# BELLA VISTA ESTATES ADDITION NO. 1

A REDIVISION OF A PART LOT 2 OF CERTIFIED SURVEY MAP NO. 12289, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 19, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

## "OVERALL DETAIL SHEET"

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 October 03, 2024

Department of Administration

### GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot. (Unless otherwise noted)
- Indicates Found Monument See Plan.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the North line of the S.W. 1/4 of Section 19, Town 8 North, Range 20 East, bears North 88°27'29" East.
- (A) Private Easements are established to provide for the unobstructed flow of stormwater runoff from adjacent and upstream properties. Owners of lots on which these private drainage easements exist shall be responsible for keeping these areas free of any obstructions that may restrict or block this flow.
- (B) The Easements for Storm Sewer are herein granted to the Village of Menomonee Falls.
- The Owners of the residential Lots within the "Bella Vista Estates" Subdivision, and Bella Vista Estates Addition NO. 1 shall each own an equal undivided fractional interest in Outlots 1, 3, 4, and 6 of Bella Vista Estate and Outlot 7 of Bella Vista Estates Addition NO. 1. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- The Secondary Environmental Corridor (SEC) as shown is an approximate location per SEWRPC records.
- The Owners of the residential Lots within the "Bella Vista Estates" Subdivision, and Bella Vista Estates Addition NO. 1 Subdivision shall each own an equal undivided fractional interest in Outlots 1, 2, and 3 of Certified Survey Map Number 12530, recorded in the office of the Register of Deeds for Waukesha County on January 24, 2024, in Book 130 of Certified Survey Maps, on Pages 196 through 203 inclusive as Document No. 4752977, Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- All electric, telephone, and communication distribution lines and laterals, including CATV cables, constructed after the recording of this Subdivision shall be placed underground.
- Stormwater Management Facilities are located on Outlot 7 of this Subdivision. The owners of the residential lots within this Subdivision and future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within Outlot 7. Said repairs, maintenance and restoration shall be performed by the owners of all lots within this Subdivision and Bella Vista Estates.

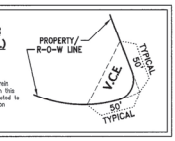
### PRESERVATION RESTRICTIONS WITHIN THE CONSERVATION EASEMENT AND SECONDARY ENVIRONMENTAL CORRIDOR:

a. Grading, filling, the removal of topsoil or other earthen materials is prohibited, unless specifically authorized by the Village of Menomonee Falls, and if applicable, the Wisconsin Department of Natural Resources and Army Corps of Engineers.
b. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses is prohibited, with the exception that dead, diseased, dying or hazardous vegetation may be removed at the discretion of the landowner and with approval of the Village of Menomonee Falls. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Village of Menomonee Falls, shall also be permitted.
c. Grazing by domesticated animals, i.e., horses, cows, etc. is prohibited.
d. The introduction of plant material not indigenous to the existing environment is prohibited.
e. Ponds may be permitted subject to the approval of the Village of Menomonee Falls and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
f. The construction of buildings is prohibited.

### VILLAGE VISION CORNER EASEMENT DETAIL (V.C.E.)

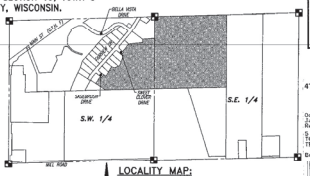
V.C.E. APPLIES TO:

Lots 5, 21, 22, 28, and 27 and Outlot 2 are herein subject to a Vision Corner Easement as shown on this plat in the following way: no person, shrub or vegetation to a height more than two feet above the intersection elevation.




