

## **GENERAL NOTES:**

- O ● 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.
- Private Drainage Easements are established to provide for the unobstructed flow of storm water 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.
- $(\mathbf{B})$  • The Easements for Storm Sewer and Drainage are herein granted to the Village of Menomonee Falls.
  - The Owners of the residential Lots within the "Bella Vista Estates" Subdivision, and any future additions to this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 3, 4, and 6 of this Subdivision. 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.
  - Outlot 6 is for open space.
  - Outlot 5 is retained by the developer for future development.
  - Outlot 2 is dedicated to the Village Menomonee Falls for a watermain Booster Station.
  - No direct vehicular access to "Main Street (County Highway "F")".
  - The Secondary Environmental Corridor (SEC) as shown is an approximate location per SEWRPC records.
  - The 100 year floodline shown herein is based FEMA Firm Map Number 55133C00938H, dated 10/19/2023 with a base flood elevation of 857.8.
  - Any land below the Ordinary High Water Mark of a lake or a navigable stream is subject to the Public Trust in navigable waters that is established under Article ix, Section 1, of the State Constitution.
  - The Owners of the residential Lots within the "Bella Vista Estates" Subdivision, and any future additions to the "Bella Vista Estates" 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.
  - Wetland boundaries shown hereon were field delineated by Stantec Consulting, Inc. on October 5, 2021 and provided to Trio Engineering LLC, in digital format.
  - 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 Outlots 1, 3, 4, and 6 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 Outlots 1, 3, 4, and 6. Said repairs, maintenance and restoration shall be performed by the owners of all lots within this Subdivision and future development of Outlot 5.

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

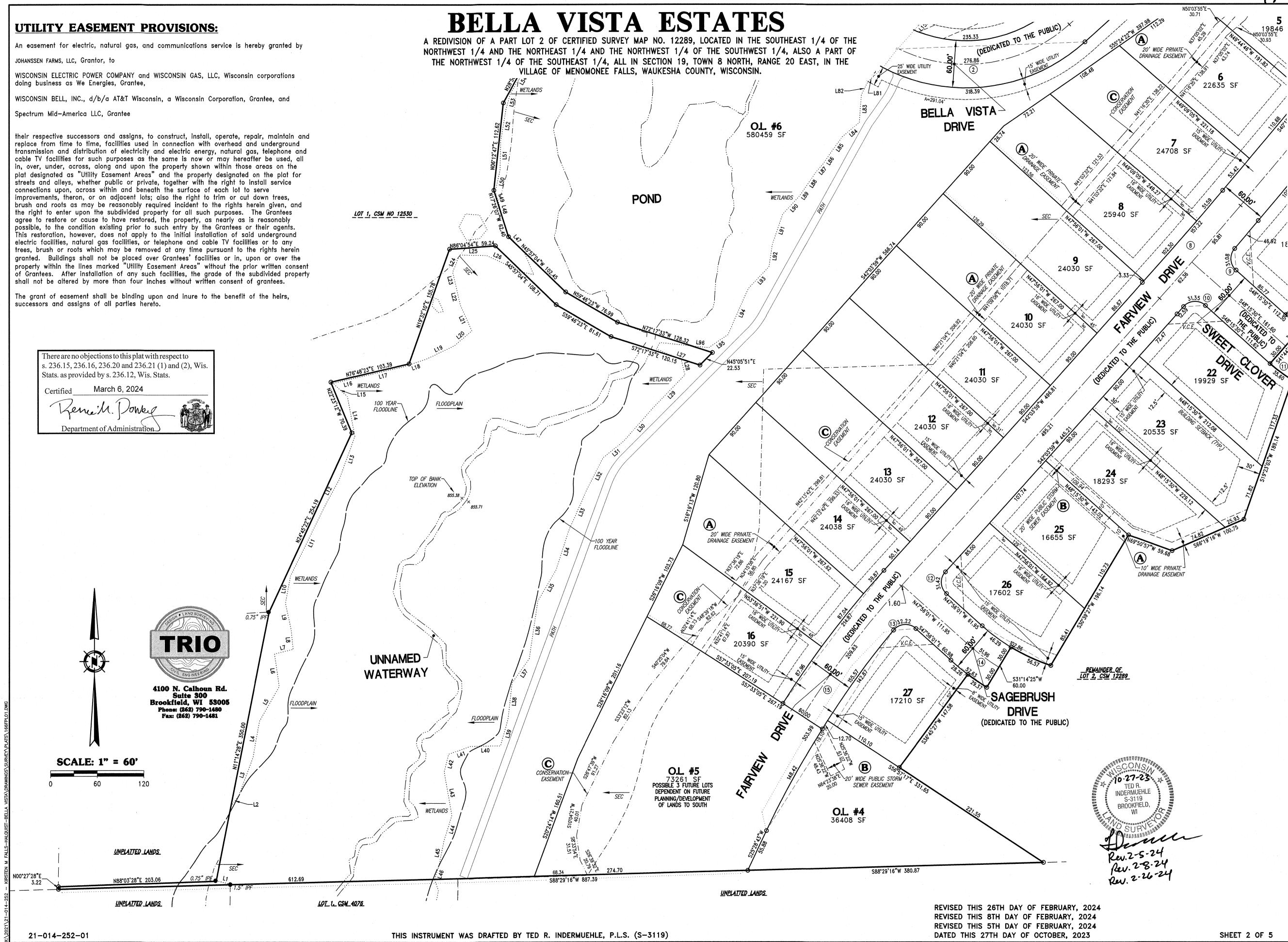
- a. Grading, filling, the removal of topsoil or other earthen materials is prohibited, unless specifically authorized by the Village of Menomonee Falls, and if applicable, the Wisconsin Department of Natural Resources and Army Corps of Engineers.
- b. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses is prohibited, with the exception that dead, diseased, dying or 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.

