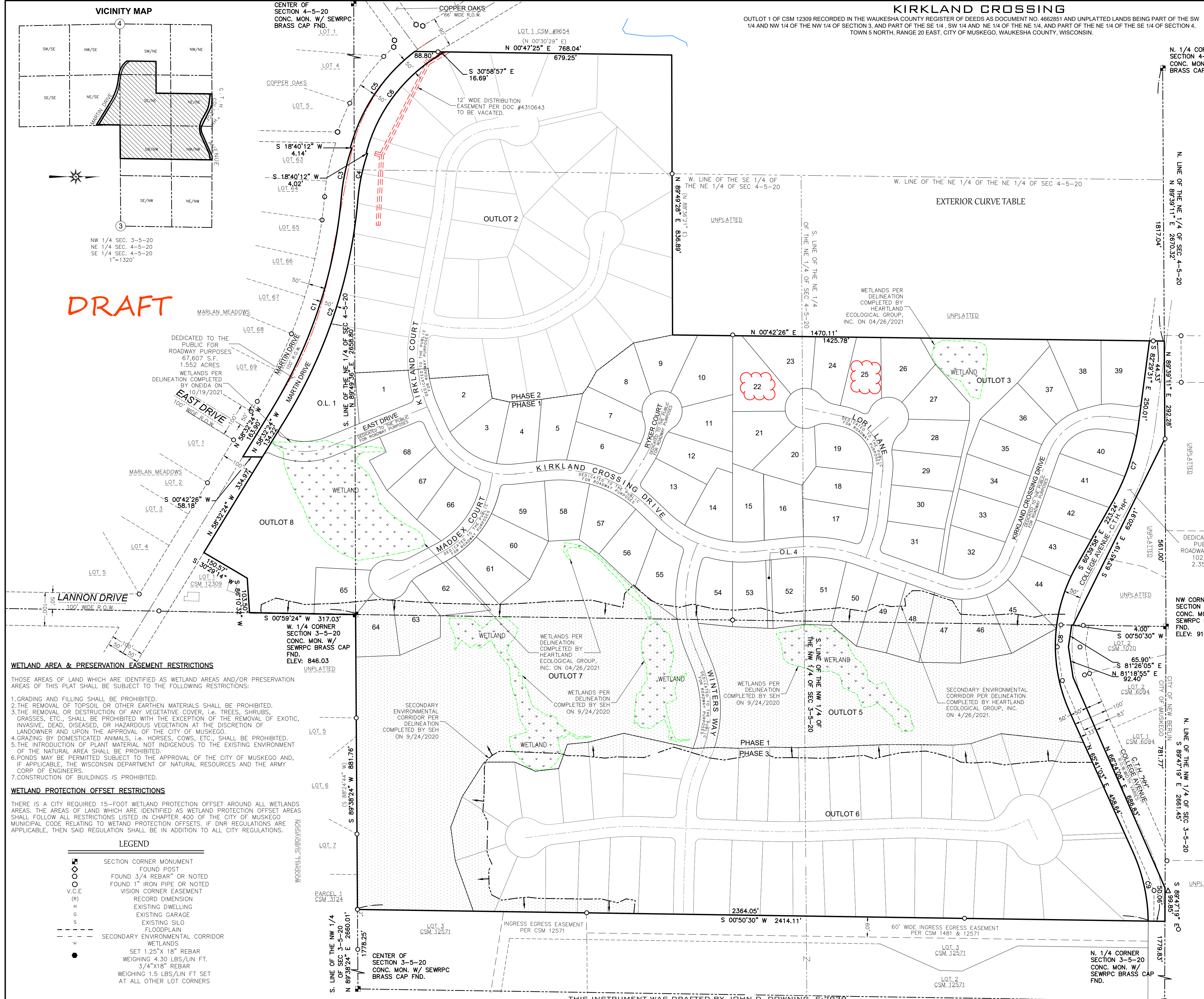


**DRAFT**

**KIRKLAND CROSSING**

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, 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 \_\_\_\_\_, 20\_\_

Department of Administration

**WETLAND AREA & PRESERVATION EASEMENT RESTRICTIONS**

THOSE AREAS OF LAND WHICH ARE IDENTIFIED AS WETLAND AREAS AND/OR PRESERVATION AREAS OF THIS PLAT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

