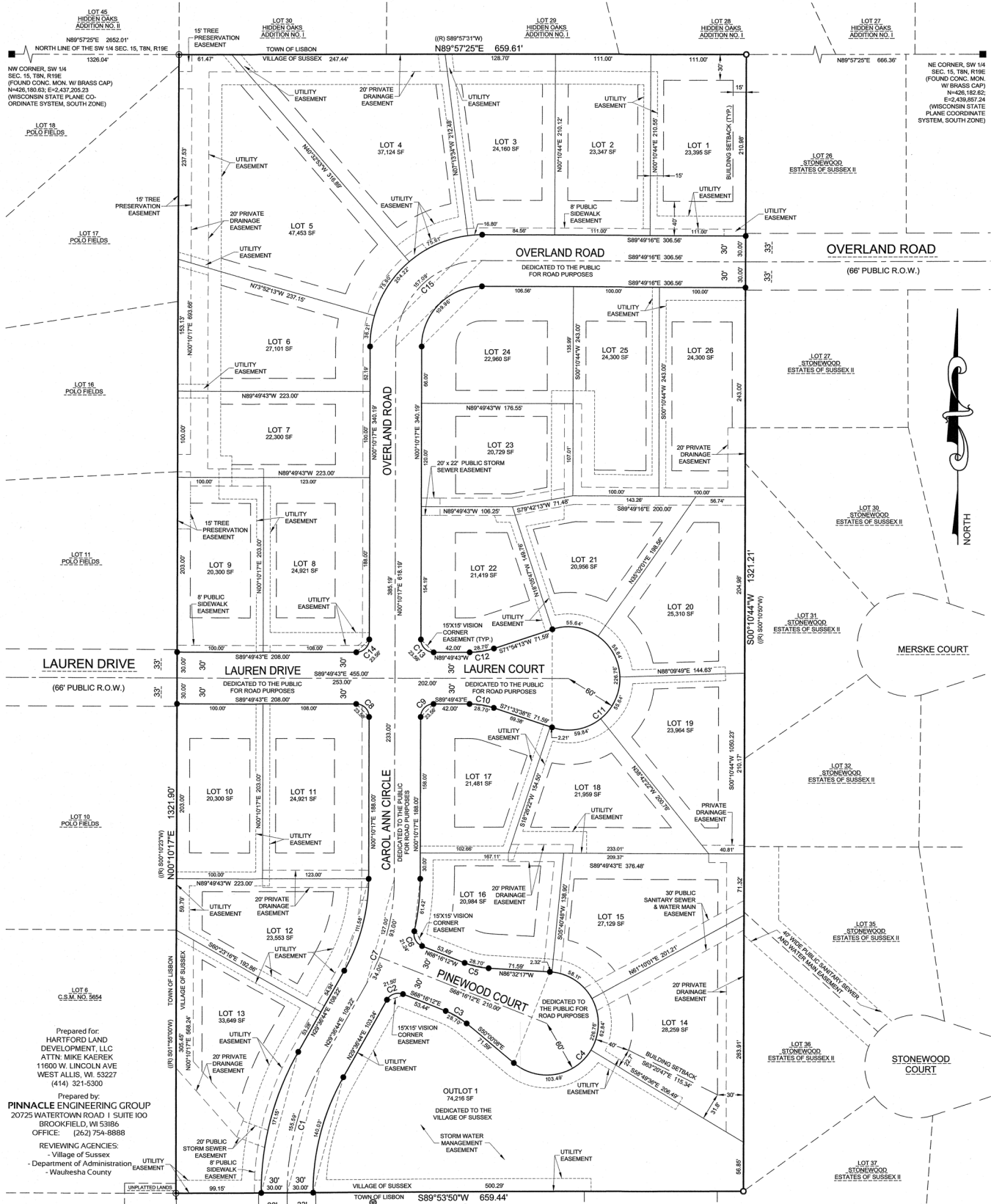


GOLDEN FIELDS OF SUSSEX

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

4750787
REGISTER OF DEEDS
WAUKESHA COUNTY, WI
January 23, 2024 01:14 PM
James R. Bader
Register of Deeds
3 PAGES
TOTAL FEE: \$50.00
TAXES: \$0.00
Book 56 Page 25-38

www.pinnacle-engr.com



Prepared for:
HARTFORD LAND
DEVELOPMENT, LLC
ATTN: MIKE KAEREK
11600 W. LINCOLN AVE
WEST ALLIS, WI 53227
(414) 321-5300

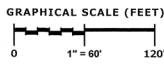
Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53061
OFFICE: (262) 754-8888

REVIEWING AGENCIES:
- Village of Sussex
- Department of Administration
- Waukesha County

BUILDING SETBACKS
LOTS 1-13 & 15-26:
FRONT SETBACK = 40'
SIDE SETBACK = 15'
REAR SETBACK = 30'

LOT 14
GRAPHICALLY
SHOWN ON PLAT

LEGEND:
- Denotes Found 7" Iron Pipe
- Denotes Found 1" Iron Pipe
- Denotes Set 1/4" X 18" Iron Rod, 4.30 LBS./FT.
- Recorded as
- Square Foot
- All other corners marked by a set 3/4" X 18" Iron Rebar, 15 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest second.