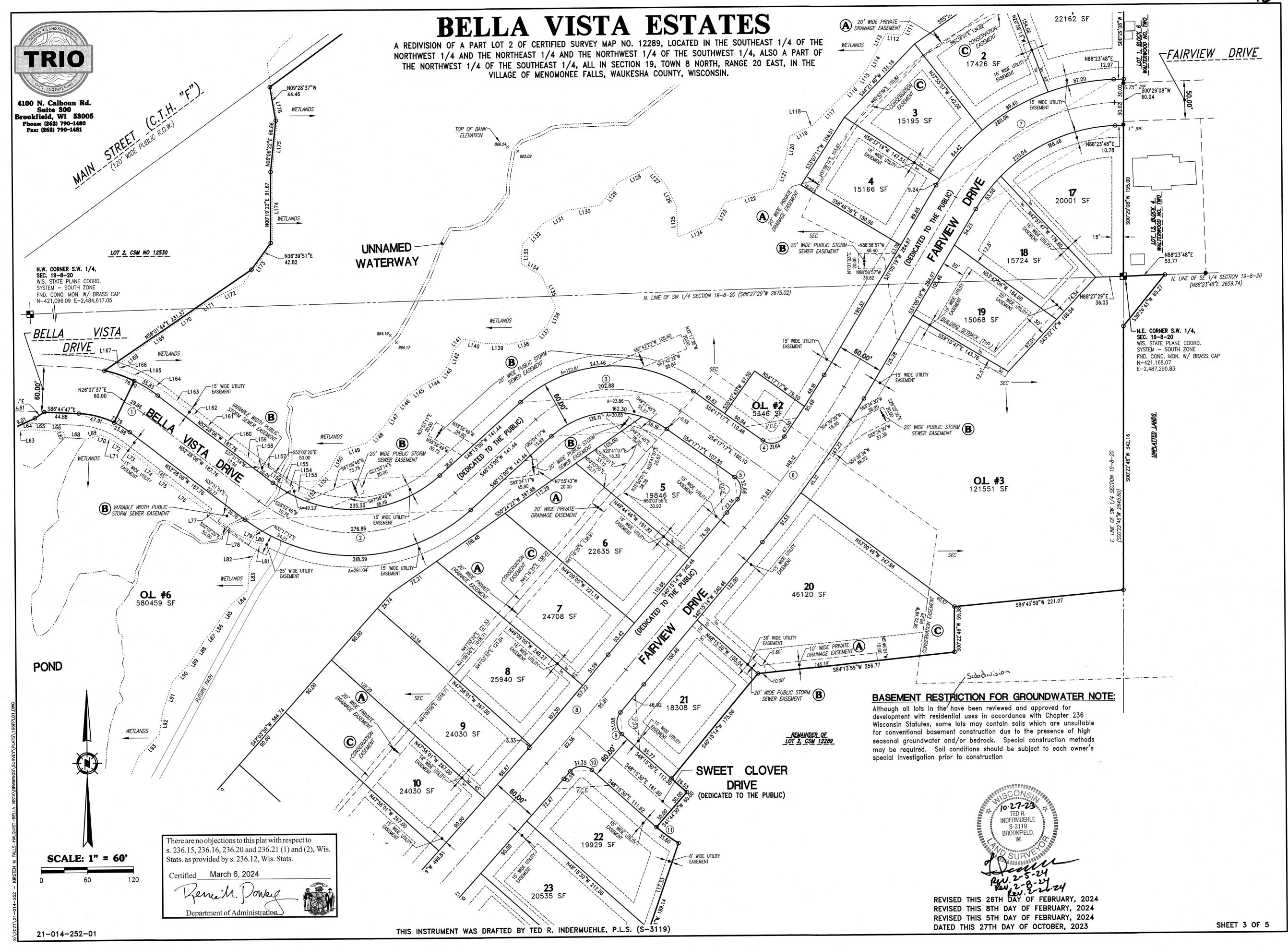
  c. Grazing by domesticated animals, i.e., horses, cows, etc. is prohibited.
- d. The introduction of plant material not indigenous to the existing environment is prohibited.
- e. Ponds may be permitted subject to the approval of the Village of Menomonee Falls and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- f. The construction of buildings is prohibited.

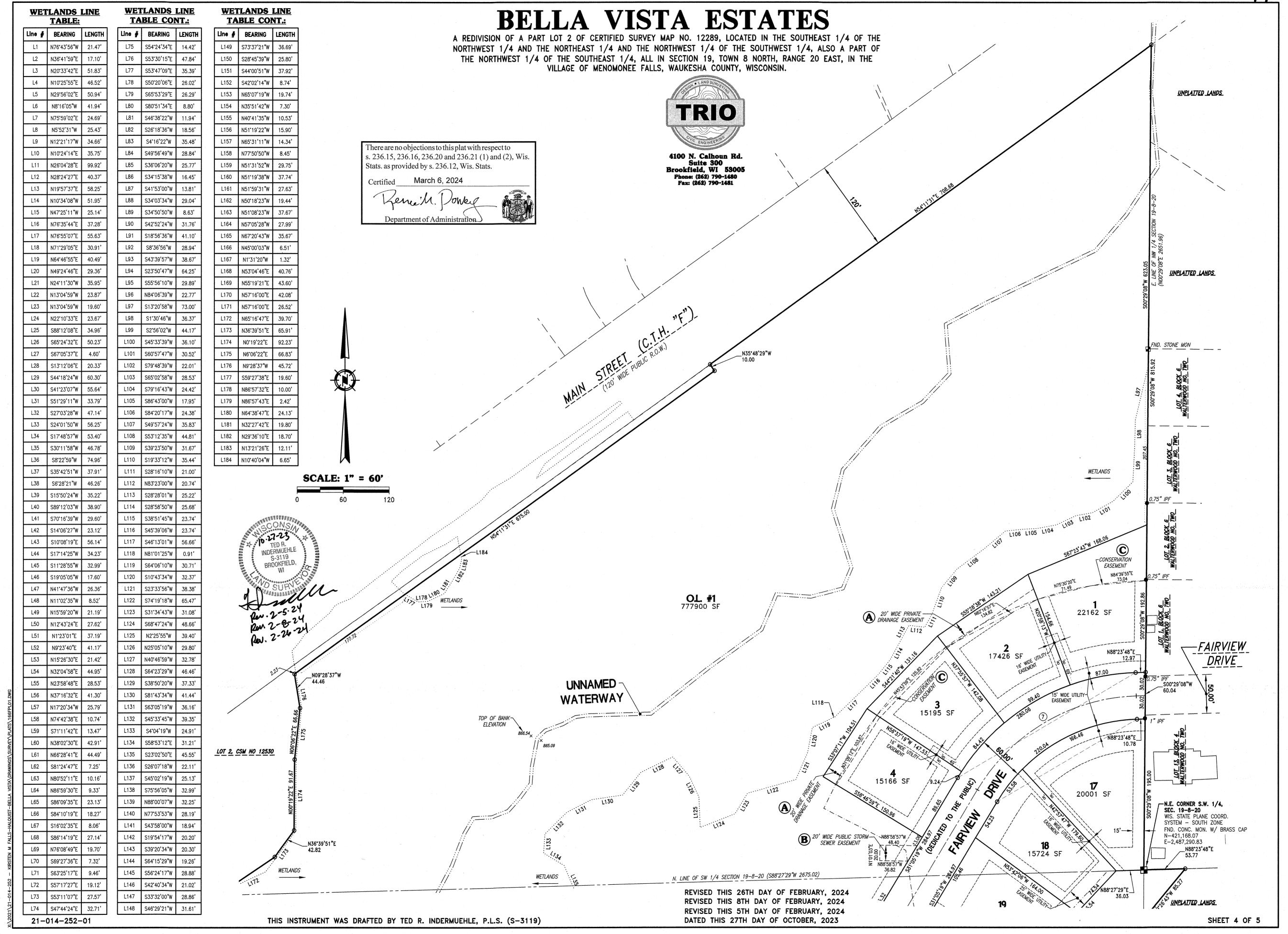
TED R.
INDERMUEHLE
S-3119
BROOKFIELD,
WI

