

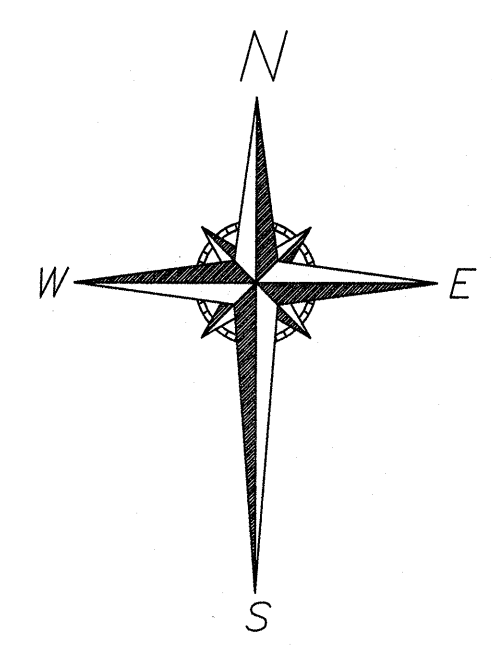
SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH, INC.
 501 MAPLE AVE.
 DELAFIELD, WI 53018
 (414) 949-8919
 K KINDRED@SEHINC.COM

SURVEY FOR:
 TRI-QUIST INC.
 8546 E. COUNTRY CLUB TRAIL
 SCOTTSDALE, AZ 85255
 (602) 369-8266

STONE RIDGE OF MERTON

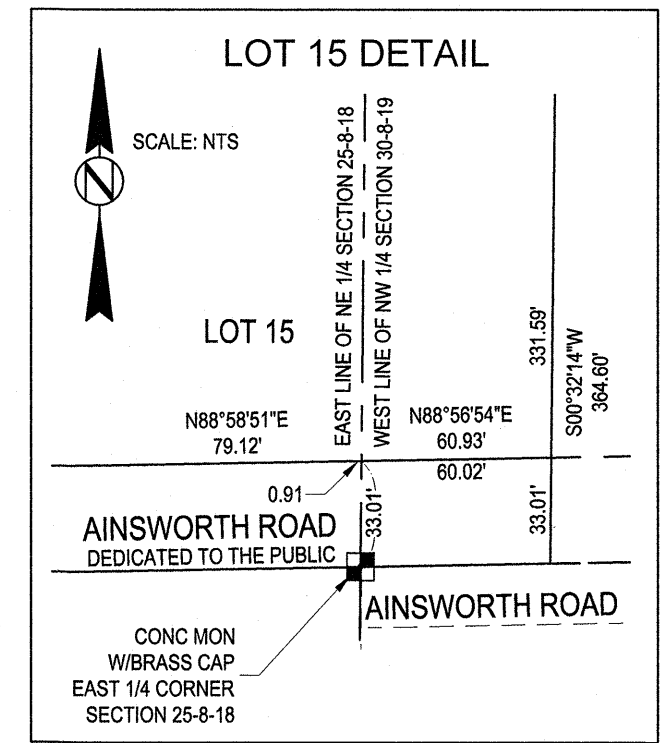
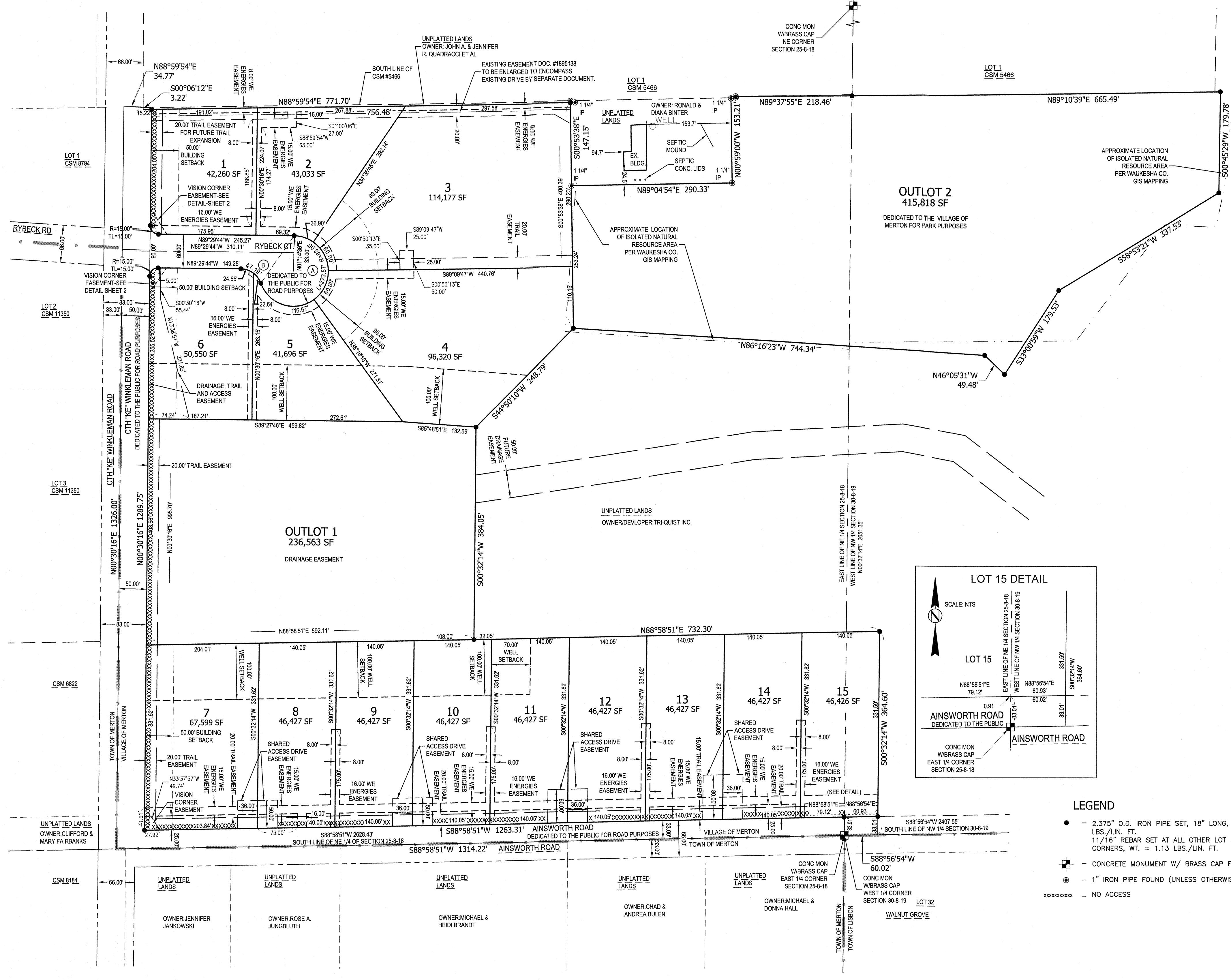
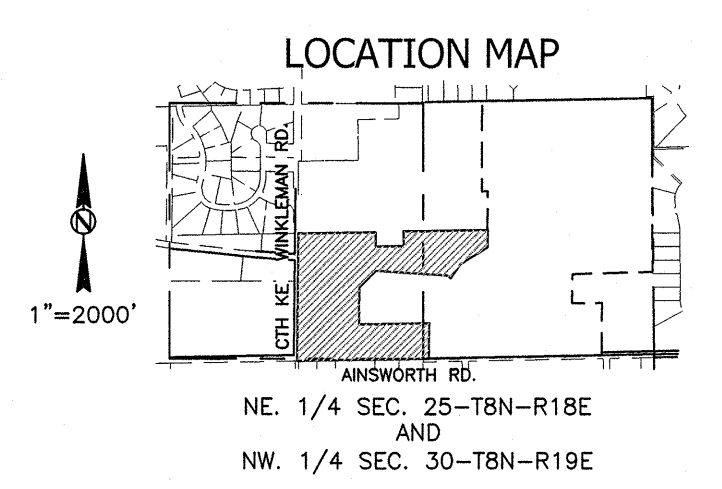
BEING A PART LOT 1 OF CERTIFIED SURVEY MAP NO. 5466 AND LANDS IN THE SE. 1/4 OF THE NE 1/4 OF SECTION 25, T.8N., R.18E. AND THE SW 1/4 OF THE NW 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

4606533
 REGISTER OF DEEDS
 WAUKESHA COUNTY, WI
 RECORDED ON
 August 05, 2021 08:22 AM
 James R. Bahrend
 Register of Deeds
 3 PGS
 TOTAL FEE: \$50.00
 TRANS FEE: \$0.00
 Book 55 Page 153-155



