Public Record

SEE FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS IN R-1632 I-283
See Declaration of Restrictions in R-1435 I-469

1710977

134

WISCONSIN LAND SURVEYOR
11-29-91

REVISED THIS 23rd DAY OF JANUARY, 1992.

UCB0083113

REGISTER'S OFFICE) ss. 1710977
RECEIVED FOR RECORD THE 2 DAY OF JAN A.D. 19 92 AT 2:42 O'CLOCK P.M.
AND RECORDED IN VOL 1241 OF PAGE 136-138
$15.00

SINGLETREE

BEING A PART OF THE NW & SW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SEC. 23, T 8 N, R 20 E
VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN

BY: R.B. CASPER CO., INC.
NEW BERLIN, WI. (414) 679-1900

COUNTRY LANES SUBDIVISION

COUNTRY LANES SUBDIVISION

UNPLATTED LAND OWNED BY DEVELOPER

UNPLATTED LAND

UNPLATTED LAND

UNPLATTED LAND

(RECORDED AS) N00°12'51"W 1115.03'
1065.03'

(RECORDED AS) 50.03'

N88°09'54"W 196.27'

S72°57'23"W 63.45'

N88°40'37"W 157.85'

N70°08'11"W 92.91'

S85°51'23"W 103.11'

N69°05'52"W 73.54'

A=151.43'
R=489.28'

A=13.17'
R=3372.97'

N90°00'00"W 117.84'

S00°06'00"E 382.08'

S00°12'21"E 486.99'

S00°05'00"W 452.76'

N88°21'43"E 338.58'

(RECORDED AS) N88°07'17"E 485.12'

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

TERRIWOOD DRIVE

TERRIWOOD COURT

GOOD HOPE ROAD

WOODLAND DRIVE

OUTLOT 1

C.T.H. "W"

SW CORNER OF NW 1/4 SEC. 23-8-20
BRASS CAP IN CONC. MONU.

NE CORNER OF NE 1/4 SEC. 23-8-20
BRASS CAP IN CONC. MONU.

LOCATION MAP
SECTION 23-8-20

SINGLETREE

GOOD HOPE ROAD

WOODLAND DRIVE

N

- DENOTES NO. 10 REBAR, 1 1/4" DIA., 36" LONG, 4.30 LBS. PER LN. FT.

ALL OTHER CORNERS ARE NO. 6 REBAR, 3/4" DIA., 24" LONG, 1.50 LBS. PER LN. FT.

BEARINGS ARE BASED ON GRID NORTH WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE

ALL DISTANCES SHOWN TO THE NEAREST 0.01'

ALL AREAS TO THE NEAREST SQUARE FOOT

NOTE: DIRECT VEHICULAR ACCESS IS PROHIBITED BETWEEN GOOD HOPE ROAD AND LOTS 1, 2, & 3 OF BLOCK 1, AND LOTS 1 & 2 OF BLOCK 4.

NOTE: PLANTINGS, FENCES, AND OTHER VISUAL OBSTRUCTIONS ARE LIMITED TO 24 INCHES ABOVE GROUND WITHIN VISION TRIANGLES AS DESCRIBED BELOW

VISION TRIANGLE
ROW
WOODLAND DRIVE
GOOD HOPE ROAD

NOTE: DRIVEWAY ENTRANCES ARE LIMITED TO TERRIWOOD DRIVE ON LOTS 2 AND 3 OF BLOCK 1.

NOTE: DRIVEWAY ENTRANCES ARE LIMITED TO WESTERLY 1/2 OF LOT 1, BLOCK 3 AND LOT 2, BLOCK 4.