SUPVEY
Per. 2-8-24
Per. 2-8-24
Per. 2-8-24
Per. 2-8-24
Per. 2-8-24

REVISED THIS 26TH DAY OF FEBRUARY, 2024 REVISED THIS 8TH DAY OF FEBRUARY, 2024 REVISED THIS 5TH DAY OF FEBRUARY, 2024 DATED THIS 27TH DAY OF OCTOBER, 2023







#### **CURVE TABLE:**

NO.   LOT(S)   RADIUS   CENTRAL MARCE   LAC   CHORD   CHORD   CENTRAL   RS222607W			<u>DLE:</u>	LIM	CORV			
CUTLOT 6	EARING TANGENT IN TANGENT	CHORD BEARING	CHORD	ARC	CENTRAL ANGLE	RADIUS	LOT(S)	NO.
Determine	4.5"W N52'28'06"W N63'52'2	N58'10'14.5"W	29.81	29.86	11'24'17"	150.00	CENTERLINE	1
REMANDER   120.00   11724177   23.86   23.85   108F10714.5°W   NSZ2EGEW   NGULDT   1 180.00   2472357   78.90   76.31   N67422.35°W   NSZ2EGEW   NSZ2EGE	26.5"W N52'28'06"W N86'44'4	N69°36'26.5"W	70.73	71,79	34°16'41"	120.00	OUTLOT 6	
COUTLOT   180.00   2428/35"   76.90   76.31   N644273.5"   N6272506"	'35"E S86'44'47"E S63'52'2	S75 18 35 E	47.59	47.91	22'52'24"	120.00	EXTERIOR	
DRIEBOR   180.00	4.5"W N52'28'06"W N63'52'2	N58°10'14.5"W	23.85	23.88	11'24'17"	120.00	REMAINDER	
REMANDER	23.5"W N52*28'06"W N76*56'4	N64'42'23.5"W	76.31	76.90	24*28'35"	180.00	OUTLOT 1	
CENTERLINE   200.00   791854"   276.88   255.28   S8752'27"N   S82130'0'N	32"W N63'52'23"W N76'56'4	N70°24'32"W	40.98	41.07	13'04'18"	180.00	EXTERIOR	<del></del>
OUTLOT 6	4.5"W N52*28'06"W N63*52'2	N58°10'14.5"W	35.77	35.83	<u> </u>	180.00	REMAINDER	
OUTLOT 1								2
CENTERLINE   15.0.00								
S. R.O.W.   120.00   77.29'43"   162.30   150.21   S86'57'51.5"W   N84'17'17'W								
OUTLOT 6								3
LOT 5								:
OUTLOT 1								
4							,	
S								
CENTERLINE								
NORTH								
SOUTH								- 6
LOT 5								
W. R.O.W.   1370.00   359"35"   95.48   95.46   N3305"06.5"E   N3504"54"E								
OUTLOT 2								
OUTLOT 1								•
E. R.O.W. 1430.00 9'09'55" 228.75 228.51 N35'40'16.5"E N40'15'14"E LOT 20 1430.00 3'16'00" 81.53 81.52 N38'37'14"E N40'15'14"E OUTLOT 3 1430.00 5'53'55" 147.22 147.15 N34'02'16.5"E N35'59'14"E PARCIS 19'12" 220.00 57'18'29" 220.04 210.99 \$59'44'33.5"E N31'05'19'E PARCIS 19'E PARCIS 19								
LOT 20								
OUTLOT 3								
Tenterline								
E. R.O.W. 220.00 57'18'29" 220.04 210.99 \$59'44'33.5"W \$88'23'48"W LOT 18 220.00 13'57'19" 53.58 53.45 \$38'03'58.5"W \$45'02'38"W W. R.O.W. 280.00 57'18'29" 280.06 268.53 \$59'44'33.5"W \$88'23'48"W LOT 4 280.00 15'33'27" 9.24 9.24 \$32'02.5"W \$32'58'46"W LOT 3 280.00 17'16'27" 84.42 84.10 \$41'36'59.5"W \$50'15'13"W LOT 2 280.00 17'16'27" 87.00 86.65 \$79'29'44.5"W \$50'15'13"W \$88'23'48"W LOT 1 280.00 17'48'07" 87.00 86.65 \$79'29'44.5"W \$88'23'48"W \$88'23'48"W \$88'23'48"W \$10T 1 280.00 17'48'07" 87.00 86.65 \$79'29'44.5"W \$88'23'48"W \$88'23'48"W \$10T 1 280.00 17'48'45" 158.17 158.16 \$17'09'36.5"E \$17'20'35'9'E \$17'00'00'00'00'00'00'00'00'00'00'00'00'00								7
LOT 18								
LOT 17   220.00   43'21'10"   166.46   162.52   S66'43'13"W   S88'23'48'W   W. R.O.W.   280.00   57'18'29"   280.06   268.53   S59'44'33.5"W   S88'23'48'W   280.00   17'16'27"   84.42   84.10   S41'36'59.5"W   S50'15'13"W   280.00   17'16'27"   84.42   84.10   S41'36'59.5"W   S50'15'13"W   LOT 2   280.00   20'20'28"   99.40   98.88   S60'25'27"W   S70'35'41"W   280.00   17'48'07"   87.00   86.65   S79'29'44.5"W   S88'23'48'W   87.00   86.65   S79'29'44.5"W   S88'23'48'W   88.00Th   5000.00   1748'45"   158.17   158.16   N41'09'36.5"E   N42'03'59"E   NORTH   5000.00   0742'53"   62.36   62.36   N41'42'32.5"E   N42'03'59"E   NORTH   5000.00   1705'53"   95.81   N40'48'10.5"E   N41'21'07"E   W. R.O.W.   4970.00   1748'45"   157.22   157.22   N41'09'36.5"E   N42'03'59"E   LOT 9   4970.00   0702'18"   3.33   3.33   N42'02'50"E   N42'03'59"E   LOT 8   4970.00   0735'41"   51.59   51.59   N40'33'04.5"E   N42'03'59"E   LOT 22   5030.00   0708'36"   12.59   N40'33'04.5"E   N40'05'55'E   LOT 22   5030.00   0708'36"   12.59   12.59   N41'59'41"E   N42'03'59"E   LOT 21   5030.00   0732'04"   46.92   46.92   N40'31'16"E   N40'47'18"E   9   LOT 21   20.00   89'9'07"   31.35   28.24   S86'49'56.5"W   N48'15'30"W   11   LOT 22   20.00   89'9'07"   31.35   28.24   S86'49'56.5"W   N48'15'30"W   11   LOT 22   20.00   89'9'07"   31.35   28.24   S86'49'56.5"W   N48'15'30"W   14   CENTERLINE   275.00   10'49'34"   51.96   51.88   N53'20'48"W   N58'45'35'W   S.R.O.W.   305.00   5'18'32"   28.26   28.25   N50'35'17"W   N58'45'35'W   EXTERIOR   305.00   5'18'32"   28.26   28.25   N50'35'17"W   N58'45'35'W   LOT 27   20.00   92'18'41"   32.22   28.85   S85'54'38.5"W   N47'56'01"E   EXTERIOR   245.00   10'49'34"   51.96   102.11   S59'57'40.5"E   S47'56'01"E   EXTERIOR   245.00   24'03'19"   102.86   102.11   S59'57'40.5"E   S47'56'01"E   EXTERIOR   245.00   10'49'34"   56.57   56.44   N65'22'27.5"W   N71'59'20'W   15   CENTERLINE   250.00   93'3'04"   209.83   209.58   N37'15'27"E   N32'26'55"E								
W. R.O.W.   280.00   57'18'29"   280.06   268.53   559'44'33.5"W   \$88'23'48'W								
