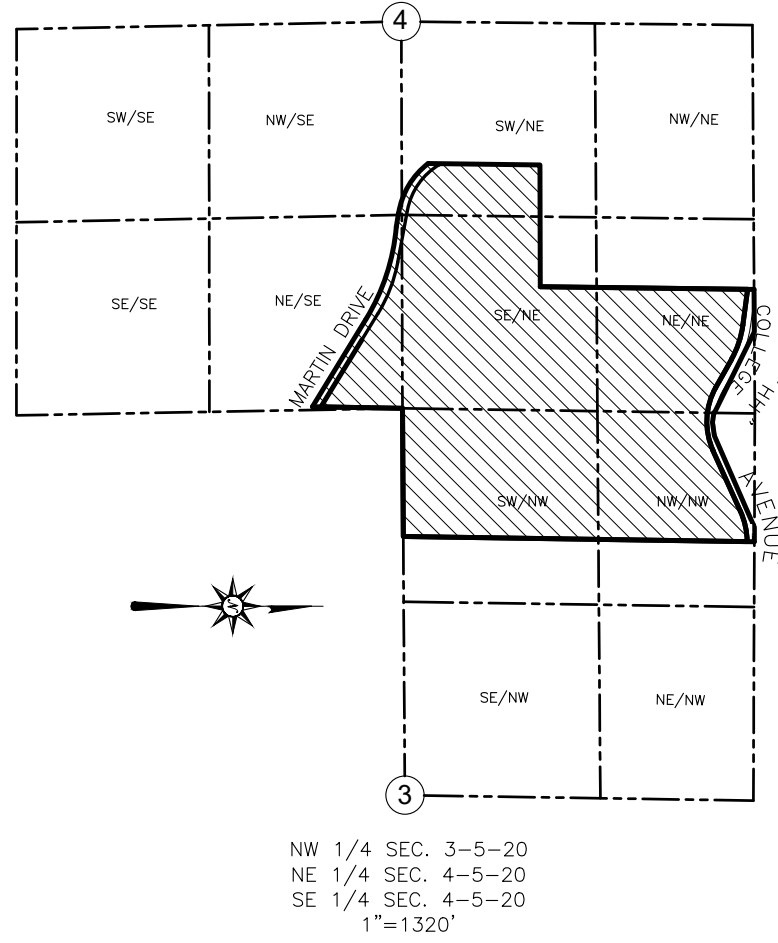




VICINITY MAP



DRAFT

KIRKLAND CROSSING
 OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

N. 1/4 CORNER OF SECTION 4-5-20 CONC. MON. W/ SEWRPC BRASS CAP FND.

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

WETLAND AREA & PRESERVATION EASEMENT RESTRICTIONS

THOSE AREAS OF LAND WHICH ARE IDENTIFIED AS WETLAND AREAS AND/OR PRESERVATION AREAS OF THIS PLAT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

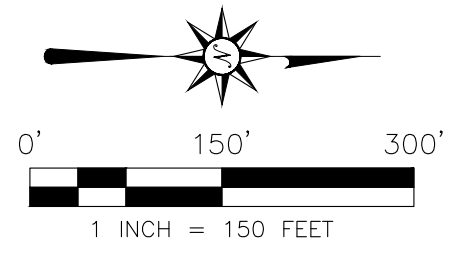
1. GRADING AND FILLING SHALL BE PROHIBITED.
2. THE REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS SHALL BE PROHIBITED.
3. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E. TREES, SHRUBS, GRASSES, ETC., SHALL BE PROHIBITED WITH THE EXCEPTION OF THE REMOVAL OF EXOTIC, INVASIVE, DEAD, DISEASED, OR HAZARDOUS VEGETATION AT THE DISCRETION OF LANDOWNER AND UPON THE APPROVAL OF THE CITY OF MUSKEGO.
4. GRAZING BY DOMESTICATED ANIMALS, I.E. HORSES, COWS, ETC., SHALL BE PROHIBITED.
5. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE NATURAL AREA SHALL BE PROHIBITED.
6. PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE CITY OF MUSKEGO AND, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORP OF ENGINEERS.
7. CONSTRUCTION OF BUILDINGS IS PROHIBITED.

