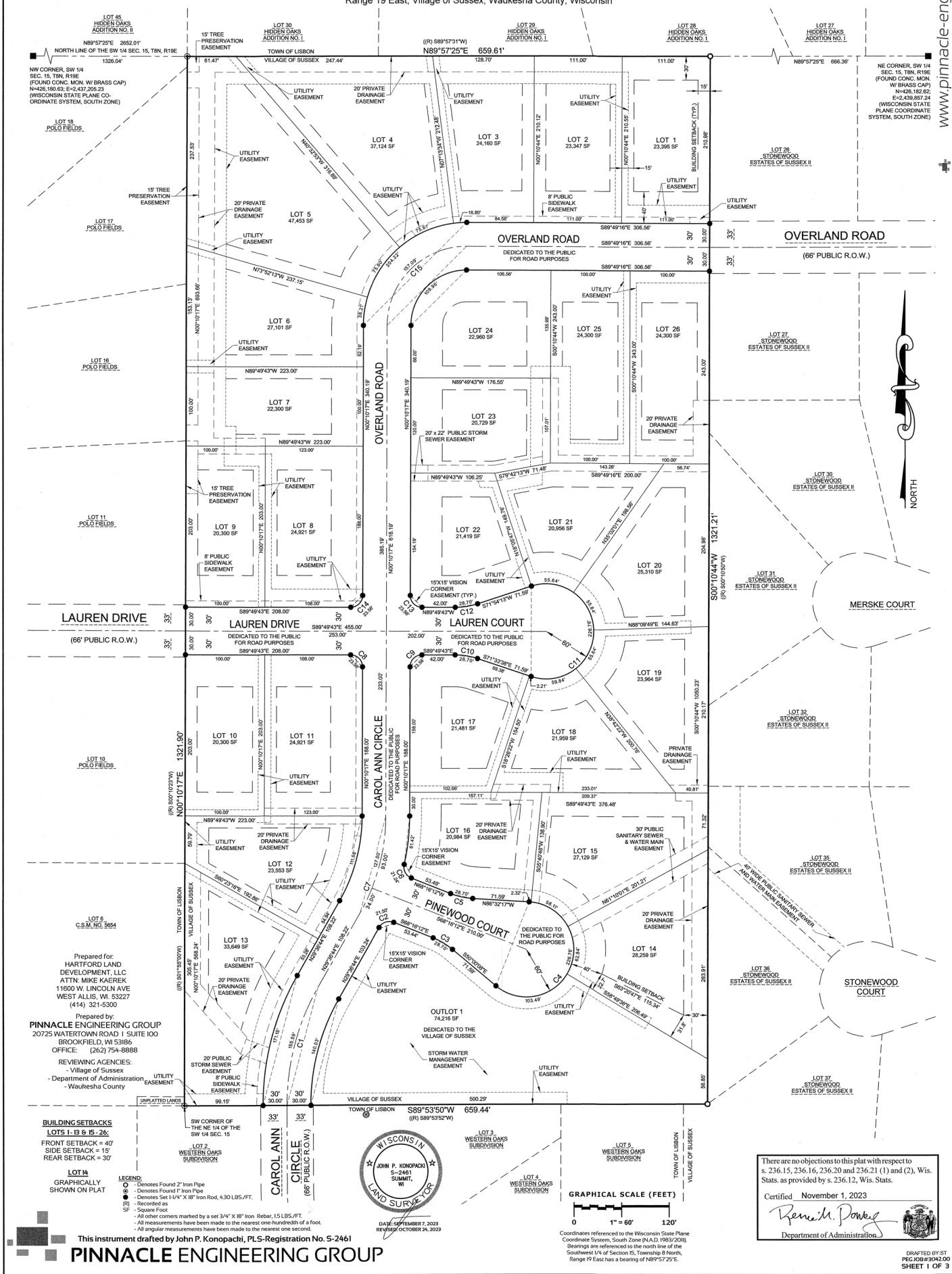


GOLDEN FIELDS OF SUSSEX

Being a part of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 8 North,
Range 19 East, Village of Sussex, Waukesha County, Wisconsin

