REDFORD HILLS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12310 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 12340, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

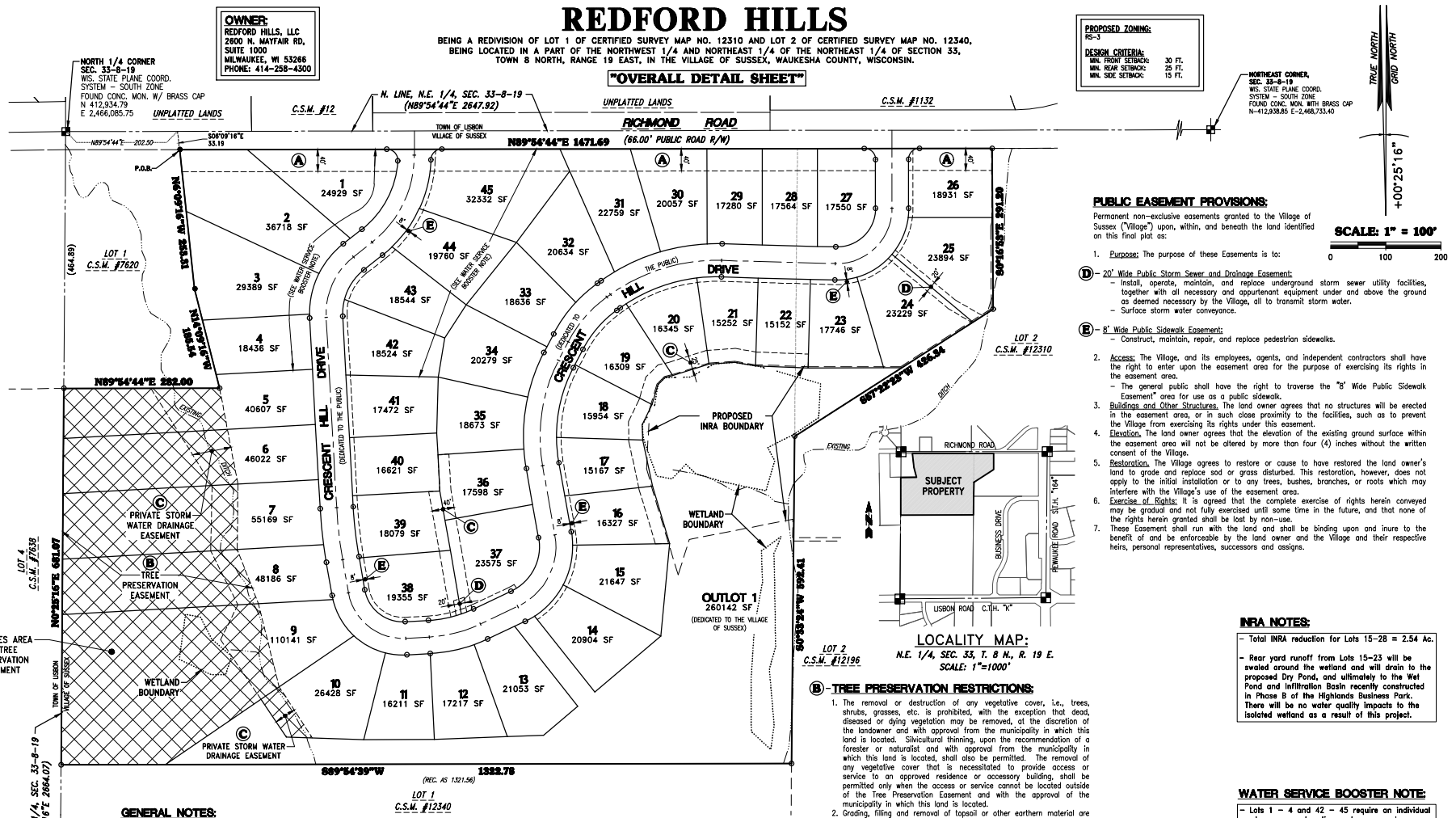
"OVERALL DETAIL SHEET"

OWNER:
REDFORD HILLS, LLC
2600 N. MAYFAIR RD,
SUITE 1000
MILWAUKEE, WI 53226
PHONE: 414-258-4300

PROPOSED ZONING:
RS-3

DESIGN CRITERIA:

MIN. FRONT SETBACK:	30 FT.
MIN. REAR SETBACK:	25 FT.
MIN. SIDE SETBACK:	15 FT.