WETLAND PROTECTION OFFSET RESTRICTIONS

THERE IS A CITY REQUIRED 15-FOOT WETLAND PROTECTION OFFSET AROUND ALL WETLANDS AREAS. THE AREAS OF LAND WHICH ARE IDENTIFIED AS WETLAND PROTECTION OFFSET AREAS SHALL FOLLOW ALL RESTRICTIONS LISTED IN CHAPTER 400 OF THE CITY OF MUSKEGO MUNICIPAL CODE RELATING TO WETLAND PROTECTION OFFSETS. IF DNR REGULATIONS ARE APPLICABLE, THEN SAID REGULATION SHALL BE IN ADDITION TO ALL CITY REGULATIONS.

LEGEND

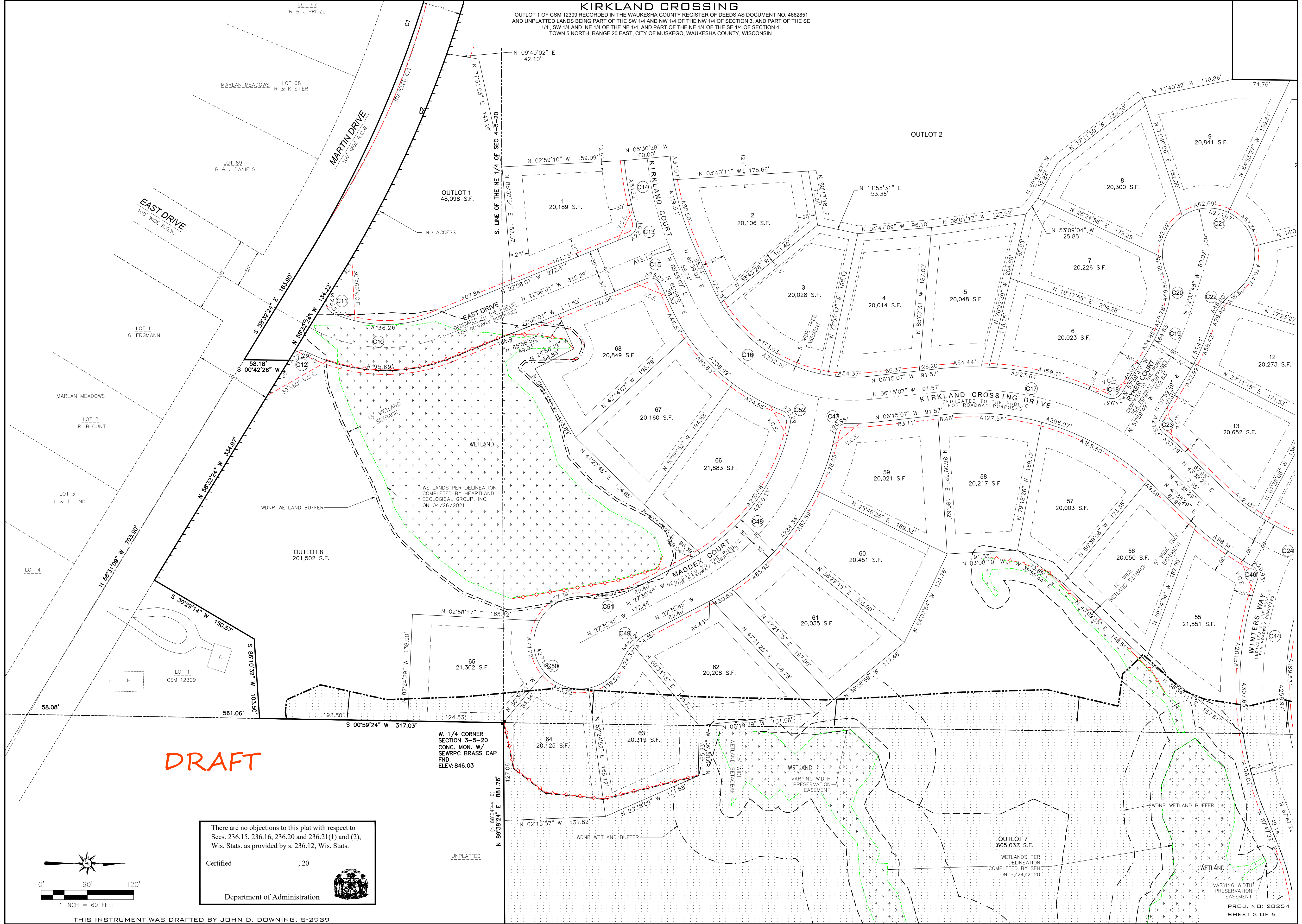
- SECTION CORNER MONUMENT
- FOUND POST
- FOUND 3/4 REBAR OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- V.C.E. VISION CORNER EASEMENT
- (R) RECORD DIMENSION
- h EXISTING DWELLING
- g EXISTING GARAGE
- s EXISTING SILO
- FLOODPLAIN
- SECONDARY ENVIRONMENTAL CORRIDOR
- WETLANDS
- SET 1.25"x 18" REBAR WEIGHING 4.30 LBS/LIN FT.
- SET 3/4"x 18" REBAR WEIGHING 1.5 LBS/LIN FT SET AT ALL OTHER LOT CORNERS



