THE GATHERING

Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and part of Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, in the Village of Summit, County of Waukesha, State of Wisconsin

VICINITY SKETCH
SW 1/4 & NW 1/4
SEC. 35, T7N, R17E
SCALE: 1" = 1000'

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

LEGEND:
- ■ - Denotes Found Concrete Monument with brass cap.
- ○ - Denotes Found 2" O/D Iron Pipe
- ⊙ - Denotes Found 3/4" Iron Rebar
- ● - Denotes Set I-1/4" X 18" Iron Rebar, 4.3 LBS./FT. All other corners set are 3/4" x 18" Iron Rebar, 1.5 LBS./FT.
- SF - Denotes lot areas to the nearest square foot.
- (R) - Recorded As
- FP - 100 Year Floodplain (per FEMA Map)
- FW - Floodway (per FEMA Map)
- OHWM - Ordinary High Water Mark (per Heartland Ecological Group Inc)
- SL - Village of Summit Shoreland Jurisdictional Limit
- PEC - Primary Environmental Corridor (per Heartland Ecological Group Inc)
- - IOO-Year Peak Water in Storm Water Pond
- - No Direct Vehicular Access

All measurements have been made to the nearest one-hundredth of a foot and all angular measurements have been made to the nearest one second.

NOTES:
1. SEE EASEMENT DETAILS ON SHEETS 2 AND 3.
2. SEE CURVE TABLE ON SHEET 4.
3. SEE ADDITIONAL NOTES ON SHEET 4.

REFERENCE BEARING: THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWN 7 NORTH, RANGE 17 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 00°30'01" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (N.A.D. 1983/2011).

REFERENCE BENCHMARK: 686.51 (N.A.V.D. 29) THE TOP OF A CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 35, TOWN 7 NORTH, RANGE 17 EAST.

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888
WWW.PINNACLE-ENGR.COM

Owner/Subdivider
MARK & EILEEN LURVEY TRUST
C/O SIEPMANN REALTY CORPORATION
ATTN: JOHN SIEPMANN
W240 N1221 PEWAUKEE ROAD
WAUKESHA, WI 53188
PHONE: (262) 650-9700

