

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per linear foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per linear foot. (Unless otherwise noted)
- Indicates Found Monument Set 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-2011), to which the North line of the S.W. 1/4 of Section 19, Town 8 North, Range 20 East, bears North 89°27'37" East.
- 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.
- 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, 2, 4, and 6 of Bella Vista Estates 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 SEWPC 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 forest or other sensitive habitats 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 invasive 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.

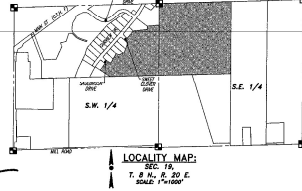
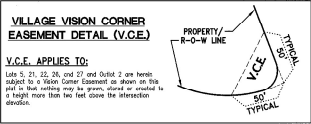
OWNER:
JOHANNIS FARMS, LLC
1651 WISCONSIN DR.
SUSSEX, WI 53089
PHONE: (262) 246-9000

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

BELLA VISTA ESTATES ADDITION NO. 1

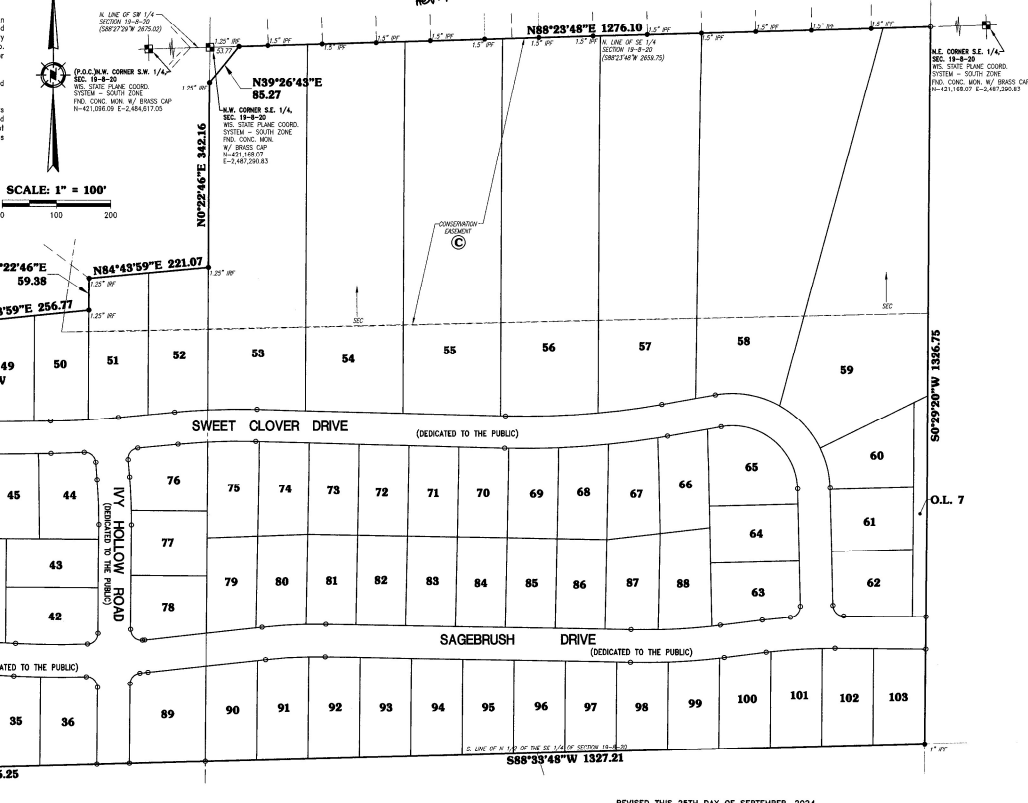
A REDIVISION OF A PART LOT 2 OF CERTIFIED SURVEY MAP NO. 12289, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 19, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

"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

4792667
 WISCONSIN REGISTER OF DEEDS
 October 03, 2024 02:10 PM
 Jones & Associates
 Register of Deeds
 \$ 500 Processing fee
 \$ 100 Title Fee
 \$ 100 Recording Fee
 \$ 100 Search Fee
 \$ 100 Map Fee
 \$ 100 Other Fees
 \$ 100 Total
 \$ 1000 Total
 4100 N. Calhoun Rd.
 Suite 200
 Brookfield, WI 53005
 Phone (262) 790-1400





