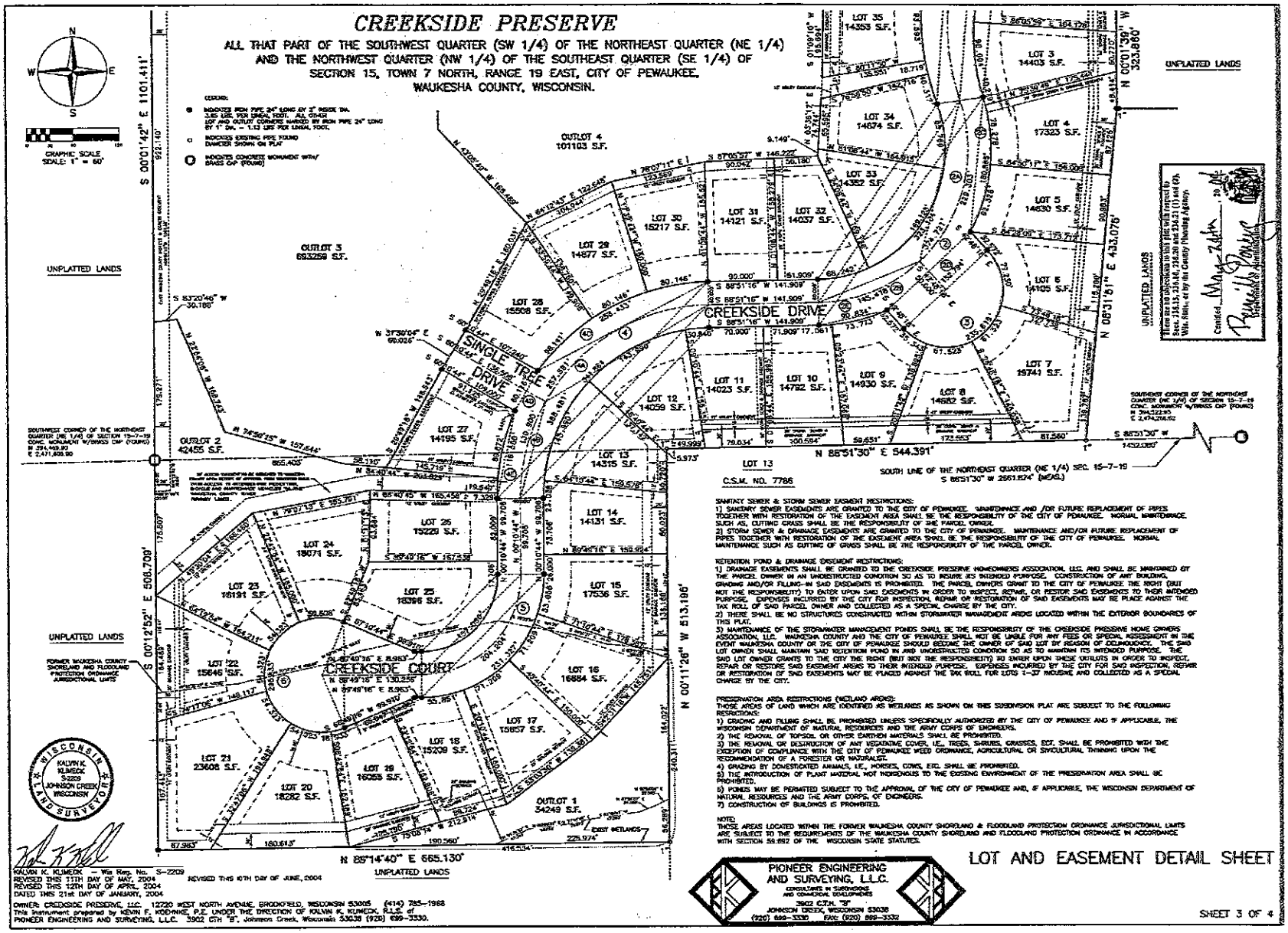
CREEKSIDE PRESERVE

ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWN 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



SANITARY SEWER & STORM SEWER EASEMENT RESTRICTIONS:
1) SANITARY SEWER EASEMENTS ARE GRANTED TO THE CITY OF PEWAUKEE. MAINTENANCE AND /OR FUTURE REPLACEMENT OF PIPES TOGETHER WITH RESTORATION OF THE EASEMENT AREA SHALL BE THE RESPONSIBILITY OF THE CITY OF PEWAUKEE. NORMAL MAINTENANCE, SUCH AS, CUTTING GRASS SHALL BE THE RESPONSIBILITY OF THE PARCEL OWNER.
2) STORM SEWER & DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF PEWAUKEE. MAINTENANCE AND/OR FUTURE REPLACEMENT OF PIPES, TOGETHER WITH RESTORATION OF THE EASEMENT AREA SHALL BE THE RESPONSIBILITY OF THE CITY OF PEWAUKEE. NORMAL MAINTENANCE SUCH AS CUTTING OF GRASS SHALL BE THE RESPONSIBILITY OF THE PARCEL OWNER.

