONSTRUCTION DISTURBANCE FROM ENTERING THE EASEMENT AREA.
E) EACH DWELLING OWNER SHALL BE RESPONSIBLE TO PROPERLY PLACE AND MAINTAIN ALL PORTIONS OF THEIR SEPTIC SYSTEMS PLACED WITHIN SUCH EASEMENTS.
F) THE DWELLING OWNER SHALL BE SOLELY RESPONSIBLE FOR THE PROPER PLANTING AND MAINTENANCE OF GRASSES OR COMPATIBLE VEGETATION WITHIN THE MOUND AREA AND SHALL BE RESPONSIBLE FOR MAINTAINING THE MOUND AREA'S LANDSCAPING SUCH THAT WOODY VEGETATION AND/OR DEEP ROOTED PLANTS SHALL NOT BE ALLOWED TO GROW AND/OR ARE REMOVED UPON INSPECTION.
G) VEHICULAR AND/OR HEAVY TRAFFIC SHALL NOT BE ALLOWED WITHIN THE SEPTIC SYSTEM EASEMENT AREA EXCEPT FOR MOWING AND MAINTENANCE ACTIVITIES.
H) SEPTIC SYSTEM EASEMENTS SHOWN ON THE FINAL PLAT SHALL BE USED SOLELY BY DESIGNATED LOT.
2. TESTING HAS BEEN DONE AND SUITABLE SOILS HAVE BEEN FOUND FOR PRIVATE SEWAGE SYSTEMS FOR EACH LOT. ADDITIONAL SOIL TESTS MAY BE REQUIRED ON EACH LOT BEFORE A SANITARY PERMIT CAN BE ISSUED BY WAUKESHA COUNTY.
3. ALL THE COVENANTS AND RESTRICTIONS CONTAINED HEREIN WHICH HAVE BEEN PREPARED TO REGULATE THE EASEMENTS PROVIDED ON THE FINAL PLAT SHALL ALSO APPLY TO ALL ADDITIONAL EASEMENTS AS MAY BE GRANTED AND CREATED THEREAFTER.

FORM A-SEASONAL HIGHWATER MINIMUM BASEMENT ELEVATIONS

Table with columns: Lot #, Soil Obsv. #, Surface Elevation, Basement Elev. of Soil Profile, Soil Map Unit Symbol, Elevation of Seasonal High Water Table, Depth to Seasonal High Water Table (ft.), Proposed Basement Floor Elevation. Rows 16-47.

* Seasonal high water table elevations have been adjusted to account for soil boring locations and topography of building pads.

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS



VISION CORNER DETAIL SCALE: 1"=30'

NOTE: IN THE VISION SETBACK AREA NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WHICH EXCEEDS A HEIGHT OF TWO AND ONE-HALF (2 1/2) FEET ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION, EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, PUBLIC UTILITY LINES. NOR SHALL ANY PLANT MATERIAL OR NATURAL GROWTH TO BE PERMITTED WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, ARC DIST, CHORD DIST, CHORD BEARING, TAN BEARING 1, TAN BEARING 2. Rows A through E.

WETLANDS AND ISOLATED NATURAL RESOURCES AREA RESTRICTIONS

THOSE AREAS IDENTIFIED AS WETLANDS OR ISOLATED NATURAL RESOURCES, SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 1. 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.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH THE APPROVAL FROM THE VILLAGE OF MERTON. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE VILLAGE OF MERTON, SHALL ALSO BE PERMITTED.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.
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.

EASEMENTS

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER 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 STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE VILLAGE OF MERTON, 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 MAINTENANCE AGREEMENT.

ALL LANDS WITHIN AREAS LABELED "WELL SETBACK" ARE RESTRICTED FROM THE PLACEMENT OF ANY WELL DUE TO POTENTIAL RISK OF CONTAMINATION IN ACCORDANCE WITH THE STORM WATER ORDINANCE AND WISCONSIN ADMINISTRATIVE CODES.

ALL LANDS WITHIN AREAS LABELED "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 VILLAGE OF MERTON, WAUKESHA COUNTY OR THEIR DESIGNEE ARE AUTHORIZED ACCESS TO THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF THE MAINTENANCE AGREEMENT.

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

THE TITLEHOLDERS OF LOTS 16 THROUGH 47 OF THE STONE RIDGE OF MERTON II SUBDIVISION EACH SHALL EACH HOLD 1/32 UNDIVIDED INTEREST IN OUTLOT 4 WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED. THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 4 AND DRAINAGE EASEMENTS. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE VILLAGE OF MERTON MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

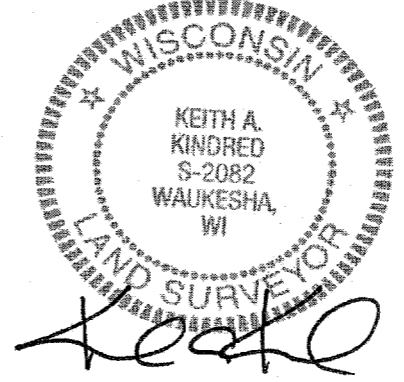
LOT OWNERS OF FUTURE PHASES OF THIS DEVELOPMENT WILL ALSO BE FRACTIONAL OWNERS IN THE OUTLOTS IN THIS PHASE AND, LIKEWISE, OWNERS OF LOTS 16-47 WILL BE FRACTIONAL OWNERS IN SUBSEQUENTLY PLATTED OUTLOTS.