LOCALITY MAP:

N.E. 1/4, SEC. 33, T. 8 N., R. 19 E.
SCALE: 1"=1000'

PUBLIC EASEMENT PROVISIONS:

Permanent non-exclusive easements granted to the Village of Sussex ("Village") upon, within, and beneath the land identified on this final plat as:

1. Purpose: The purpose of these Easements is to:

(D) – 20' Wide Public Storm Sewer and Drainage Easement:
- Install, operate, maintain, and replace underground storm sewer utility facilities, together with all necessary and appurtenant equipment under and above the ground as deemed necessary by the Village, all to transmit storm water.
- Surface storm water conveyance.

(E) – 8' Wide Public Sidewalk Easement:
- Construct, maintain, repair, and replace pedestrian sidewalks.

2. Access: 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.
   - The general public shall have the right to traverse the "8' Wide Public Sidewalk Easement" area for use as a public sidewalk.
3. 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.
4. 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.
5. Restoration. The Village agrees to restore or cause to have restored the land owner's land to grade and replace sod 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.
6. 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 granted shall be lost by non-use.
7. These Easement shall run with the land and shall be binding upon and inure to the benefit of and be enforceable by the land owner and the Village and their respective heirs, personal representatives, successors and assigns.

SCALE: 1" = 100'
0 100 200

INRA NOTES:

- Total INRA reduction for Lots 15-28 = 2.54 Ac.
- Rear yard runoff from Lots 15-23 will be swaled around the wetland and will drain to the proposed Dry Pond, and ultimately to the Wet Pond and Infiltration Basin recently constructed in Phase B of the Highlands Business Park. There will be no water quality impacts to the isolated wetland as a result of this project.

WATER SERVICE BOOSTER NOTE:

- Lots 1 – 4 and 42 – 45 require an individual water pressure boosting system on each individual service line.
- The individual pressure boosting systems shall comply with NR 810.10 and shall be owned and maintained by the public water system owner. A separate service agreement shall be created for each lot with such system.

GENERAL NOTES:

- O – Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar (Unless otherwise noted) 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.
- ● – Indicates found 1" Iron Pipe.
- 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 N.E. 1/4 of Section 33, Town 8 North, Range 19 East, bears North 89°54'44" East.
- Outlot 1 contains Stormwater Management Facilities, Landscaping and Open Space and is herein dedicated to the Village of Sussex.
- 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.
- (A) – The 40' wide Landscape Easement per this Subdivision Plat along Richmond Road is herein granted to the Home Owners Association formed to manage common areas for the benefit of each individual Lot Owner within this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore the landscaping within said Landscape Easement. Said repairs, maintenance and restoration shall be performed by the Association.
- (C) – The Private Easements for Storm Water Drainage are herein granted to the Home Owners Association, as their interests may appear. These Private Storm Water Drainage Easements are established to provide for the unobstructed flow of Stormwater runoff from adjacent and upstream properties. Owners of Lots on which these Private Storm Water Drainage Easements exist shall be responsible for keeping these areas free of any obstructions or grade alterations that may restrict or divert this flow.
- The Public Easements for Storm Sewer, Drainage, Sidewalk, Utility, Access, and Stormwater Easements are herein granted to the Village of Sussex, as their interests may appear. (See Public Easement Provisions).

BASEMENT RESTRICTION - GROUNDWATER NOTE:

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.

BASEMENT RESTRICTION - BEDROCK NOTE:

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 which, due to the possible presence of bedrock near the ground surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert be consulted regarding the construction of basements in these areas where bedrock may be present near the ground surface. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

WETLAND DELINEATION NOTE:

Wetland boundaries shown herein are based on a field delineation and Wetland Delineation Report prepared by Heartland Ecological Group, Inc. conducted in June of 2018.

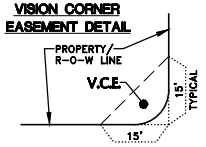
(B) – TREE PRESERVATION RESTRICTIONS:

1. 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, shall also be 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.
2. Grading, filling and removal of topsoil or other earthern material are prohibited unless specifically authorized by the municipality in which this is located.
3. The introduction of plant material not indigenous to the existing environment is prohibited unless specifically authorized by the municipality.

VISION CORNER EASEMENT: (V.C.E.)