WISCONSIN 7-24 TED R. INDERMUEHLE S-3119 BROOKFIELD, WI LAND SURVEYOR

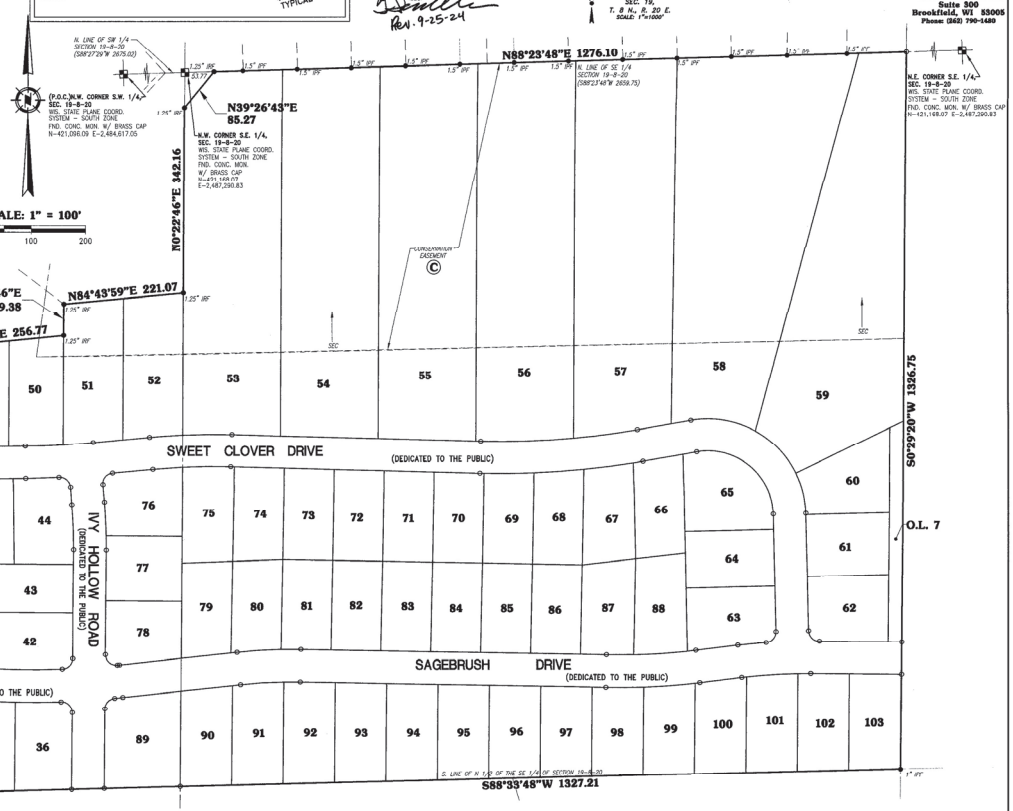
Rev. 9-25-24




LOCALITY MAP:
SEC. 19,
T. 8 N., R. 20 E.
SCALE: 1"=1000'

4790867
REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON
October 30, 2024 02:18 PM
Jamie R Behrend
Register of Deeds
$.00
Pages: FEE: 150.00
TRANS FEE: $0.00
Book 56 Page 104-105

TRIO
4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480




### OWNER:

JOHANSSEN FARMS, LLC
N51 W23563 LISBON RD.
SUSSEX, WI 53089
PHONE: (262) 246-9000

### EASEMENT LEGEND:

(A) – 20' WIDE (UNLESS OTHERWISE NOTED) PRIVATE DRAINAGE EASEMENT
(B) 20' WIDE (UNLESS OTHERWISE NOTED) PUBLIC STORM SEWER EASEMENT
(C) – VARIABLE WIDTH CONSERVATION EASEMENT

21-014-252-02

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

REVISED THIS 25TH DAY OF SEPTEMBER, 2024
DATED THIS 7TH DAY OF JUNE, 2024

SHEET 1 OF 5

104

# BELLA VISTA ESTATES ADDITION NO. 1

A REDIVISION OF A PART LOT 2 OF CERTIFIED SURVEY MAP NO. 12289, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 19, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.


TRIO
4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480


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 October 03, 2024

Department of Administration

SCALE: 1" = 50'

0 50 100

WISCONSIN 6-7-24 TED R. INDERMUEHLE S-3119 BROOKFIELD, WI LAND SURVEYOR

Rev. 9-25-24

SWEET CLOVER DRIVE (DEDICATED TO THE PUBLIC)

SAGEBRUSH DRIVE (DEDICATED TO THE PUBLIC)

IVY HOLLOW ROAD (DEDICATED TO THE PUBLIC)

UNPLATTED LANDS

LOT 1, CSM 5811

21-014-252-02

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

REVISED THIS 25TH DAY OF SEPTEMBER, 2024
DATED THIS 7TH DAY OF JUNE, 2024

SHEET 2 OF 5

105

# BELLA VISTA ESTATES ADDITION NO. 1

A REDIVISION OF A PART LOT 2 OF CERTIFIED SURVEY MAP NO. 12289, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 19, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.