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

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

DATE: MARCH 6, 2025
REVISED: MARCH 20, 2025
REVISED: JUNE 16, 2025

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

PEGJOB#5866.00-WI
SHEET 1 OF 4

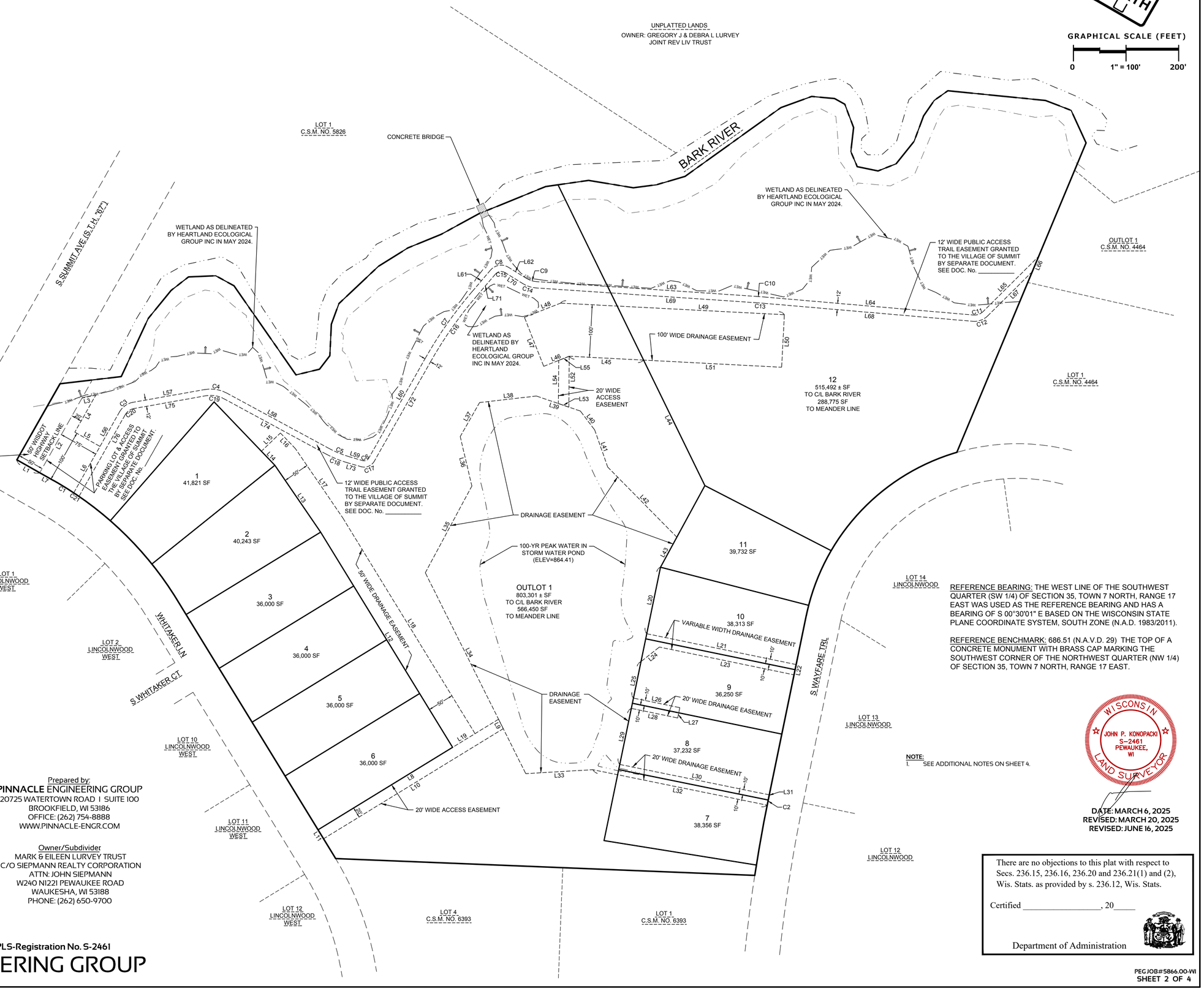
THE GATHERING

Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and part of Northwest 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, in the Village of Summit, County of Waukesha, State of Wisconsin

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N89°29'59"E	50.00'
L2	N00°30'01"W	163.00'
L3	N47°30'45"E	26.91'
L4	S00°30'01"E	81.00'
L5	N89°29'59"E	55.00'
L6	S00°30'01"E	101.56'
L7	S89°29'59"W	30.00'
L8	N28°29'59"E	402.38'
L9	S56°33'22"E	20.07'
L10	S28°29'59"W	400.65'
L11	N61°30'01"W	20.00'
L12	N61°30'01"W	480.00'
L13	N64°22'03"W	154.05'
L14	N73°49'36"W	37.00'
L15	N16°10'24"E	50.00'
L16	S73°49'36"E	41.14'
L17	S64°22'03"E	159.44'
L18	S61°30'01"E	481.25'
L19	S28°29'59"W	50.00'
L20	S18°20'21"E	129.18'
L21	N71°39'39"E	290.00'
L22	S18°20'21"E	20.00'
L23	S71°39'39"W	261.44'
L24	S21°31'12"W	44.56'
L25	S18°20'21"E	70.79'
L26	N71°39'39"E	90.00'
L27	S18°20'21"E	20.00'
L28	S71°39'39"W	90.00'
L29	S18°20'21"E	108.77'
L30	N71°30'28"E	290.00'
L31	S18°20'21"E	2.00'
L32	S71°30'12"W	338.03'
L33	S56°39'39"W	127.83'
L34	N56°33'22"W	426.98'
L35	N01°47'34"W	187.15'
L36	N43°14'07"W	96.56'
L37	N00°20'25"W	74.46'
L38	N53°26'31"E	108.61'
L39	N78°51'54"E	88.32'
L40	S67°12'40"E	45.00'
L41	S49°20'14"E	75.00'
L42	S74°35'59"E	187.00'
L43	S01°27'13"E	65.00'
L44	N56°00'55"W	265.51'
L45	S62°57'46"W	141.50'
L46	S38°32'19"W	52.18'
L47	N51°27'41"W	100.00'
L48	N38°32'19"E	73.82'
L49	N62°57'46"E	425.82'
L50	S27°02'14"E	100.00'
L51	S62°57'46"W	262.67'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L52	S29°33'47"E	96.73'
L53	S78°51'54"W	21.08'
L54	N29°33'47"W	82.02'
L55	N38°32'19"E	21.56'
L56	N00°30'01"W	177.47'
L57	N49°53'32"E	138.17'
L58	N88°26'30"E	220.13'
L59	N76°01'25"E	26.58'
L60	N00°30'48"W	217.06'
L61	N10°36'07"E	54.08'
L62	S88°21'11"E	40.06'
L63	N63°50'47"E	417.75'
L64	N64°55'57"E	395.22'
L65	N15°11'01"E	148.29'
L66	S07°20'21"E	31.33'
L67	S15°11'01"W	119.35'
L68	S64°55'57"W	395.22'
L69	S63°50'47"W	417.75'
L70	N88°21'11"W	40.06'
L71	S10°36'07"W	54.08'
L72	S00°30'48"E	217.06'
L73	S76°01'25"W	26.58'
L74	S88°26'30"W	220.13'
L75	S49°53'32"W	138.17'
L76	S00°30'01"E	178.41'