NOTE: OUTLOT 1 & SOUTH 20' OF LOT 9, BLOCK 3 ARE HEREBY DESIGNATED AS TEMPORARY STORM WATER DETENTION BASIN AREAS UNTIL SUCH TIME AS THE VILLAGE OF MENOMONEE FALLS SHALL DETERMINE THAT SUCH USE IS NO LONGER NECESSARY

N

80 0 80 160 240
GRAPHIC SCALE - FEET

THIS INSTRUMENT DRAFTED BY PETER M. CASPER

SHEET 1 OF 2 SHEETS

Plat Map

SINGLETREE

WAUKESHA COUNTY, WISCONSIN

OWNERS' CERTIFICATE OF DEDICATION

AS OWNERS, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

We also 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) DEPARTMENT OF AGRICULTURE, TRADE & CONSUMER PROTECTION
2) WAUKESHA COUNTY PARK & PLANNING COMMISSION
3) VILLAGE OF MENOMONEE FALLS

WITNESS the hand and seal of said Owners this day of December, 1991.

FALL VALLEY JOINT VENTURE, by:

Thomas J. Thomson

Jerome A. Bance, Jr.

Richard B. Casper

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)

Personally came before me this day of December, 1991, the above-named Thomas J. Thomson, Jerome A. Bance, Jr. and Richard B. Casper, Owners, to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Nancy Casper, Notary Public, State of Wisconsin
My commission expires: August 13, 1995

NANCY CASPER NOTARY PUBLIC STATE OF WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

M & I BANK OF MENOMONEE FALLS, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Fall Valley Joint Venture, Owner.

IN WITNESS WHEREOF, the said M & I BANK OF MENOMONEE FALLS has caused these presents to be signed by Kent B. Eliason, Vice President, and Thomas J. Furman, Vice President/Secretary, at Menomonee Falls, Wisconsin, and its corporate seal to be hereunto affixed on this day of December, 1991.

Kent B. Eliason, V.P.

Thomas J. Furman, VP/Sec.

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)

Personally came before me this day of December, 1991, Kent B. Eliason, Vice President, and Thomas J. Furman, Vice President/Secretary of the above-named Corporation, and acknowledged that they executed the foregoing instrument as such officers of said Corporation by its authority.

Notary Public, State of Wisconsin
My commission expires:

VILLAGE BOARD APPROVAL

RESOLVED, that the plat of SINGLETREE, being a part of the NW & SW 1/4 of the NE 1/4, and part of the NE 1/4 of the NW 1/4 of Section 23, Town 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin, FALL VALLEY JOINT VENTURE, Owner, having been approved by the Village Plan Commission, is hereby approved and the dedication therein is hereby accepted by the Village Board of Trustees of the Village of Menomonee Falls.

Robert J. Stelljes, 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, Wisconsin on this 17th day of February, 1992, which action became effective upon the receipt of certification of no objection from all other reviewing agencies, as received on January 7th, 1992.

CERTIFICATE OF VILLAGE TREASURER

I, Patricia A. Struve, being the duly elected, qualified and acting Village of Menomonee Falls Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 7th day of January, 1992, on any of the lands included on the plat of SINGLETREE.

Dated:

Patricia A. Struve, Village Treasurer

CERTIFICATE OF VILLAGE CLERK

I hereby certify that copies of this plat were forwarded, as required by S 236.12 on the 17th day of December, 1991, and that within the twenty day limit as specified by S 236.12(2), no objections to the plat have been filed, or any objections to the plat which may have been filed have been satisfied and removed.

Dated:

Patricia A. Struve, Village Clerk

CERTIFICATE OF COUNTY TREASURER

I, Patricia O. Karcher, being the duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 4pm Dec. 19th day of Dec., 1991 on any of the lands included in the plat of SINGLETREE.

Dated: Feb 27, 1992

Patricia O. Karcher, County Treasurer

SURVEYOR'S CERTIFICATE

I, Richard B. Casper, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped "SINGLETREE", being a part of the Northwest and Southwest One-quarters of the Northeast One-quarter, and part of the Northeast One-quarter of the Northwest One-quarter, all in Section 23, Town 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin.

That I have made such survey, land division and plat at the direction of FALL VALLEY JOINT VENTURE, Owner of said lands.