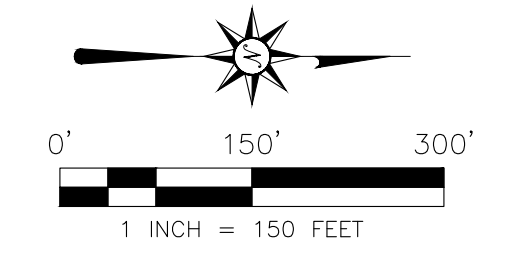
1. GRADING AND FILLING SHALL BE PROHIBITED.
2. THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS SHALL BE PROHIBITED.
3. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E. TREES, SHRUBS, GRASSES, ETC., SHALL BE PROHIBITED WITH THE EXCEPTION OF THE REMOVAL OF EXOTIC, INVASIVE, DEAD, DISEASED, OR HAZARDOUS VEGETATION AT THE DISCRETION OF LANDOWNER AND UPON THE APPROVAL OF THE CITY OF MUSKEGO.
4. GRAZING BY DOMESTICATED ANIMALS, I.E. HORSES, COWS, ETC., SHALL BE PROHIBITED.
5. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE NATURAL AREA SHALL BE PROHIBITED.
6. PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE CITY OF MUSKEGO AND, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORP OF ENGINEERS.
7. CONSTRUCTION OF BUILDINGS IS PROHIBITED.

**WETLAND PROTECTION OFFSET RESTRICTIONS**

THERE IS A CITY REQUIRED 15-FOOT WETLAND PROTECTION OFFSET AROUND ALL WETLANDS AREAS. THE AREAS OF LAND WHICH ARE IDENTIFIED AS WETLAND PROTECTION OFFSET AREAS SHALL FOLLOW ALL RESTRICTIONS LISTED IN CHAPTER 400 OF THE CITY OF MUSKEGO MUNICIPAL CODE RELATING TO WETLAND PROTECTION OFFSETS. IF DNR REGULATIONS ARE APPLICABLE, THEN SAID REGULATION SHALL BE IN ADDITION TO ALL CITY REGULATIONS.

**LEGEND**

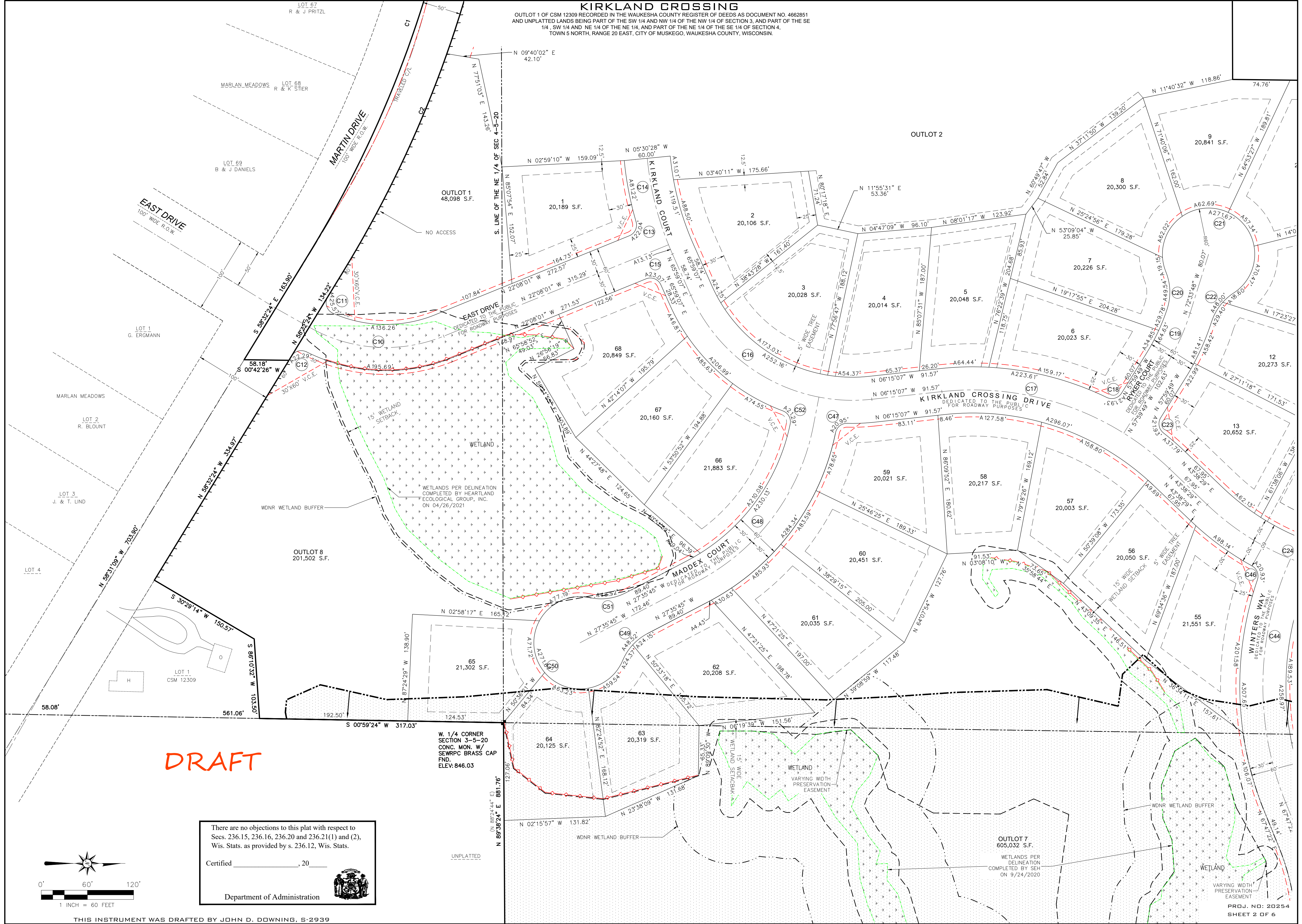
□	SECTION CORNER MONUMENT
○	FOUND POST
○	FOUND 3/4 REBAR™ OR NOTED
○	FOUND 1" IRON PIPE OR NOTED
V.C.E	VISION CORNER EASEMENT
(R)	RECORD DIMENSION
H	EXISTING DWELLING
G	EXISTING GARAGE
S	EXISTING SILO
---	FLOODPLAIN
---	SECONDARY ENVIRONMENTAL CORRIDOR
←	WETLANDS
●	SET 1.25" X 18" REBAR WEIGHING 4.30 LBS/LIN FT.
●	3/4" X 18" REBAR WEIGHING 1.5 LBS/LIN FT SET AT ALL OTHER LOT CORNERS