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	45.04'	651.67'	N88°31'14"W	45.03'
C2	18.00'	2995.34'	S18°30'41"E	18.00'
C3	31.66'	36.00'	N24°41'46"E	30.65'
C4	44.41'	66.00'	N69°10'01"E	43.57'
C5	42.05'	194.00'	N82°13'57"E	41.96'
C6	13.36'	10.00'	N37°45'19"E	12.39'
C7	156.36'	806.00'	N05°02'39"E	156.12'
C8	36.78'	26.00'	N51°07'28"E	33.79'
C9	21.35'	44.00'	N77°44'48"E	21.14'
C10	19.07'	1006.00'	N64°23'22"E	19.07'
C11	20.84'	24.00'	N40°03'29"E	20.19'
C12	31.26'	36.00'	S40°03'29"W	30.29'
C13	18.84'	994.00'	S64°23'22"W	18.84'
C14	27.17'	56.00'	S77°44'48"W	26.91'
C15	19.80'	14.00'	S51°07'28"W	18.19'
C16	154.03'	794.00'	S05°02'39"W	153.79'
C17	29.39'	22.00'	S37°45'19"W	27.25'
C18	44.65'	206.00'	S82°13'57"W	44.56'
C19	36.33'	54.00'	S69°10'01"W	35.65'
C20	21.11'	24.00'	S24°41'46"W	20.43'
C21	12.04'	651.67'	N86°00'41"W	12.04'



Prepared by:
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Owner/Subdivider
MARK & EILEEN LURVEY TRUST
C/O SIEPMANN REALTY CORPORATION
ATTN: JOHN SIEPMANN
W240 N1221 PEWAUKEE ROAD
WAUKESHA, WI 53188
PHONE: (262) 650-9700

REFERENCE BEARING: THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWN 7 NORTH, RANGE 17 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 00°30'01" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (N.A.D. 1983/2011).

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WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

NOTE:
1. SEE ADDITIONAL NOTES ON SHEET 4.

