DELAFIELD PARK WAY

ALL OF PARCEL 1 AND PARCEL 3 OF CSM 5119, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS IN V42, P19-21 AS DOCUMENT NUMBER 1392426, AND UNPLATTED LANDS BEING A PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 20, TOWN 7 NORTH, RANGE 18 EAST, CITY OF DELAFIELD, WAUKESHA COUNTY WISCONSIN

LEGEND

- SECTION CORNER MONUMENT
- FOUND T-POST
- FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- WELL
- WELL SETBACK
- (R) RECORD DIMENSION
- SET 1.25"X 18" REBAR WEIGHING 4.30 LBS/LIN FT. 3/4"X18" REBAR WEIGHING 1.5 LBS/LIN FT SET AT ALL OTHER LOT CORNERS

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

LOCATION MAP

0' 60' 120'
1 INCH = 60 FEET

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM WAUKESHA COUNTY, ZONE GRID NAD 83 (2011) AND REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SEC. 20-7-18 MEASURED AS N 01°10'03" E.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

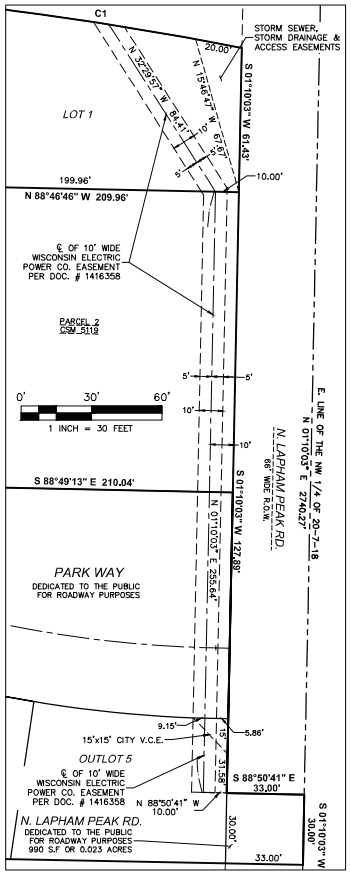
N. 1/4 CORNER SECTION 20-7-18 CONC. MON. W/ SEWRPC BRASS CAP FND. ELEV: 942.80

