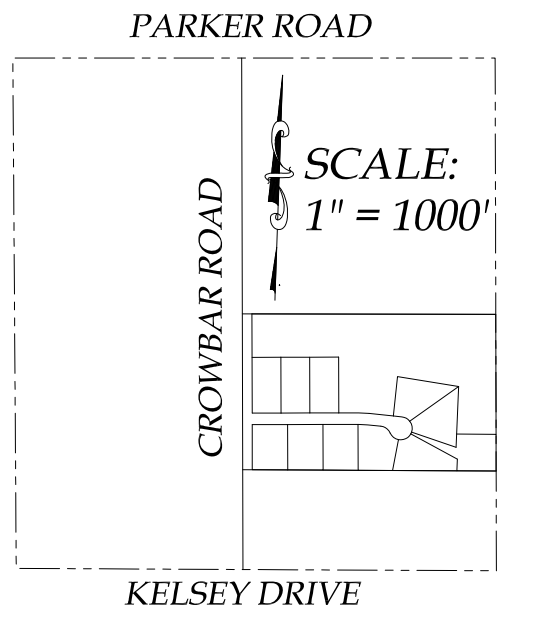


PRELIMINARY PLAT DENNOON COUNTRY ESTATES NORTH

Being a part of the Southeast 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 30,
Township 5 North, Range 20 East, in the City of Muskego, Waukesha County, Wisconsin.



VICINITY SKETCH
SW 1/4 SEC. 30, T5N, R20E

Unplatted Lands
The Allan G. Albrecht &
Kathleen A. Albrecht
Revocable Trust
Jean M. Reisse

PRESERVATION EASEMENT RESTRICTIONS

These areas of land identified as a Preservation Easement on this Page of this Subdivision Plat shall be subject to the following restrictions:

1. Grading, filling, the removal of topsoil or other earthen materials are prohibited, except with the specific approval of the municipality in which the property is located within.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, "invasive species", 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 the property is located. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which the property is located shall be permitted.
3. Grazing is not allowed in these areas
4. The introduction of plant material not indigenous to the existing environment of the Preservation Easement Area is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings within the Preservation Easement Area is prohibited.
7. The intent of the aforementioned restrictions is to serve as a perpetual instrument to attain natural preservation of this area.
8. No Trees are to be affected as part of this development.

Notes

- a. The Developer will protect the trees with a split rail fence in the locations shown on the plat. The fencing must be maintained by the individual lot owners in perpetuity and shall not be removed.
- a. The Developer will protect the trees with a split rail fence in the locations shown on the plat. The fencing must be maintained by the individual lot owners in perpetuity and shall not be removed.
- b. Details of the exact split-rail fence design/type will need to be provided at the time construction plans are submitted.
- c. The developer will need to install this barrier/fence before any lots can be built on.
- d. The lot owners will be responsible for maintaining these barriers in perpetuity. These barriers are not allowed to be removed.

NOTES

- - Denotes 1.270"(O.D.) x 18" No. 10 rebar, 4.30 lbs. per lin. ft. set
- - Denotes 1.05"(O.D.) x 24 iron pipe 1.13 lbs. per lin. ft. set at all other lot and outlot corners.
- All distances are computed and measured to the nearest 0.01'.
- All angles are computed to the nearest 00°00'00.5" and measured to the nearest 00°00'01".
- sq. ft. - Denotes lot areas to the nearest square foot.
- △ - Soil Boring

Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 1983/2011. The South line of the Southwest 1/4 Section 30, Township 5 North, Range 20 East has a reference bearing of N 88°19'08" E

Total Site Area: 24.66 Acres
Lots and Road: 12.25 acres
Outlot (Open Space): 12.41 acres
Open Space Ratio: 50%
Min. Lot Area: 1.00 Acres
Total Lots: 10
Total Outlots: 2

MINIMUM BUILDING SETBACKS

- Front - 40'
- Sides - 15' on one side and 20' on the other side
- Rear - 20'
- Dwelling to Mound System - 15'
- Private Well to Mound System - 50'
- Private Well to Detention Pond 25'

OUTLOT STATEMENT

Each individual lot owner shall have an undividable fractional ownership in Outlot No. 1 & 2. Also, Waukesha County shall not be liable for any fees or special assessments in the event they become the owner of any lot or outlot in the subdivision by reason of tax.

BASEMENT RESTRICTION-GROUNDWATER

Although all lots in this plat have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots may contain soil conditions which 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 design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that 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.

VISION CORNER EASEMENT:

The height of all plantings, berms, fences, signs, or other structures within the easement is limited to 24 inches above elevation of the center of the intersection. No access to any roadway shall be permitted within the vision easement.

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS

WE, METROPOLITAN SURVEY SERVICE, INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS PRELIMINARY PLAT AND THAT THE INFORMATION AS SHOWN ON THE ABOVE PRELIMINARY PLAT IS TRUE AND CORRECT REPRESENTATION THEREOF.