IN ACCORDANCE WITH THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 16-47 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

STORM WATER MANAGEMENT NOTES:

- 1) SURFACE WATER DRAINAGE AREAS MAY NOT BE FILLED.
2) FINAL GRADE FOR SURFACE WATER DRAINAGE EASEMENTS SHALL BE MAINTAINED.
3) NO STRUCTURE MAY BE PLACED UPON THE SURFACE WATER DRAINAGE EASEMENT AREAS.
4) FENCES MAY NOT BE PLACED IN THE DRAINAGE EASEMENT AREAS.
5) LANDSCAPING SHALL BE RESTRICTED TO GROUND COVER, SHRUBS AND TREES WHICH WILL NOT RETARD SURFACE WATER DRAINAGE. SHRUBS AND TREES MAY BE PLACED IN THE DRAINAGE EASEMENT AREAS BUT ARE AT THE RISK OF THE OWNER.
6) IF DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED, THE VILLAGE OF MERTON MAY LEVY THE COST AND EXPENSES OF SUCH INSPECTIONS, MAINTENANCE OR REPAIR RELATED ACTIONS AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED AS SUCH IN ACCORDANCE WITH THE PROCEDURES UNDER S. 66.0827 WIS. STATS. OF SUBCH. VI OF CH. 66 WIS. STATS.
7) WITHIN THE STORM SEWER & DRAINAGE EASEMENT:
-NO STRUCTURE MAY BE PLACED UPON STORM SEWER & DRAINAGE EASEMENT AREAS.
-NO FENCES MAY BE PLACED UPON STORM SEWER & DRAINAGE EASEMENT AREAS.
-NO SHRUBS OR TREES MAY BE PLANTED WITHIN STORM SEWER & DRAINAGE EASEMENT AREAS.
-LANDSCAPING SHALL BE RESTRICTED TO GROUND TYPE PLANTINGS WHICH WILL NOT RETARD SURFACE WATER DRAINAGE AND ARE PLACED AT THE RISK OF THE OWNER.

PROJECT HALQA #160979



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 November 17, 2021
Renell Power
Department of Administration


PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com



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 November 17, 2021

Rene M. Donaghy
Department of Administration



STONE RIDGE OF MERTON II

BEING A PART OF THE SE. 1/4 OF THE NE 1/4 OF SECTION 25, T.8N., R.18E. AND THE NE. 1/4, NW. 1/4, SE 1/4 AND SW 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Tri-Quist Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Tri-Quist Inc., does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) Waukesha County Department of Parks and Land Use
- 3) Village of Merton

IN WITNESS WHEREOF, said Tri-Quist Inc., has caused these presents to be signed by Albin Halquist, member, at WAUKESHA, Wisconsin, and its corporate seal to be hereunto affixed on this 18th day of NOVEMBER 2021

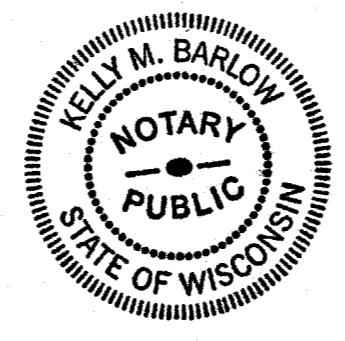
In Presence of:

Albin Halquist
Albin Halquist, member

STATE OF WISCONSIN)

Waukesha COUNTY) SS
Personally came before me this 18th day of November, 2021, the above named Albin Halquist member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Kelly M. Barlow
Notary Public
Waukesha County, Wisconsin
My Commission Expires 5/24/2025



SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify, That I have surveyed, divided and mapped a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 30, T.8N., R.19E., and the Southeast 1/4 of the Northeast 1/4 of Section 25, T.8N., R.18E., Village of Merton, Waukesha County Wisconsin bounded and described as follows:

Commencing at the West 1/4 corner of Section 30; thence N88°56'54"E along the South line of the Northwest 1/4 of Section 30 a distance of 60.02 feet to the Easterly line of Stone Ridge of Merton and the point of beginning; thence N00°32'14"E along said Easterly line 364.60 feet to the Northerly line of Stone Ridge of Merton; thence S88°58'51"W along said Northerly line 732.30 feet to the West line of Outlot 1 of Stone Ridge of Merton; thence N00°32'14"E along said West line 384.05 feet to the Easterly line of Lot 4 of Stone Ridge of Merton; thence N44°50'10"E along said Easterly line 248.79 feet to the Southerly line of Outlot 2 of Stone Ridge of Merton; thence the following four courses along said Southerly line:
S86°16'23"E, 744.34 feet;
S46°05'31"E, 49.48 feet;
N33°00'59"E, 179.53 feet;
N58°53'21"E, 337.53 feet to the East line of said Outlot 2; thence N00°45'29"E along said East line 179.78 feet to the North line of said Outlot 2; thence S89°10'39"W along said North line 10.00 feet to the East line of Lot 1 of Certified Survey Map No. 5466; thence N00°45'29"E along said East line 399.85 feet to the North line said Lot 1; thence S88°59'37"W along said North line 62.85 feet; thence N00°17'00"E, 927.79 feet to the North line of the Northwest 1/4 of Section 30; thence N89°00'25"E along said North line 1770.35 feet to the North 1/4 corner of Section 30; thence S00°28'47"E along the East line of the Northwest 1/4 of Section 30 a distance of 512.82 feet to the North line of Beaumont Ridge; thence S88°54'33"W along said North line 2.67 feet to the West line of Beaumont Ridge; thence S00°10'50"E along said West line 1275.95 feet to the North line of Certified Survey Map No. 7618; thence S88°16'02"W along said North line 836.94 feet to the Westerly line of Certified Survey Map No. 7618; thence S00°58'00"W along said Westerly line 302.55 feet to the Southerly line of Certified Survey Map No. 7618; thence N89°20'07"E along said Southerly line 312.37 feet to the Westerly line of Certified Survey Map No. 7618; thence S00°28'42"W along said Westerly line 547.07 feet to the South line of the Northwest 1/4 of Section 30; thence S88°56'54"W along said South line 1797.38 feet to the point of beginning.
Contains 5,019,099 square feet, 115.22 acres

That I have made such survey, land division and plat by the direction of Tri-Quist Inc., owner of said lands.

That such plat is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Merton in surveying, dividing and mapping the same.

Dated this 8th day of September, 2021.
Revised this 20th day of September, 2021.
Revised this 21st day of September, 2021.
Revised this 22nd day of September, 2021.
Revised this 7th day of October, 2021.
Revised this 1st day of November, 2021.
Revised this 9th day of November, 2021.

Keith A. Kindred
Keith A. Kindred, PLS S-2082



UTILITY EASEMENT PROVISIONS

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

Tri-Quist, Inc., Grantor, to

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

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

SPECTRUM MID-AMERICA, 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. 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.

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the plat of Stone Ridge of Merton II, in the Village of Merton, Tri-Quist Inc., owner, is hereby approved by the Village Board.

All conditions have been met as of the 18 day of NOVEMBER, 2021.

Date: 11-18-21 Signed *Ron Reinowski*
Ron Reinowski, President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Merton

Date: 11-18-2021 Signed *Julie Ofori-Mattmiller*
Tom Nelson, Administrator-Clerk
Julie Ofori-Mattmiller, Deputy Clerk



PLAN COMMISSION APPROVAL CERTIFICATE:

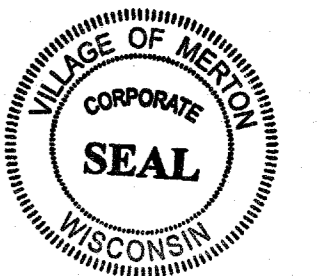
Resolved that the plat of Stone Ridge of Merton II, in the Village of Merton, Tri-Quist Inc., owner, is hereby approved by the Plan Commission.

Approved as of the 18 day of NOVEMBER, 2021.

Date: 11-18-21 Signed *Ron Reinowski*
Ron Reinowski, President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Village of Merton.

Date: 11-18-2021 Signed *Julie Ofori-Mattmiller*
Tom Nelson, Administrator-Clerk
Julie Ofori-Mattmiller, Deputy Clerk



CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Tom Nelson, being the duly appointed, qualified and acting Village Treasurer of the Village of Merton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 11-18-2021 on any of the land in the plat of Stone Ridge of Merton II.

Date: 11-18-2021 Signed *Julie Ofori-Mattmiller*
Tom Nelson, Village Treasurer
Julie Ofori-Mattmiller, Deputy Treasurer



CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of Waukesha County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of NOVEMBER 18, 2021 affecting the lands included in the plat of Stone Ridge of Merton II.