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONS 2018) AND REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 3-5-20 MEASURED AS S89°47'19"E. VERTICAL DATUM IS NGVD 29.

# KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

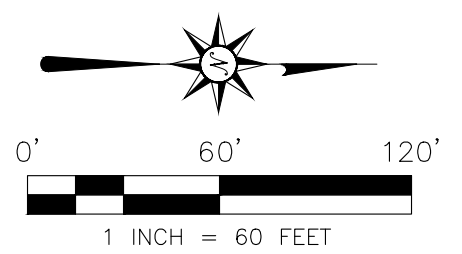


**DRAFT**

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

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

Department of Administration



THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

PROJ. NO: 20254  
SHEET 2 OF 6

# KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

CENTER OF SECTION 4-5-20 CONC. MON. W/ SEWRPC BRASS CAP FND.

LOT 1 G & L JAQUISH

LOT 1 CSM #9654 CITY OF MUSKEGO AND EXTENSION OF PARK ARTHUR

(N 00°30'29" E)  
N 00°47'25" E 768.04'

679.25'

S 30°58'57" E 16.69'

88.80'

LOT 4 D & J SISEL

COPPER OAKS

LOT 5 A & J WEIDENBAUM

NO ACCESS

12' WIDE DISTRIBUTION EASEMENT PER DOC #4310643 TO BE VACATED.

LOT 63 W & P NETTESHEIM

S 18°40'12" W 4.14'

S 18°40'12" W 4.02'

30' WIDE PROPOSED LANDSCAPE EASEMENT

LOT 64 J & K ABBEY

OUTLOT 2

(N 89°56'21" E)  
N 89°49'28" E 836.89'

UNPLATTED CITY OF MUSKEGO PARK ARTHUR

LOT 65 E & C BOLLIS

LOT 66 D. WENZEL

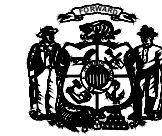
LOT 67 R & J PRITZL

## DRAFT

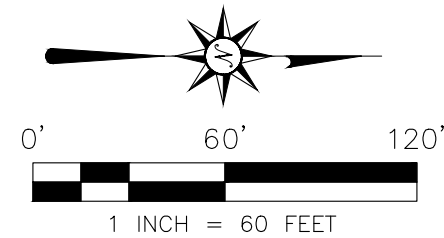
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

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

Department of Administration



N 00°42'26" E 1470.11'



OUTLOT 1 48,098 S.F.