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONS 2018) AND REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 3-5-20 MEASURED AS S89°47'19"E. VERTICAL DATUM IS NGVD 29.

KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

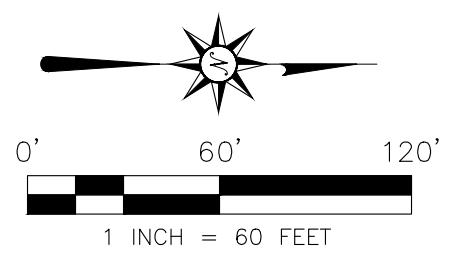


DRAFT

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



THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

PROJ. NO: 20254
SHEET 2 OF 6

KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

CENTER OF SECTION 4-5-20 CONC. MON. W/ SEWRPC BRASS CAP FND.

LOT 1 G & L JAQUISH

LOT 1 CSM #9654 CITY OF MUSKEGO AND EXTENSION OF PARK ARTHUR

(N 00°30'29" E)
N 00°47'25" E 768.04'

679.25'

S 30°58'57" E 16.69'

88.80'

LOT 4 D & J SISEL

COPPER OAKS

LOT 5 A & J WEIDENBAUM

NO ACCESS

12' WIDE DISTRIBUTION EASEMENT PER DOC #4310643 TO BE VACATED.

LOT 63 W & P NETTESHEIM

S 18°40'12" W 4.14'
S 18°40'12" W 4.02'

30' WIDE PROPOSED LANDSCAPE EASEMENT

LOT 64 J & K ABBEY

OUTLOT 2

(N 89°56'21" E)
N 89°49'28" E 836.89'

UNPLATTED CITY OF MUSKEGO PARK ARTHUR

LOT 65 E & C BOLLIS

LOT 66 D. WENZEL

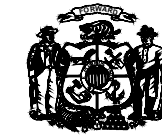
LOT 67 R & J PRITZL

DRAFT

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



N 00°42'26" E 1470.11'

MARLAN MEADOWS LOT 68 R & K STIER

MARTIN DRIVE 100' WIDE R.O.W.

OUTLOT 1 48,098 S.F.

1 20,189 S.F.

2 20,106 S.F.

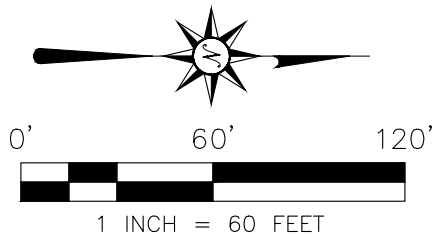
8 20,300 S.F.