Date: November 18, 2021 Signed *Pamela Reeves*
Pamela Reeves, County Treasurer

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
TRI-QUIST INC.
8546 E. COUNTRY CLUB TRAIL
SCOTTSDALE, AZ 85255
(602) 369-8266

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

SURVEYOR:
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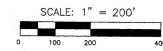
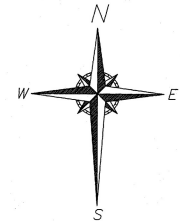
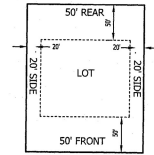
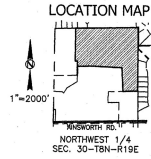
SURVEY FOR:
 TRI-QUIST INC.
 8546 E. COUNTRY CLUB TRAIL
 SCOTTSDALE, AZ 85255
 (602) 369-8266

OVERALL DETAIL

STONE RIDGE OF MERTON III

BEING ALL OF OUTLOT 5 OF STONE RIDGE OF MERTON II BEING A PART OF THE NE.
 1/4, NW. 1/4 AND SE 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E.,
 VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

4668300
 REGISTER OF DEEDS
 WAUKESHA COUNTY, WI
 RECORDED ON
 May 05 2022 05:00 AM
 John & Barbara
 Register of Deeds
 * FEE \$15.00
 * FEE \$50.00
 * FEE \$8.00
 * FEE \$8.00
 Book 05 Page 265-268



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE
 PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927)
 GRID NORTH ON THE WEST LINE OF THE NW 1/4 OF
 SECTION 30-8-19 AS N00°32'14"E
 DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND
 MEASURED TO THE NEAREST 0.01'
 ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5"
 AND MEASURED TO THE NEAREST 00°00'05"

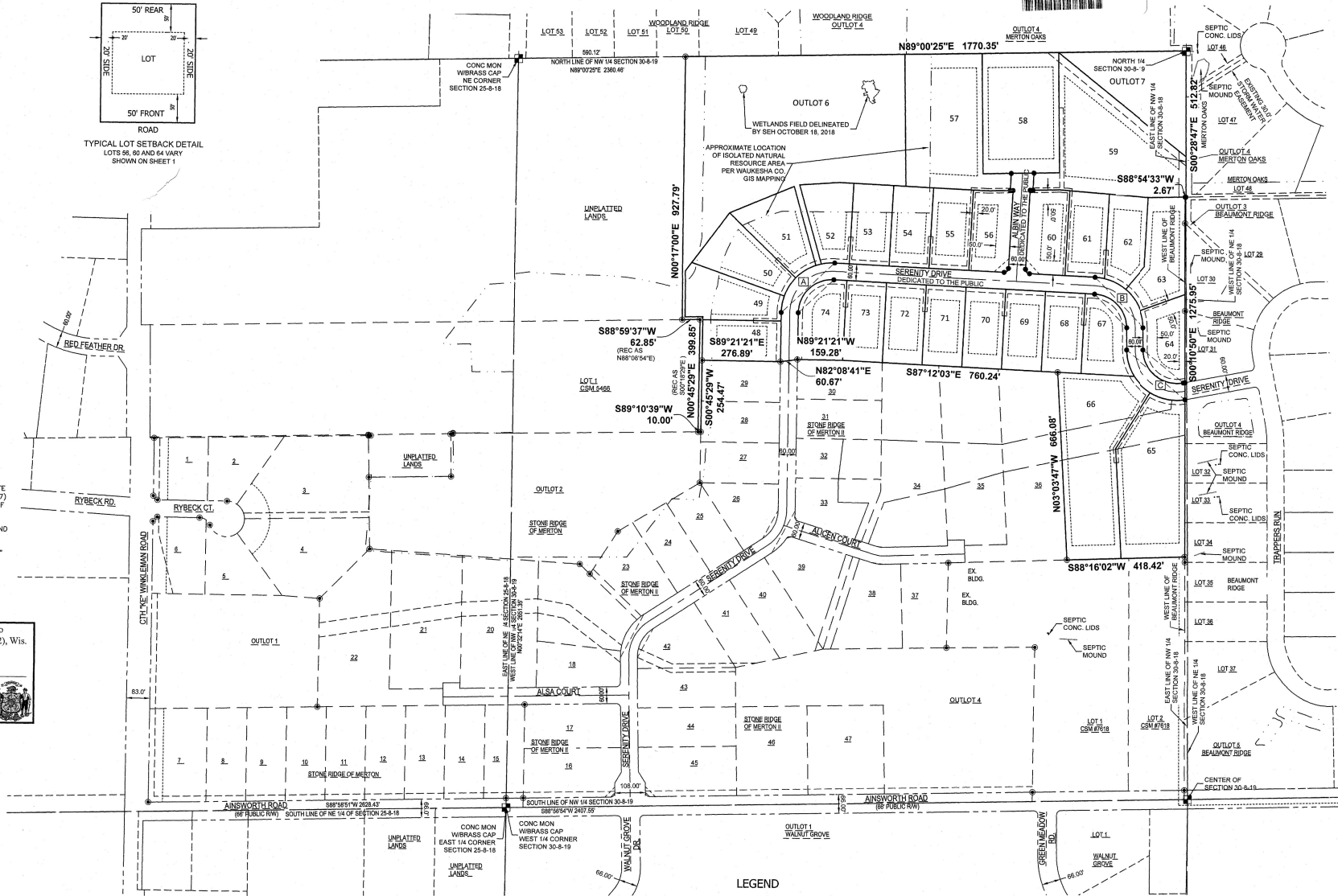
There are no objections to this plat with respect to
 s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis.
 Stats. as provided by s. 236.12, Wis. Stats.