TRIO
4100 N. Calhoun Rd.
Suite 200
Brookfield, WI 53005
Phone: (262) 790-1480


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 October 03, 2024

Department of Administration

WISCONSIN 9-7-24 TED R. INDERMUEHLE S-3119 BROOKFIELD, WI LAND SURVEYOR

REV. 9-25-24

SCALE: 1" = 50'

0 50 100

SWEET CLOVER DRIVE (DEDICATED TO THE PUBLIC)

SAGEBRUSH DRIVE (DEDICATED TO THE PUBLIC)

SWEET CLOVER DRIVE (DEDICATED TO THE PUBLIC)

SAGEBRUSH DRIVE (DEDICATED TO THE PUBLIC)

CONSERVATION EASEMENT

OL #7 10115 SF

LOT 1, CSM 5811

LOT 2, CSM 5811

21-014-252-02

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

REVISED THIS 25TH DAY OF SEPTEMBER, 2024
DATED THIS 7TH DAY OF JUNE, 2024

SHEET 3 OF 5

106

# BELLA VISTA ESTATES ADDITION NO. 1

A REDIVISION OF A PART LOT 2 OF CERTIFIED SURVEY MAP NO. 12289, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 19, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.


TRIO

4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (868) 790-1480


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 October 03, 2024

Department of Administration

WISCONSIN 6-7-24 TED R. INDERMUEHLE S-3119 BROOKFIELD, WI LAND SURVEYOR

Rev. 9-25-24

SCALE: 1" = 60'

0 60 120

SWEET CLOVER DRIVE (DEDICATED TO THE PUBLIC)

IVY HOLLOW ROAD (DEDICATED TO THE PUBLIC)

WALTERWOOD NUMBER TWO

| | |
|---|---|
| 51 | 28932 SF |
| 52 | 28933 SF |
| 53 | 119366 SF |
| 54 | 122787 SF |
| 55 | 124579 SF |
| 56 | 125789 SF |
| 57 | 126039 SF |
| 58 | 166391 SF |
| 59 | 134392 SF |
| 60 | 19385 SF |
| 65 | 21000 SF |
| 66 | 16553 SF |
| 67 | 16678 SF |
| 68 | 15815 SF |
| 69 | 15321 SF |
| 70 | 15283 SF |
| 71 | 15358 SF |
| 72 | 15429 SF |
| 73 | 15502 SF |
| 74 | 15806 SF |
| 75 | 16682 SF |
| 76 | 17423 SF |
| O.L. #7 | 10115 SF |

21-014-252-02

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

REVISED THIS 25TH DAY OF SEPTEMBER, 2024
DATED THIS 7TH DAY OF JUNE, 2024

SHEET 4 OF 5

107

# BELLA VISTA ESTATES ADDITION NO. 1

A REDIVISION OF A PART LOT 2 OF CERTIFIED SURVEY MAP NO. 12289, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 19, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN )
) SS
COUNTY OF WAUKESHA)

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped lands being part of Lot and 2 of Certified Survey Map Number 12289, located in the Northeast 1/4 of the Southwest 1/4, and the Northwest 1/4 of the Southeast 1/4 all in Section 19, Town 8 North, Range 20 East, Village of Menomonee Falls, County of Waukesha, State of Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section, Thence North 88°27'29" East along the North line of said Southwest 1/4, 2675.02 feet to the Northeast corner of said Southwest 1/4; Thence North 88°23'48" East along the North line of said Southeast 1/4 Section, 53.77 feet to the place of beginning of the lands hereinafter described.