1 20,189 S.F.

2 20,106 S.F.

8 20,300 S.F.

9 20,841 S.F.

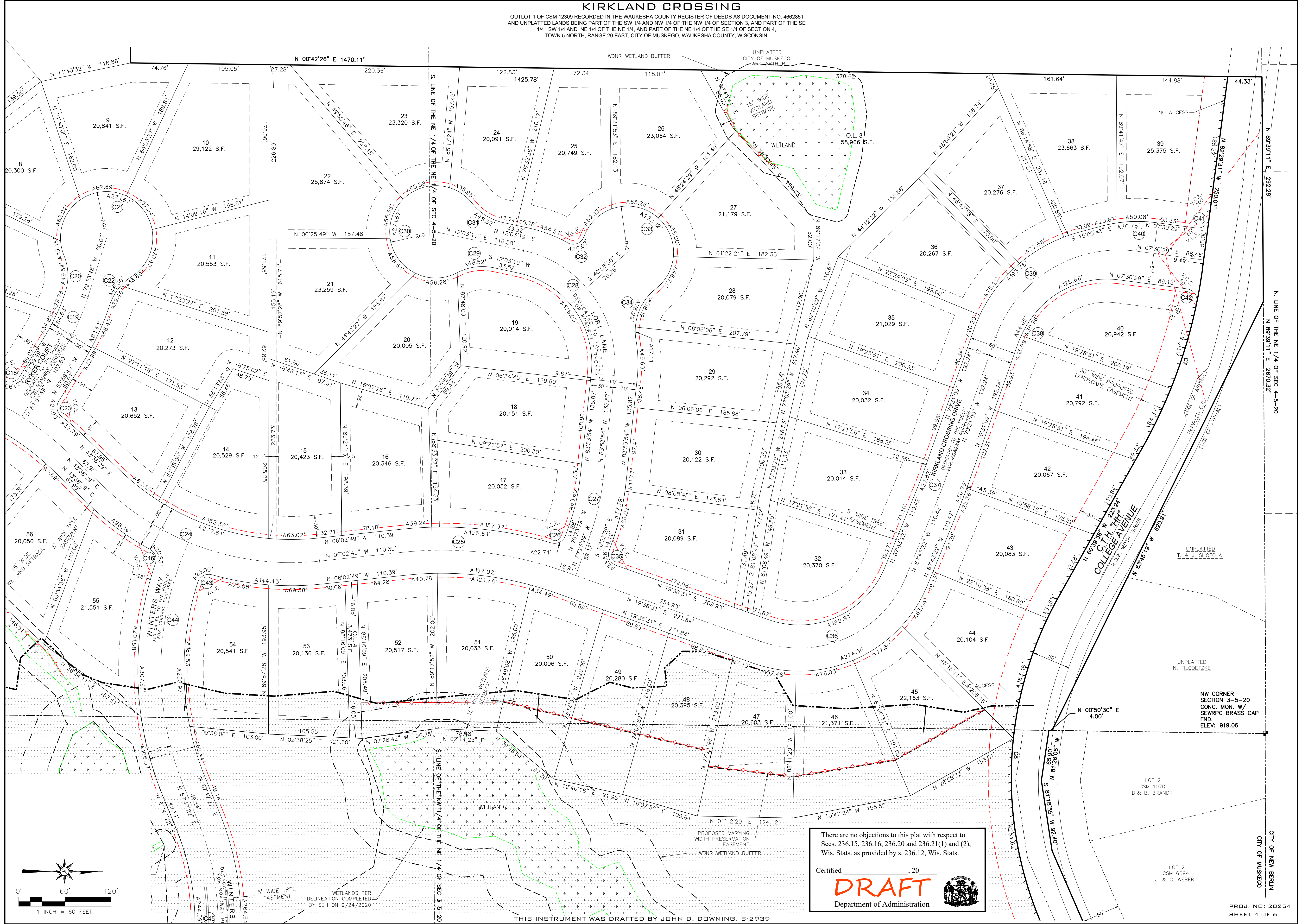
10 29,122 S.F.