SCALE: 1" = 100'
 0 50 100 200

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE WEST LINE OF THE NW 1/4 OF SECTION 30-8-19 AS N00°32'14"E.
 DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'
 ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"



LEGEND

- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- ⊕ - CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- xxxxxxx - NO ACCESS

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 July 28, 2021
Renée M. Pankaj
 Department of Administration



REVISED THIS 26TH DAY OF JULY, 2021
 REVISED THIS 22ND DAY OF JUNE, 2020
 REVISED THIS 11TH DAY OF OCTOBER, 2019
 REVISED THIS 9TH DAY OF AUGUST, 2019
 DATED THIS 25TH DAY OF JULY, 2019

SEH
 PHONE: 414.949.8962
 501 MAPLE AVENUE
 DELAFIELD, WI 53018-9351
 www.sehinc.com

SURVEYOR: KEITH A. KINDRED, PLS S-2082 SEH, INC. 501 MAPLE AVE. DELAFIELD, WI 53018 (414) 949-8919 KKINDRED@SEHINC.COM

SURVEY FOR: TRI-QUIST INC. 8546 E. COUNTRY CLUB TRAIL SCOTTSDALE, AZ 85255 (602) 369-8266

STONE RIDGE OF MERTON

BEING A PART LOT 1 OF CERTIFIED SURVEY MAP NO. 5466 AND LANDS IN THE SE. 1/4 OF THE NE 1/4 OF SECTION 25, T.8N., R.18E. AND THE SW 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

ISOLATED NATURAL RESOURCES AREA RESTRICTIONS

THOSE AREAS IDENTIFIED AS ISOLATED NATURAL RESOURCES, SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED... 2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER... 3. GRAZING BY DOMESTICATED ANIMALS... 4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS... 5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT... 6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

EASEMENTS

ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS.

ALL LANDS WITHIN AREAS LABELED "WELL SETBACK" ARE RESTRICTED FROM THE PLACEMENT OF ANY WELL DUE TO POTENTIAL RISK OF CONTAMINATION IN ACCORDANCE WITH THE STORM WATER ORDINANCE AND WISCONSIN ADMINISTRATIVE CODES.

ALL LANDS WITHIN AREAS LABELED "ACCESS EASEMENT" SHALL REMAIN CLEAR OF TREES, SHRUBS AND ANY STRUCTURES THAT MAY INTERFERE WITH THE FREE MOVEMENT OF VEHICLES THAT MAY BE NEEDED TO ENTER THE AREA FOR MAINTENANCE PURPOSES.

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

THE TITLEHOLDERS OF LOTS 1 THROUGH 15 OF THE STONE RIDGE OF MERTON SUBDIVISION EACH SHALL EACH HOLD 1/15 UNDIVIDED INTEREST IN OUTLOT 1 WHERE THE STORM WATER MANAGEMENT PRACTICES ARE LOCATED.