Thence continuing North 88°23'48" East along said North line, 1276.10 feet to a point on the East line of the West 1/2 of the Southeast 1/4 Section; Thence South 00°20'26" West along said East line, 1326.76 feet to a point on the South line of the North 1/2 of the Southeast 1/4 Section; Thence South 88°33'48" West along said South line, 1327.21 feet to a point on the West line of the Southeast 1/4; Thence South 88°29'16" West along the South line of the North 1/2 of the Southwest 1/4 Section, 895.25 feet to a point on the East line of "Bella Vista" a subdivision of record; Thence continuing along said East line the following dimensions: North 36°52'17" West 221.55 feet to a point; Thence North 36°45'27" East 147.58 feet to a point; Thence Southeasterly 29.37 feet along the arc of a curve whose center lies to the North, whose radius is 305.00 feet, whose central angle is 05°31'02" and whose chord bears South 56°00'04" East 29.36 feet to a point; Thence North 31°14'25" East 60.00 feet to a point; Thence Southeasterly 56.57 feet along the arc of a curve whose center lies to the North, whose radius is 245.00 feet, whose central angle is 13°13'45" and whose chord bears South 65°22'27" East 56.44 feet to a point; Thence North 30°39'27" East 196.14 feet to a point; Thence South 69°50'57" East 59.88 feet to a point; Thence North 68°19'16" East 100.75 feet to a point; Thence North 19°23'03" East 189.14 feet to a point; Thence Northwesterly 35.60 feet along the arc of a curve whose center lies to the Northeast, whose radius is 180.00, whose central angle is 11°19'21" and whose chord bears North 35°00'26" West 35.54 feet to a point; Thence North 41°44'36" East 60.00 feet to a point; Thence North 48°15'50" West 26.53 feet to a point; Thence North 40°15'14" East 175.06 feet to a point; Thence North 84°13'59" East 256.77 feet to a point; Thence North 00°22'46" East 59.58 feet to a point; Thence North 84°43'59" East 221.07 feet to a point on the East line of the Southwest 1/4 of said Section 19; Thence North 00°22'46" East along said East line, 342.16 feet to a point; Thence North 39°26'43" East 85.27 feet to the point of beginning of this description.

Said lands contain 2,406,373 Square Feet (or 55.2427 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of JOHANSSEN FARMS, LLC, owner of said lands.

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 provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations, Chapter 18, of the Village of Menomonee Falls in surveying, dividing and mapping the same.

Dated this 7th Day of June, 20 24.

WISCONSIN
TED R. INDERMUEHLE
S-3119
BROOKFIELD, WI
LAND SURVEYOR

Rev. 9-25-24

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
4100 N. Calhoun Rd. Suite 300
Brookfield, WI 53005
Phone: (262)790-1480

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

JOHANSSEN FARMS, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:
1. Village of Menomonee Falls

AGENCIES WHO MAY OBJECT:
1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this 15th day of October, 20 24.

JOHANSSEN FARMS, LLC

Thomas Halquist, Member

STATE OF WISCONSIN )
) SS
COUNTY OF WAUKESHA )

Personally came before me this 15th day of October, 20 24, the above named Thomas Halquist, Member of Johanssen Farms LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such Member, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Member, by its authority.

Notary Public
Print Name: Sharon M. Brant
Notary Public, Waukesha County, WI
My Commission Expires: 8-10-25