LOT 4 280.00 1:53'27" 9.24 9.24 S32'02'02.5"W S32'58'46"W  LOT 3 280.00 17'16'27" 84.42 84.10 S41'36'59.5"W S50'15'13'W  LOT 2 280.00 20'20'28" 99.40 98.88 S60'25'27"W 570'35'41"W  LOT 1 280.00 17'48'07" 87.00 86.65 S79'29'44.5"W S82'3'48"W  8 CENTERLINE 5000.00 1'48'45" 158.17 158.16 N41'09'36.5"E N42'03'59"E  NORTH 5000.00 0'42'53" 62.36 62.36 N41'42'32.5"E N42'03'59"E  NORTH 5000.00 1'05'53" 95.81 95.81 N40'48'10.5"E N41'21'07"E  W. R.O.W. 4970.00 1'48'45" 157.22 157.22 N41'09'36.5"E N42'03'59"E  LOT 9 4970.00 0'02'18" 3.33 3.33 N42'02'50"E N42'03'59"E  LOT 9 4970.00 0'35'41" 51.59 51.59 N40'33'04.5"E N42'03'59"E  LOT 2 5030.00 0'08'36" 12.59 12.59 N40'33'04.5"E N40'47'18"E  LOT 21 5030.00 0'32'04" 46.92 46.92 N40'31'16"E N40'47'18"B  9 LOT 21 20.00 89'49'07" 31.35 28.24 S86'49'56.5"W N48'15'30"W  11 LOT 22/EXTERIOR 180.00 11'19'51" 35.60 35.54 S53'55'25.5"E S48'15'30"E  12 LOT 26 20.00 90'00'00" 31.42 28.28 S02'56'01"E S42'03'59"W  13 LOT 27 20.00 92'18'41" 32.22 28.85 S85'54'38.5"W N47'56'01'W  14 CENTERLINE 275.00 10'49'34" 57.63 57.54 S53'20'48"E S47'56'01"E  LOT 27 305.00 5'18'32" 28.26 28.25 N50'35'17"W N53'14'33"W  EXTERIOR 350.00 5'31'02" 29.37 29.36 N56'00'04"W N58'45'35"W  LOT 26 245.00 24'03'19" 102.86 102.11 S59'57'40.5"E S47'56'01"E  REMAINDER 245.00 13'13'4" 56.57 56.44 N65'22'27.5"W N71'59'20'W  EXTERIOR 245.00 13'13'4" 56.57 56.44 N65'22'27.5"W N71'59'20'W  EXTERIOR 245.00 13'13'4" 56.57 56.44 N65'22'27.5"W N71'59'20'W  EXTERIOR 245.00 937'04" 209.83 209.58 N37'15'27"E N32'26'55'E								
LOT 3 280.00 17'16'27" 84.42 84.10 \$41'36'59.5"W \$50'15'13'W \$10T 2 280.00 20'20'28" 99.40 98.88 \$60'25'27"W \$70'35'41"W \$10T 1 280.00 17'48'07" 87.00 86.65 \$79'29'44.5"W \$82'3'48"W \$158.17 158.16 \$104'109'36.5"E \$104'03'59"E \$100.00 0'42'53" 62.36 62.36 \$104'42'32.5"E \$104'03'59"E \$100.00 0'42'53" 95.81 95.81 \$104'049'10.5"E \$104'20'3'59"E \$100.00 0'42'53" 95.81 95.81 \$104'049'10.5"E \$104'20'3'59"E \$10T 9 \$100.00 0'02'18" 3.33 3.33 \$104'202'50"E \$104'20'3'59"E \$10T 9 \$110'46" \$102.30 \$102.30 \$104'26'18"E \$104'20'3'59"E \$10T 9 \$100'00 0'35'41" \$102.30 \$102.30 \$104'26'18"E \$104'20'3'59"E \$10T 9 \$100'00 0'35'41" \$105.99 \$1.5								
LOT 1			84.10	84.42		280.00	LOT 3	
8         CENTERLINE         5000.00         1'48'45"         158.17         158.16         N41'09'36.5"E         N42'03'59"E           SOUTH         5000.00         0'42'53"         62.36         62.36         N41'42'32.5"E         N42'03'59"E           NORTH         5000.00         1'05'53"         95.81         95.81         N40'48'10.5"E         N41'21'07"E           W. R.O.W.         4970.00         1'48'45"         157.22         157.22         N41'09'36.5"E         N42'03'59"E           LOT 9         4970.00         0'02'18"         3.33         3.33         N42'02'50"E         N42'03'59"E           LOT 8         4970.00         0'35'41"         51.59         N40'33'04.5"E         N42'03'59"E           LOT 7         4970.00         0'35'41"         51.59         N40'33'04.5"E         N40'20'59"E           LOT 22         5030.00         0'03'36"         12.59         12.59         N41'59'41"E         N42'03'59"E           LOT 21         5030.00         0'32'04"         46.92         N40'31'16"E         N40'47'18"E           9         LOT 21         20.00         89'49'07"         31.35         28.24         S86'49'56.5"W         N48'15'30"W           11         LOT 22         20.00	·····	S60°25'27"W	98.88	99.40	20'20'28"	280.00	LOT 2	
SOUTH   5000.00   0'42'53"   62.36   62.36   N41'42'32.5"E   N42'03'59"E     NORTH   5000.00   1'05'53"   95.81   95.81   N40'48'10.5"E   N41'21'07"E     W. R.O.W.   4970.00   1'48'45"   157.22   157.22   N41'09'36.5"E   N42'03'59"E     LOT 9   4970.00   0'02'18"   3.33   3.33   N42'02'50"E   N42'03'59"E     LOT 8   4970.00   1'10'46"   102.30   102.30   N41'26'18"E   N42'01'41"E     LOT 7   4970.00   0'35'41"   51.59   51.59   N40'33'04.5"E   N40'50'55"E     LOT 22   5030.00   0'08'36"   12.59   12.59   N41'59'41"E   N42'03'59"E     LOT 21   5030.00   0'32'04"   46.92   46.92   N40'31'16"E   N40'47'18"E     9   LOT 21   20.00   89'02'48"   31.08   28.05   S03'44'06"E   S40'47'18"W     10   LOT 22   20.00   89'49'07"   31.35   28.24   S86'49'56.5"W   N48'15'30"W     11   LOT 22/EXTERIOR   180.00   11'19'51"   35.60   35.54   S53'55'25.5"E   S48'15'30"E     12   LOT 26   20.00   90'00'00"   31.42   28.28   S02'56'01"E   S42'03'59"W     13   LOT 27   20.00   92'18'41"   32.22   28.85   S85'54'38.5"W   N47'56'01"W     14   CENTERLINE   275.00   10'49'34"   51.96   51.88   N53'20'48"W   N58'45'35"W     S. R.O.W.   305.00   5'18'32"   28.26   28.25   N50'35'17'W   N58'45'35"W     LOT 26   245.00   24'03'19"   102.86   102.11   S59'57'40.5"E   S47'56'01"E     REMAINDER   245.00   13'13'45"   56.57   56.44   N65'22'27.5"W   N71'59'20'W     EXTERIOR   245.00   13'13'45"   56.57   56.44   N65'22'27.5"W   N71'59'20'W	14.5"W S88'23'48"W S70'35'4	S79°29'44.5"W	86.65	87.00	17*48'07"	280.00	LOT 1	
NORTH   5000.00   1'05'53"   95.81   95.81   N40'48'10.5"E   N41'21'07"E	36.5"E N42'03'59"E N40'15'1	N41'09'36.5"E	158.16	158.17	1°48'45"	5000.00	CENTERLINE	8