Certified April 18, 2022
Renée M. Doney
 Department of Administration



REVISED THIS 23RD DAY OF FEBRUARY, 2022
 REVISED THIS 21ST DAY OF FEBRUARY, 2022.
 REVISED THIS 1ST DAY OF FEBRUARY, 2022.
 REVISED THIS 25TH DAY OF JANUARY, 2022.
 REVISED THIS 18TH DAY OF NOVEMBER, 2021.
 DATED THIS 22ND DAY OF SEPTEMBER, 2021.

PROJECT HALQA #160979

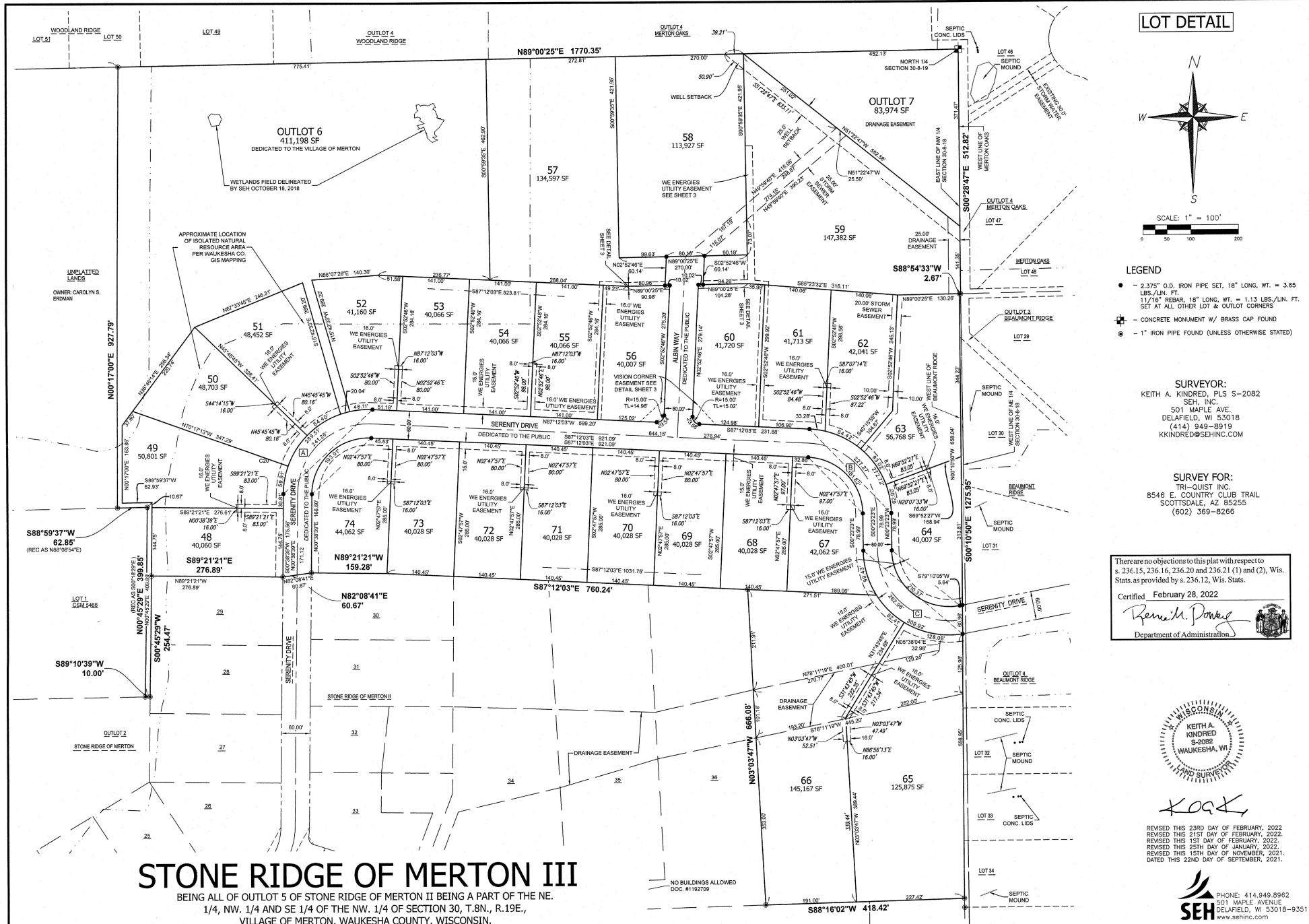


- LEGEND**
- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
 11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT.
 SET AT ALL OTHER LOT & OUTLOT CORNERS
 - - CONCRETE MONUMENT W/ BRASS CAP FOUND
 - - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