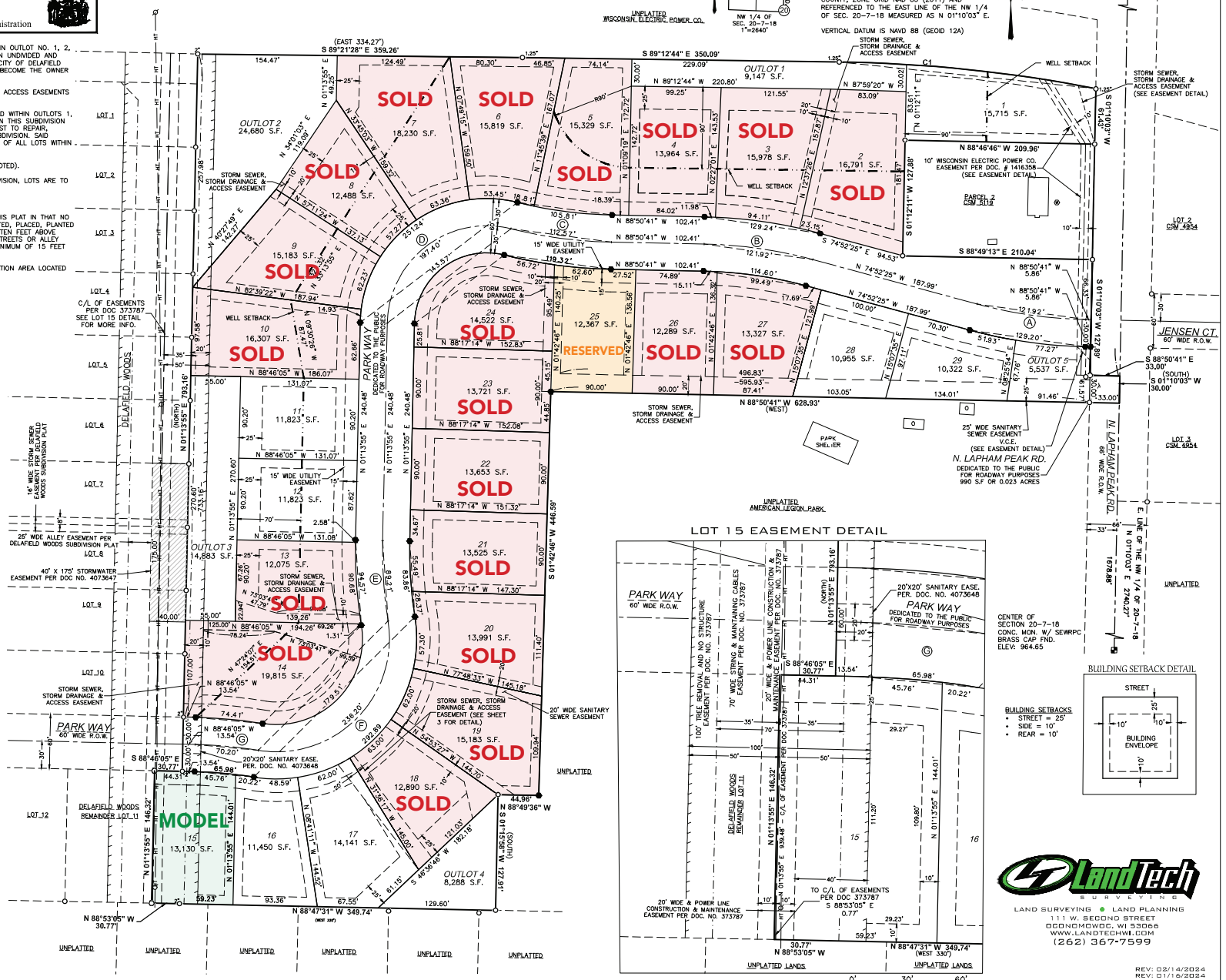
CENTER OF SECTION 20-7-18 CONC. MON. W/ SEWRPC BRASS CAP FND. ELEV: 964.65

NOTES:

- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOT NO. 1, 2, 3, 4 AND 5. WITH THE TAXES PAID BY THE INDIVIDUAL PROPERTY OWNER'S ON AN UNDIVIDED AND EQUAL BASIS AS PART OF THEIR PROPERTY TAXES. WAUKESHA COUNTY AND THE CITY OF DELAFIELD SHALL NOT BE 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.
- OUTLOTS 1, 2, 3, AND 4 SHALL BE USED AS STORM SEWER, STORM DRAINAGE & ACCESS EASEMENTS OUTLOT 5 SHALL BE USED FOR OPEN SPACE.
- STORMWATER MANAGEMENT FACILITIES, INCLUDING BIO-INFILTRATION BASINS LOCATED WITHIN OUTLOTS 1, 2, 3, AND 4 OF THIS SUBDIVISION, THE OWNERS OF THE RESIDENTIAL LOTS WITHIN 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 THIS SUBDIVISION. SAID REPAIRS, MAINTENANCE AND RESTORATION SHALL BE PERFORMED BY THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION ACTING THROUGH THE OWNER'S ASSOCIATION.
- ALL EASEMENTS ARE GRANTED TO THE CITY OF DELAFIELD (UNLESS OTHERWISE NOTED).
- THERE SHALL BE NO FURTHER DIVISION OF LOTS OR OUTLOTS WITHIN THE SUBDIVISION, LOTS ARE TO BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSES ONLY.
- SEE SHEET 2 OF 2 FOR CURVE DATA, ADDITIONAL NOTES AND INFORMATION.
- OUTLOT 5 IS SUBJECT TO A VISION CORNER EASEMENT (V.C.E.) AS SHOWN ON THIS PLAT IN THAT NO OBSTRUCTIONS, SUCH AS STRUCTURES, PARKING OR VEGETATION, SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW TO IMPEDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE CENTERLINE GRADES OF ANY TWO EXISTING OR PROPOSED INTERSECTING MINOR STREETS OR ALLEY RIGHT-OF-WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF 15 FEET FROM THEIR INTERSECTION. RIGHTS GRANTED TO THE CITY OF DELAFIELD.
- THE WELL SETBACK LINE IS MEASURED FROM THE BOTTOM EDGE OF THE INFILTRATION AREA LOCATED IN THE STORMWATER OUTLOT.

EASEMENT DETAIL





LOT 15 EASEMENT DETAIL

BUILDING SETBACK DETAIL

BUILDING SETBACKS
- STREET = 25'
- SIDE = 10'
- REAR = 10'

LAND SURVEYING • LAND PLANNING
111 W. SECOND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV: 02/14/2024
REV: 01/16/2024
REV: 12/19/2023
DATE: 08/28/2023
PROJ. NO: 19210
SHEET 1 OF 2

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