W. R.O.W.         4970.00         1'48'45"         157.22         157.22         N41'09'36.5"E         N42'03'59"E           LOT 9         4970.00         0'02'18"         3.33         3.33         N42'02'50"E         N42'03'59"E           LOT 8         4970.00         1'10'46"         102.30         102.30         N41'26'18"E         N42'01'41"E           LOT 7         4970.00         0'35'41"         51.59         51.59         N40'33'04.5"E         N40'50'55"E           LOT 22         5030.00         0'06'36"         12.59         12.59         N41'59'41"E         N42'03'59"E           LOT 21         5030.00         0'32'04"         46.92         46.92         N40'31'16"E         N40'47'18"W           9         LOT 21         20.00         89'02'48"         31.08         28.05         S03'44'06"E         S40'47'18"W           10         LOT 22         20.00         89'49'07"         31.35         28.24         S86'49'56.5"W         N48'15'30"W           11         LOT 26         20.00         90'00'00"         31.42         28.28         S02'56'01"E         S42'03'59"W           13         LOT 27         20.00         92'18'41"         32.22         28.85         S85'54'38.5"W         N47'56	32.5"E N42'03'59"E N41'21'0	N41*42'32.5"E	62.36	62.36	0°42'53"	5000.00	SOUTH	
LOT 9	IO.5"E N41'21'07"E N40'15'1	N40'48'10.5"E	95.81	95.81	1'05'53"	5000.00	NORTH	
LOT 8	36.5"E N42'03'59"E N40'15'1	N41°09'36.5"E	157.22	157.22	1°48'45"	4970.00	W. R.O.W.	
LOT 7	'50"E N42'03'59"E N42'01'4	N42'02'50"E	3.33	3.33	0.02,18,	4970.00	LOT 9	
LOT 22         5030.00         0'08'36"         12.59         12.59         N41'59'41"E         N42'03'59"E           LOT 21         5030.00         0'32'04"         46.92         46.92         N40'31'16"E         N40'47'18"W           9         LOT 21         20.00         89'02'48"         31.08         28.05         S03'44'06"E         S40'47'18"W           10         LOT 22         20.00         89'49'07"         31.35         28.24         S86'49'56.5"W         N48'15'30"W           11         LOT 22/EXTERIOR         180.00         11'19'51"         35.60         35.54         S53'55'25.5"E         S48'15'30"E           12         LOT 26         20.00         90'00'00"         31.42         28.28         S02'56'01"E         S42'03'59"W           13         LOT 27         20.00         92'18'41"         32.22         28.85         S85'54'38.5"W         N47'56'01"W           14         CENTERLINE         275.00         10'49'34"         51.96         51.88         N53'20'48"W         N58'45'35"W           S. R.O.W.         305.00         5'18'32"         28.26         28.25         N50'35'17"W         N53'14'33"W           EXTERIOR         305.00         5'31'02"         29.37         29.36<	18"E N42'01'41"E N40'50'5	N41°26'18"E	102.30	102.30	1°10′46"	4970.00	LOT 8	
LOT 21         5030.00         0'32'04"         46.92         46.92         N40'31'16"E         N40'47'18"E           9         LOT 21         20.00         89'02'48"         31.08         28.05         S03'44'06"E         S40'47'18"W           10         LOT 22         20.00         89'49'07"         31.35         28.24         S86'49'56.5"W         N48'15'30"W           11         LOT 22/EXTERIOR         180.00         11'19'51"         35.60         35.54         S53'55'25.5"E         S48'15'30"E           12         LOT 26         20.00         90'00'00"         31.42         28.28         S02'56'01"E         S42'03'59"W           13         LOT 27         20.00         92'18'41"         32.22         28.85         S85'54'38.5"W         N47'56'01"W           14         CENTERLINE         275.00         10'49'34"         51.96         51.88         N53'20'48"W         N58'45'35"W           S. R.O.W.         305.00         5'18'32"         28.26         28.25         N50'35'17"W         N53'14'33"W           EXTERIOR         305.00         5'31'02"         29.37         29.36         N56'00'04"W         N58'45'35"W           LOT 26         245.00         24'03'19"         102.86         102.1	04.5"E N40'50'55"E N40'15'1	N40'33'04.5"E	51.59	51.59	0'35'41"	4970.00	LOT 7	-
9 LOT 21 20.00 89'02'48" 31.08 28.05 S03'44'06"E S40'47'18"W  10 LOT 22 20.00 89'49'07" 31.35 28.24 S86'49'56.5"W N48'15'30"W  11 LOT 22/EXTERIOR 180.00 11'19'51" 35.60 35.54 S53'55'25.5"E S48'15'30"E  12 LOT 26 20.00 90'00'00" 31.42 28.28 S02'56'01"E S42'03'59"W  13 LOT 27 20.00 92'18'41" 32.22 28.85 S85'54'38.5"W N47'56'01"W  14 CENTERLINE 275.00 10'49'34" 51.96 51.88 N53'20'48"W N58'45'35"W  S. R.O.W. 305.00 10'49'34" 57.63 57.54 S53'20'48"E S47'56'01"E  LOT 27 305.00 5'18'32" 28.26 28.25 N50'35'17"W N53'14'33"W  EXTERIOR 305.00 5'31'02" 29.37 29.36 N56'00'04"W N58'45'35"W  LOT 26 245.00 24'03'19" 102.86 102.11 S59'57'40.5"E S47'56'01"E  REMAINDER 245.00 10'49'34" 46.29 46.22 S53'20'48"E S47'56'01"E  EXTERIOR 245.00 13'13'45" 56.57 56.44 N65'22'27.5"W N71'59'20"W  15 CENTERLINE 1250.00 9'37'04" 209.83 209.58 N37'15'27"E N32'26'55"E	'41"E N42'03'59"E N41'55'2	N41'59'41"E	12.59	12.59	0.08,36,	5030.00	LOT 22	