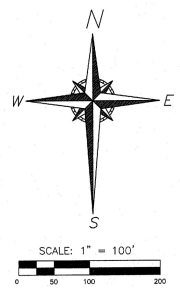
THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SEH PHONE: 414.949.8962
 501 MAPLE AVENUE
 DELAFIELD, WI 53018-9351
 www.sehinc.com

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LOT DETAIL



- LEGEND**
- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
 - ⊕ - CONCRETE MONUMENT W/ BRASS CAP FOUND
 - ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 KAKINDRED@SEHINC.COM

SURVEY FOR:
 TRI-QUIST INC.
 8546 E. COUNTRY CLUB TRAIL
 SCOTTSDALE, AZ 85255
 (602) 369-8266

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 February 28, 2022

Renald Powell
 Department of Administration



Koark

REVISED THIS 23RD DAY OF FEBRUARY, 2022
 REVISED THIS 21ST DAY OF FEBRUARY, 2022
 REVISED THIS 1ST DAY OF FEBRUARY, 2022
 REVISED THIS 25TH DAY OF JANUARY, 2022
 REVISED THIS 15TH DAY OF NOVEMBER, 2021
 DATED THIS 22ND DAY OF SEPTEMBER, 2021.



STONE RIDGE OF MERTON III
 BEING ALL OF OUTLOT 5 OF STONE RIDGE OF MERTON II BEING A PART OF THE NE. 1/4, NW. 1/4 AND SE 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

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SURVEYOR: KEITH A. KINDRED, PLS S-2082 SEH, INC. 501 MAPLE AVE. DELAFIELD, WI 53018 (414) 949-8919 KINDRED@SEHINC.COM

SURVEY FOR: TRI-QUIST INC. 8546 E. COUNTRY CLUB TRAIL SCOTTSDALE, AZ 85255 (602) 369-8266

STONE RIDGE OF MERTON III

BEING ALL OF OUTLOT 5 OF STONE RIDGE OF MERTON II BEING A PART OF THE NE. 1/4, NW. 1/4 AND SE 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

WETLANDS AND ISOLATED NATURAL RESOURCES AREA RESTRICTIONS

THOSE AREAS IDENTIFIED AS WETLANDS OR ISOLATED NATURAL RESOURCES, SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS APPROVED BY THE VILLAGE OF MERTON FOR INSTALLATION AND MAINTENANCE OF THE SEPTIC MOUND SYSTEMS ON LOTS 48-54 OR 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.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH THE APPROVAL FROM THE VILLAGE OF MERTON, SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE VILLAGE OF MERTON, SHALL ALSO BE PERMITTED.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.
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 EXCEPT MANMADE FACILITIES ON OUTLOT 6 DEEMED TO BE IN THE PUBLIC INTEREST BY THE VILLAGE OF MERTON PLAN BOARD OR TRUSTEES, SUBJECT TO THE APPROVAL OF THE VILLAGE PLANNER.

EASEMENTS

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER 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 STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE VILLAGE OF MERTON, WAUKESHA COUNTY OR THEIR DESIGNEE AND LOT OWNERS ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF MAINTENANCE AGREEMENT.

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

THE TITLEHOLDERS OF LOTS 48 THROUGH 74 OF THE STONE RIDGE OF MERTON III SUBDIVISION EACH SHALL EACH HOLD A 1/59 UNDIVIDED INTEREST IN OUTLOT 7 AND ALSO IN OUTLOT 4 OF STONE RIDGE OF MERTON II SUBDIVISION WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED. THE TITLEHOLDERS OF LOTS 18 THROUGH 47 OF THE STONE RIDGE OF MERTON II SUBDIVISION SHALL ALSO HOLD A 1/59 EQUAL AND UNDIVIDED INTEREST IN OUTLOTS 4 AND 7.

THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED "STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT" (MAINTENANCE AGREEMENT) THAT APPLY TO OUTLOTS 4 AND 7 AND TO DRAINAGE EASEMENTS. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG-TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICE. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE VILLAGE OF MERTON MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT.

IN ACCORDANCE WITH THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 18 THROUGH 74 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

STORM WATER MANAGEMENT NOTES:

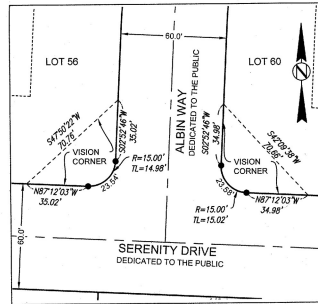
- 1) SURFACE WATER DRAINAGE AREAS MAY NOT BE FILLED.
2) FINAL GRADE FOR SURFACE WATER DRAINAGE EASEMENTS SHALL BE MAINTAINED.
3) NO STRUCTURE MAY BE PLACED UPON THE SURFACE WATER DRAINAGE EASEMENT AREAS.
4) FENCES MAY NOT BE PLACED IN THE DRAINAGE EASEMENT AREAS.
5) LANDSCAPING SHALL BE RESTRICTED TO GROUND COVER, SHRUBS AND TREES WHICH WILL NOT RETARD SURFACE WATER DRAINAGE. SHRUBS AND TREES MAY BE PLACED IN THE DRAINAGE EASEMENT AREAS BUT ARE AT THE RISK OF THE OWNER.
6) IF DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED, THE VILLAGE OF MERTON MAY LEVY THE COST AND EXPENSES OF SUCH INSPECTIONS, MAINTENANCE OR REPAIR RELATED ACTIONS AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED AS SUCH IN ACCORDANCE WITH THE PROCEDURES UNDER S. 66.0627 WIS. STATS. OF SUBCH. VI OF CH. 88 WIS. STATS.
7) WITHIN THE STORM SEWER & DRAINAGE EASEMENT:
-NO STRUCTURE MAY BE PLACED UPON STORM SEWER & DRAINAGE EASEMENT AREAS.
-NO FENCES MAY BE PLACED UPON STORM SEWER & DRAINAGE EASEMENT AREAS.
-NO SHRUBS OR TREES MAY BE PLANTED WITHIN STORM SEWER & DRAINAGE EASEMENT AREAS.
-LANDSCAPING SHALL BE RESTRICTED TO GROUND TYPE PLANTINGS WHICH WILL NOT RETARD SURFACE WATER DRAINAGE AND ARE PLACED AT THE RISK OF THE OWNER.
8) SPECIFIC TO THE DRAINAGE EASEMENT ACROSS LOT 65 AND LOT 66:
-PRIOR TO THE START OF CONSTRUCTION OF A HOME ON EACH LOT, A CULVERT SHALL BE INSTALLED UNDER THE DRIVEWAY TO ALLOW FLOW OF STORMWATER, AND THE DRIVEWAY SHALL BE INSTALLED IN ACCORDANCE TO THE SUBDIVISION CONSTRUCTION DRAWINGS.
-THE LOT OWNERS ARE NOTIFIED THAT DURING AND/OR FOLLOWING A MAJOR STORM EVENT THE DRIVEWAY MAY NOT BE PASSABLE.

GENERAL NOTES:

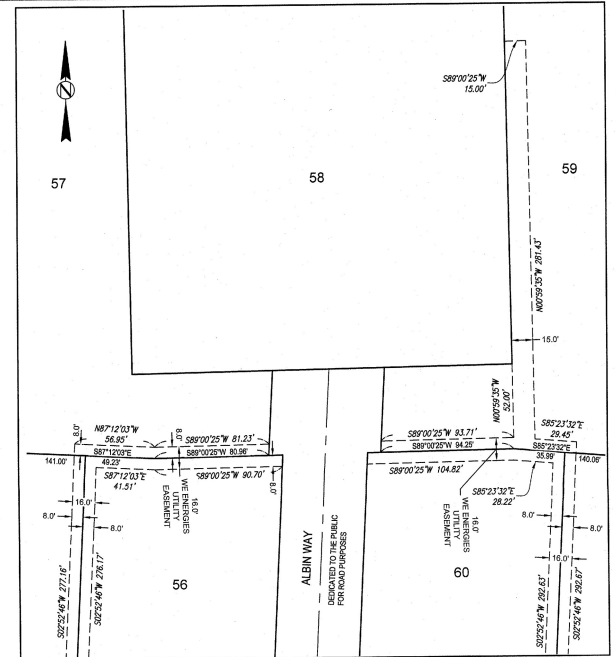
- 1. LOT 48 THRU 74 OWNERS SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT 7. WAUKESHA COUNTY SHALL NOT BE HELD LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
2. OUTLOT 7 IS ENTIRELY ENCOMPASSED BY A DRAINAGE EASEMENT.
3. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.
4. THE SITE FALLS WITHIN ZONE X, AREAS OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55133C0088H, DATED NOVEMBER 5, 2014.
5. OUTLOT 6 IS DEDICATED TO THE VILLAGE OF MERTON.
6. ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
7. TOTAL AREA OF THIS PLAT 2,236.638 S.F., 51.35 AC.
8. PROPOSED ZONING FOR THIS PLAT IS R-1 (RESIDENTIAL DISTRICT) AND P-1 (PUBLIC AND SEMI-PUBLIC DISTRICT).
9. R-1 ZONING DISTRICT SETBACKS (EXCEPT AS SHOWN MORE RESTRICTIVE ON THIS PLAT)
FRONT YARD-50 FEET
SIDE YARD ADJOINING A STREET-50 FEET
SIDE YARD-20 FEET
REAR YARD-50 FEET
10. STORM SEWER AND DRAINAGE EASEMENTS ARE GRANTED TO THE VILLAGE OF MERTON.