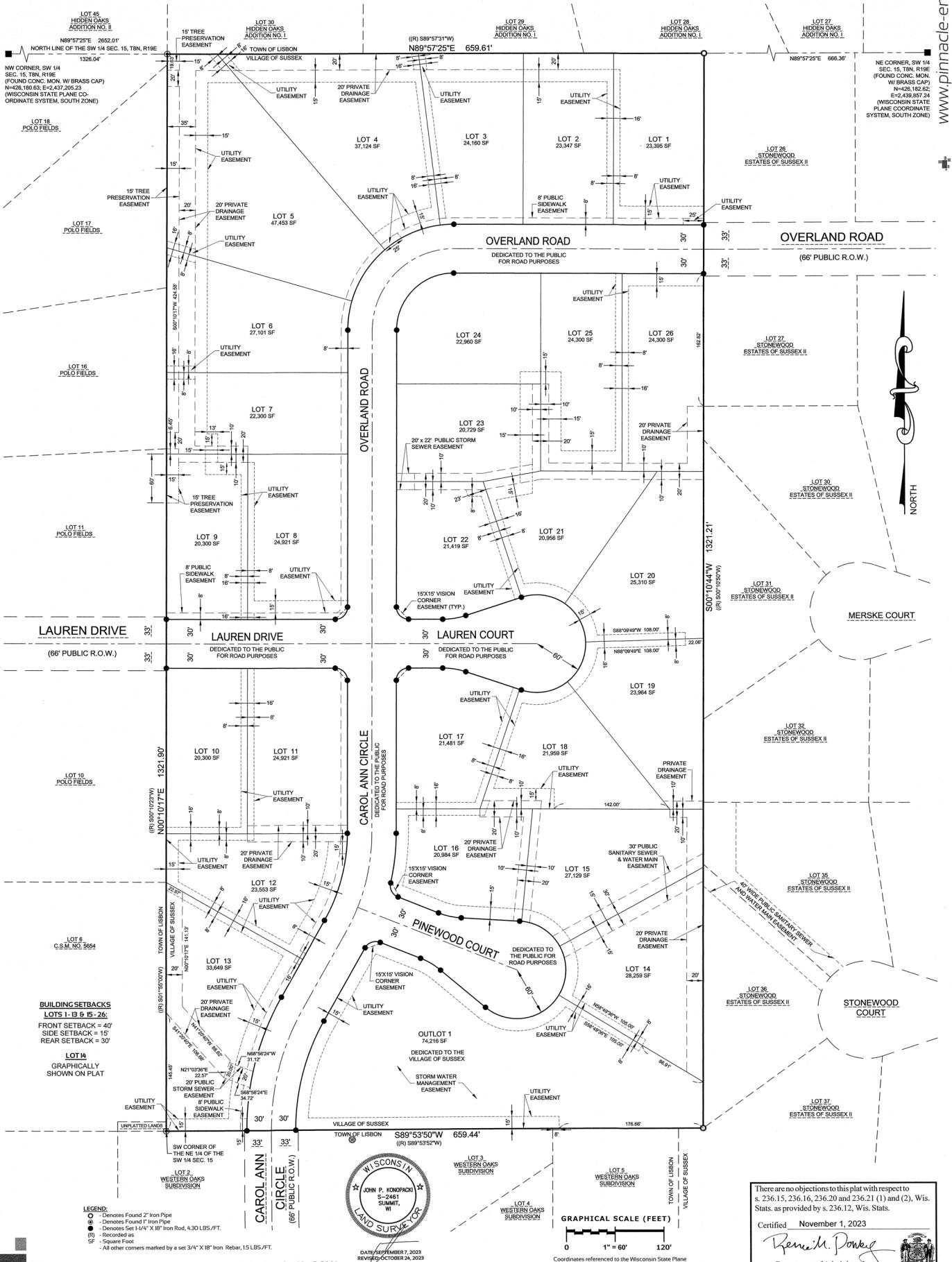
4750767
REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
-January 03, 2024 01:14 PM
James R Behrend
Register of Deeds
3 PGS
TOTAL FEE:\$50.00
TRANS FEE:\$0.00
Book 56 Page 28-30

■ www.pinnacle-engr.com



GOLDEN FIELDS OF SUSSEX

Being a part of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 8 North,
Range 19 East, Village of Sussex, Waukesha County, Wisconsin



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

PINNACLE ENGINEERING GROUP

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 1, 2023

Ben. H. Donk.