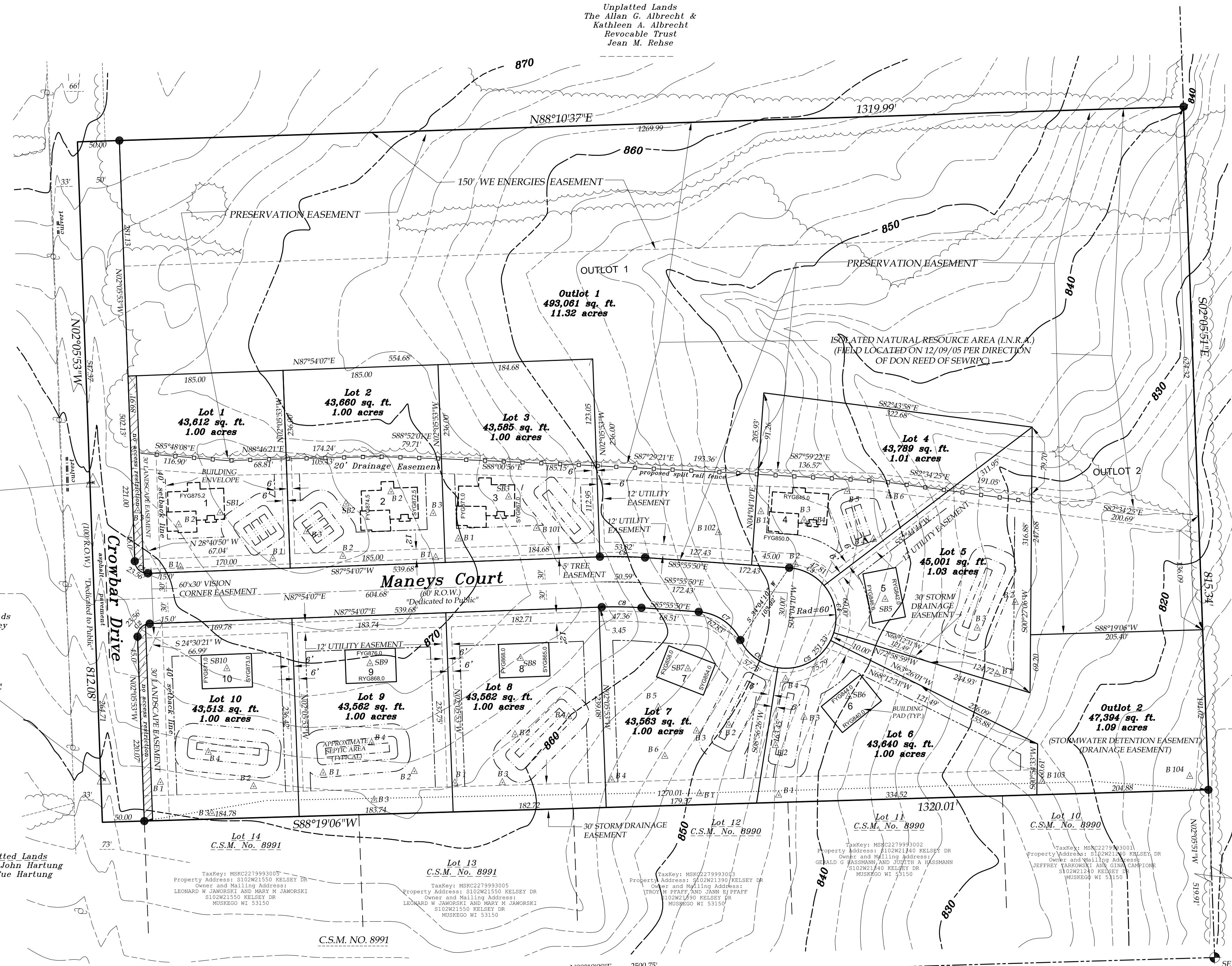
December 11, 2020
Date
Revised March 3, 2021

Dennis C. Sauer
Professional Land Surveyor, PLS-2421



METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
www.metropolitansurvey.com
www.metropolitansurvey.com



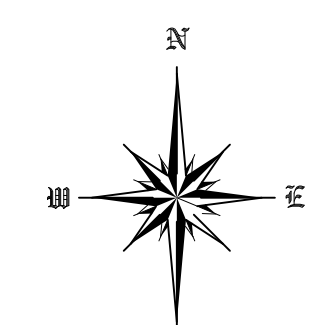
SUBDIVIDER
DNEN LLC
S75 w17237 Janesville rd #200
Muskego wi 53150

OWNER
M Loughney and E Netteschlem
S103w20813 Kelsey dr
Muskego wi 53150

PREPARED BY
Metropolitan Survey Service, Inc.
9415 West Forest Home Avenue
Suite 202
Hales Corners, WI. 53130
(414)529-5380

PREPARED FOR
Jewell Homes, Inc.
S75 W17237 Janesville Road
Suite 200
Muskego, WI. 53150
(262)971-1002

LOT CURVE DATA						
CURVE NO.	RADIUS	ARC	CHORD	I	I/2	CHORD BEARING
C1	15.00'	23.56'	21.21'	90°00'00"	45°00'00"	S 47°05'53.0" E
C2	15.00'	23.56'	21.21'	90°00'00"	45°00'00"	S 42°54'07.0" W
C3	60.00'	47.81'	46.55'	45°39'06"	22°49'33.0"	N 63°06'16.7" W
C4	60.00'	60.00'	57.53'	57°17'45"	28°38'52.4"	N 11°37'51.3" W
C5	60.00'	75.79'	70.85'	72°22'28"	36°11'14.0"	N 62°45'12.5" E
C6	60.00'	57.73'	55.53'	55°07'44"	27°33'51.9"	S 53°29'41.6" E
C7	60.00'	62.83'	60.00'	60°00'00"	30°00'00.0"	N 55°55'49.7" W
C8	440.00'	47.36'	47.34'	6°10'03"	3°05'01.6"	N 89°00'51.4" W
C9	500.00'	53.82'	53.80'	6°10'03"	3°05'01.6"	N 89°00'51.4" W



GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.