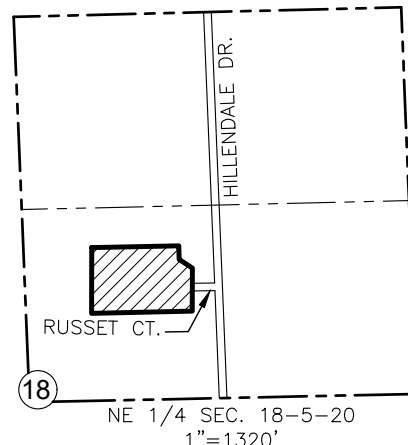


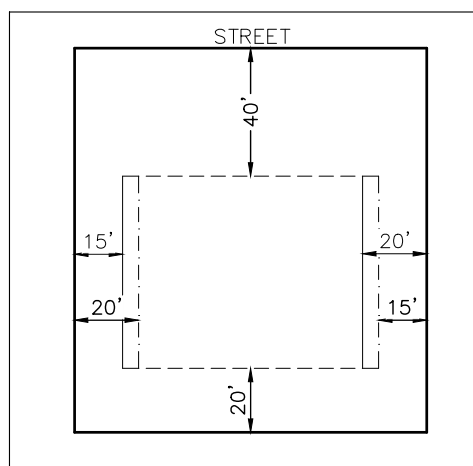
APPLE HILLS

LOT 2 OF CSM 8290 RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS ON JUNE 10, 1997 IN V. 72, P. 228-232 DOC. NO. 2220713, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

VICINITY MAP



BUILDING SETBACK DETAIL



BUILDING SETBACKS

- STREET = 40'
- SIDE = 15'
- REAR = 20'

* SIDE YARD BUILDING SETBACKS CAN BE INTERCHANGED.

CENTER OF SEC.
18-5-20 COMPUTED
PER CSD

WITNESS MON.
W/SEWRCP BRASS
CAP FND.

LEGEND

- SECTION CORNER MONUMENT
- FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- RECORD DIMENSION
- WETLANDS
- WIRE FENCE
- WETLAND PROTECTION FENCE
- SET 1.25"X 18" REBAR
- WEIGHING 4.30 LBS/LIN FT.
- ALL OTHER LOT CORNERS SET WITH
- 3/4"X18" REBAR
- WEIGHING 1.5 LBS/LIN FT



LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

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



E. 1/4 COR. OF SEC.
18-5-20 CONC.
MON. W/ SEWRCP
BRASS CAP FND.
ELEV: 816.89

06/12/2026
PROJ. NO: 21160
SHEET 1 OF 2

APPLE HILLS

LOT 2 OF CSM 8290 RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS ON JUNE 10, 1997 IN V. 72, P. 228-232 DOC. NO. 2220713, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF WAUKESHA)
I, JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED "APPLE HILLS", LOT 2 OF CERTIFIED SURVEY MAP NO. 8290 RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS ON JUNE 10, 1997 IN VOLUME 72, PAGES 228-232, AS DOCUMENT NO. 2220713, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

LOT 2 OF CERTIFIED SURVEY MAP NO. 8290 RECORDED AT THE WAUKESHA COUNTY REGISTER OF DEEDS ON JUNE 10, 1997 IN VOLUME 72, PAGES 228-232, AS DOCUMENT NO. 2220713, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

DESCRIBED LANDS HAVING AN AREA OF 301,034 S.F. OR 6.911 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF RUSSET, LLC. OWNERS OF SAID LAND.

THAT SUCH A MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, THE SUBDIVISION REGULATIONS OF THE CITY OF MUSKEGO AND THE LAND DIVISION ORDINANCE OF WAUKESHA COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____.

JOHN D. DOWNING, S-2939

CORPORATE OWNER'S CERTIFICATE

AS OWNER, RUSSET, LLC HEREBY CERTIFY THAT SAID CORPORATION 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 SECTION 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1. CITY OF MUSKEGO
- 2. WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE
- 3. STATE OF WISCONSIN, DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID RUSSET, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY

JOHN JEWELL, MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

THIS _____ DAY OF _____, 20____.

JOHN JEWELL, MEMBER

STATE OF WISCONSIN)SS
COUNTY OF WAUKESHA)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED JOHN JEWELL, TO ME KNOWN TO AS A MEMBER OF RUSSET, LLC. ARE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WI

MY COMMISSION Expires _____

CORPORATE MORTGAGE CERTIFICATE

_____, A CORPORATION DULY ORGANIZED AND EXISTING BY VIRTUE OF THE LAWS OF THE STATE OF _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF RUSSET, LLC, OWNER, THIS _____ DAY OF _____, 20____.