Metes and bounds description: Beginning at the North One-quarter Corner of Section 23; thence North 89 degrees 21 minutes 03 seconds East along the North line of the Northeast One-quarter of Section 23 and along the centerline of Good Hope Road (County Trunk Highway "W"), 333.58 feet; thence South 08 degrees 45 minutes 00 seconds West along an old fence line and its extension, 453.56 feet; thence continuing along said old fence line, South 09 degrees 12 minutes 31 seconds East, 486.95 feet; thence continuing along said old fence line, South 09 degrees 06 minutes 00 seconds East, 345.88 feet; Thence due West, 117.06 feet; thence 15.17 feet along the arc of a curve, radius of 3355.97 feet, the center of which lies to the North, and a chord bearing North 89 degrees 53 minutes 17 seconds West, 15.17 feet; thence 151.43 feet along the arc of a curve, radius of 469.29 feet, the center of which lies to the West, and a chord bearing North 08 degrees 05 minutes 09 seconds West, 150.83 feet; thence North 17 degrees 05 minutes 53 seconds West, 71.54 feet; thence South 45 degrees 54 minutes 23 seconds West, 193.31 feet; thence North 78 degrees 05 minutes 11 seconds West, 57.51 feet; thence South 81 degrees 40 minutes 37 seconds West, 193.85 feet; thence South 17 degrees 57 minutes 23 seconds West, 61.45 feet; thence North 88 degrees 09 minutes 54 seconds West, 194.23 feet to a point on the East line of Country Lanes Subdivision, a recorded plat; thence North 00 degrees 13 minutes 51 seconds West along said East line, 1115.03 feet to a point on the North line of the Northwest One-quarter of Section 23, said point also being on the centerline of the aforementioned Good Hope Road (County Trunk Highway "W"); thence North 88 degrees 47 minutes 17 seconds East along said North line and centerline, 495.12 feet to the place of beginning, containing 22.1095 acres.

Reserving the North 58.00 feet from the above-described parcel for highway purposes, the remaining land area being 21.1495 acres.

That this plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Menomonee Falls.

Dated this 23rd day of November, 1991.

Richard B. Casper, RLS 663

REVISED THIS 23rd DAY OF JANUARY, 1992.