Corner lots & outlots are herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

VISION CORNER EASEMENT DETAIL



TRIO
DESIGN ● LAND SURVEYING ● CIVIL ENGINEERING
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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

21-058-1139

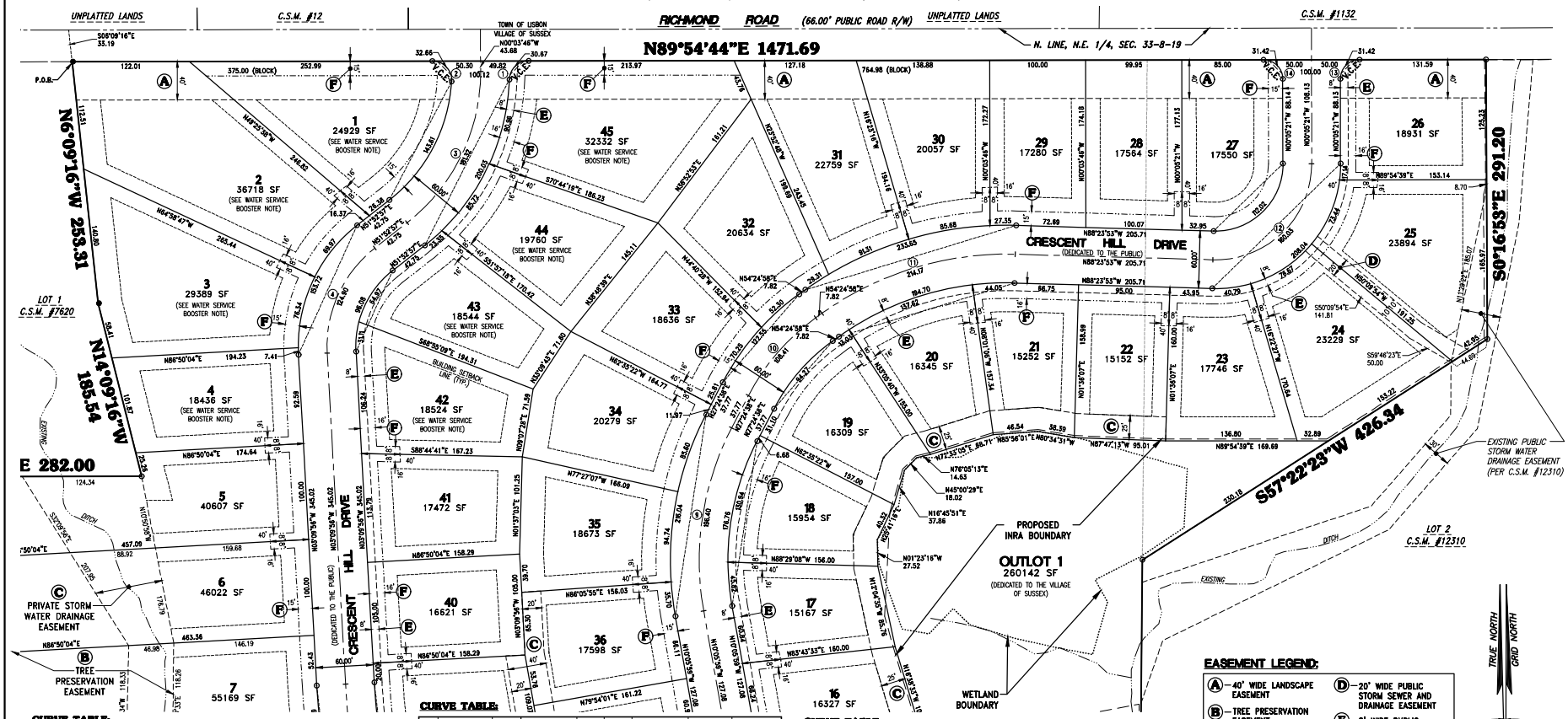
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

