

SECTION CORNER MONUMENT  
FOUND T-POST  
FOUND 3/4 REBAR OR NOTED  
FOUND 1" IRON PIPE OR NOTED  
WELL  
WELL SETBACK  
RECORD DIMENSION  
SET 1.25"X 18" REBAR  
WEIGHING 4.30 LBS/LIN FT.  
1 1/4"X 18" REBAR

Certified 20



Department of Administration

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

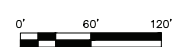
LOCATION MAP

N. LAPHAM PEAK RD.

PARK WAY

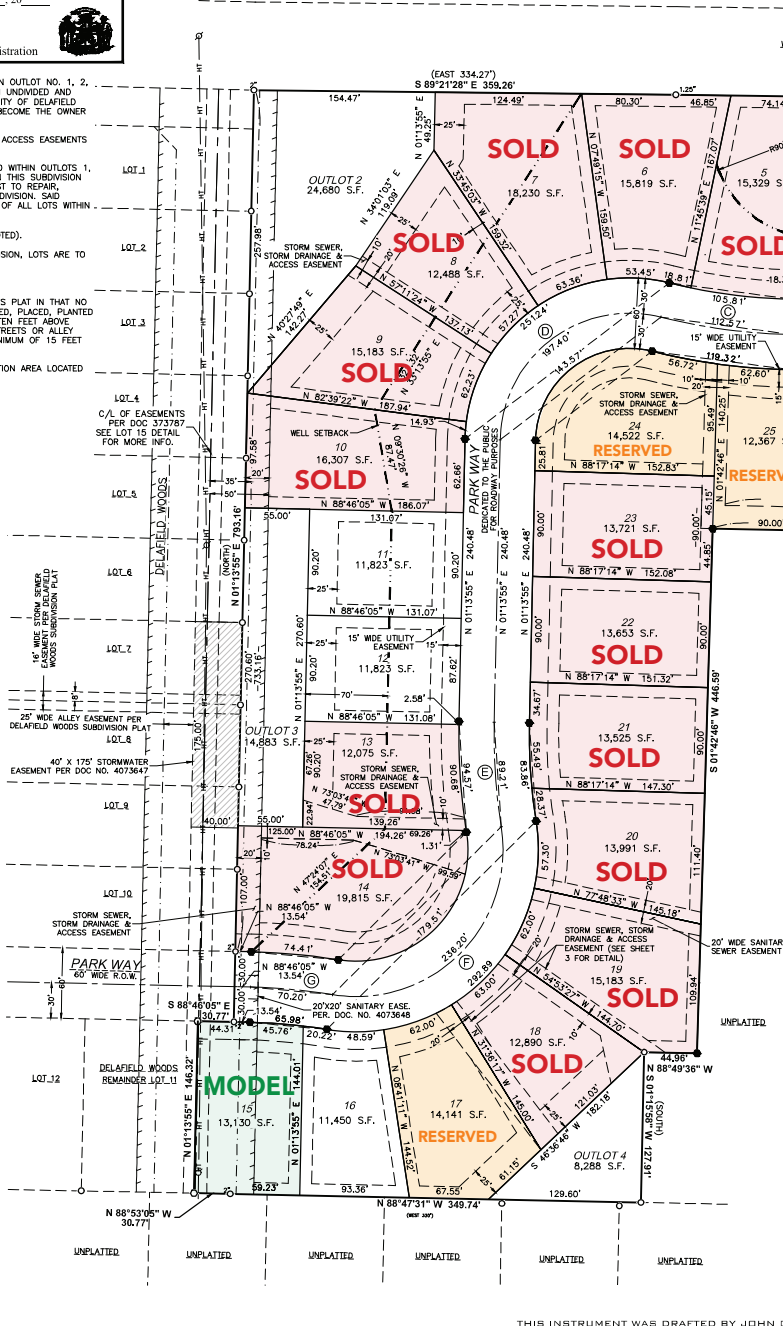
NW 1/4 OF

(20)



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

- 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 BE RESPONSIBLE FOR THE TAXES PAID BY THE INDIVIDUAL LOT OWNERS. ANY LOT BECOME THE OWNER OF ANY LOT OR PART OF THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- OUTLOTS 1, 2, 3, 4 AND 5 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, 4 AND 5, SHALL BE THE RESPONSIBILITY OF THE RESIDENTIAL LOTS WITHIN THIS SUBDIVISION. EACH SHALL BE LIABLE FOR AN EQUAL UNDIVIDED FRACTIONAL SHARE OF THE COST TO REPAIR, MAINTAIN OR RESTORE SAID STORMWATER MANAGEMENT FACILITIES WITHIN THIS SUBDIVISION. SAID STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED 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 ERRECTED, PLANTED OR ALLOWED TO GROW TO IMPIDE VISION BETWEEN A HEIGHT OF TWO FEET AND TEN FEET ABOVE THE CURB AND CURBSIDE AND EXISTING OR FUTURE SIDEWALKS, SIDEWALKS, SIDEWALKS 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 STRACK LINE IS MEASURED FROM THE BOTTOM EDGE OF THE INFILTRATION AREA LOCATED

[illegible]

**BUILDING SETBACKS**

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

**BUILDING SETBACK DETAIL**

The diagram illustrates a building envelope (dashed rectangle) within a setback area. The setbacks are defined as follows:

- 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-2935