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

PROJ. NO: 20254 SHEET 3 OF 6

# KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, 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.

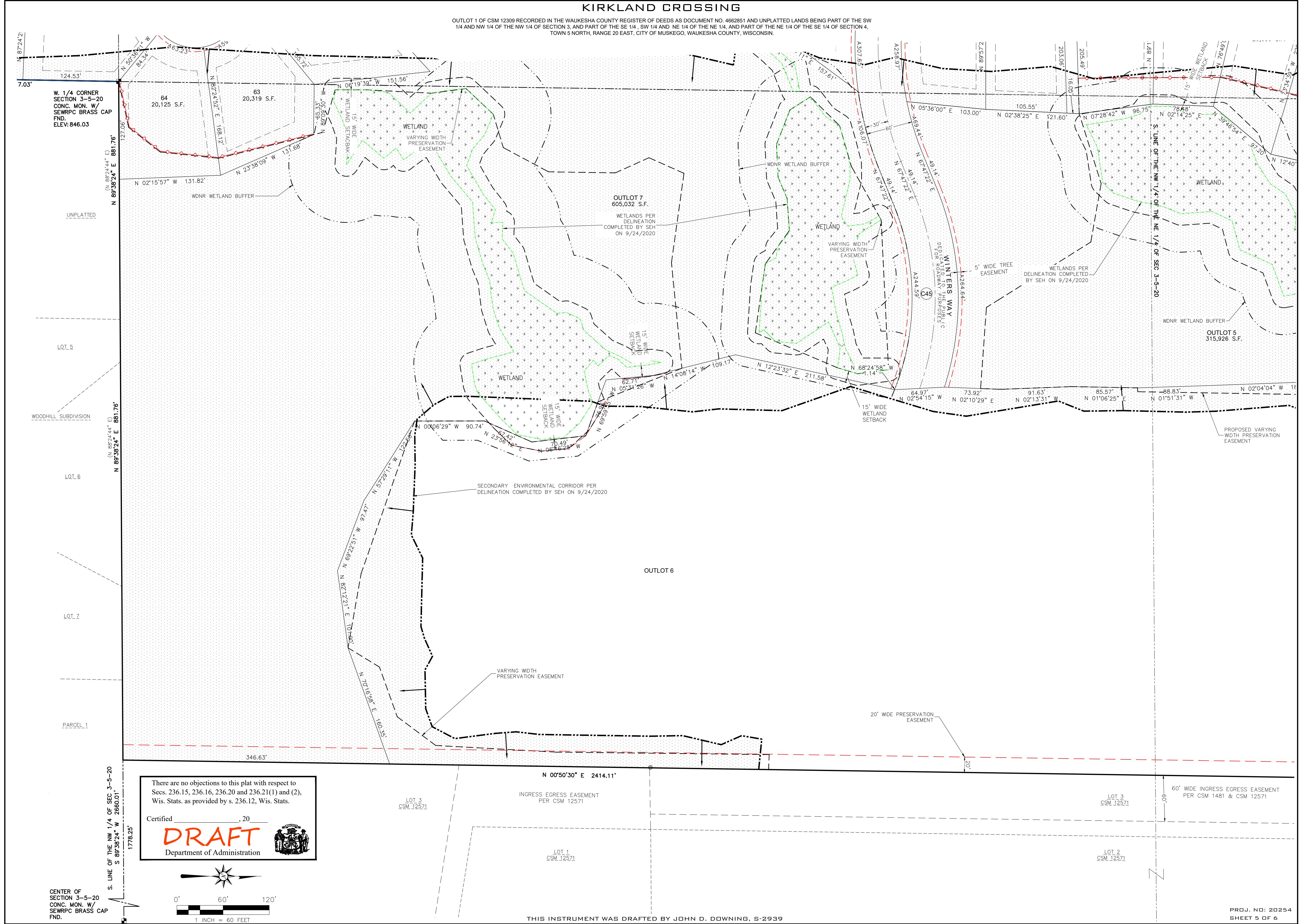
Certified \_\_\_\_\_, 20\_\_\_\_

**DRAFT**

Department of Administration

# KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.



W. 1/4 CORNER SECTION 3-5-20 CONC. MON. W/ SEWRPC BRASS CAP FND. ELEV: 846.03

UNPLATTED

LOT 5

WOODHILL SUBDIVISION

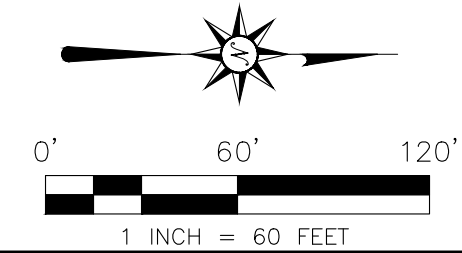
LOT 6

LOT 7

PARCEL 1

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

Certified \_\_\_\_\_, 20\_\_\_\_  
**DRAFT**  
 Department of Administration



CENTER OF SECTION 3-5-20 CONC. MON. W/ SEWRPC BRASS CAP FND.