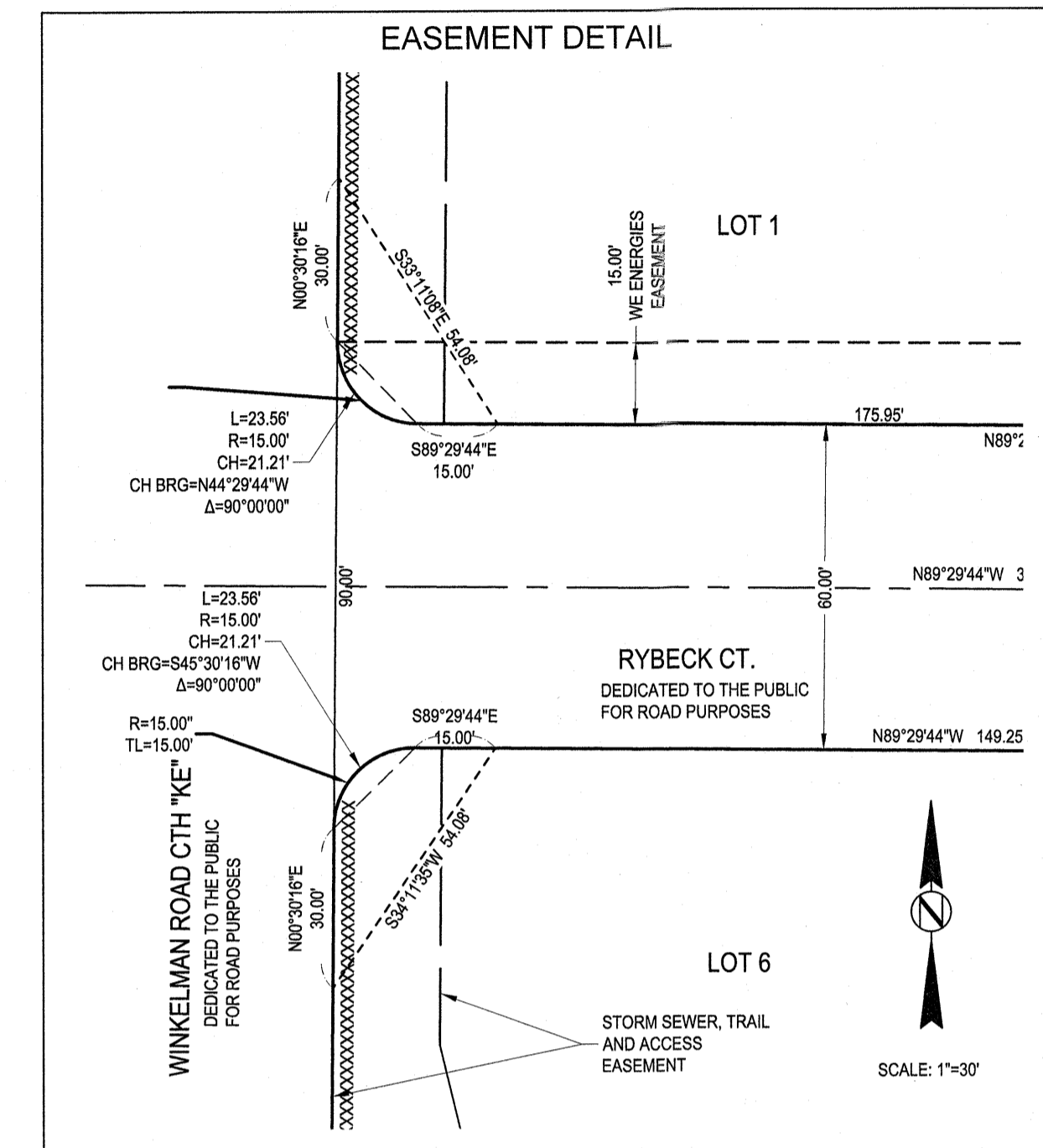
IN ACCORDANCE WITH THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"), THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY.

STORM WATER MANAGEMENT NOTES:

- 1) SURFACE WATER DRAINAGE AREAS MAY NOT BE FILLED. 2) FINAL GRADE FOR SURFACE WATER DRAINAGE EASEMENTS SHALL BE MAINTAINED. 3) NO STRUCTURE MAY BE PLACED UPON THE SURFACE WATER DRAINAGE EASEMENT AREAS. 4) FENCES MAY NOT BE PLACED IN THE DRAINAGE EASEMENT AREAS. 5) LANDSCAPING SHALL BE RESTRICTED TO GROUND COVER, SHRUBS AND TREES WHICH WILL NOT RETARD SURFACE WATER DRAINAGE. 6) IF DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED, THE VILLAGE OF MERTON MAY LEVY THE COST AND EXPENSES OF SUCH INSPECTIONS, MAINTENANCE OR REPAIR RELATED ACTIONS AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED AS SUCH IN ACCORDANCE WITH THE PROCEDURES UNDER S. 66.0627 WIS. STATS. OF SUBCH. VI OF CH. 66 WIS. STATS. 7) WITHIN THE STORM SEWER & DRAINAGE EASEMENT: -NO STRUCTURE MAY BE PLACED UPON STORM SEWER & DRAINAGE EASEMENT AREAS. -NO FENCES MAY BE PLACED UPON STORM SEWER & DRAINAGE EASEMENT AREAS. -NO SHRUBS OR TREES MAY BE PLANTED WITHIN STORM SEWER & DRAINAGE EASEMENT AREAS. -LANDSCAPING SHALL BE RESTRICTED TO GROUND TYPE PLANTINGS WHICH WILL NOT RETARD SURFACE WATER DRAINAGE AND ARE PLACED AT THE RISK OF THE OWNER.