DATE: MARCH 6, 2025
REVISED: MARCH 20, 2025
REVISED: JUNE 16, 2025

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

PINNACLE ENGINEERING GROUP

PEG JOB#5866.00-WI
SHEET 2 OF 4

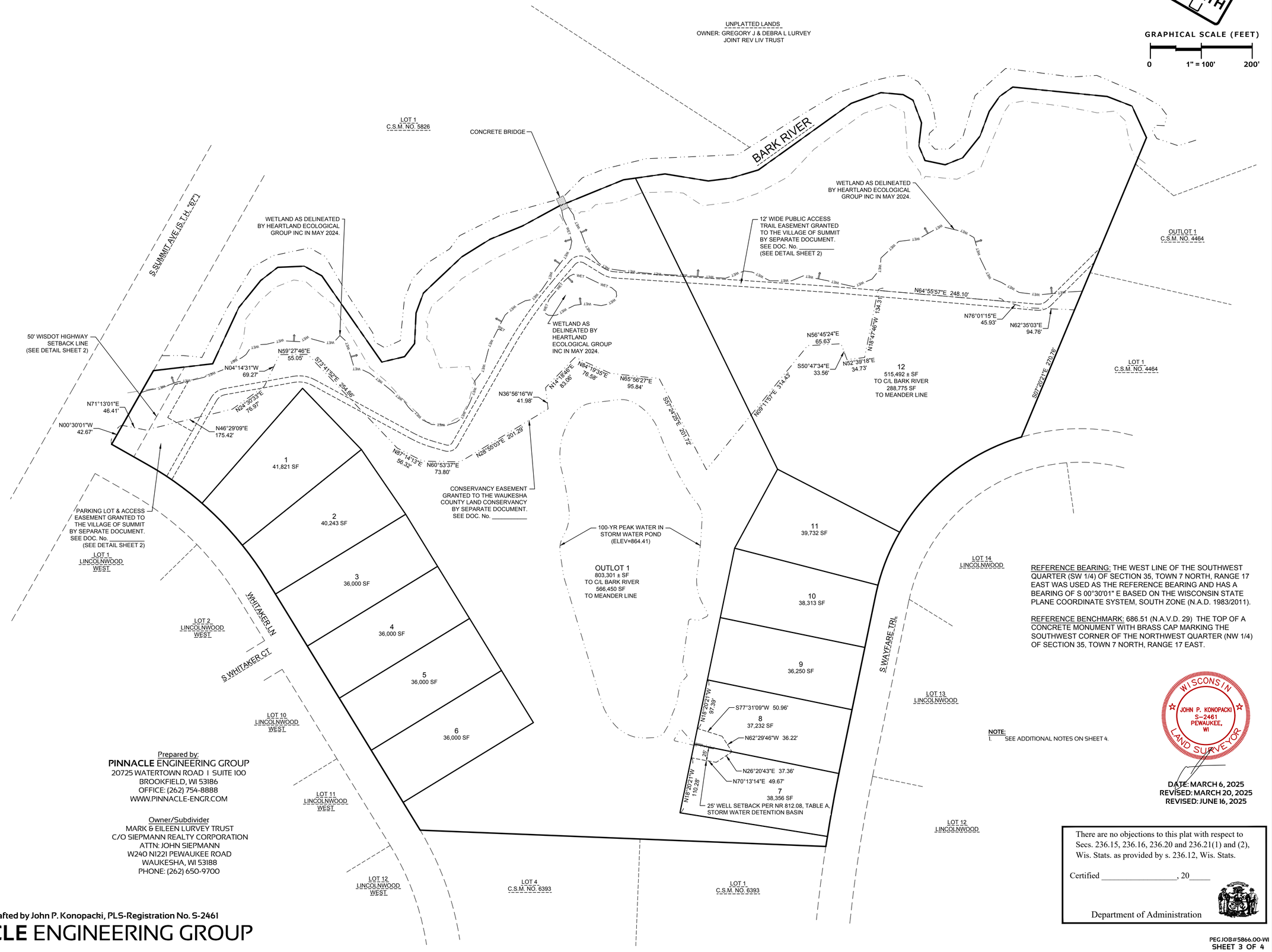
THE GATHERING

Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and part of Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, in the Village of Summit, County of Waukesha, State of Wisconsin

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'



REFERENCE BEARING: THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWN 7 NORTH, RANGE 17 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 00°30'01" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (N.A.D. 1983/2011).

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WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

NOTE:
1. SEE ADDITIONAL NOTES ON SHEET 4.

DATE: MARCH 6, 2025
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Certified _____, 20_____

Department of Administration

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

PINNACLE ENGINEERING GROUP

THE GATHERING

Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and part of Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, in the Village of Summit, County of Waukesha, State of Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, divided and mapped part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35; thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet; thence North 89°29'59" East, 60.00 feet to the east right of way line of South Summit Avenue - State Trunk Highway "67" and the Point of Beginning; thence North 00°30'01" West along said east right of way line, 56.15 feet; thence North 00°25'14" West along said east right of way line 110.1 feet, more or less to the centerline of the Bark River, thence northwesterly 2588.1 feet, more or less, along the centerline of the Bark River; thence South 07°20'21" East along the west line of Certified Survey Map No. 4464, 637.6 feet, more or less, to the northwesterly right of way line of South Wayfare Trail and a point on a curve; thence southwesterly 443.42 feet along the arc of said curve to the left and said right of way line, whose radius is 409.78 feet and whose chord bears South 12°39'39" West, 422.10 feet; thence South 18°20'21" East along said northwesterly right of way line, 350.00 feet to a point of curvature; thence southeasterly 153.63 feet along the arc of said curve to the left and said right of way line, whose radius is 2995.34 feet and whose chord bears South 19°48'31" East, 153.61 feet; thence South 62°18'01" West along the north line of Certified Survey Map No. 6393, 797.18 feet to a point on a curve on the northerly right of way line of Whitaker Lane; thence northwesterly 5.26 feet along the arc of said curve to the left and said right of way line, whose radius is 595.70 feet and whose chord bears North 61°14'47" West, 5.25 feet; thence North 61°30'01" West along said northerly right of way line, 571.88 feet to a point of curvature; thence northwesterly 329.84 feet along the arc of said curve to the left and said right of way line, whose radius is 651.67 feet and whose chord bears North 76°00'01" West, 326.33 feet; thence South 89°29'59" West along said right of way line, 80.00 feet to the Point of Beginning.