9 20,841 S.F.

10 29,122 S.F.

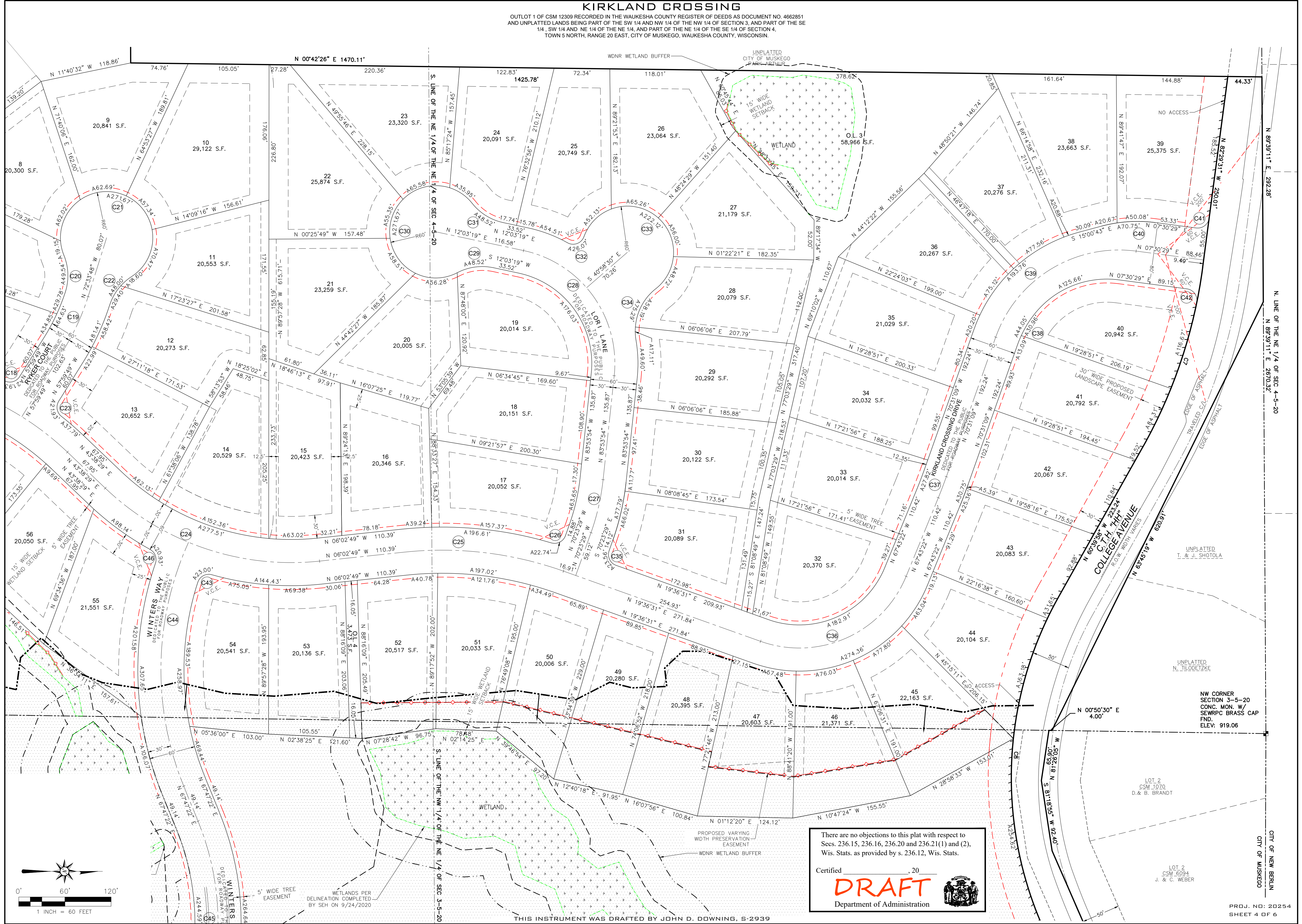
THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

PROJ. NO: 20254 SHEET 3 OF 6



KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.