STATE OF WISCONSIN RICHARD B. CASPER NEW BERLIN WI. LAND SURVEYOR

CURVE	BLK/LOT	RADIUS	ARC LENGTH	DELTA	CHORD	CH.BEARING	TAN.BEARING	TAN.BEARING
A-ENS		932.12'	171.66'	10°33'04"	171.41'	S02°43'28"E	S08°00'00"E	S02°33'04"W
	1/10	932.12'	49.72'	3°03'20"	49.70'	S06°28'20"E		
	1/11	932.12'	121.94'	7°29'44"	121.86'	S01°11'48"E		
A-CL		962.12'	166.58'	9°55'00"	166.31'	S03°02'30"E	S08°00'00"E	S01°55'00"W
A-OUT		992.12'	161.43'	9°19'20"	161.25'	S03°20'20"E	S08°00'00"E	S01°19'20"W
	2/1	992.12'	119.97'	6°55'40"	119.89'	S02°08'30"E		
	2/2	992.12'	41.46'	2°23'40"	41.46'	S06°48'10"E		
B-ENS		1110.00'	154.98'	8°00'00"	154.86'	N04°00'00"W	S08°00'00"E	
	2/2	1110.00'	83.53'	4°18'42"	83.51'	N05°30'39"W		
	2/3	1110.00'	71.45'	3°41'18"	71.44'	N01°50'39"W		
B-CL		1440.00'	159.17'	6°00'00"	159.04'	N04°00'00"W	S08°00'00"E	
B-OUT		1370.00'	163.37'	6°00'00"	163.23'	N04°00'00"W	S08°00'00"E	
	1/10	1370.00'	65.28'	3°17'48"	65.27'	N06°24'06"W		
	1/9	1370.00'	98.09'	4°48'13"	98.06'	N02°24'06"W		
C-ENS		240.00'	368.61'	88°00'00"	333.44'	N44°00'00"E		
	2/5	240.00'	27.23'	6°30'00"	27.21'	N03°15'00"E		
	2/6	240.00'	188.08'	44°54'00"	183.30'	N28°57'00"E		
	2/7	240.00'	153.30'	36°36'00"	150.72'	N69°42'00"E		
C-CL		270.00'	414.69'	88°00'00"	375.12'	N44°00'00"E		
	SW	270.00'	217.71'	46°12'00"	211.86'	N23°06'00"E	N46°12'00"E	
	NE	270.00'	196.98'	41°48'00"	192.64'	N67°06'00"E	N46°12'00"E	
C-OUT		300.00'	460.77'	88°00'00"	416.80'	N44°00'00"E		
	1/6B5	300.00'	175.30'	33°28'44"	172.81'	N16°44'22"E	N33°28'44"E	
	1/8	300.00'	84.44'	16°07'34"	84.16'	N08°03'47"E		
	1/5	300.00'	90.86'	17°21'10"	90.51'	N24°48'09"E		
	ROAD	300.00'	133.21'	25°26'30"	132.18'	N46°11'59"E	N33°28'44"E	N58°55'14"E
	1/2B1	300.00'	152.26'	29°04'48"	150.63'	N73°27'37"E	N58°55'14"E	
	1/2	300.00'	63.39'	12°06'26"	63.28'	N64°58'27"E		
	1/1	300.00'	88.87'	16°58'20"	88.54'	N79°30'50"E		
D		60.00'	264.22'	252°18'30"	96.89'	N46°12'00"E	N79°57'25"W	S07°38'35"E
	1/2	60.00'	70.33'	67°09'24"	66.37'	S41°13'17"E		
	1/3	60.00'	66.02'	63°02'44"	62.74'	N73°40'39"E		
	1/4	60.00'	66.01'	63°02'18"	62.73'	N10°38'08"E		
	1/5	60.00'	61.86'	59°04'24"	59.16'	N50°25'13"W		
E		30.00'	59.40'	113°26'10"	50.16'	S23°14'20"E	N79°57'25"W	S33°28'45"W
F		30.00'	59.40'	113°26'10"	50.16'	N64°21'40"W	S07°38'35"E	S58°55'15"W
G-ENS		330.00'	171.04'	28°00'00"	169.35'	N16°00'00"W	N02°00'00"W	N30°00'00"W
G-CL		380.00'	185.70'	28°00'00"	183.86'	N16°00'00"W	N02°00'00"W	N30°00'00"W
G-OUT		410.00'	200.36'	28°00'00"	198.38'	N16°00'00"W	N02°00'00"W	N30°00'00"W
	2/7	410.00'	138.54'	19°21'38"	137.88'	N11°40'49"W		
	2/8	410.00'	61.82'	8°38'22"	61.76'	N25°40'49"W		
H-ENS		270.07'	141.41'	30°00'00"	139.80'	S15°00'00"E	N30°00'00"W	
	2/8	270.07'	87.20'	18°30'00"	86.82'	S20°45'00"E		
	2/9	270.07'	54.21'	11°30'00"	54.12'	S05°45'00"E		
H-CL		300.07'	157.12'	30°00'00"	155.33'	S15°00'00"E	N30°00'00"W	
H-OUT		330.07'	172.82'	30°00'00"	170.86'	S15°00'00"E	N30°00'00"W	
	3/2	330.07'	15.41'	2°40'30"	15.41'	S28°39'45"E		
	3/3	330.07'	119.00'	20°39'28"	118.36'	S18°59'46"E		
	3/4	330.07'	38.41'	6°40'02"	38.39'	S03°20'01"E		
I-ENS		457.56'	135.76'	17°00'00"	135.26'	N08°30'00"W	N17°00'00"W	
	3/7	457.56'	8.00'	1°00'06"	8.00'	N00°30'03"W		
	3/8	457.56'	127.76'	15°59'54"	127.35'	N09°00'03"W		
I-CL		487.56'	121.72'	14°18'14"	121.40'	N07°09'07"W	N14°18'14"W	
I-OUT		517.56'	108.33'	11°59'34"	108.13'	N06°59'47"W	N11°59'34"W	
J		489.28'	151.43'	17°44'00"	150.83'	S08°08'00"E	N17°00'00"W	N00°44'00"E
K		3372.97'	13.17'	0°13'26"	13.17'	N89°53'17"W	N89°46'34"W	

Public Record