

# PRELIMINARY PLAT OF UPLAND RIDGE

A division of a part of Parcel C of Certified Survey Map No. 110 and part of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Town 6 North, Range 20 East, in the City of New Berlin, Waukesha County, Wisconsin.

June 27, 2017

LOCATION: \_\_\_\_\_ Howard Avenue, City of New Berlin, Wisconsin

PREPARED FOR: Venture Construction

LEGAL DESCRIPTION:

Part of Parcel C of Certified Survey Map No. 110 and part of the East 1/2 of the NW 1/4 of the NW 1/4 of Section 24, Township 6 North, Range 20 East, City of New Berlin, Waukesha County, Wisconsin, described more particularly as follows: Commencing at a concrete monument with brass cap found marking the NW corner of said NW 1/4 Section; thence N88°19'39"E along the North line of said 1/4 section 1021.06'; thence S1°40'21"E 33.00' to the place of beginning; thence N88°19'39"E, parallel with and 33.00' South of, as measured normal to, said North line, 304.91', to the East line of the East 1/2 of the NW 1/4 of said NW 1/4 section; thence S0°12'30"W along said East line, 1,298.23' to the SE corner of the East 1/2 of the NW 1/4 of said NW 1/4 section; thence S87°59'00"W along the South line of the East 1/2 of the NW 1/4 of said NW 1/4 section; thence N0°09'39"E along the West line of the East 1/2 of the NW 1/4 of said NW 1/4 section, 665.93' to a point of the west line of Parcel C of Certified Survey Map No. 110, as duly recorded in Waukesha County Records as Document No. 596325; thence N89°47'44"E, 194.26' to the east line of said Parcel C; thence N10°24'21"W, along said East line, 174.17' to a point of curvature; thence with said curve to the right 99.27', said curve having a radius of 538.27' and a chord bearing N5°07'21"W 99.13'; thence along the East line of Parcel A of said Certified Survey Map No. 110, N0°09'39"E 228.36' to an iron pipe found marking the NE corner thereof; thence N86°39'36"E, along the South line of Kolutar Lane, 60.11' to an iron pipe found marking the NW corner of Certified Survey Map No. 9312 as duly recorded in Waukesha County Records as Document No. 2745887; thence S0°09'39"W, along the West line of said Certified Survey Map, 232.03' to a point of curvature; thence continuing along said West line and along a curve to the left 88.20', said curve having a radius of 478.27' and a chord bearing S5°07'21"E 88.08' to the SW corner of said Certified Survey Map; thence N79°35'39"E, along the South line of said Certified Survey Map, 70.00' to a point of curvature; thence continuing along said South line and a curve to the right 70.17', said curve having a radius of 500.57' and a chord bearing N83°36'36"E 70.11' to the SE corner of said Certified Survey Map; thence N0°46'39"E along the East line of said Certified Survey Map, 303.71' to an iron pipe found marking the NE corner thereof and the SE corner of Lot 2, Certified Survey Map No. 8528 as duly recorded in Waukesha County Records as Document No. 2314572; thence along and on an extension of the East line of said Lot 2, N1°40'21"W 139.81' to the place of beginning; said lands contain 15.71 acres more or less.

### OWNER/DEVELOPER/MAP PREPARED FOR:

Dan Eckerman  
2385 S. 178th St. Ste. B  
New Berlin, WI  
(414) 333-8833

**TYPE OF PLAT:**  
Single Family Residential

**SITE DATA:**  
Proposed Number of Lots = Sixteen (16)  
One Dwelling Unit per Lot  
Gross Site Area = 684,472 Square Feet (15.71 acres)  
Density = 1 DU/Acre

**ZONING DATA:**  
Existing Zoning : R4.5  
Proposed Zoning: R4.5 Medium Density Single Family Res.  
Minimum Lot Area=15,000 Sq. Ft.  
Minimum Lot Width at Setback Line = 100 Feet  
Minimum Lot Width at Setback Line (Corner Lot) = 120 Feet  
Minimum Front Yard Setback = 40 Feet  
Minimum Side Yard Setback = 15 Feet  
Minimum Rear Yard Setback = 40 Feet  
Minimum Wetland Buffer = 30 Feet  
Minimum Shore Setback = 50 Feet

**SOIL TYPES:**  
AsA Ashkum silty clay loam, 0 to 2 percent slopes  
MTA Mequon silt loam, 1 to 3 percent slopes  
OuB Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes  
OuB2 Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded

**HOMEOWNER'S ASSOCIATION**  
A Homeowner's Association shall be established to oversee the maintenance of the (Outlot 1) Conservation Area and storm water management facilities.