N 00°50'30" E 2414.11'  
 INGRESS EGRESS EASEMENT PER CSM 12571

60' WIDE INGRESS EGRESS EASEMENT PER CSM 1481 & CSM 12571

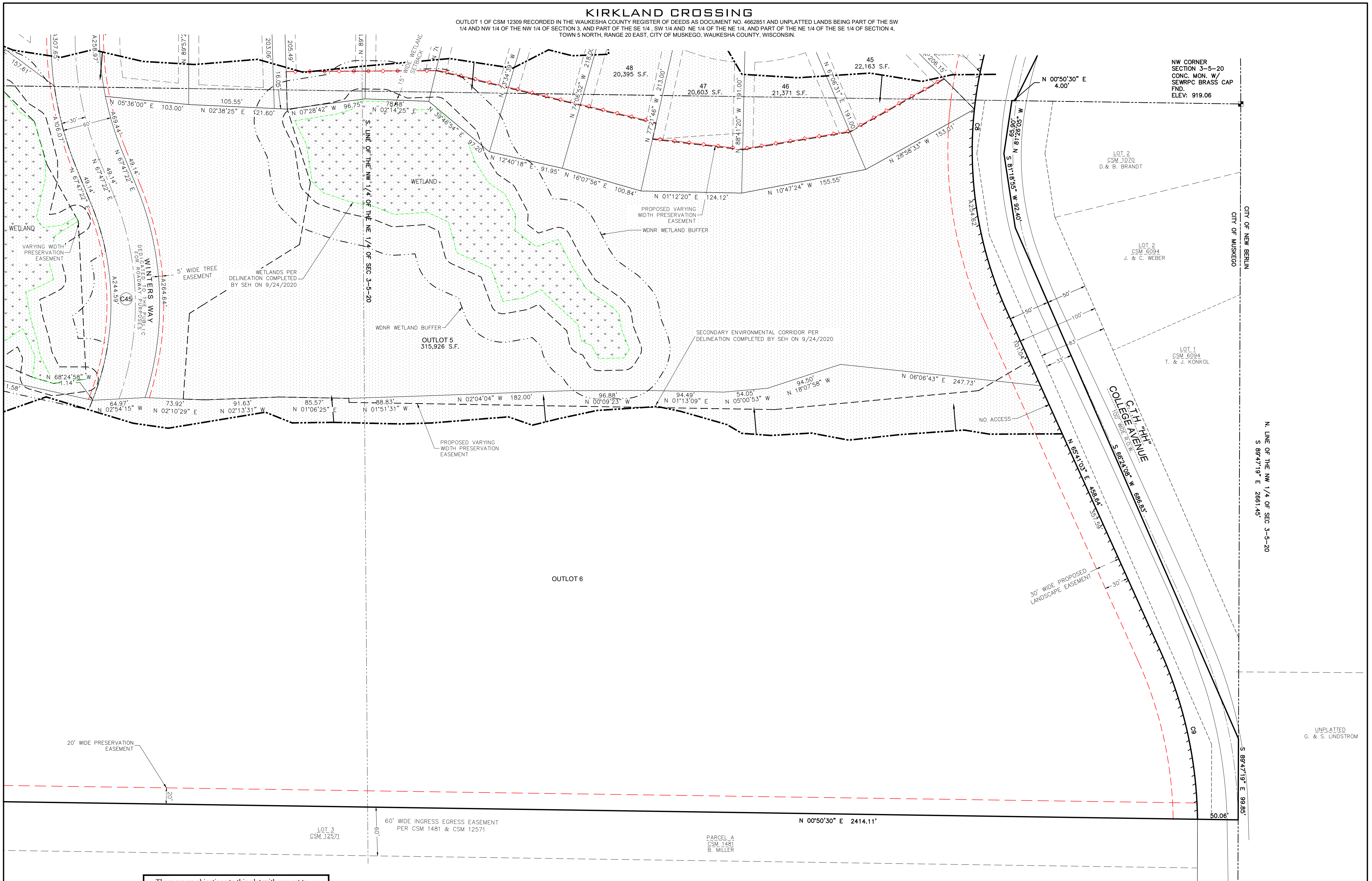
LOT 1 CSM 12571

LOT 3 CSM 12571

LOT 2 CSM 12571

**KIRKLAND CROSSING**

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Certified \_\_\_\_\_, 20  
**DRAFT**  
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