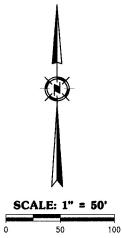
4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone (262) 790-1480

There are no objections to this plan 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

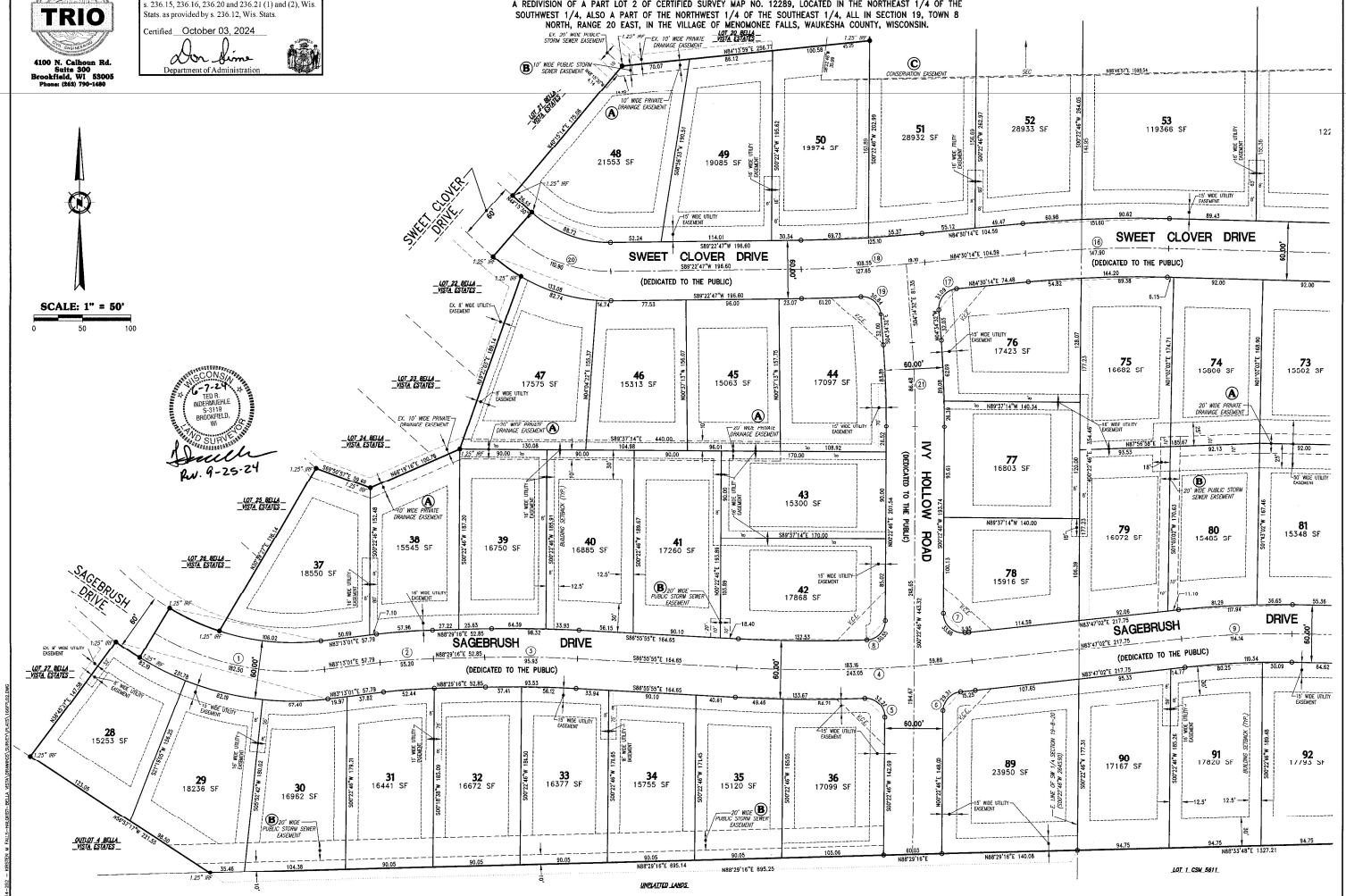
Dr. Jim
Department of Administration

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 MEMMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.



Dr. Jim
Rev. 9-25-24



105



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

Dr. Fine
Department of Administration



Dr. Fine
Rev. 9-15-24

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.