**OUTLOT 1 STORM WATER MANAGEMENT AND CONSERVATION AREA RESTRICTIONS**  
The land contained within Outlot 1 of this subdivision plan which is identified as a Conservation Area, shall be subject to the following restrictions:  
1. Grading and filling after site stabilization 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 dead, diseased or dying vegetation at the discretion of landowner, or silvicultural thinning upon the approval of a naturalist and the approval of the City of New Berlin.  
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 municipality in which they are located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

**UTILITY EASEMENT RESTRICTIONS**  
The land within the utility easement on Lots 4, 5, 6 and 7 is intended to remain open space for the use of the owners of said Lots. The easement shall be subject to the following restrictions:  
1. No buildings may be erected in the easement areas.  
2. Ground cover shall be maintained.  
3. Grading and filling shall be prohibited.

**TREE PRESERVATION EASEMENT RESTRICTIONS**  
The intended purpose of the Tree Preservation Easements are to provide a natural buffer. The removal of trees and/or vegetation within these easements is prohibited without prior consent of the Homeowners Association.

### LEGEND

- 1" Iron Pipe - Found
- 3/4" Iron Bar - Found
- Set 5/8" Iron Bar with Cap
- ⊕ Power Pole
- ⊕ Telephone Pedestal
- ⊕ Cable TV Pedestal
- ⊕ Transformer
- ⊕ Curb stop
- ⊕ Manhole
- ⊕ Mailbox
- (xxx) "Recorded As" data

Gap in recorded legal descriptions, lands of questionable ownership

Unplatted Lands

Gap in recorded legal descriptions, lands of questionable ownership

Unplatted Lands

Gap in recorded legal descriptions, lands of questionable ownership

Unplatted Lands

Gap in recorded legal descriptions, lands of questionable ownership

Unplatted Lands

1.1' Overlap in recorded legal descriptions, lands of questionable ownership

SW corner of the East 1/2 of the NW 1/4 of the NW 1/4 of Sec. 24, T.6N., R.20E.

South line of the East 1/2 of the NW 1/4 of the NW 1/4 of Sec. 24, T.6N., R.20E.

5.1' Overlap in recorded legal descriptions, lands of questionable ownership

Weatherstone West Second Addition Block 2

Weatherstone West Block 1

Weatherstone West Block 2

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Weatherstone West Block 1

Weatherstone West Block 2

Weatherstone West Block 1

Weatherstone West Block 2

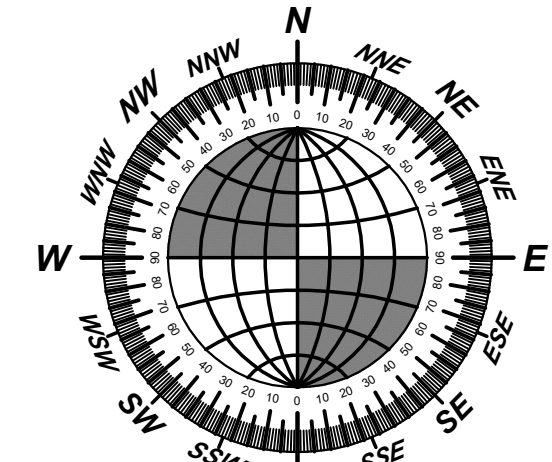
Weatherstone West Block 1

Weatherstone West Block 2

Weatherstone West Block 1

Weatherstone West Block 2

Weatherstone West Block 1



All bearings refer to the north line of the Northwest 1/4 of Section 24, which has a Wisconsin State Plane Coordinate System (south zone) bearing of N 88°19'39" E.

All Elevations refer to NGVD-29

June 27, 2017



I have surveyed the above-described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements and roadways, and visible encroachments, if any. This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or insure the title thereto within one (1) year from date hereof, and as to them I warrant the accuracy of said survey map.

DAVID H. SPANJAR, PROFESSIONAL LAND SURVEYOR, S-2646