REVISED THIS 10TH DAY OF NOVEMBER, 2022
DATED THIS 19TH DAY OF SEPTEMBER, 2022

J:\2021\21-058-1013 34 AC RICHMOND RD SUSSEX\DRAWINGS\BUILDING PLANS\1 MASTER PLAN.DWG

REDFORD HILLS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12310 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 12340,
BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33,
TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	45	20.00	87°51'35"	30.67	27.75	N45°58'56.5"E	N02°03'09"E	N89°54'44"E
2	1	20.00	93°34'08"	32.66	29.15	N43°18'12"W	N03°28'52"E	S89°54'44"W
3	C/L	200.00	51°56'43"	181.32	175.18	N25°54'35.5"E	N51°52'57"E	N02°03'46"W
	EAST	230.00	49°49'48"	200.03	193.79	N26°58'03"E	N51°52'57"E	N02°03'09"E
	45	230.00	22°39'37"	90.96	90.37	N13°22'57.5"E	N24°42'46"E	N02°03'09"E
	44	230.00	21°21'11"	85.72	85.22	N35°23'21.5"E	N46°03'57"E	N24°42'46"E
	43	230.00	5°49'00"	23.35	23.34	N48°58'27"E	N51°52'57"E	N46°03'57"E
	1	170.00	48°24'05"	143.61	139.38	N27°40'54.5"E	N51°52'57"E	N03°28'52"E
4	C/L	130.00	55°02'53"	124.90	120.15	N24°21'30.5"E	N03°09'56"W	N51°52'57"E
	EAST	100.00	55°02'53"	96.08	92.42	N24°21'30.5"E	N03°09'56"W	N51°52'57"E
	43	100.00	37°13'24"	64.97	63.83	N33°16'15"E	N14°39'33"E	N51°52'57"E
	42	100.00	17°49'29"	31.11	30.98	N05°44'48.5"E	N03°09'56"W	N14°39'33"E
	WEST	160.00	55°02'53"	153.72	147.88	N24°21'30.5"E	N03°09'56"W	N51°52'57"E
	2	160.00	25°03'23"	69.97	69.41	N39°21'15.5"E	N26°49'34"E	N51°52'57"E
	3	160.00	27°20'18"	76.34	75.62	N13°09'25"E	N00°30'44"W	N26°49'34"E
	4	160.00	2°39'12"	7.41	7.41	N01°50'20"W	N03°09'56"W	N00°30'44"W
5	C/L	800.00	6°46'39"	94.63	94.58	N06°33'15.5"W	N09°56'35"W	N03°09'56"W
	39	770.00	6°46'39"	91.08	91.03	N06°33'15.5"W	N09°56'35"W	N03°09'56"W
	WEST	830.00	6°46'39"	98.18	98.12	N06°33'15.5"W	N09°56'35"W	N03°09'56"W
	7	830.00	4°31'52"	65.64	65.62	N05°25'52"W	N07°41'48"W	N03°09'56"W
	8	830.00	2°14'47"	32.54	32.54	N08°49'11.5"W	N09°56'35"W	N07°41'48"W

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
6	C/L	100.00	83°13'21"	145.25	132.81	N51°33'15.5"W	S86°50'04"W	N09°56'35"W
	38	70.00	83°13'21"	101.68	92.97	N51°33'15.5"W	S86°50'04"W	N09°56'35"W
	SOUTH	130.00	83°13'21"	188.83	172.66	N51°33'15.5"W	S86°50'04"W	N09°56'35"W
	8	130.00	3°13'06"	7.30	7.30	N11°33'07.5"W	N13°09'40"W	N09°56'35"W
	9	130.00	33°52'03"	76.84	75.73	N30°05'41.5"W	N47°01'43"W	N13°09'40"W
	10	130.00	28°55'43"	65.64	64.94	N61°29'34.5"W	N75°57'26"W	N47°01'43"W
	11	130.00	17°12'30"	39.05	38.90	N84°33'41"W	S86°50'04"W	N75°57'26"W
7	C/L	250.00	22°05'20"	96.38	95.78	N75°47'24"E	N86°50'04"E	N64°44'44"E
	NORTH	220.00	22°05'20"	84.81	84.29	N75°47'24"E	N86°50'04"E	N64°44'44"E
	38	220.00	15°58'07"	61.31	61.12	N78°51'00.5"E	N86°50'04"E	N70°51'57"E
	37	220.00	6°07'13"	23.50	23.49	N67°48'20.5"E	N70°51'57"E	N64°44'44"E
	SOUTH	280.00	22°05'20"	107.95	107.28	N75°47'24"E	N86°50'04"E	N64°44'44"E
	11	280.00	0°01'56"	0.16	0.16	N86°49'06.5"E	N86°50'04"E	N86°48'09"E
	12	280.00	16°39'53"	81.44	81.15	N78°28'12.5"E	N86°48'09"E	N70°08'16"E
	13	280.00	5°23'32"	26.35	26.34	N67°26'30"E	N70°08'16"E	N64°44'44"E
8	C/L	120.00	74°50'43"	156.76	145.85	N27°19'22.5"E	N64°44'44"E	N10°05'59"W
	EAST	150.00	74°50'43"	195.94	182.31	N27°19'22.5"E	N64°44'44"E	N10°05'59"W
	16	150.00	9°11'27"	24.06	24.04	N05°30'15.5"W	N00°54'32"W	N10°05'59"W
	15	150.00	28°30'33"	74.63	73.87	N13°20'44.5"E	N27°36'01"E	N00°54'32"W
	14	150.00	29°34'31"	77.43	76.57	N42°23'16.5"E	N57°10'32"E	N27°36'01"E
	OUTLOT 1	150.00	7°34'12"	19.82	19.80	N60°57'38"E	N64°44'44"E	N57°10'32"E
	37	90.00	74°50'43"	117.57	109.38	N27°19'22.5"E	N64°44'44"E	N10°05'59"W