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

Benjamin M. Porek
Department of Administration

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

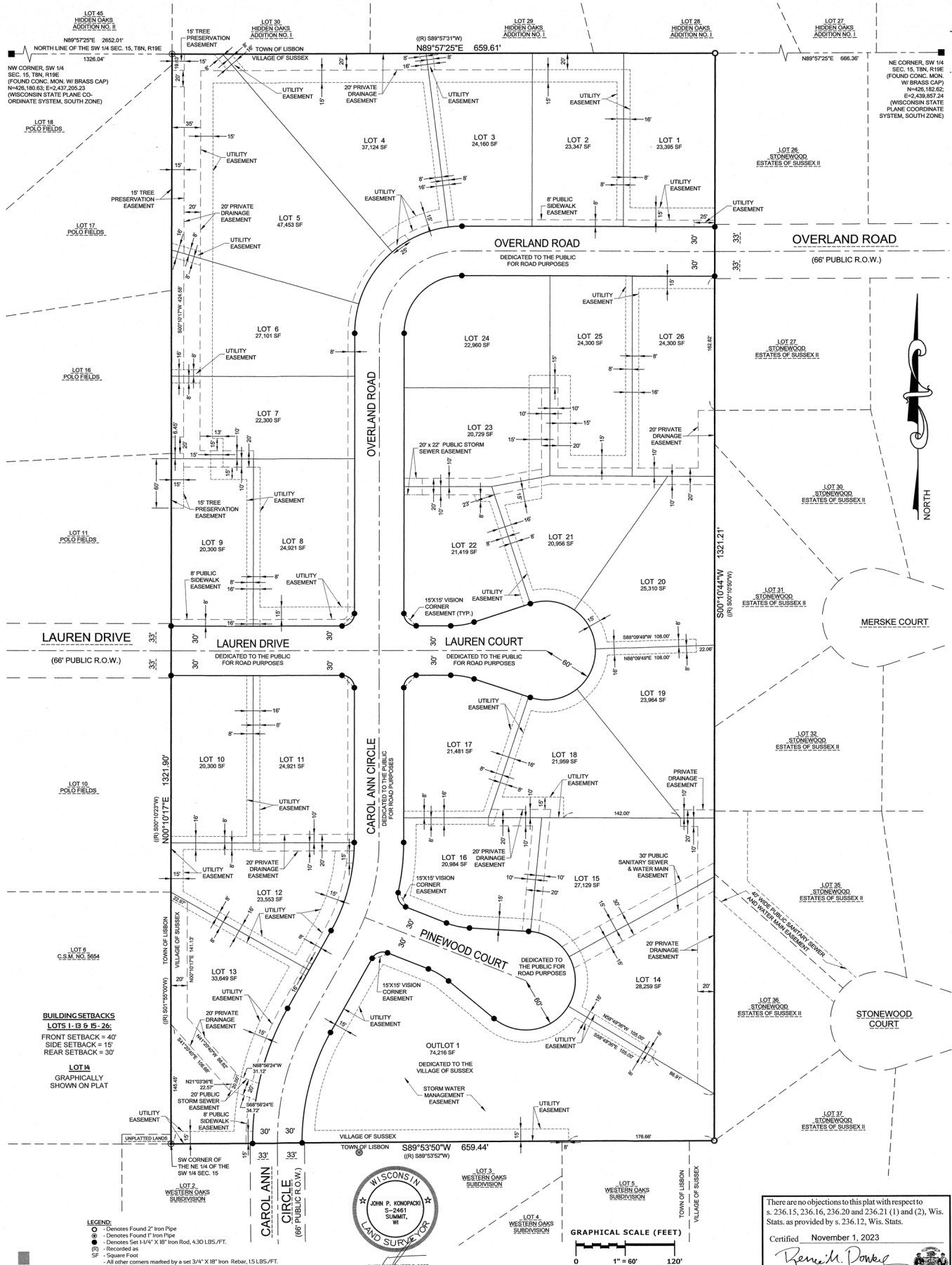
Coordinates referenced to the Wisconsin State Plane
Coordinate System, South Zone (NAD 1983/2011)
Bearings are referenced to the north line of the
Southwest 1/4 of Section 15, Township 8 North,
Range 19 East has a bearing of N89°57'25"E.

DRAFTED BY: ST
PG: 008/0904.00
SHEET 1 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

www.pinnacle-engr.com



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

PINNACLE ENGINEERING GROUP

PEC 108#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°57'25" East along the north line of said Section 14, 1326.04 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, 659.61 feet to the northwest corner of Stonewood Estates of Sussex II, a recorded subdivision;

Thence South 0°10'44" West along the west line of said subdivision, 1321.21 feet;

Thence South 89°57'25" 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 Section 14;

Thence North 0°10'17" East and then along the east line of Certified Survey Map No. 5654 and then along the east line of the aforesaid Polo Fields, 1321.00 feet to the Point of Beginning.