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____

DRAFT

Department of Administration



THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

CITY OF MUSKEGO

CITY OF NEW BERLIN

LOT 2
CSM 6094
J. & C. WEBER

NW CORNER
SECTION 3-5-20
CONC. MON. W/
SEWRPC BRASS CAP
FND.
ELEV. 919.06

LOT 2
CSM 1070
D. & B. BRANDT

UNPLATTED
N. TILODETZKE

UNPLATTED
T. & J. SHOTOLA

30' WIDE PROPOSED
LANDSCAPE EASEMENT

30' WIDE TREE
EASEMENT

NO ACCESS

WDNR WETLAND BUFFER

UNPLATTED
CITY OF MUSKEGO
PARK ARTUR

WETLAND

WETLAND

WETLANDS PER
DELINEATION COMPLETED
BY SEH ON 9/24/2020

5' WIDE TREE
EASEMENT

WINTERS
DEP. FOR ROADWAY P.
PURPOSES

WINTERS WAY
DEP. FOR ROADWAY P.
PURPOSES

KIRKLAND CROSSING DRIVE
DEP. TO THE PUB. HIGHWAY
PURPOSES

COLLEGE AVENUE
ROAD WIDTH VARIES

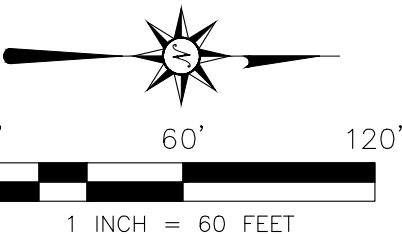
EDGE OF ASPHALT
TRAVELED C/L

EDGE OF ASPHALT

EDGE OF ASPHALT

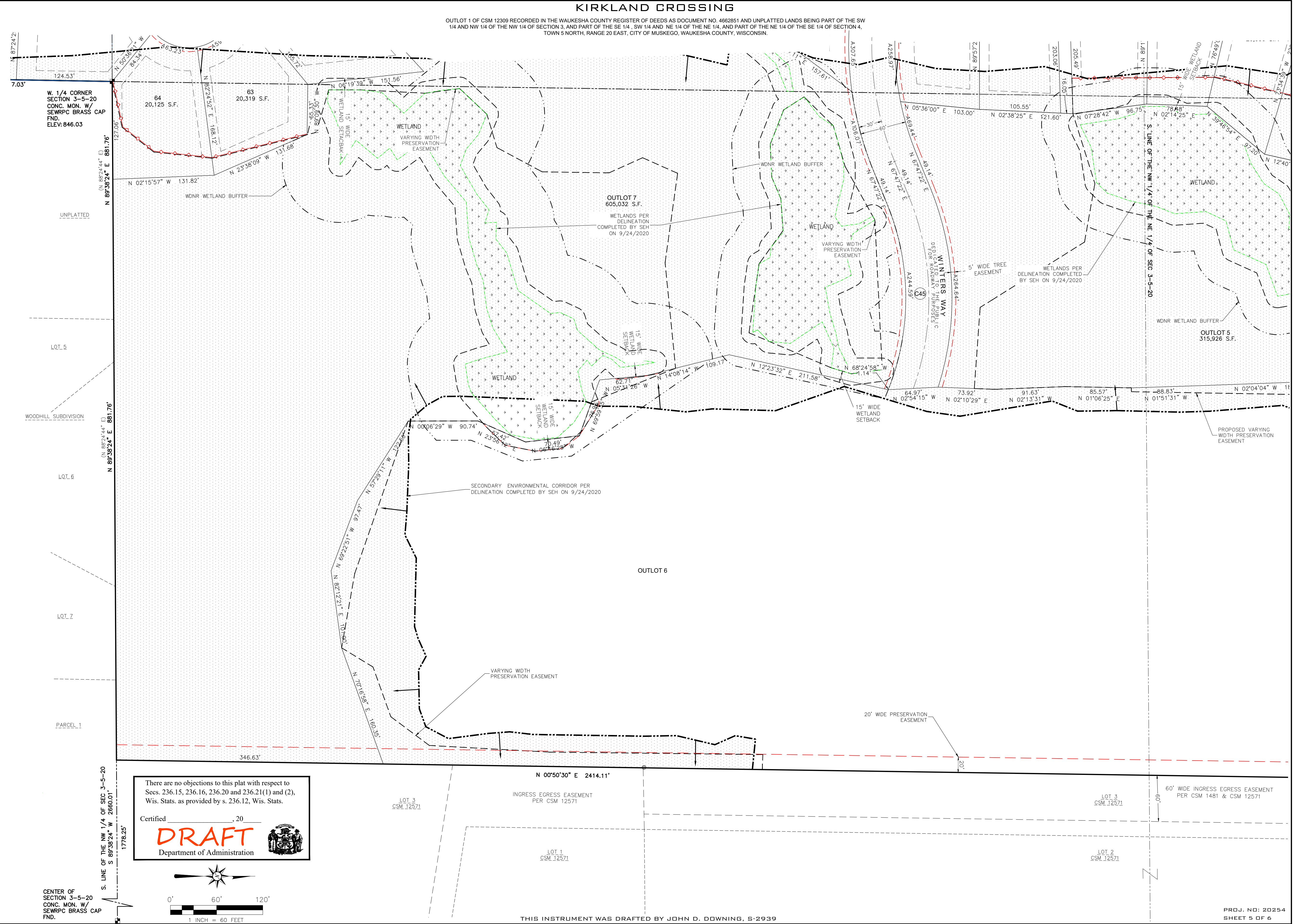
EDGE OF ASPHALT

EDGE OF ASPHALT



KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.

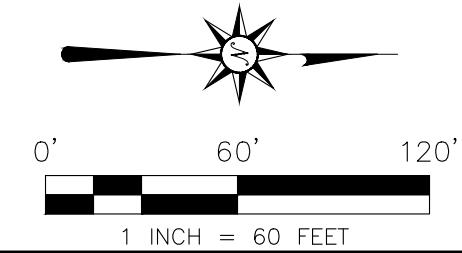


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

DRAFT

Department of Administration



THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

PROJ. NO: 20254
SHEET 5 OF 6

CENTER OF SECTION 3-5-20
CONC. MON. W/
SEWRPC BRASS CAP
FND.

S. LINE OF THE NW 1/4 OF SEC. 3-5-20
S 89°38'24" W 2660.01'
1778.25'

PARCEL 1

LOT 7

LOT 6

WOODHILL SUBDIVISION

LOT 5

7.03'