## CURVE TABLE:

| NO. | LOT(S) | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING | TANGENT IN | TANGENT OUT |
|---|---|---|---|---|---|---|---|---|
| 1 | CENTERLINE | 275.00 | 38°01'24" | 182.50 | 179.17 | S77°46'17"E | S58°45'35"E | N83°13'01"E |
| | S. R.O.W. | 305.00 | 43°32'26" | 231.78 | 226.24 | S75°00'46"E | S53°14'33"E | N83°13'01"E |
| | 28 | 305.00 | 15°26'23" | 82.19 | 81.94 | S60°57'44.5"E | S53°14'33"E | S68°40'55"E |
| | 29 | 305.00 | 15°26'23" | 82.19 | 81.94 | N76°24'06.5"W | N84°07'18"W | N68°40'55"W |
| | 30 | 305.00 | 12°39'41" | 67.40 | 67.26 | S89°32'51.5"W | S83°13'01"W | N84°07'18"W |
| | EXTERIOR | 305.00 | 5°31'02" | 29.37 | 29.36 | S56°00'04"E | S53°14'33"E | S58°45'35"E |
| | N. R.O.W. | 245.00 | 38°01'24" | 162.59 | 159.62 | S77°46'17"E | S58°45'35"E | N83°13'01"E |
| | EXTERIOR | 245.00 | 13°13'45" | 56.57 | 56.44 | S65°22'27.5"E | S58°45'35"E | S71°59'20"E |
| | 37 | 245.00 | 24°47'39" | 106.02 | 105.20 | S84°23'09.5"E | S71°59'20"E | N83°13'01"E |
| 2 | CENTERLINE | 600.00 | 5°16'15" | 55.20 | 55.18 | N85°51'08.5"E | N83°13'01"E | N88°29'16"E |
| | 31 | 570.00 | 5°16'15" | 52.44 | 52.42 | S85°51'08.5"W | S88°29'16"W | S83°13'01"W |
| | 38 | 630.00 | 5°16'15" | 57.96 | 57.94 | S85°51'08.5"W | S88°29'16"W | S83°13'01"W |
| 3 | CENTERLINE | 1220.00 | 4°34'49" | 95.93 | 95.90 | S88°13'19.5"E | N88°29'16"E | S86°55'55"E |
| | S. R.O.W. | 1170.00 | 4°34'49" | 93.53 | 93.50 | N88°13'19.5"W | N86°55'55"W | S88°29'16"W |
| | 32 | 1170.00 | 1°49'56" | 37.41 | 37.41 | S89°24'14"W | N89°40'48"W | S88°29'16"W |
| | 33 | 1170.00 | 2°44'53" | 56.12 | 56.11 | N88°18'21.5"W | N86°55'55"W | N89°40'48"W |
| | N. R.O.W. | 1230.00 | 4°34'49" | 98.32 | 98.30 | N88°13'19.5"W | N86°55'55"W | S88°29'16"W |
| | 39 | 1230.00 | 2°59'59" | 64.39 | 64.39 | S85°59'15.5"W | N88°30'45"W | S88°29'16"W |
| | 40 | 1230.00 | 1°34'50" | 33.93 | 33.93 | N87°43'20"W | N86°55'55"W | N88°30'45"W |
| 4 | CENTERLINE | 1500.00 | 9°17'03" | 243.05 | 242.79 | N88°25'33.5"E | S86°55'55"E | N83°47'02"E |
| | WEST | 1500.00 | 6°58'47" | 183.16 | 183.05 | N89°34'11.5"E | S86°55'55"E | N86°04'18"E |
| | EAST | 1500.00 | 2°17'16" | 59.89 | 59.89 | N84°55'40"E | N86°04'18"E | N83°47'02"E |
| | S. R.O.W. | 1530.00 | 5°00'21" | 133.67 | 133.63 | S89°26'05.5"E | S86°55'55"E | N88°03'44"E |
| | 35 | 1530.00 | 1°51'09" | 49.46 | 49.46 | S87°51'29.5"E | S86°55'55"E | S88°47'04"E |
| | 36 | 1530.00 | 3°09'12" | 84.21 | 84.20 | N89°38'20"E | S88°47'04"E | N88°03'44"E |
| | 89 | 1530.00 | 0°34'17" | 15.25 | 15.25 | N84°04'10.5"E | N84°21'19"E | N83°47'02"E |
| | 42 | 1470.00 | 5°09'53" | 132.53 | 132.49 | S89°30'53.5"E | S86°55'55"E | N85°54'08"E |
| | 78 | 1470.00 | 0°08'15" | 3.95 | 3.95 | N83°51'39.5"E | N83°56'17"E | N83°47'02"E |
| 5 | 36 | 20.00 | 92°19'02" | 32.22 | 28.85 | N45°46'45"W | N00°22'46"E | S88°03'44"W |
| 6 | 89 | 20.00 | 83°58'33" | 29.31 | 26.76 | S42°22'02.5"W | S84°21'19"W | S00°22'46"W |
| 7 | 78 | 20.00 | 96°26'29" | 33.66 | 29.83 | S47°50'28.5"E | S00°22'46"W | N83°56'17"E |