21-014-252-02

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

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

SHEET 3 OF 5

106



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

BELLA VISTA ESTATES ADDITION NO. 1

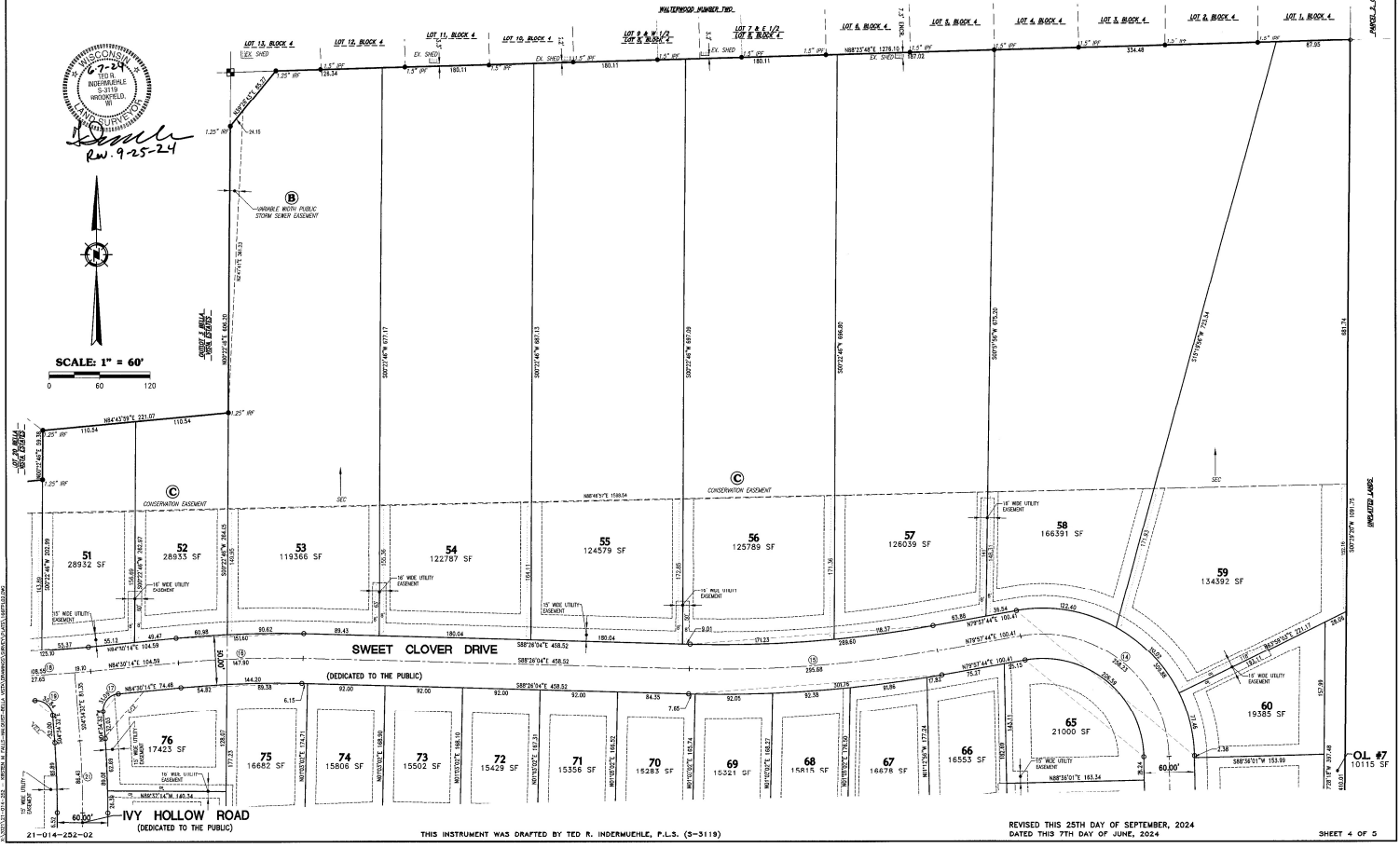
A REDIVISION OF A PART LOT 2 OF CERTIFIED SURVEY MAP NO. 12289, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 19, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

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
Dr. Jim
Department of Administration

6-7-24
RW 9-25-24



SCALE: 1" = 60'



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

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SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
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 No. 12289, located in the Northeast 1/4 of the Southwest 1/4, and the Northeast 1/4 of the Southwest 1/4 of 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 82°22'29" East along the North line of said Southwest 1/4, 2875.02 feet to the Northeast corner of said Southwest 1/4; Thence North 82°23'48" East along the North line of said Southwest 1/4 Section, 53.77 feet to the piece of beginning of the lands hereinafter described.