Containing 1,734,740 ± square feet (39.8242 ± acres) of land to centerline of Bark River and 1,271,172 square feet (29.1821 acres) of land to meander line.

That I have made such survey, land division and map by the direction of MARK & EILEEN LURVEY TRUST, owner of said land.

That such plat 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, the Village of Summit Land Division and Platting Ordinance and the Land Division Ordinance of Waukesha County in surveying, mapping and dividing the lands within the subdivision.

Date: MARCH 6, 2025
Revised: MARCH 20, 2025
Revised: JUNE 16, 2025

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

_____
John P. Konopacki
Professional Land Surveyor S-2461

OWNER'S CERTIFICATE OF DEDICATION

MARK & EILEEN LURVEY TRUST, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Trust caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

MARK & EILEEN LURVEY TRUST also certifies 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 Summit
2. Wisconsin Department of Administration
3. Waukesha County Parks and Land Use Department
4. Wisconsin Department of Transportation

IN WITNESS WHEREOF, the said MARK & EILEEN LURVEY TRUST, has caused these presents to be signed by _____, its _____, at _____, _____ County, Wisconsin, on this _____ day of _____ , 20___.

In the presence of: MARK & EILEEN LURVEY TRUST

_____
By _____, _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20___, _____, _____, of the above named Trust, to me known to be the person who executed the foregoing instrument, and to me known to be such trustee of said Trust and acknowledged that he executed the foregoing instrument as such officer as the deed of said Trust, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

VILLAGE PLAN COMMISSION APPROVAL CERTIFICATE

Resolved, that the plat known as THE GATHERING, being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin, is hereby approved by the Village Plan Commission on this _____ day of _____ , 20___.

_____
Jack Riley, Village President

_____
Debra Michael, Village Administrator-Clerk/Treasurer

VILLAGE BOARD APPROVAL CERTIFICATE

Resolved, that the plat known as THE GATHERING, being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin, is hereby approved by the Village Board.

All conditions have been met as of this _____ day of _____ , 20___.

_____
Jack Riley, Village President

I hereby certify the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Summit this _____ day of _____ , 20___.

_____
Debra Michael, Village Clerk

VILLAGE OF SUMMIT TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Sarah Lavalliere, being duly appointed, qualified and acting Treasurer of the Village of Summit, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ , 20___ on any of the lands included in the plat of THE GATHERING.

_____ _____
Date

_____
Sarah Lavalliere, Village Treasurer

WAUKESHA COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Pamela F. Reeves, being duly elected appointed, qualified and acting County Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unpaid taxes and no unredeemed tax sales or special assessments as of _____ , 20___ on any of the lands included in the plat of THE GATHERING.

_____ _____
Date

_____
Pamela F. Reeves, County Treasurer

CURVE TABLE								
CURVE NO.	LOT NO.	ARC	RADIUS	DELTA	CHORD BEARING	CH LENGTH	TANGENT IN	TANGENT OUT
1	-	443.42'	409.78'	62°00'00"	S12°39'39"W	422.10'	S43°39'39"W	S18°20'21"E
-	12	310.68'	409.78'	43°26'23"	S21°56'27"W	303.29'	-	-
-	11	112.74'	409.78'	15°45'49"	S07°39'38"E	112.38'	-	-
-	10	20.00'	409.78'	2°47'48"	S16°56'27"E	20.00'	-	-
2	-	153.63'	2995.34'	2°56'19"	S19°48'31"E	153.61'	S18°20'21"E	S21°16'40"E
-	8	8.00'	2995.34'	0°09'11"	S18°24'56"E	8.00'	-	-
-	7	125.63'	2995.34'	2°24'11"	S19°41'37"E	125.62'	-	-
-	O.L. 1	20.00'	2995.34'	0°22'57"	S21°05'11"E	20.00'	-	-
3	O.L. 1	5.26'	592.70'	0°30'29"	N61°14'47"W	5.25'	N60°59'32"W	N61°30'01"W
4	-	329.84'	651.67'	29°00'00"	N76°00'01"W	326.33'	N61°30'01"W	S89°29'59"W
-	2	82.99'	651.67'	7°17'46"	N65°08'54"W	82.93'	-	-
-	1	114.42'	651.67'	10°03'37"	N73°49'36"W	114.28'	-	-
-	O.L. 1	132.43'	651.67'	11°38'37"	N84°40'43"W	132.20'	-	-

