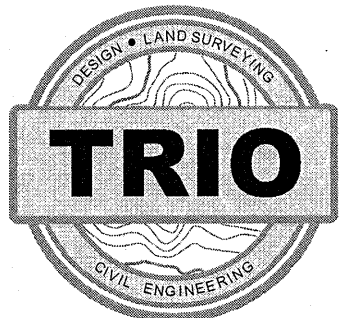


There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified March 6, 2024

*Rene M. Poney*  
Department of Administration



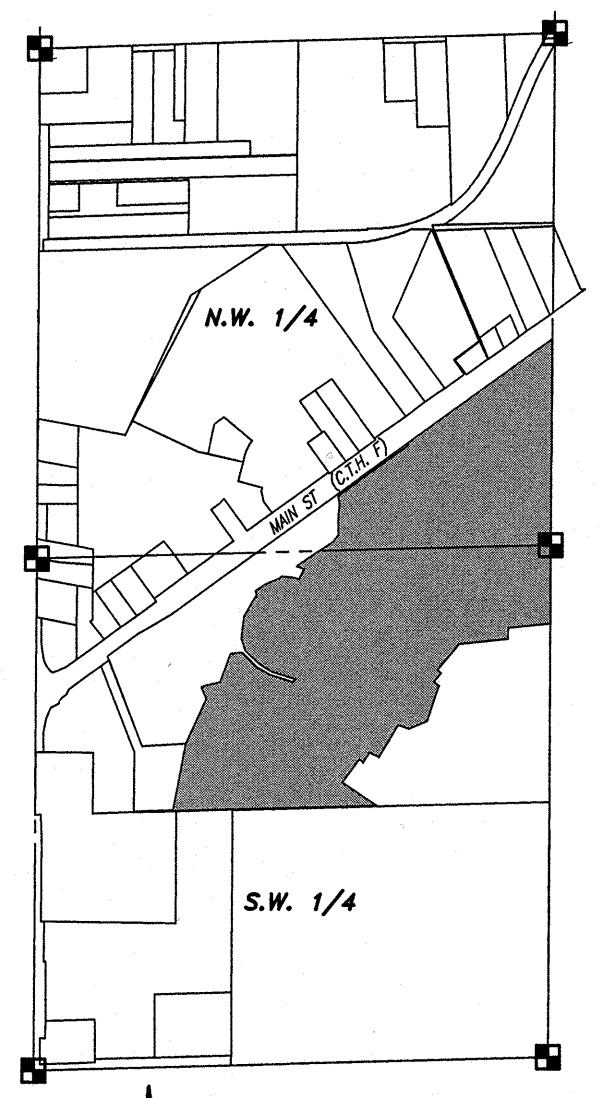
4100 N. Calhoun Rd.  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481

**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



4759704  
REGISTER OF DEEDS  
WAUKESHA COUNTY, WI  
RECORDED ON  
March 26, 2024 09:41 AM  
James R. Behrend  
Register of Deeds  
5 PGS  
TOTAL FEE: \$50.00  
TRANS FEE: \$0.00  
Book 56 Page 46-50

**OWNER:**  
JOHANSSON FARMS, LLC  
N51 W23563 LISBON RD.  
SUSSEX, WI 53089  
PHONE: (262) 246-9000

# 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 MEMOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN.

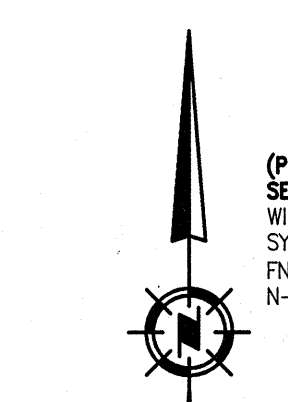
## "OVERALL DETAIL SHEET"

### GENERAL NOTES:

- - 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.
- (A) - 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.
- (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.