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
9	C/L	300.00	37°30'37"	196.40	192.91	N08°39'19.5"E	N10°05'59"W	N27°24'38"E
	EAST	270.00	37°30'37"	176.76	173.62	N08°39'19.5"E	N10°05'59"W	N27°24'38"E
	18	270.00	27°47'11"	130.94	129.66	N13°31'02.5"E	N00°22'33"W	N27°24'38"E
	17	270.00	9°43'26"	45.82	45.77	N05°14'16"W	N10°05'59"W	N00°22'33"W
	WEST	330.00	37°30'37"	216.04	212.21	N08°39'19.5"E	N10°05'59"W	N27°24'38"E
	34	330.00	14°51'45"	85.60	85.36	N19°58'45.5"E	N12°32'53"E	N27°24'38"E
	35	330.00	16°26'58"	94.74	94.42	N04°19'24"E	N03°54'05"W	N12°32'53"E
	36	330.00	6°11'54"	35.70	35.68	N07°00'02"W	N10°05'59"W	N03°54'05"W
10	C/L	230.00	27°00'20"	108.41	107.41	N40°54'48"E	N27°24'38"E	N54°24'58"E
	NORTH	260.00	27°00'20"	122.55	121.42	N40°54'48"E	N27°24'38"E	N54°24'58"E
	32	260.00	11°31'31"	52.30	52.21	N48°39'12.5"E	N42°53'27"E	N54°24'58"E
	33	260.00	15°28'49"	70.25	70.03	N35°09'02.5"E	N27°24'38"E	N42°53'27"E
	19	200.00	27°00'20"	94.27	93.40	N40°54'48"E	N27°24'38"E	N54°24'58"E

EASEMENT LEGEND:

- (A) — 40' WIDE LANDSCAPE EASEMENT
- (B) — TREE PRESERVATION EASEMENT
- (C) — PRIVATE STORM WATER DRAINAGE EASEMENT
- (D) — 20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT
- (E) — 8' WIDE PUBLIC SIDEWALK EASEMENT
- (F) — UTILITY EASEMENT AREA

TRUE NORTH
GRID NORTH
+00°25'16"

SCALE: 1" = 60'
0 60 120

TRIO
DESIGN LAND SURVEYING CIVIL ENGINEERING
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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