Thence continuing North 82°23'48" East along said North line, 1276.10 feet to a point on the East line of the West 1/2 of the Southwest 1/4 Section, Thence South 00°23'20" West along said East line, 1326.75 feet to a point on the South line of the North 1/2 of the Southwest 1/4 Section; Thence South 82°33'48" West along said South line, 1322.21 feet to a point on the West line of the Southwest 1/4; Thence South 82°29'18" 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 said "Bella Vista" subdivision of record; Thence continuing along said East line the following dimensions: North 56°57'17" West 221.55 feet to a point; Thence North 36°43'27" East 147.58 feet to a point; Thence Southeastly 23.37 feet along the arc of a curve whose center lies to the North, whose radius is 305.00 feet, whose central angle is 105°12'02" and whose chord bears South 40°20'04" East 29.36 feet to a point; Thence North 31°14'27" East 80.00 feet to a point; Thence Southeastly 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 131°12'45" and whose chord bears South 42°22'27" East 54.44 feet to a point; Thence North 30°29'27" East 186.14 feet to a point; Thence South 89°52'57" East 59.88 feet to a point; Thence North 68°19'16" East 100.75 feet to a point; Thence North 19°23'23" East 189.14 feet to a point; Thence Northwesterly 35.80 feet along the arc of a curve whose center lies to the Northwest, whose radius is 180.00 feet, whose central angle is 11°19'51" and whose chord bears North 53°52'26" West 35.34 feet to a point; Thence North 41°44'30" East 80.00 feet to a point; Thence North 42°15'30" West 263.53 feet to a point; Thence North 40°15'14" East 175.06 feet to a point; Thence North 84°13'50" East 256.77 feet to a point; Thence North 00°22'46" East 59.38 feet to a point; Thence North 84°43'39" East 221.07 feet to a point on the East line of the Southwest 1/4 of said Section 19; Thence North 02°22'46" East along said East line, 342.16 feet to a point; Thence North 32°24'43" East 83.27 feet to the point of beginning of this description.

Said lands contain 2,406,373 Square Feet (or 55,247 Acres) of land, more or less.

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

That such map is a correct representation of all the aforesaid 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 17th Day of June, 2024.



Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, 5-3119
TED ENGINEERING, LLC
4100 N. Calhoun Rd, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

JOHANSEN FARMS, LLC, a Wisconsin Limited Liability Company duly organized and existing under and in virtue of the laws of the State of Wisconsin, its 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; it only certifies that this plat is required by S.236.12 or S.236.121 to be submitted to the following for approval or objection.

- APPROVING AGENCIES:
1. Village of Menomonee Falls
2. State of Wisconsin, Department of Administration
3. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this 15th day of October, 2024.
JOHANSEN FARMS, LLC
Thomas Holquist, Member

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)
Personally come before me this 15th day of October, 2024, the above named Thomas Holquist, Member of JOHANSEN 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's authority.

Notary Public, State of Wisconsin
My Commission Expires: 10/31/2025

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 NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 19, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

CURVE TABLE:

Table with columns: NO., LOT(S), RADII, CENTRAL ANGLE, ARC, CHORD, CHORD BEARING, TANGENT IN, TANGENT OUT. Contains 58 rows of curve data.

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
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 unreturned tax sales and no unpaid taxes or special assessments as of this 17th day of October, 2024 on any of the land included in the Plat of "BELLA VISTA ESTATES ADDITION NO. 1".

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA)
I, Valerie Emrich, being duly appointed, qualified and acting Village 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 17th day of October, 2024 on any of the land included in the Plat of "BELLA VISTA ESTATES ADDITION NO. 1".

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 granted by the Village Board of Trustees of the Village of Menomonee Falls, on this 17th day of October, 2024.



MEMONONEE FALLS PLAN COMMISSION:

Preliminary Approval: Date August 2, 2022
Final Approval: Date August 6, 2024

There are no objections to this plat with respect to S.236.12, S.236.16, S.236.20 and S.236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified October 03, 2024