10         LOT 22         20.00         89'49'07"         31.35         28.24         \$86'49'56.5"W         \$N48'15'30"W           11         LOT 22/EXTERIOR         180.00         11'19'51"         35.60         35.54         \$53'55'25.5"E         \$48'15'30"E           12         LOT 26         20.00         90'00'00"         31.42         28.28         \$02'56'01"E         \$42'03'59"W           13         LOT 27         20.00         92'18'41"         32.22         28.85         \$85'54'38.5"W         \$N47'56'01"W           14         CENTERLINE         275.00         10'49'34"         51.96         51.88         \$N53'20'48"W         \$N58'45'35"W           S. R.O.W.         305.00         10'49'34"         57.63         57.54         \$53'20'48"E         \$47'56'01"E           LOT 27         305.00         5'18'32"         28.26         28.25         \$N50'35'17"W         \$N53'14'33"W           EXTERIOR         305.00         5'31'02"         29.37         29.36         \$N56'00'04"W         \$N58'45'35"W           LOT 26         245.00         24'03'19"         102.86         102.11         \$59'57'40.5"E         \$47'56'01"E           REMAINDER         245.00         10'49'34"         46.29         46.22 <td>'16"E N40'47'18"E N40'15'1</td> <td>N40°31'16"E</td> <td>46.92</td> <td>46.92</td> <td>0'32'04"</td> <td>5030.00</td> <td>LOT 21</td> <td></td>	'16"E N40'47'18"E N40'15'1	N40°31'16"E	46.92	46.92	0'32'04"	5030.00	LOT 21	
11         LOT 22/EXTERIOR         180.00         11'19'51"         35.60         35.54         \$53'55'25.5"E         \$48'15'30"E           12         LOT 26         20.00         90'00'00"         31.42         28.28         \$02'56'01"E         \$42'03'59"W           13         LOT 27         20.00         92'18'41"         32.22         28.85         \$85'54'38.5"W         \$N47'56'01"W           14         CENTERLINE         275.00         10'49'34"         51.96         51.88         \$N53'20'48"W         \$N58'45'35"W           S. R.O.W.         305.00         10'49'34"         57.63         57.54         \$53'20'48"E         \$47'56'01"E           LOT 27         305.00         5'18'32"         28.26         28.25         \$N50'35'17"W         \$N53'14'33"W           EXTERIOR         305.00         5'31'02"         29.37         29.36         \$N56'00'04"W         \$N58'45'35"W           LOT 26         245.00         24'03'19"         102.86         102.11         \$59'57'40.5"E         \$47'56'01"E           REMAINDER         245.00         10'49'34"         46.29         46.22         \$53'20'48"E         \$47'56'01"E           EXTERIOR         245.00         13'13'45"         56.57         56.44         \$86'22	'06"E S40'47'18"W S48'15'3	S03°44'06"E	28.05	31.08	89'02'48"	20.00	LOT 21	9
12         LOT 26         20.00         90'00'00"         31.42         28.28         S02'56'01"E         \$42'03'59"W           13         LOT 27         20.00         92'18'41"         32.22         28.85         \$85'54'38.5"W         \$N47'56'01"W           14         CENTERLINE         275.00         10'49'34"         51.96         51.88         \$N53'20'48"W         \$N58'45'35"W           S. R.O.W.         305.00         10'49'34"         57.63         57.54         \$53'20'48"E         \$47'56'01"E           LOT 27         305.00         5'18'32"         28.26         28.25         \$N50'35'17"W         \$N53'14'33"W           EXTERIOR         305.00         5'31'02"         29.37         29.36         \$N56'00'04"W         \$N58'45'35"W           LOT 26         245.00         24'03'19"         102.86         102.11         \$59'57'40.5"E         \$47'56'01"E           REMAINDER         245.00         10'49'34"         46.29         46.22         \$53'20'48"E         \$47'56'01"E           EXTERIOR         245.00         13'13'45"         56.57         56.44         \$85'22'27.5"W         \$71'59'20'W           15         CENTERLINE         1250.00         9'37'04"         209.83         209.58         \$37'15'27	66.5"W N48'15'30"W S41'55'2	S86°49'56.5"W	28.24	31.35	89'49'07"	20.00	LOT 22	10
13         LOT 27         20.00         92'18'41"         32.22         28.85         S85'54'38.5"W         N47'56'01"W           14         CENTERLINE         275.00         10'49'34"         51.96         51.88         N53'20'48"W         N58'45'35"W           S. R.O.W.         305.00         10'49'34"         57.63         57.54         S53'20'48"E         S47'56'01"E           LOT 27         305.00         5'18'32"         28.26         28.25         N50'35'17"W         N53'14'33"W           EXTERIOR         305.00         5'31'02"         29.37         29.36         N56'00'04"W         N58'45'35"W           LOT 26         245.00         24'03'19"         102.86         102.11         S59'57'40.5"E         S47'56'01"E           REMAINDER         245.00         10'49'34"         46.29         46.22         S53'20'48"E         S47'56'01"E           EXTERIOR         245.00         13'13'45"         56.57         56.44         N65'22'27.5"W         N71'59'20"W           15         CENTERLINE         1250.00         9'37'04"         209.83         209.58         N37'15'27"E         N32'26'55"E	25.5"E S48'15'30"E S59'35'2	S53'55'25.5"E	35.54	35.60	11'19'51"	180.00	LOT 22/EXTERIOR	11
14         CENTERLINE         275.00         10'49'34"         51.96         51.88         N53'20'48"W         N58'45'35"W           S. R.O.W.         305.00         10'49'34"         57.63         57.54         S53'20'48"E         S47'56'01"E           LOT 27         305.00         5'18'32"         28.26         28.25         N50'35'17"W         N53'14'33"W           EXTERIOR         305.00         5'31'02"         29.37         29.36         N56'00'04"W         N58'45'35"W           LOT 26         245.00         24'03'19"         102.86         102.11         S59'57'40.5"E         S47'56'01"E           REMAINDER         245.00         10'49'34"         46.29         46.22         S53'20'48"E         S47'56'01"E           EXTERIOR         245.00         13'13'45"         56.57         56.44         N65'22'27.5"W         N71'59'20"W           15         CENTERLINE         1250.00         9'37'04"         209.83         209.58         N37'15'27"E         N32'26'55"E	'01"E S42°03'59"W S47°56'0	S02'56'01"E	28.28	31.42	90'00'00"	20.00	LOT 26	12