21-058-1139

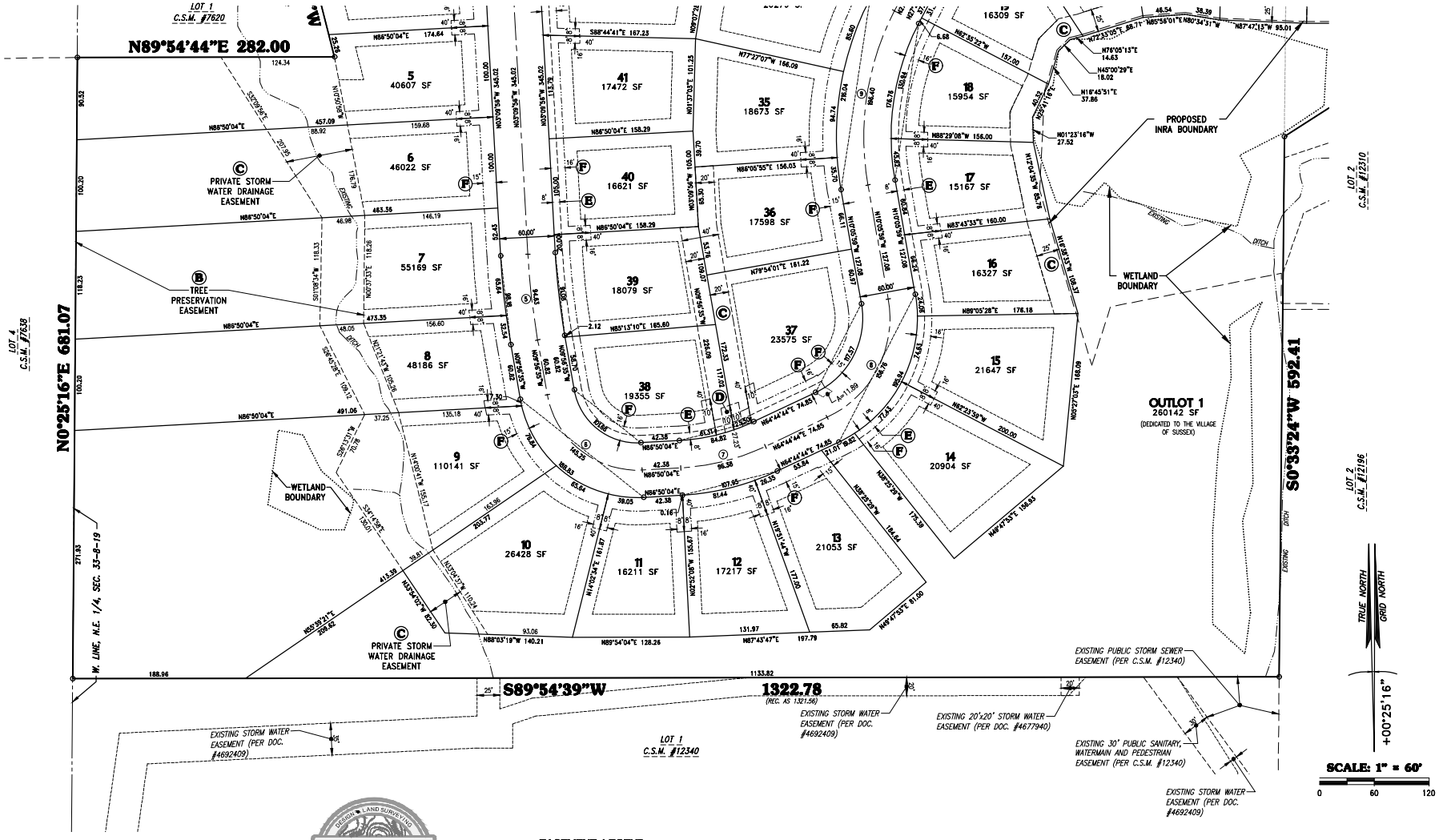
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

REVISED THIS 10TH DAY OF NOVEMBER, 2022
DATED THIS 19TH DAY OF SEPTEMBER, 2022

J:\2021\21-058-1013 34 AC RICHMOND RD SUSSEX\DRAWINGS\SURVEY\PLATS\1139PLAT.DWG

REDFORD HILLS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12310 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 12340, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.



TRIO
OREGON LAND SURVEYING CIVIL ENGINEERING
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone (262) 790-1480
Fax (262) 790-1481

EASEMENT LEGEND:

(A) — 40' WIDE LANDSCAPE EASEMENT	(D) — 20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT
(B) — TREE PRESERVATION EASEMENT	(E) — 8' WIDE PUBLIC SIDEWALK EASEMENT
(C) — PRIVATE STORM WATER DRAINAGE EASEMENT	(F) — UTILITY EASEMENT AREA

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

21-058-1139

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

REVISED THIS 10TH DAY OF NOVEMBER, 2022
DATED THIS 19TH DAY OF SEPTEMBER, 2022

REDFORD HILLS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12310 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 12340, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a redivision of Lot 1 of Certified Survey Map No. 12310, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin, on April 21, 2022, in Book 127, at Pages 12 through 15 inclusive, as Document No. 4663768 and Lot 2 of Certified Survey Map No. 12340, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin, on July 1, 2022, in Book 127, at Pages 168 through 173 inclusive, as Document No. 4676497, being located in a part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 33, Town 8 North, Range 19 East, in the Village of Sussex, County of Waukesha, State of Wisconsin.

Said Parcel contains 1,515,621 Square Feet (or 34.7939 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of Redford Hills, 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 of the Village of Sussex, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this _____ Day of _____, 20 _____.