Department of Administration

Department of Administration



PEG JOB #3042.00
SHEET 2 OF 3

GOLDEN FIELDS OF SUSSEX

Being a part of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 8 North, Range 19 East, Village of Sussex, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN
WAUKESHA COUNTY SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Northeast 1/4 of the Southwest 1/4 of Section 15, Township 8 North, Range 19 East, Village of Sussex, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 15; thence North 89°17'25" East along the north line of said Southwest 1/4, 132.04 feet to the northeast corner of Polo Fields, a recorded subdivision, and the Point of Beginning;

Thence continuing North 89°57'25" East along said north line, 659.81 feet to the northwest corner of Stonewood Estates of Sussex II, a recorded subdivision;

Thence North 89°17'25" West along the west line of said subdivision, 132.21 feet;

Thence South 89°33'57" West along said Stonewood Estates of Sussex II and then along the north line of Western Oaks Subdivision, a recorded subdivision, 659.44 feet to the monumented southwest corner of the Northeast 1/4 of the said Southwest 1/4;

Thence North 30°07'17" East and then along the east line of Certified Survey Map No. 5654 and then along the east line of the aforesaid Polo Fields, 132.93 feet to the Point of Beginning;

Dedication that portion of subject property as graphically shown for public right of way purposes.

Containing 871.588 square feet (20.0089 acres) of land Gross and 730.489 square feet (16.7697 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of HARTFORD LAND DEVELOPMENT, LLC, owner of said land.

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 requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Sussex Land Division Ordinance in surveying, mapping and dividing the land within the subdivision.

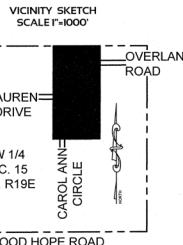
Date: SEPTEMBER 7, 2023
Revised: OCTOBER 24, 2023


John P. Konopacki
Professional Land Surveyor S-2461

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 1, 2023


Renish P. Dowdy
Department of Administration



OWNER'S CERTIFICATE OF DEDICATION

HARTFORD LAND DEVELOPMENT, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and described as represented on this plat.

HARTFORD LAND DEVELOPMENT, LLC, as owner, does further certify that this plat is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Sussex
2. Department of Administration
3. Waukesha County Parks & Land Department

IN WITNESS WHEREOF, the said HARTFORD LAND DEVELOPMENT, LLC has caused these presents to be signed by Michael J. Kaerek, its Member, at (city) West Allis, Milwaukee, County, Wisconsin, on this 22nd day of November, 2023

In the presence of: HARTFORD LAND DEVELOPMENT, LLC

Michael J. Kaerek, Member

STATE OF WISCONSIN
Milwaukee COUNTY SS

Personally came before me the 22 day of November, 2023 Michael J. Kaerek, Member, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such Member of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by his authority.


Notary Public
Name: Juliet Ciardo
State of Wisconsin: May 16, 2023
My Commission Expires: May 16, 2025

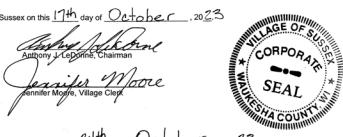


PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Sussex on this 17th day of October, 2023

11-28-2023
Date

11-28-2023
Date



VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Sussex, Wisconsin, on the 24th day of October, 2023

11-28-2023
Date

11-28-2023
Date



VILLAGE OF SUSSEX TREASURER'S CERTIFICATE

I, Jennifer Moore, being the duly elected, qualified, and acting Treasurer of the Village of Sussex, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 28th day of November, 2023 on any of the land included on this plat of GOLDEN FIELDS OF SUSSEX.

11-28-2023
Date


Jennifer Moore, Treasurer

WAUKESHA COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN
WAUKESHA COUNTY SS

I, Jennifer Moore, being the duly elected, qualified and acting Treasurer of Waukesha County, do hereby certify in accordance with the records in my office, that there are no unpaid taxes or unpaid special assessments as of 12/1 day of December, 2023 on any of the lands in the plat of GOLDEN FIELDS OF SUSSEX.