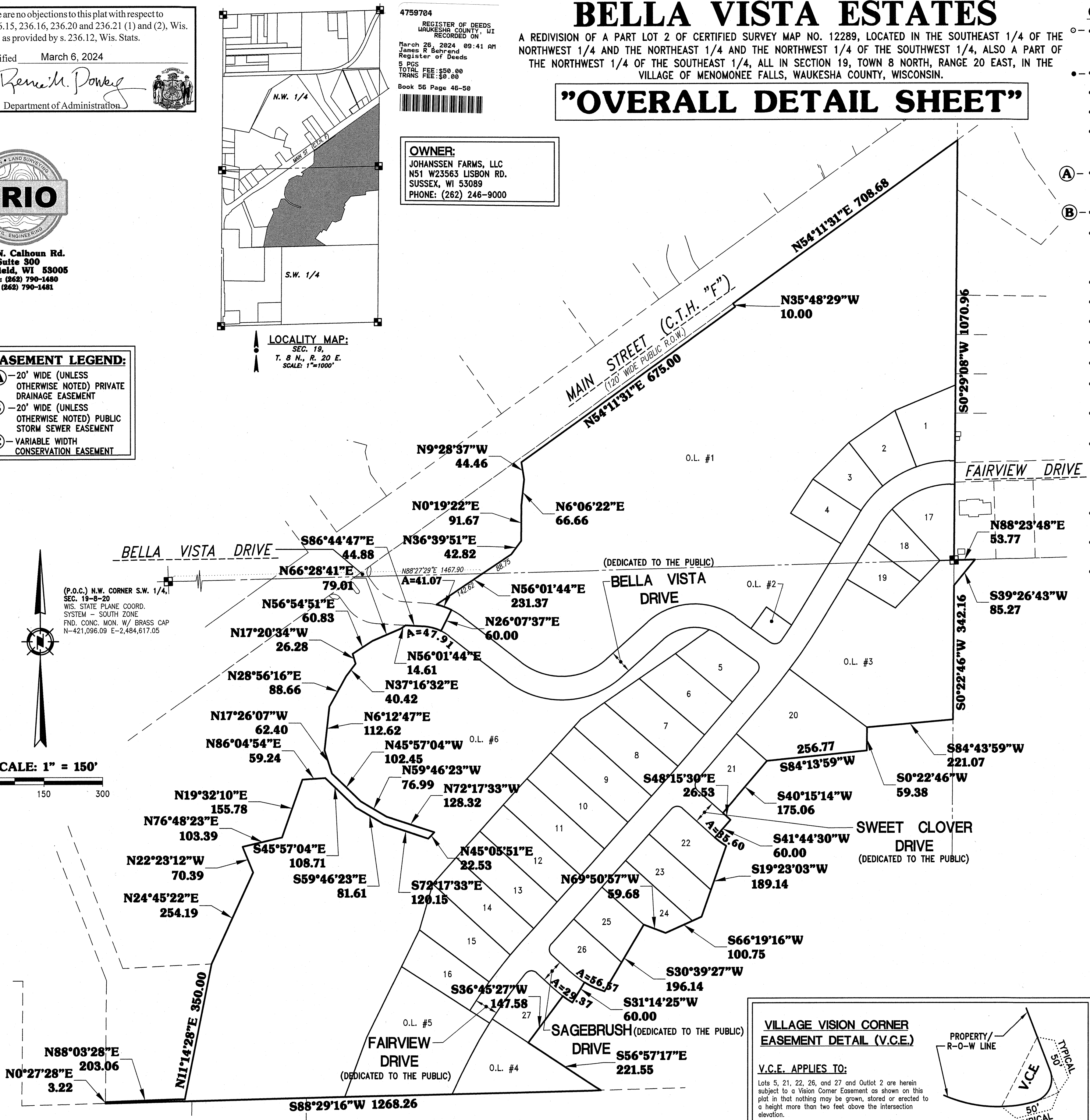
### PRESERVATION RESTRICTIONS WITHIN THE CONSERVATION EASEMENT, WETLAND, AND SECONDARY ENVIRONMENTAL CORRIDOR:

- 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.
- 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.
- Grazing by domesticated animals, i.e., horses, cows, etc. is prohibited.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- 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.
- The construction of buildings is prohibited.



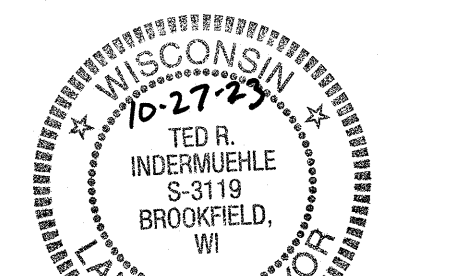
SCALE: 1" = 150'

(P.O.C.) N.W. CORNER S.W. 1/4,  
SEC. 19-8-20  
WIS. STATE PLANE COORD.  
SYSTEM - SOUTH ZONE  
FND. CONC. MON. W/ BRASS CAP  
N=421,096.09 E=2,484,617.05



**VILLAGE VISION CORNER EASEMENT DETAIL (V.C.E.)**

V.C.E. APPLIES TO:  
Lots 5, 21, 22, 26, and 27 and Outlot 2 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above the intersection elevation.



*Ted R. Indermuehle*  
REV. 2-5-24  
REV. 2-8-24  
REV. 2-26-24

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