_____, PRINT NAME & TITLE: _____

STATE OF _____)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED _____, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

PRINT NAME: _____

NOTARY PUBLIC, _____ COUNTY, _____

MY COMMISSION EXPIRES _____

WETLAND TABLE

LINE	BEARING	DISTANCE
L1	S 26°24'48" W	33.16'
L2	S 43°42'58" W	2.45'
L3	S 46°06'32" W	40.06'
L4	S 58°19'24" W	37.82'
L5	S 73°35'54" W	24.86'
L6	N 72°04'29" W	41.50'
L7	S 74°25'38" W	24.27'
L8	N 37°34'39" W	23.98'
L9	N 71°48'11" W	47.60'
L10	N 52°33'56" E	4.07'
L11	N 62°43'07" E	41.64'
L12	N 75°27'16" E	21.94'
L13	N 77°02'14" E	26.87'
L14	N 80°37'34" E	28.13'
L15	N 82°12'35" E	28.08'
L16	N 59°05'22" E	5.62'

CURVE TABLE

CURVE	LOT	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT
A	SROW	260.00'	18°44'31"	85.05'	84.67'	N 80°26'38" W	N 89°48'54" W	N 71°04'23" W
	NROW	200.00'	18°44'31"	65.42'	65.13'	N 80°26'38" W	N 89°48'54" W	N 71°04'23" W
	CL	230.00'	18°44'31"	75.24'	74.90'	N 80°26'38" W	N 89°48'54" W	N 71°04'23" W
B	4	60.00'	12°20'38"	12.93'	12.90'	N 77°14'42" W		
	5	60.00'	51°37'03"	54.05'	52.24'	N 70°46'28" E		
	6	60.00'	50°32'50"	52.93'	51.23'	N 19°41'31" E		
	7	60.00'	47°56'26"	50.20'	48.75'	N 29°33'07" W		
	8	60.00'	82°10'37"	86.06'	78.87'	N 85°23'22" E		
	ROW	60.00'	244°37'34"	256.17'	101.42'	N 13°23'10" W	N 44°18'03" E	S 71°04'23" E
	9	45.00'	64°37'23"	50.75'	48.11'	N 76°36'56" E	N 71°04'23" W	S 44°18'14" W
D	EROW	150.00'	17°44'17"	46.44'	46.25'	N 10°01'54" E	N 18°54'02" E	S 01°09'45" W
	WROW	210.00'	18°25'12"	67.51'	67.22'	N 09°41'26" E	N 18°54'02" E	S 00°28'50" W
	CL	180.00'	18°08'09"	56.98'	56.74'	N 09°49'58" E	N 18°54'02" E	S 00°45'53" W



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THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

CITY OF MUSKEGO COMMON COUNCIL APPROVAL

THIS PLAT KNOWN AS "APPLE HILLS", IS HEREBY APPROVED BY THE CITY OF MUSKEGO COMMON COUNCIL AS BEING IN CONFORMANCE WITH THE CITY'S SUBDIVISION ORDINANCE. THE CITY OF MUSKEGO COMMON COUNCIL ALSO HEREBY APPROVES AND ACCEPTS ALL DEDICATIONS SHOWN THEREON, THIS _____ DAY OF _____, 20____.

RICHARD R. PETFALSKI JR., MAYOR

KERRI ROLLER, CITY CLERK

COMMON COUNCIL APPROVAL RESOLUTION NO. _____

DATE OF APPROVAL: _____

CITY OF MUSKEGO PLAN COMMISSION APPROVAL

THIS PLAT KNOWN AS "APPLE HILLS", IS HEREBY APPROVED BY THE CITY OF MUSKEGO PLAN COMMISSION AS BEING IN CONFORMANCE WITH THE CITY'S SUBDIVISION ORDINANCE. THE CITY OF MUSKEGO PLAN COMMISSION ALSO HEREBY APPROVES AND ACCEPTS ALL DEDICATIONS SHOWN THEREON, THIS _____ DAY OF _____, 20____.

APPROVED AND SIGNED:

RICHARD R. PETFALSKI JR., CHAIRMAN (MAYOR)

ADAM TRZEBIATOWSKI, PLANNING MANAGER

APPROVAL RESOLUTION NO. _____

DATE OF APPROVAL: _____

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)

I JENNY MUSTAPICH, BEING DULY ELECTED, QUALIFIED AND ACTING CITY OF MUSKEGO TREASURER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 20____ ON ANY LAND INCLUDED IN THE PLAT OF "APPLE HILLS".

DATE: _____ JENNY MUSTAPICH, TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY)

I, JENNIFER GRANT, BEING DULY ELECTED, QUALIFIED AND THE ACTING TREASURER OF THE COUNTY OF WAUKESHA, DO HEREBY CERTIFY THAT THE RECORD IN MY OFFICE SHOWS NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS THROUGH _____, 20____ AFFECTING THE LANDS INCLUDED ON THIS SUBDIVISION PLAT.

DATE: _____

JENNIFER GRANT, COUNTY TREASURER

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.

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

RUSSEST, LLC, GRANTOR, TO

WISCONSIN ELECTRIC POWER COMPANY, WISCONSIN GAS, LLC, WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES,

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, THERON, 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'S 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 GRANTEE'S 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. BUILDINGS 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'S. 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'S.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

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