S. R.O.W.       305.00       10'49'34"       57.63       57.54       \$53'20'48"E       \$47'56'01"E         LOT 27       305.00       5'18'32"       28.26       28.25       N50'35'17"W       N53'14'33"W         EXTERIOR       305.00       5'31'02"       29.37       29.36       N56'00'04"W       N58'45'35"W         LOT 26       245.00       24'03'19"       102.86       102.11       \$59'57'40.5"E       \$47'56'01"E         REMAINDER       245.00       10'49'34"       46.29       46.22       \$53'20'48"E       \$47'56'01"E         EXTERIOR       245.00       13'13'45"       56.57       56.44       N65'22'27.5"W       N71'59'20"W         15       CENTERLINE       1250.00       9'37'04"       209.83       209.58       N37'15'27"E       N32'26'55"E	38.5"W N47'56'01"W S39'45'1	S85'54'38.5"W	28.85	32.22	92'18'41"	20.00	LOT 27	13
LOT 27         305.00         5'18'32"         28.26         28.25         N50'35'17"W         N53'14'33"W           EXTERIOR         305.00         5'31'02"         29.37         29.36         N56'00'04"W         N58'45'35"W           LOT 26         245.00         24'03'19"         102.86         102.11         S59'57'40.5"E         S47'56'01"E           REMAINDER         245.00         10'49'34"         46.29         46.22         S53'20'48"E         S47'56'01"E           EXTERIOR         245.00         13'13'45"         56.57         56.44         N65'22'27.5"W         N71'59'20"W           15         CENTERLINE         1250.00         9'37'04"         209.83         209.58         N37'15'27"E         N32'26'55"E	48"W N58'45'35"W N47'56'0	N53'20'48"W	51.88	51.96	10°49'34"	275.00	CENTERLINE	14
EXTERIOR         305.00         5'31'02"         29.37         29.36         N56'00'04"W         N58'45'35"W           LOT 26         245.00         24'03'19"         102.86         102.11         S59'57'40.5"E         S47'56'01"E           REMAINDER         245.00         10'49'34"         46.29         46.22         S53'20'48"E         S47'56'01"E           EXTERIOR         245.00         13'13'45"         56.57         56.44         N65'22'27.5"W         N71'59'20"W           15         CENTERLINE         1250.00         9'37'04"         209.83         209.58         N37'15'27"E         N32'26'55"E	'48"E S47'56'01"E S58'45'3	S53'20'48"E	57.54	57.63	10°49'34"	305.00	S. R.O.W.	
LOT 26       245.00       24'03'19"       102.86       102.11       S59'57'40.5"E       S47'56'01"E         REMAINDER       245.00       10'49'34"       46.29       46.22       S53'20'48"E       S47'56'01"E         EXTERIOR       245.00       13'13'45"       56.57       56.44       N65'22'27.5"W       N71'59'20"W         15       CENTERLINE       1250.00       9'37'04"       209.83       209.58       N37'15'27"E       N32'26'55"E	17"W N53'14'33"W N47'56'0	N50'35'17"W	28.25	28.26	5*18'32"	305.00	LOT 27	
REMAINDER         245.00         10'49'34"         46.29         46.22         S53'20'48"E         S47'56'01"E           EXTERIOR         245.00         13'13'45"         56.57         56.44         N65'22'27.5"W         N71'59'20"W           15         CENTERLINE         1250.00         9'37'04"         209.83         209.58         N37'15'27"E         N32'26'55"E	04"W N58'45'35"W N53'14'3	N56'00'04"W	29.36	29.37	5'31'02"	305.00	EXTERIOR	· .
EXTERIOR 245.00 13'13'45" 56.57 56.44 N65'22'27.5"W N71'59'20"W 15 CENTERLINE 1250.00 9'37'04" 209.83 209.58 N37'15'27"E N32'26'55"E	10.5"E S47'56'01"E S71'59'2	S59*57'40.5"E	102.11	102.86	24'03'19"	245.00	LOT 26	
15 CENTERLINE 1250.00 9'37'04" 209.83 209.58 N37'15'27"E N32'26'55"E	48"E S47'56'01"E S58'45'3	S53°20'48"E	46.22	46.29	10'49'34"	245.00	REMAINDER	
	27.5"W N71'59'20"W N58'45'3	N65'22'27.5"W	56.44	56.57	13'13'45"	245.00	EXTERIOR	
OVERALL         1220.00         14'16'35"         303.99         303.20         S32'37'00.5"W         S39'45'18"W	'27"E N32'26'55"E N42'03'5	N37'15'27"E	209.58	209.83	9*37'04"	1250.00	CENTERLINE	15
	0.5"W S39*45'18"W S25*28'4	S32*37'00.5"W	303.20	303.99	14*16'35"	1220.00	OVERALL	
E. R.O.W. 1220.00 7'18'23" 155.57 155.47 \$36'06'06.5"W \$39'45'18"W	06.5"W S39'45'18"W S32'26'5	S36'06'06.5"W	155.47	155.57	7'18'23"	1220.00	E. R.O.W.	
OUTLOT 4 1220.00 0°35'48" 12.70 12.70 S32'44'49"W S33'02'43"W	49"W S33'02'43"W S32'26'5	S32'44'49"W	12.70	12.70		1220.00	OUTLOT 4	
LOT 27 1220.00 6'42'35" 142.87 142.79 S36'24'00.5"W S39'45'18"W	00.5"W S39'45'18"W S33'02'4	S36°24'00.5"W	142.79	142.87	6'42'35"	1220.00		
OUTLOT 4/5         1220.00         6'58'12"         148.42         148.32         \$28'57'49"W         \$32'26'55"W								<del></del>
W. R.O.W. 1280.00 9'37'04" 214.87 214.61 S37'15'27"W S42'03'59"W								
LOT 16   1280.00   3'56'14"   87.96   87.94   \$34'25'02"W   \$36'23'09"W								
LOT 15 1280.00 3'53'46" 87.04 87.03 S38'20'02"W S40'16'55"W								··········
LOT 14 1280.00 1'47'04" 39.87 39.87 S41'10'27"W S42'03'59"W	27"W   S42'03'59"W   S40'16'5	S41'10'27"W	39.87	39.87	1°47'04"	1280.00	LOT 14	