12-6-2023
Date


Jennifer Moore, Treasurer

UTILITY EASEMENT PROVISIONS

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

HARTFORD LAND DEVELOPMENT, LLC, Grantor,

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

SPECTRUM MID-AMERICA, LLC, Grantee, and

WISCONSIN BELL, INC., doing business as AT&T WISCONSIN, a Wisconsin corporation, 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, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and those areas designated on the plat for streets and alleys, where property is granted together with the right to install service connections upon the property and bearing the cost of the service, maintenance, operation, or an adjustment to the right of way or of 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 utility facilities or to the removal and replacement of any utility facility or structure which was removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of Grantees.

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

CURVE TABLE								
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT	
C1 CENTERLINE	155.59'	300.00'	029°42'54"	N14°45'17"E	153.85'	N00°06'10"W	N29°36'44"E	
OUTLOT 1	140.03'	270.00'	029°42'54"	N14°45'17"E	138.47'			
LOT 13	171.15'	330.00'	029°42'54"	S14°45'17"W	169.24'			
C2 OUTLOT 1	21.50'	15.00'	082°07'04"	S7°40'16"W	19.71'	N29°36'44"E	S68°16'12"E	
C3 OUTLOT 1	28.70'	90.00'	018°16'04"	S59°08'10"E	28.57'	S68°16'12"E	S50°00'08"E	
C4 ROW	226.76'	60.00'	216°32'09"	N21°43'48"E	113.95'	S50°00'08"E	N86°32'17"W	
OUTLOT 1	103.49'	60.00'	098°49'28"	N80°35'09"E	91.13'			
LOT 14	62.84'	60.00'	060°00'24"	N11°10'12"E	60.01'			
LOT 15	58.11'	60.00'	055°29'12"	N59°34'36"W	55.86'			
LOT 16	2.32'	60.00'	002°13'05"	N85°25'44"W	2.32'			
C5 LOT 16	28.70'	90.00'	018°16'04"	N77°24'14"W	28.57'	N86°32'17"W	N68°16'12"W	
C6 LOT 16	21.24'	15.00'	081°08'22"	N27°42'01"W	19.51'	N68°16'12"W	N12°52'10"E	
C7 CENTERLINE	127.00'	247.15'	029°26'27"	N14°53'31"E	125.60'	N29°36'44"E	N00°10'17"E	
LOT 16	81.42'	277.15'	012°41'53"	N85°31'14"E	61.30'			
LOT 12	111.58'	217.15'	029°26'27"	N14°53'31"E	110.36'			
C8 LOT 11	23.56'	15.00'	090°00'00"	N44°49'43"W	21.21'	N00°10'17"E	N89°49'43"W	
C9 LOT 17	23.56'	15.00'	090°00'00"	N45°01'17"E	21.21'	N00°10'17"E	S89°49'43"E	
C10 LOT 17	28.70'	90.00'	018°16'04"	S89°44'14"E	28.57'	S89°49'43"E	S71°33'38"E	
C11 ROW	226.76'	60.00'	216°32'09"	N01°10'17"E	113.95'	S71°33'38"E	S71°54'13"W	
LOT 18	59.84'	60.00'	057°09'44"	N79°52'00"E	57.39'			
LOT 19	55.64'	60.00'	053°07'48"	N24°43'44"E	53.67'			
LOT 20	55.64'	60.00'	053°07'48"	N28°24'05"W	53.67'			
LOT 21	55.64'	60.00'	053°07'48"	N81°31'53"W	53.67'			
C12 LOT 22	28.70'	90.00'	018°16'04"	S81°02'15"W	28.57'	S71°54'13"W	N89°49'43"W	
C13 LOT 22	23.56'	15.00'	090°00'00"	N44°49'43"W	21.21'	N89°49'43"W	N00°10'17"E	
C14 LOT 8	23.56'	15.00'	090°00'00"	N45°01'17"E	21.21'	S89°49'43"E	N00°10'17"E	
C15 CENTERLINE	157.09'	100.00'	090°00'27"	N45°10'31"E	141.43'	N00°10'17"E	S89°49'16"E	
LOT 24	109.96'	70.00'	090°00'27"	N45°03'17"E	99.00'			
ROW	204.22'	130.00'	090°00'27"	N45°03'17"E	183.86'			
LOT 3	16.80'	130.00'	007°24'18"	N86°28'35"E	16.79'			
LOT 4	75.61'	130.00'	033°19'19"	N69°30'47"E	74.54'			
LOT 5	75.60'	130.00'	033°19'19"	N32°47'27"E	74.54'			
LOT 6	36.21'	130.00'	015°57'30"	N8°09'02"E	36.09'			

GENERAL NOTES

1. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0088G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.