GENERAL NOTES:

- 1. LOT 1 THRU 15 OWNERS SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT 1. WAUKESHA COUNTY SHALL NOT BE HELD LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. 2. OUTLOT 1 IS ENTIRELY ENCOMPASSED BY A DRAINAGE EASEMENT. 3. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION. 4. THE SITE FALLS WITHIN ZONE X, AREAS OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55133C0068H, DATED NOVEMBER 5, 2014. 5. OUTLOT 2 IS DEDICATED TO THE VILLAGE OF MERTON FOR PARK PURPOSES. 6. ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC. 7. TOTAL AREA OF THIS PLAT 1,614,781 S.F., 37.07 AC. 8. PROPOSED ZONING FOR THIS PLAT IS R-1 (RESIDENTIAL DISTRICT) AND P-1 (PUBLIC AND SEMI-PUBLIC DISTRICT). 9. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO WINKLEMAN ROAD, CTH "KE" FROM LOT 1, LOT 6, LOT 7 AND OUTLOT 1. 10. PER WAUKESHA COUNTY ESTABLISHED STREET AND HIGHWAY WIDTH MAP, WINKLEMAN ROAD, CTH "KE" HAS A 100 FOOT PLANNED WIDTH. 11. TRAIL, STORM SEWER, ACCESS AND DRAINAGE EASEMENTS ARE GRANTED TO THE VILLAGE OF MERTON. 12. THERE SHALL BE NO VEHICULAR ACCESS TO AINSWORTH ROAD FROM LOTS 7 THROUGH 14 EXCEPT AT THE SHARED ACCESS DRIVE EASEMENT LOCATIONS AS IDENTIFIED ON THIS PLAT.



NOTE: IN THE VISION SETBACK AREA NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WHICH EXCEEDS A HEIGHT OF TWO AND ONE-HALF (2 1/2) FEET ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION, EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, PUBLIC UTILITY LINES. NOR SHALL ANY PLANT MATERIAL OR NATURAL GROWTH TO BE PERMITTED WHICH OBSCURES SAFE VISION OF THE APPROACHES TO THE INTERSECTION.

FORM A-SEASONAL HIGHWATER MINIMUM BASEMENT ELEVATIONS

Table with 7 columns: Lot #, Soil Observ. #, Surface Elev, Bottom Elev. of Soil Profile, Soil Map Unit Symbol, Elevation of Seasonal High Water Table, Depth to Seasonal High Water Table, Proposed Basement Floor Elevation. Rows 1-15.

CURVE TABLE

Table with 9 columns: CURVE, CURVE #, RADIUS, DELTA, ARC DIST, CHORD DIST, CHORD BEARING, TAN BEARING 1, TAN BEARING 2. Rows A (ROW, LOT 2-5) and B (ROW, LOT 5-6).

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 July 28, 2021. Signature of Keith A. Kindred, Department of Administration.



REVISED THIS 26TH DAY OF JULY, 2021 REVISED THIS 22ND DAY OF JUNE, 2020 REVISED THIS 11TH DAY OF OCTOBER, 2019 REVISED THIS 9TH DAY OF AUGUST, 2019 DATED THIS 25TH DAY OF JULY, 2019

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 July 28, 2021
Renée M. Poway
Department of Administration

STONE RIDGE OF MERTON

BEING A PART LOT 1 OF CERTIFIED SURVEY MAP NO. 5466 AND LANDS IN THE SE. 1/4 OF THE NE 1/4 OF SECTION 25, T.8N., R.18E. AND THE SW 1/4 OF THE NW. 1/4 OF SECTION 30, T.8N., R.19E., VILLAGE OF MERTON, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
TRI-QUIST INC.
8546 E. COUNTRY CLUB TRAIL
SCOTTSDALE, AZ 85255
(602) 369-8266

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify, That I have surveyed, divided and mapped a part Lot 1 of Certified Survey Map No. 5466 and lands in the Southwest 1/4 of the Northwest 1/4 of Section 30, T.8N., R.19E., and the Southeast 1/4 of the Northeast 1/4 of Section 25, T.8N., R.18E., Village of Merton, Waukesha County Wisconsin bounded and described as follows:

Beginning at the East 1/4 corner of Section 25; thence S88°58'51"W along the South line of the Northeast 1/4 of Section 25 a distance of 1314.22 feet; thence N00°30'16"E, 1326.00 feet; thence N88°59'54"E, 34.77 feet to the Southwest corner of Lot 1 of Certified Survey Map No. 5466; thence S00°06'12"E, 3.22 feet; thence N88°59'54"E, 771.70 feet; thence S00°53'38"E, 147.15 feet; thence N89°04'54"E, 290.33 feet; thence N00°59'00"W, 153.21 feet; thence N89°37'55"E, 218.46 feet; thence N89°10'39"E, 665.49 feet; thence S00°45'29"W, 179.78 feet; thence S58°53'21"W, 337.53 feet; thence S33°00'59"W, 179.53 feet; thence N46°05'31"W, 49.48 feet; thence N86°16'23"W, 744.34 feet; thence S44°50'10"W, 248.79 feet; thence S00°32'14"W, 384.05 feet; thence N88°58'51"E, 732.30 feet; thence S00°32'14"W, 364.60 feet to the South line of the Northwest 1/4 of Section 30; thence S88°56'54"W along said South line 60.02 feet to the point of beginning.

Contains 1,614,781 square feet, 37.07 acres

That I have made such survey, land division and plat by the direction of Tri-Quist Inc., owner of said lands.
That such plat is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.
That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Merton in surveying, dividing and mapping the same.

Dated this 25th day of July, 2019.
Revised this 9th day of August, 2019.
Revised this 11th day of October, 2019.
Revised this 22nd day of June, 2020.
Revised this 26th day of July, 2021.



Keith A. Kindred
Keith A. Kindred, PLS S-2082

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Tri-Quist Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Tri-Quist Inc., does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

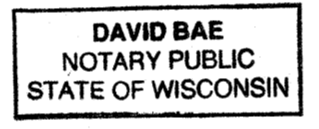
- 1) Department of Administration
- 2) Waukesha County
- 3) Village of Merton

IN WITNESS WHEREOF, said Tri-Quist Inc., has caused these presents to be signed by Albin Halquist, member, at HARTLAND Wisconsin, and its corporate seal to be hereunto affixed on this 3rd day of AUGUST, 2021

In Presence of:
Albin Halquist
Albin Halquist, member

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS
Personally came before me this 3rd day of August, 2021 the above named Albin Halquist member of the above named corporation, to me known to be such member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

David Bae
Notary Public



Waukesha County, Wisconsin
My Commission Expires 9/18/2023

CONSENT OF CORPORATE MORTGAGEE:

_____ a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of _____ Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____ its President, and countersigned by _____ its Secretary (cashier) at _____ Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.
In presence of:

Corporate Name

President

Countersigned

Secretary (Cashier)

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of _____, 20 _____ the above named _____ President, and _____ Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____
Notary Public, _____ Wisconsin
My commission expires _____

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the plat of STONE RIDGE OF MERTON, in the Village of Merton, Tri-Quist Inc., owner, is hereby approved by the Village Board.

All conditions have been met as of the 3 day of AUGUST, ~~20~~ 2021
Date: 8/3/21 Signed: *Ron Reinowski*
Ron Reinowski, President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Merton

Date: 8/3/21 Signed: *Tom Nelson*
Tom Nelson, Administrator-Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the plat of STONE RIDGE OF MERTON, in the Village of Merton, Tri-Quist Inc., owner, is hereby approved by the Plan Commission.

Approved as of the 3 day of AUGUST, ~~20~~ 2021
Date: August 3, 2021 Signed: *Ron Reinowski*
Ron Reinowski, President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Village of Merton.

Date: 8-3-21 Signed: *Tom Nelson*
Tom Nelson, Administrator-Clerk

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
_____ COUNTY) SS

I, Tom Nelson, being the duly appointed, qualified and acting Village Treasurer of the Village of Merton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 8-3-21 on any of the land in the plat of STONE RIDGE OF MERTON.

Dated 8-3-21
Tom Nelson
Tom Nelson, Village Treasurer

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of Waukesha County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of AUGUST 4, 2021 affecting the lands included in the plat of STONE RIDGE OF MERTON.

Date: August 4, 2021
Pamela Reeves
Pamela Reeves, County Treasurer

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Tri-Quist, Inc., Grantor, to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee, WISCONSIN BELL INC d/b/a AT&T WISCONSIN, Grantee, and SPECTRUM MID-AMERICA, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