# BELLA VISTA ESTATES

A REDIVISION OF A PART LOT 2 OF CERTIFIED SURVEY MAP NO. 12289, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 AND THE NORTHWEST 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 2 of Certified Survey Map Number 12289, located in the Southeast 1/4 of the Northwest 1/4. Northeast 1/4 and the Northwest 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, 1467.90 feet to the place of beginning of the lands hereinafter described.

Thence North 56°01'44" East 88.75 feet to a point; Thence North 36°39'51" East 42.82 feet to a point on the North line of said Lot 2; Thence North 00°19'22" East along said North line, 91.67 feet to a point; Thence North 06°06'22" East along said North line, 66.66 feet to a point; Thence North 09°28'37" West along said North line, 44.46 feet to a point; Thence North 54°11'31" East 675.00 feet to a point: Thence North 35°48'29" West 10.00 feet to a point on the Southerly Right-of-Way of "Main Street (County Highway "F")"; Thence North 54°11'31" East along said Southerly line, 708.68 feet to a point on the East line of the Northwest 1/4 of said Section 19: Thence South 00°29'08" West along said East line, 1070.96 feet to a point marking the Center of Section 19; Thence North 88°23'48" East along the North line of Southeast 1/4 of said Section 19, 53.77 feet to a point; Thence South 39°26'43" West 85.27 feet to a point on the East line of said Southwest 1/4 of Section 19; Thence South 00°22'46" West glong said East line, 342.16 feet to a point; Thence South 84°43'59" West 221.07 feet to a point; Thence South 00°22'46" West 59.38 feet to a point; Thence South 84°13'59" West 256.77 feet to a point; Thence South 40°15'14" West 175.06 feet to a point: Thence South 48°15'30" East 26.53 feet to a point: Thence South 41°44'30" West 60.00 feet to a point; Thence Southerly 35.60 feet along the arc of a curve whose center lies to the Northeast, whose radius is 180.00 feet, whose central angle is 11°19'51" and whose chord bears South 53°55'26" East 35.54 feet to a point; Thence South 19°23'03" West 189.14 feet to a point; Thence South 66°19'16" West 100.75 feet to a point; Thence North 69°50'57" West 59.68 feet to a point: Thence South 30°39'27" West 196.14 feet to a point: Thence Westerly 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 North 65°22'27" West 56.44 feet to a point; Thence South 31°14'25" West 60.00 feet to a point; Thence Westerly 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 North 56°00'04" West 29.36 feet to a point; Thence South 36°45'27" West 147.58 feet to a point; Thence South 56°57'17" East 221.55 feet to a point on the South line of Lot 2 of said Certified Survey Map; Thence South 88°29'16" West along said South line, 1268.26 feet to a point on the West line of said Lot 2; Thence North 00°27'28" East along said West line, 3.22 feet to a point; Thence North 88°03'28" East along said East line, 203.06 feet to a point; Thence North 11°14'28" East along said West line, 350.00 feet to a point; Thence North 24°45'22" East 254.19 feet to a point; Thence North 22°23'12" West 70.39 feet to a point; Thence North 76°48'23" East 103.39 feet to a point; Thence North 19°32'10" East 155.78 feet to a point; Thence North 86°04'54" East 59.24 feet to a point; Thence South 45°57'04" East 108.71 feet to a point: Thence South 59°46'23" East 81.61 feet to a point: Thence South 72°17'33" East 120.15 feet to a point; Thence North 45°05'51" East 22.53 feet to a point; Thence North 72°17'33" West 128.32 feet to a point; Thence North 59°46'23" West 76.99 feet to a point; Thence North 45°57'04" West 102,45 feet to a point; Thence North 17°26'07" West 62.40 feet to a point; Thence North 06°12'47" East 112.62 feet to a point; Thence North 28°56'16" East 88.66 feet to a point; Thence North 37°16'32" East 40.42 feet to a point; Thence North 17°20'34" West 26.28 feet to a point; Thence North 56°54'51" East 60.83 feet to a point; Thence North 66°28'41" East 79.01 feet to a point; Thence North 56°01'44" East 14.61 feet to a point; Thence South 86°44'47" East 44.88 feet to a point; Thence Southeasterly 47.91 feet along the arc of a curve whose center lies to the South, whose radius is 120.00 feet, whose central angle is 22°52'24" and whose chord bears South 75°18'35" East 47.59 feet to a point; Thence North 26°07'37" East 60.00 feet to a point; Thence Northwesterly 41.07 feet along the arc of a curve whose center lies to the South, whose radius is 180.00 feet, whose central angle is 13°04'18" and whose chord bears North 70°24'32" West 40.98 feet to a point on the North line of said Lot 2; Thence North 56°01'44" East along said North line, 142.62 feet to the point of beginning of this description.

Said lands contain 2,359,357 Square Feet (or 54.1634 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

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 27th Day of October 20 23.

> INDERMUEHLE S-3119 BROOKFIELD,

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 Fax: (262)790-1481

**MENOMONEE FALLS PLAN COMMISSION:** 

Final Approval:

Secretary

May A. C.



Phone: (262) 790-1480

Fax: (262) 790-1481

### **CERTIFICATE OF COUNTY TREASURER:**

STATE OF WISCONSIN

COUNTY OF WAUKESHA)

Theresp Schools

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 2516 Day of Mprch, 2024 on any of the land included in the Plat of "BELLA VISTA ESTATES".

Dated this 25th Day of March , 20 24

### **CERTIFICATE OF VILLAGE TREASURER:**

STATE OF WISCONSIN )

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 Day of MMMM, 20 24 on any of the land included in the Plat of "BELLA VISTA ESTATES".

Dated this 20th Day of MAWA

Valhil Ennich Valerie Emrich, Interim Village Treasurer

## 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 \$.236.10 or S.236.12 to be submitted to the following for approval or objection.

#### APPROVING AGENCIES:

#### AGENCIES WHO MAY OBJECT:

1. Village of Menomonee Falls

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 840 day of March, 2024.

JOHANSSEN FARMS, LLC

STATE OF WISCONSIN

COUNTY OF WAUKESHA

acknowledged that he executed the foregoing instrument as such officer as the deed of said Membery by its authority

My Commission Expires: 6-10-25

## **VILLAGE BOARD APPROVAL:**

Resolved, that the plat of "BELLA VISTA ESTATES", 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 2 Day of January . 20 24.

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

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 March 6, 2024

REVISED THIS 26TH DAY OF FEBRUARY, 2024 REVISED THIS 8TH DAY OF FEBRUARY, 2024 REVISED THIS 5TH DAY OF FEBRUARY, 2024 DATED THIS 27TH DAY OF OCTOBER, 2023