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by
MARK & EILEEN LURVEY TRUST, Grantor, to

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

NOTES:

1. All measurements have been made to the nearest one-hundredth of a foot and all angular measurements have been made to the nearest one second.
2. Dimensions along curves are arc lengths.
3. FLOOD ZONE CLASSIFICATION: The property lies with in Zone "X", Zone "AE", "Floodway" and "Other Flood Areas" of the Flood Insurance Rate Map Community Panel No. 55133C0164H with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" are Special Flood Hazard Areas with Base Flood Elevations determined. "Floodway" is the channel of the stream. "Other Flood Areas" are areas of 500 Year Flood chances.
4. OUTLOT STATEMENT: Each individual lot owner of Lots 1-12 shall have an undividable fractional ownership in Outlot 1. The Village of Summit and Waukesha County shall not be liable for any fees or special assessments in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency. Outlot 1 is intended for open space, storm water management, a parking lot and public/private trails. Easements within Outlot 1 and who the easements are granted to are noted on this plat. The easement areas will be maintained by The Gathering Homeowners Association until such time as the Grantee to the easement improves the easement area. At that time, the improved easement will be maintained by the Grantee. All other areas within Outlot 1 are maintained by The Gathering Homeowners Association.
5. All lands within areas labeled "drainage easement" are reserved for storm water collection, conveyance, treatment or infiltration. All drainage and access easements are granted to The Gathering Homeowners Association and the Village of Summit. 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. There is a separately recorded Storm Water Management Practice Maintenance Agreement that contains specific maintenance requirements for these areas. The drainage easements are to be maintained by The Gathering Homeowners Association. The Village of Summit or their designee is authorized access in the drainage easements for purposes of inspecting the storm water management practices or enforcing the terms of the Maintenance Agreement.
6. Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under Article IX Section 1, of the State Constitution.
7. Village of Summit Shoreland Jurisdictional Limit is 300 feet from the OHWM or the landward side of the floodplain, whichever is greater.
8. The concrete bridge shown over the Bark River is privately owned. The Village of Summit shall have no responsibility for maintenance or reconstruction thereof.
9. No further land division is allowed unless a public road is constructed.
10. The public trail easement shown on this plat is granted to the the Village of Summit. The construction of the trail is subject to approvals from the Village of Summit, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. The public trail easement is for public use.
11. The adjacent subdivision located in the southwest corner of this plat, known as Lincolnwood West, and the existing farm fields located directly north of the Bark River (SUMT0714999004 & SUMT0714999), will be transferred to the Village of Dousman on or before 2048. See Village of Dousman's Land Use Plan for categories
12. Setback Note: There shall be no improvements or structures placed between the highway and the setback line without a Special Exception from the Department of Transportation. This shall be a restriction for the benefit of the public under §236.293, Stats., and shall be enforceable by the Department of Transportation.
13. Access Note: §233.05(1) As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. 67, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to §236.293, Stats., and shall be enforceable by the Department of Transportation.
14. Noise Note: §233.105(1) The lots of this land division may experience noise at the levels exceeding the levels in § Trans 405.04, Table 1. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

Those areas of land identified as Wetland/Floodplain/Primary Environmental Corridor on this Subdivision Plat 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 Village of Summit and, if applicable, 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 approval from the Village of Summit. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Village of Summit, 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 may be permitted subject to the approval of the Village of Summit and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings area is prohibited.
7. The proposed trail and parking lot to be located within their respective easements are allowed in the floodplain and primary environmental corridor. This includes grading, filling and topsoil removal and the removal of vegetative cover in order to construct the trail and parking lot. No filling is allowed within the floodplain area when constructing them. The trail and parking lot are subject to approval by the Village of Summit, Wisconsin Department of Natural Resources and the Army Corps of Engineers.

BASEMENT RESTRICTION - GROUNDWATER

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

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

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