2. Outlot 1 in the plat of Golden Fields of Sussex shall be dedicated to the Village of Sussex. A separate Storm Water Management Practice Agreement has been executed.

3. All vision corner areas is 15'x15' as shown on the plat. The vision corner areas are located on Lots 8, 11, 16, 22 and Outlot 1. VISION CORNER EASEMENT RESTRICTION: Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs, any other structure shall be limited to 34" to 36" in height. The height of all trees and shrubs shall be limited to 36" in height or shorter.

4. Waukesha Woods Waterway Consulting, LLC respected the subdivide property in November 2022 and determined there are no wetlands on the property.

5. Waukesha County is not liable for any fees or special charges in the event any Lot or Outlot becomes tax delinquent.

6. A master grading plan for this subdivision is on file with the Village of Sussex.

BASEMENT GROUNDRWAATER RESTRICTION:

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

Public Easements (applies to all)

1. Permanent exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on the plat for the various types of Public Easements. Easements shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the Village and its respective heirs, personal representatives, successors and assigns.

2. Trees bushes and roots may be trimmed or removed so as not to interfere with the Village's use of the easement area.

3. The Village of Sussex is not responsible for the mowing of any easement areas, but has the right to mow and/or remove vegetation at its sole discretion.

4. Any vegetation that grows on these lots and the Village and its employees, agents, and independent contractors shall have the right to enter upon the easement area for the purpose of exercising its rights in the easement area.

5. Buildings and other Structures - The landowner agrees that no structures will be erected in the easement area, or in such close proximity to the facilities, such as to prevent the usage of the easement area.

6. Buildings and other Structures - The landowner agrees that the elevation of the existing ground surface within the easement area will not be altered by more than four (4) inches without the written consent of the Village.

7. Landowner agrees that the elevation of the existing ground surface within the easement area will not be altered by more than four (4) inches without the written consent of the Village.

8. Restraint on Easement - The landowner agrees to restore the land owner's land to grade and replace sod or grass disturbed. This restoration, however, does not apply to the initial installation or to any trees, bushes, branches, or roots which may interfere with the Village's use of the easement area.

9. Exercise of Rights - It is agreed that the complete exercise of rights herein conveyed may be gradual and not fully exercised until some time in the future, and that none of the rights herein shall be lost by non-use.

Public Storm Sewer Easements:

• Install operate, maintain, and replace above ground and underground storm sewer facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit storm water.

• Surface water conveyance.

Public Sidewalk Easements:

• Construct, maintain, repair, and replace pedestrian sidewalks in the sidewalk easements depicted on the final plat.

• The general public shall have the right to traverse the Public Sidewalk Easement area for use as a public sidewalk.

Public Water Main Easements:

• Construct, operate, maintain, and replace above ground and underground water utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit Municipal water.

Public Sanitary Sewer Easements:

• Construct, operate, maintain, and replace above ground and underground sanitary sewer facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit Sanitary Sewerage.

Private Drainage Easements:

• Private Drainage Easements are granted to the Owners of the Lots within this Subdivision and are established to provide for the unobstructed flow of Stormwater runoff from adjacent and upstream properties. No trees, bushes, fences, or structures of any kind shall be placed within the private drainage easements. Owners of Lots on which these Private Drainage Easements exist shall be responsible for keeping these areas free of any obstructions and grade alterations that may restrict or divert this flow. The grades within the drainage easements must be in substantial compliance with the approved grading plan for the subdivision.

Tree Preservation Easement Restrictions:

The Tree Preservation Easement area shall be subject to the following restrictions:

• The landowner shall not plant, cultivate, or otherwise grow in, trees, shrubs, grasses, etc. prohibited, with the exception that dead, diseased or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located, shall also be permitted. The removal of any vegetation cover that is necessary to prove access or service to the property, or to the trees, shrubs, or other structures which are located within the Tree Preservation Easement and with the approval of the municipality in which this land is located.

• Grading, filling and removal of topsoil or other earth material are prohibited unless specifically authorized by the municipality in which this is located.

• The introduction of plant material not indigenous to the existing environment is prohibited unless specifically authorized by the municipality.