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

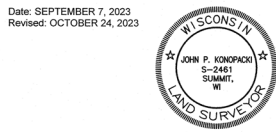
Containing 871,588 square feet (20,008.9 acres) of land Gross and 730,489 square feet (16,769.7 acres) of land Net more or less.

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

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 dedicated 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:

- Village of Sussex
- Department of Administration
- Waukesha County Parks & Land Use Department

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

In the presence of: HARTFORD LAND DEVELOPMENT, LLC

Michael J. Kasek
Michael J. Kasek, Member

STATE OF WISCONSIN
Waukesha COUNTY) SS

Personally came before me this 22nd day of November, 2023, Michael J. Kasek, Member, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such 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 its authority.

Juliet Giardo
Notary Public
State of Wisconsin
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
Anthony J. Labrecque
Anthony J. Labrecque, Village Clerk

VILLAGE BOARD APPROVAL

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

11-28-2023
Date
Anthony J. Labrecque
Anthony J. Labrecque, Village President

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 on this 22nd day of November, 2023, any of the land included on this plat of GOLDEN FIELDS OF SUSSEX.

11-28-2023
Date
Jennifer Moore
Jennifer Moore, Treasurer

WAUKESHA COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN
WAUKESHA COUNTY) SS

I, Patricia Scholtz, being duly elected, qualified and acting Treasurer of Waukesha County, do hereby certify in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 22nd day of December, 2023, any of the lands in the plat of GOLDEN FIELDS OF SUSSEX.

12-6-2023
Date
Patricia Scholtz
Patricia Scholtz, Waukesha County Treasurer

UTILITY EASEMENT PROVISIONS

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

HARTFORD LAND DEVELOPMENT, LLC, Grantor, to

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

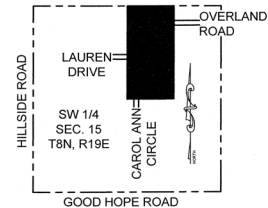
SPECTRUM MID-AMERICA, LLC, Grantee, and

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, 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 lines, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures 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.

VICINITY SKETCH
SCALE 1"=100'



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

Renita M. Pong
Department of Administration

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"	S70°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'	086°49'28"	N80°35'08"E	91.13'	
	LOT 14	62.84'	60.00'	060°00'24"	N11°01'12"E	60.01'	
	LOT 15	58.11'	60.00'	055°29'12"	N56°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°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	61.42'	277.15'	012°41'53"	N6°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°10'17"E	21.21'	N00°10'17"E S89°49'43"E
C10	LOT 17	28.70'	90.00'	018°16'04"	S80°41'41"E	28.57'	S89°49'43"E S71°33'38"E
C11	ROW	226.76'	60.00'	216°32'09"	N0°10'17"E	113.95'	S71°33'38"E S71°54'13"W
	LOT 18	59.84'	60.00'	057°08'44"	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°10'17"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°10'31"E	99.00'	
	ROW	204.22'	130.00'	090°00'27"	N45°10'31"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"	N60°06'47"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

- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0088 with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Outlot 1 in the plat of Golden Fields of Sussex shall be dedicated to the Village of Sussex. A separate Storm Water Management Practices Maintenance Agreement has been recorded that describes maintenance responsibilities for Outlot 1.
- All vision corner easements are 15'x15' as shown on the plat. The vision corner easements are located on Lots 8, 11, 16, 17, 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 24 inches above the intersection elevation. No access to any roadway shall be permitted over the vision corners from the adjacent lots.
- Wetlands: Wetlands Consulting, LLC inspected the subject property in November 2022 and determined there are no wetlands on the property.
- Waukesha County is not liable for any fees or special charges in the event any Lot or Outlot becomes tax delinquent.
- A master grading plan for this subdivision is on file with the Village of Sussex.

BASEMENT GROUNDWATER 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):

- Permanent non-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 within 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.
- Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with the Village's use of the easement area.
- 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.
- Access - The land owner agrees that 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.
- Buildings and other Structures - The land owner agrees that no structures will be erected in the easement area, or in such close proximity to the facilities, such as to prevent the Village from exercising its rights under this easement.
- Elevation - The land owner 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.
- Restoration - The Village agrees to restore or cause to have restored the land owner's land to grade and replace soil 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.
- 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 or store storm water.
- Surface storm 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 Sewage.

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, branches, or structures of any kind may 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 areas shall be subject to the following restrictions:
 - The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is 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. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located, is permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of 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 land is located.
 - The introduction of plant material not indigenous to the existing environment is prohibited unless specifically authorized by the municipality.

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

PINNACLE ENGINEERING GROUP

PEG108/3042.00
SHEET 3 OF 3

30