FORM A-SEASONAL HIGHWATER MINIMUM BASELINE ELEVATIONS

Table with columns: Lot #, Soil Order #, Surface Elevation, Bottom Elev. Of Foot Curb, Unit, Elevation of Seasonal High Water Table, Depth to Seasonal High Water Table, Proposed Basement Floor Elevation. Lists data for lots 48 through 74.



VISION CORNER EASEMENT DETAIL LOTS 56 AND 60 SCALE: 1"=40'



EASEMENT DETAIL SCALE: 1"=60'

Table with columns: CURVE #, RADIUS, DELTA, ARC DIST, CHORD DIST, CHORD BEARING, TAN BEARING 1, TAN BEARING 2. Lists curve data for lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67.



Handwritten signature 'Kook' over the seal.

REVISED THIS 23RD DAY OF FEBRUARY, 2022. REVISED THIS 21ST DAY OF FEBRUARY, 2022. REVISED THIS 15TH DAY OF FEBRUARY, 2022. REVISED THIS 25TH DAY OF JANUARY, 2022. REVISED THIS 13TH DAY OF NOVEMBER, 2021. DATED THIS 22ND DAY OF SEPTEMBER, 2021.

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 February 28, 2022. Department of Administration.

SEH logo and contact information: PHONE: 414.949.8962 501 MAPLE AVENUE DELAFIELD, WI 53018-9351 www.sehinc.com

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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 February 28, 2022

Rene M. Pomey
Department of Administration



STONE RIDGE OF MERTON III

BEING ALL OF OUTLOT 5 OF STONE RIDGE OF MERTON II BEING A PART OF THE NE. 1/4, NW. 1/4 AND SE 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Tri-Quist Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Tri-Quist Inc., does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) Waukesha County Department of Parks and Land Use
- 3) Village of Merton

IN WITNESS WHEREOF, said Tri-Quist Inc., has caused these presents to be signed by Albin Halquist, member, of WAUKESHA Wisconsin, and its corporate seal to be hereunto affixed on this 30th day of MARCH, 2022

In Presence of:

Albin Halquist
Albin Halquist, member

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS
Personally came before me this 30th day of March, 2022, the above named Albin Halquist member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

JESSICA L. HENSCHEL
Notary Public
State of Wisconsin

Jessica L. Henschel
Notary Public
Waukesha County, Wisconsin
My Commission Expires 7/5/2024

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS
Theresa Schulte
I, Theresa Schulte, being duly elected, qualified and acting Treasurer of Waukesha County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of May 4, 2022 affecting the lands included in the plat of Stone Ridge of Merton III.

Date May 4, 2022

Theresa Schulte
Theresa Schulte, County Treasurer

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the plat of Stone Ridge of Merton III, in the Village of Merton, Tri-Quist Inc., owner, is hereby approved by the Village Board.

All conditions have been met as of the 4 day of MAY, 2022.

Date: 5-4-2022 Signed: *Ron Reinowski*
Ron Reinowski, President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Merton

Date: 5-4-2022 Signed: *Jacob Balkowski*
Jacob Balkowski-Village Clerk



PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the plat of Stone Ridge of Merton III, in the Village of Merton, Tri-Quist Inc., owner, is approved by the Plan Commission.

Approved as of the 4 day of MAY, 2022.

Date: 5-4-2022 Signed: *Ron Reinowski*
Ron Reinowski, President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Village of Merton.

Date: 5-4-2022 Signed: *Jacob Balkowski*
Jacob Balkowski-Village Clerk



CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Julie Ofari-Mattmuller, being the duly appointed, qualified and acting Village Treasurer of the Village of Merton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of March 30, 2022 on any of the land in the plat of Stone Ridge of Merton III.

Date: 3-30-2022

Julie Ofari-Mattmuller
Julie Ofari-Mattmuller, Village Treasurer



SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify that I have surveyed, divided and mapped all of Outlot 5 of Stone Ridge of Merton II being a part of the Northwest 1/4, Northwest 1/4, Southeast 1/4 of the Northwest 1/4 of Section 30, T.8N., R.19E., Village of Merton, Waukesha County Wisconsin bounded and described as follows:

All of Outlot 5 of Stone Ridge of Merton II.
Contains 2,236,638 square feet, 61.36 acres

That I have made such survey, land division and plat by the direction of Tri-Quist Inc., owner of said lands.

That such plat is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Merton in surveying, dividing and mapping the same.

Dated this 22nd day of September, 2021.
Revised this 15th day of November, 2021.
Revised this 29th day of January, 2022.
Revised this 1st day of February, 2022.
Revised this 21st day of February, 2022.
Revised this 23rd day of February, 2022.



Keith A. Kindred
Keith A. Kindred, PLS S-2082

UTILITY EASEMENT PROVISIONS

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

Tri-Quist, Inc., Grantor, to

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

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

SPECTRUM MID-AMERICA, 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 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.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
TRI-QUIST INC.
8546 E. COUNTRY CLUB TRAIL
SCOTTSDALE, AZ 85255
(602) 369-8266

SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
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