| 8 | 42 | 20.00 | 87°31'22" | 30.55 | 27.67 | N44°08'27"E | N00°54'08"E | N00°22'46"E |
| 9 | CENTERLINE | 930.00 | 7°16'00" | 114.14 | 114.06 | N87°25'02"E | N87°47'02"E | S88°56'58"E |
| | S. R.O.W. | 870.00 | 7°16'00" | 110.34 | 110.26 | S87°25'02"W | N88°56'58"W | S87°47'02"W |
| | 91 | 870.00 | 5°17'07" | 80.25 | 80.22 | S86°25'35.5"W | S89°04'09"W | S87°47'02"W |
| | 92 | 870.00 | 1°58'53" | 30.09 | 30.08 | N89°56'24.5"W | N88°56'58"W | S89°04'09"W |
| | N. R.O.W. | 930.00 | 7°16'00" | 117.94 | 117.87 | S87°25'02"W | N88°56'58"W | S87°47'02"W |
| | 80 | 930.00 | 5°00'31" | 81.29 | 81.27 | S86°17'17.5"W | S88°47'33"W | S87°47'02"W |
| | 81 | 930.00 | 2°15'29" | 36.65 | 36.65 | S89°55'15.5"W | N90°06'58"W | S88°47'33"W |
| 10 | CENTERLINE | 1220.00 | 8°04'35" | 169.15 | 169.01 | N87°00'44.5"E | S88°56'58"E | N82°58'23"E |
| | S. R.O.W. | 1230.00 | 8°04'35" | 173.38 | 173.23 | N87°00'44.5"E | S88°56'58"E | N82°58'23"E |
| | 98 | 1230.00 | 3°15'28" | 69.94 | 69.93 | N89°25'18"E | S88°56'58"E | N87°47'34"E |
| | 99 | 1230.00 | 4°25'41" | 95.06 | 95.03 | N85°34'43.5"E | N87°47'34"E | N83°21'53"E |
| | 100 | 1230.00 | 0°23'26" | 8.38 | 8.38 | N83°10'10"E | N83°21'53"E | N82°58'23"E |
| | N. R.O.W. | 1170.00 | 8°04'35" | 164.92 | 164.78 | N87°00'44.5"E | S88°56'58"E | N82°58'23"E |
| | 87 | 1170.00 | 2°27'48" | 50.30 | 50.30 | N89°49'08"E | S88°56'58"E | N86°35'14"E |
| | 88 | 1170.00 | 4°51'18" | 99.14 | 99.11 | N86°09'35"E | N86°35'14"E | N83°43'56"E |
| | 63 | 1170.00 | 0°45'29" | 15.48 | 15.48 | N83°21'11.5"E | N83°43'56"E | N82°58'23"E |
| 11 | CENTERLINE | 1000.00 | 7°30'53" | 131.16 | 131.06 | N86°43'53.5"E | N82°58'23"E | S89°30'40"E |
| | WEST | 1000.00 | 5°37'34" | 98.19 | 98.15 | S85°47'14"W | S86°36'01"W | S82°58'23"W |
| | EAST | 1000.00 | 1°53'19" | 32.97 | 32.97 | S89°32'40.5"W | N89°30'40"W | S86°36'01"W |
| | S. R.O.W. | 970.00 | 7°30'53" | 127.22 | 127.13 | S86°43'53.5"W | N89°30'40"W | S82°58'23"W |
| | 100 | 970.00 | 0°32'06" | 9.05 | 9.05 | S83°14'20"W | S83°30'33"W | S82°58'23"W |
| | 101 | 970.00 | 5°36'38" | 94.98 | 94.94 | S86°18'51"W | S89°07'09"W | S83°30'33"W |
| | 102 | 970.00 | 1°22'11" | 23.19 | 23.19 | S89°48'14.5"W | N89°30'40"W | S89°07'09"W |
| | 63 | 1030.00 | 2°53'46" | 52.07 | 52.07 | S84°25'21"W | S85°52'15"W | S82°58'23"W |
| 12 | 53 | 20.00 | 87°10'44" | 30.46 | 27.60 | N42°14'06"E | N05°52'15"E | N01°23'59"W |
| 13 | 52 | 20.00 | 88°06'41" | 30.76 | 27.81 | S40°27'19.5"E | S01°23'59"E | S88°30'40"E |
| 14 | CENTERLINE | 150.00 | 98°36'17" | 258.23 | 227.51 | S50°43'01.5"E | N79°57'44"E | S01°23'59"E |
| | 65 | 120.00 | 98°36'17" | 206.59 | 182.00 | N50°43'01.5"W | N01°23'59"W | S79°57'44"W |
| | E. R.O.W. | 180.00 | 98°36'17" | 309.88 | 273.01 | N50°43'01.5"W | N01°23'59"W | S79°57'44"W |
| | 60 | 180.00 | 24°30'24" | 77.48 | 76.86 | N13°43'41"W | N01°23'59"W | N28°07'23"W |
| | 59 | 180.00 | 35°01'13" | 110.02 | 108.31 | N43°33'59.5"W | N28°07'23"W | N61°04'36"W |
| | 58 | 180.00 | 38°53'40" | 122.40 | 120.06 | N80°33'28"W | N61°04'36"W | S79°57'44"W |

## CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN )
) SS
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 1ST Day of OCT, 20 ____, on any of the land included in the Plat of "BELLA VISTA ESTATES ADDITION NO. 1".

Dated this 30th Day of OCTOBER, 20 24.

Pamela F. Reeves, County Treasurer

## CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN )
) SS
COUNTY OF WAUKESHA)

I, Valerie Emrich, being duly appointed, qualified and acting ~~interim~~ Treasurer of the Village of Menomonee Falls, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 21ST Day of OCTOBER, 20 24 on any of the land included in the Plat of "BELLA VISTA ESTATES ADDITION NO. 1".

Dated this 21ST Day of OCTOBER, 20 24.

Valerie Emrich, ~~Interim~~ Village Treasurer

## CURVE TABLE (CONT.):

| NO. | LOT(S) | RADIUS | CENTRAL ANGLE | ARC | CHORD | CHORD BEARING | TANGENT IN | TANGENT OUT |
|---|---|---|---|---|---|---|---|---|
| 15 | CENTERLINE | 1490.00 | 11°36'12" | 295.85 | 295.17 | N85°45'50"E | S88°26'04"E | N79°57'44"E |
| | S. R.O.W. | 1490.00 | 11°36'12" | 301.76 | 301.24 | N85°45'50"E | S88°26'04"E | N79°57'44"E |
| | 70 | 1490.00 | 0°17'39" | 7.65 | 7.65 | S88°34'53.5"E | S88°26'04"E | S88°43'43"E |
| | 69 | 1490.00 | 3°32'22" | 92.05 | 92.03 | N89°30'06"E | S88°43'43"E | N87°43'55"E |
| | 68 | 1490.00 | 3°33'09" | 92.38 | 92.36 | N85°57'20.5"E | N87°43'55"E | N84°10'46"E |
| | 67 | 1490.00 | 3°31'56" | 91.86 | 91.84 | N82°24'48"E | N84°10'46"E | N80°38'50"E |
| | 66 | 1490.00 | 0°41'06" | 17.82 | 17.82 | N80°18'17"E | N80°38'50"E | N79°57'44"E |
| | N. R.O.W. | 1430.00 | 11°36'12" | 289.60 | 289.11 | N85°45'50"E | S88°26'04"E | N79°57'44"E |
| | 56 | 1430.00 | 6°51'38" | 171.23 | 171.12 | N88°08'07"E | S88°26'04"E | N84°42'18"E |
| | 57 | 1430.00 | 4°44'34" | 118.37 | 118.34 | N82°20'01"E | N84°42'18"E | N79°57'44"E |
| 16 | CENTERLINE | 1200.00 | 7°03'42" | 147.90 | 147.81 | N88°02'05"E | N84°30'14"E | S88°26'04"E |
| | S. R.O.W. | 1170.00 | 7°03'42" | 144.20 | 144.11 | S88°02'05"W | N88°26'04"W | S84°30'14"W |
| | 76 | 1170.00 | 2°41'05" | 54.82 | 54.82 | S85°50'46.5"W | S87°11'19"W | S84°30'14"W |
| | 75 | 1170.00 | 4°22'37" | 89.38 | 89.36 | S89°22'37.5"W | N88°26'04"W | S87°11'19"W |
| | N. R.O.W. | 1230.00 | 7°03'42" | 151.60 | 151.50 | S88°02'05"W | N88°26'04"W | S84°30'14"W |
| | 52 | 1230.00 | 2°50'26" | 60.98 | 60.97 | S85°55'27"W | S87°20'40"W | S84°30'14"W |
| | 53 | 1230.00 | 4°13'16" | 90.62 | 90.60 | S88°27'18"W | N88°26'04"W | S87°20'40"W |
| 17 | 76 | 20.00 | 89°04'46" | 31.09 | 28.06 | S39°57'51"W | S84°30'14"W | S04°34'32"E |
| 18 | CENTERLINE | 1500.00 | 4°52'33" | 127.65 | 127.61 | N86°56'30.5"E | N89°22'47"E | N84°30'14"E |