W. 1/4 CORNER SECTION 3-5-20
CONC. MON. W/
SEWRPC BRASS CAP
FND.
ELEV: 846.03

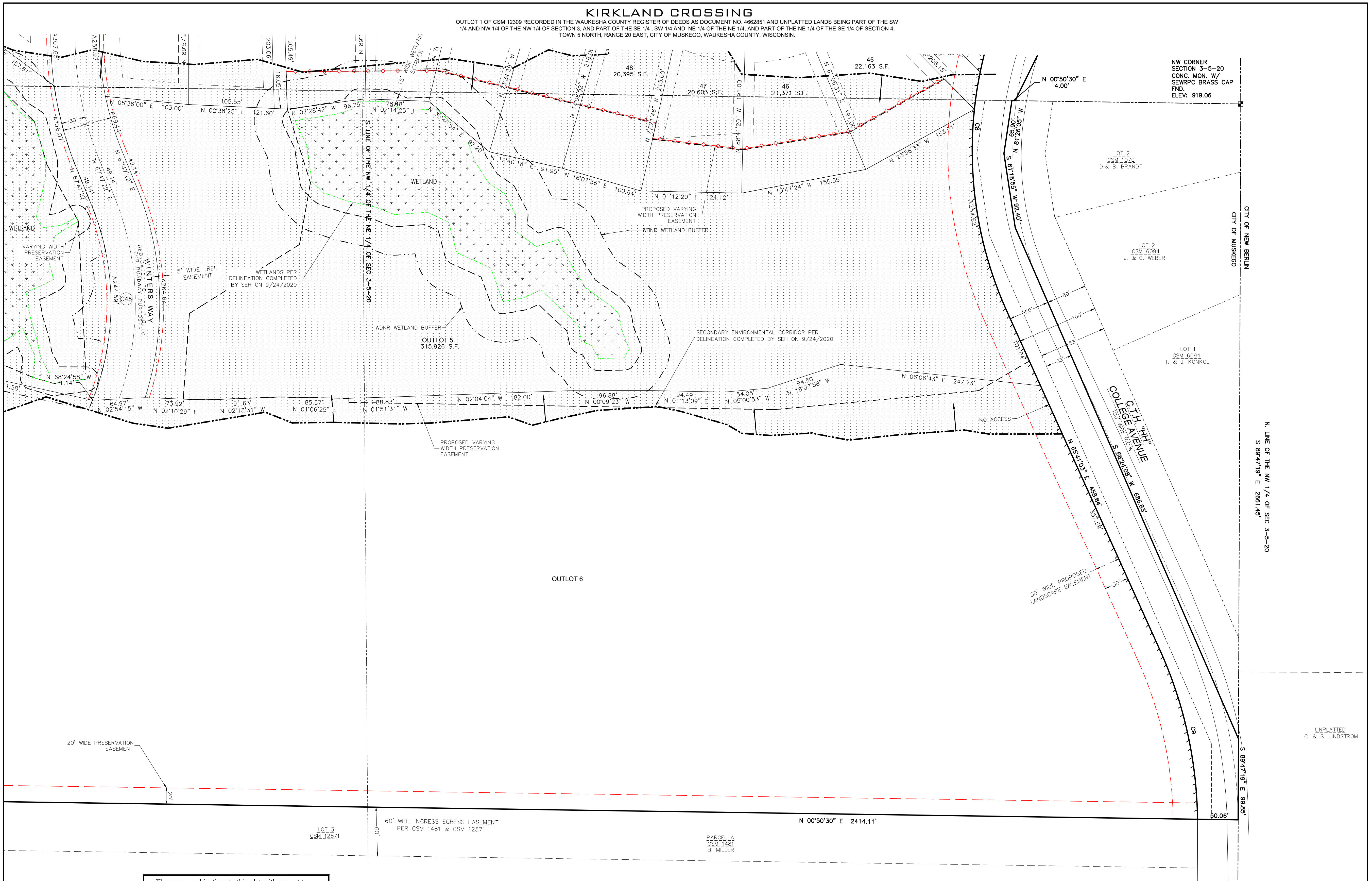
(N 88°24'44" E) 881.76'
(N 89°38'24" E) 881.76'

(N 88°24'44" E) 881.76'
(N 89°38'24" E) 881.76'

(N 88°24'44" E) 881.76'
(N 89°38'24" E) 881.76'

KIRKLAND CROSSING

OUTLOT 1 OF CSM 12309 RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 4662851 AND UNPLATTED LANDS BEING PART OF THE SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SECTION 3, AND PART OF THE SE 1/4, SW 1/4 AND NE 1/4 OF THE NE 1/4, AND PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4, TOWN 5 NORTH, RANGE 20 EAST, CITY OF MUSKEGO, WAUKESHA COUNTY, WISCONSIN.



NW CORNER SECTION 3-5-20 CONC. MON. W/ SEWRPC BRASS CAP FND. ELEV: 919.06

LOT 2 CSM 1070 D. & B. BRANDT

LOT 2 CSM 6094 J. & C. WEBER

LOT 1 CSM 6094 T. & J. KONKOL

N LINE OF THE NW 1/4 OF SEC 3-5-20 S 89°47'19" E 2861.45'

UNPLATTED G. & S. LINDSTROM

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

DRAFT

Department of Administration