_____
Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

Ⓕ UTILITY EASEMENT PROVISIONS:

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

Redford Hills, LLC, 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 and SPECTRUM MID-AMERICA, LLC, Grantee, AND

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 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. Buildings 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.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
11	C/L	330.00	37°11'09"	214.17	210.44	N73°00'32.5"E	N54°24'58"E	S88°23'53"E
	NORTH	360.00	37°11'09"	233.65	229.57	N73°00'32.5"E	N54°24'58"E	S88°23'53"E
	29	360.00	4°21'11"	27.35	27.34	N89°25'31.5"E	N87°14'56"E	S88°23'53"E
	30	360.00	13°38'12"	85.68	85.48	N80°25'50"E	N73°36'44"E	N87°14'56"E
	31	360.00	14°31'53"	91.31	91.06	N66°20'47.5"E	N59°04'51"E	N73°36'44"E
	32	360.00	4°39'53"	29.31	29.30	N56°44'54.5"E	N54°24'58"E	N59°04'51"E
	SOUTH	300.00	37°11'09"	194.70	191.31	N73°00'32.5"E	N54°24'58"E	S88°23'53"E
	21	300.00	8°24'44"	44.05	44.01	N87°23'45"E	N83°11'23"E	S88°23'53"E
	20	300.00	26°17'03"	137.62	136.42	N70°02'51.5"E	N56°54'20"E	N83°11'23"E
	19	300.00	2°29'22"	13.03	13.03	N55°39'39"E	N54°24'58"E	N56°54'20"E
12	C/L	100.00	91°41'28"	160.03	143.49	N45°45'23"E	S88°23'53"E	N00°05'21"W
	EAST	130.00	91°41'28"	208.04	186.54	N45°45'23"E	S88°23'53"E	N00°05'21"W
	26	130.00	7°33'23"	17.14	17.13	N03°41'20.5"E	N07°28'02"E	N00°05'21"W
	25	130.00	32°22'04"	73.44	72.47	N23°39'04"E	N39°50'06"E	N07°28'02"E
	24	130.00	33°47'27"	76.67	75.56	N56°43'49.5"E	N73°37'33"E	N39°50'06"E
	23	130.00	17°58'34"	40.79	40.62	N82°36'50"E	S88°23'53"E	N73°37'33"E
	27	70.00	91°41'28"	112.02	100.45	N45°45'23"E	S88°23'53"E	N00°05'21"W
13	26	20.00	90°00'05"	31.42	28.28	N44°54'41.5"E	N00°05'21"W	N89°54'44"E
14	27	20.00	89°59'55"	31.42	28.28	N45°05'18.5"W	N00°05'21"W	S89°54'44"W

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

REDFORD HILLS, LLC., a Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said 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 Sussex

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 _____ day of _____, 20_____.

REDFORD HILLS, LLC.

_____
By: George B. Erwin, its Manager

STATE OF WISCONSIN)
) SS
COUNTY OF)

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

_____
Print Name: _____
Public, _____County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE:

WAUKESHA STATE BANK, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Plat, and does hereby consent to the above certificate of Redford Hills, LLC., owner, this _____ day of _____, 20 _____.

WAUKESHA STATE BANK

_____
Jeffrey L. Lightfoot
Commercial Banking Officer/Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, the above named Jeffrey L. Lightfoot, Commercial Banking Officer/Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Commercial Banking Officer/Vice President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Print Name: _____
Public, _____County, WI
My Commission Expires: _____

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

DESIGN ● LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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 _____ Day of _____, 20 __ on any of the land included in the Plat of "REDFORD HILLS".

Dated this _____ Day of _____, 20 _____.

_____
Pamela F. Reeves, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Jennifer Moore, being duly appointed, qualified and acting Treasurer of the Village of Sussex, 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 of the land included in the Plat of "REDFORD HILLS".

Dated this _____ Day of _____, 20 _____.

_____
Jennifer Moore, Village Treasurer

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Plat of "REDFORD HILLS", in the Village of Sussex, Redford Hills, LLC., owner, is hereby approved by the Village Board.

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

_____
Anthony J. LeDonne, Village President

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Sussex.

_____
Jennifer Moore, Village Clerk

J:\2021\21-058-1013 34 AC RICHMOND RD SUSSEX\DRAWINGS\SURVEY\PLATS\VERSION1.DWG