| | WEST | 1500.00 | 4°08'47" | 108.55 | 108.53 | N87°18'23.5"E | N89°22'47"E | N85°14'00"E |
| | EAST | 1500.00 | 0°43'46" | 19.10 | 19.09 | N84°52'07"E | N85°14'00"E | N84°30'14"E |
| | 44 | 1530.00 | 2°17'30" | 61.20 | 61.19 | N88°14'02"E | N89°22'47"E | N87°05'17"E |
| | N. R.O.W. | 1470.00 | 4°52'33" | 125.10 | 125.06 | N86°56'30.5"E | N89°22'47"E | N84°30'14"E |
| | 50 | 1470.00 | 2°43'04" | 69.73 | 69.72 | N88°01'15"E | N89°22'47"E | N86°39'43"E |
| | 51 | 1470.00 | 2°09'29" | 55.37 | 55.37 | N85°34'58.5"E | N86°39'43"E | N84°30'14"E |
| 19 | 44 | 20.00 | 88°20'11" | 30.84 | 27.87 | N48°44'37.5"W | N04°34'32"W | S87°05'17"W |
| 20 | CENTERLINE | 150.00 | 42°21'43" | 110.90 | 108.39 | S69°26'21.5"E | S48°15'30"E | N89°22'47"E |
| | S. R.O.W. | 180.00 | 42°21'43" | 133.08 | 130.07 | S69°26'21.5"E | S48°15'30"E | N89°22'47"E |
| | EXTERIOR | 180.00 | 11°19'51" | 35.60 | 35.54 | N53°55'25.5"W | N59°35'21"W | N48°15'30"W |
| | 47 | 180.00 | 26°20'17" | 82.74 | 82.02 | S72°45'29.5"E | S59°35'21"E | S85°55'38"E |
| | 46 | 180.00 | 4°41'35" | 14.74 | 14.74 | S88°16'25.5"E | S85°55'38"E | N89°22'47"E |
| | 48 | 120.00 | 42°21'43" | 88.72 | 86.72 | S69°26'21.5"E | S48°15'30"E | N89°22'47"E |
| 21 | CENTERLINE | 1000.00 | 4°57'18" | 86.48 | 86.46 | S02°05'53"E | S04°34'32"E | S00°22'46"W |
| | E. R.O.W. | 1030.00 | 4°57'18" | 89.08 | 89.05 | N02°05'53"W | N00°22'46"E | N04°34'32"W |
| | 76 | 1030.00 | 3°29'13" | 62.69 | 62.68 | N02°49'35.5"W | N01°05'19"W | N04°34'32"W |
| | 77 | 1030.00 | 1°28'05" | 26.39 | 26.39 | N00°21'16.5"W | N00°22'46"E | N01°05'19"W |
| | 44 | 970.00 | 4°57'18" | 83.89 | 83.86 | N02°05'53"W | N00°22'46"E | N04°34'32"W |

## VILLAGE BOARD APPROVAL:

Resolved, that the plat of "BELLA VISTA ESTATES ADDITION NO. 1", in the Village of Menomonee Falls, having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Menomonee Falls, on this 7th Day of October, 20 24.

Jeremy Smith, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of Trustees of the Village of Menomonee Falls.

Amy Dishinger, Village Clerk

## MENOMONEE FALLS PLAN COMMISSION:

Preliminary Approval: Date: August 24, 2022

Secretary

Final Approval: Date: August 6, 2024

Secretary

TRIO
4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480

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 October 03, 2024

Department of Administration

REVISED THIS 25TH DAY OF SEPTEMBER, 2024
DATED THIS 7TH DAY OF JUNE, 2024

21-014-252-02

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

SHEET 5 OF 5

G:\2021\21-014-252 - JOHANSSEN FARMS\DWG\SURVEY\PLATS\21-014-252-PLAT 1.DWG

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