RETENTION POND & DRAINAGE EASEMENT RESTRICTIONS:
1) DRAINAGE EASEMENTS SHALL BE GRANTED TO THE CREEKSIDE PRESERVE HOMEOWNERS ASSOCIATION, LLC, AND SHALL BE MAINTAINED BY THE PARCEL OWNER IN AN UNOBSTRUCTED CONDITION SO AS TO INSURE ITS INTENDED PURPOSE. CONSTRUCTION OF ANY BUILDING, GRADING AND/OR FILLING IN SAID EASEMENTS IS PROHIBITED. THE PARCEL OWNERS GRANT TO THE CITY OF PEWAUKEE THE RIGHT (BUT NOT THE RESPONSIBILITY) TO ENTER UPON SAID EASEMENTS IN ORDER TO INSPECT, REPAIR, OR RESTOR SAID EASEMENTS TO THEIR INTENDED PURPOSE. EXPENSES INCURRED BY THE CITY FOR INSPECTION, REPAIR OR RESTORATION OF SAID EASEMENTS MAY BE PLACE AGAINST THE TAX ROLL OF SAID PARCEL OWNER AND COLLECTED AS A SPECIAL CHARGE BY THE CITY.
2) THERE SHALL BE NO STRUCTURES CONSTRUCTED WITHIN STORMWATER MANAGEMENT AREAS LOCATED WITHIN THE EXTERIOR BOUNDARIES OF THIS PLAT.
3) MAINTENANCE OF THE STORMWATER MANAGEMENT PONDS SHALL BE THE RESPONSIBILITY OF THE CREEKSIDE PRESERVE HOME OWNERS ASSOCIATION, LLC. WAUKESHA COUNTY AND THE CITY OF PEWAUKEE SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENT IN THE EVENT WAUKESHA COUNTY OR THE CITY OF PEWAUKEE SHOULD BECOME SHE OWNER OF SAID LOT BY REASON OF DELINQUENCY. THE SAID LOT OWNER SHALL MAINTAIN SAID RETENTION POND IN AND UNOBSTRUCTED CONDITION SO AS TO MAINTAIN ITS INTENDED PURPOSE. THE SAID LOT OWNER GRANTS TO THE CITY THE RIGHT (BUT NOT THE RESPONSIBILITY) TO ENTER UPON THESE OUTLOTS IN ORDER TO INSPECT, REPAIR OR RESTORE SAID EASEMENT AREAS TO THEIR INTENDED PURPOSE. EXPENSES INCURRED BY THE CITY FOR SAID INSPECTION, REPAIR OR RESTORATION OF SAID EASEMENTS MAY BE PLACED AGAINST THE TAX ROLL FOR LOTS 1-37 INCUSIVE AND COLLECTED AS A SPECIAL CHARGE BY THE CITY.

PRESERVATION AREA RESTRICTIONS (WETLAND AREAS):
THOSE AREAS OF LAND WHICH ARE IDENTIFIED AS WETLANDS AS SHOWN ON THIS SUBDIVISION PLAT ARE SUBJECT TO THE FOLLOWING RESTRICTIONS:
1) GRADING AND FILLING SHALL BE PROHIBITED UNLESS SPECIFICALLY AUTHORIZED BY THE CITY OF PEWAUKEE AND IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
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, ECT. SHALL BE PROHIBITED WITH THE EXCEPTION OF COMPLIANCE WITH THE CITY OF PEWAUKEE WEED ORDINANCE, AGRICULTURAL OR SYVICULTURAL THINNING UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST.
4) GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ECT. SHALL BE PROHIBITED.
5) THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT OF THE PRESERVATION AREA SHALL BE PROHIBITED.
6) PONDS MAY BE PERMITTED SUBJECT TO THE APPROVAL OF THE CITY OF PEWAUKEE AND, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS. OF ENGINEERS.
7) CONSTRUCTION OF BUILDINGS IS PROHIBITED.

NOTE:
THOSE AREAS LOCATED WITHIN THE FORMER WAUKESHA COUNTY SHORELAND & FLOODLAND PROTECTION ORDINANCE JURISDICTIONAL LIMITS ARE SUBJECT TO THE REQUIREMENTS OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE IN ACCORDANCE WITH SECTION 59.692 OF THE WISCONSIN STATE STATUTES.

Certified ____, 20__
Registered Land Surveyor

KALVIN K. KLIMECK — Wis Reg. No. S-2209
REVISED THIS 11TH DAY OF MAY, 2004
REVISED THIS 12TH DAY OF APRIL, 2004
DATED THIS 21st DAY OF JANUARY, 2004
REVISED THIS 10TH DAY OF JUNE, 2004

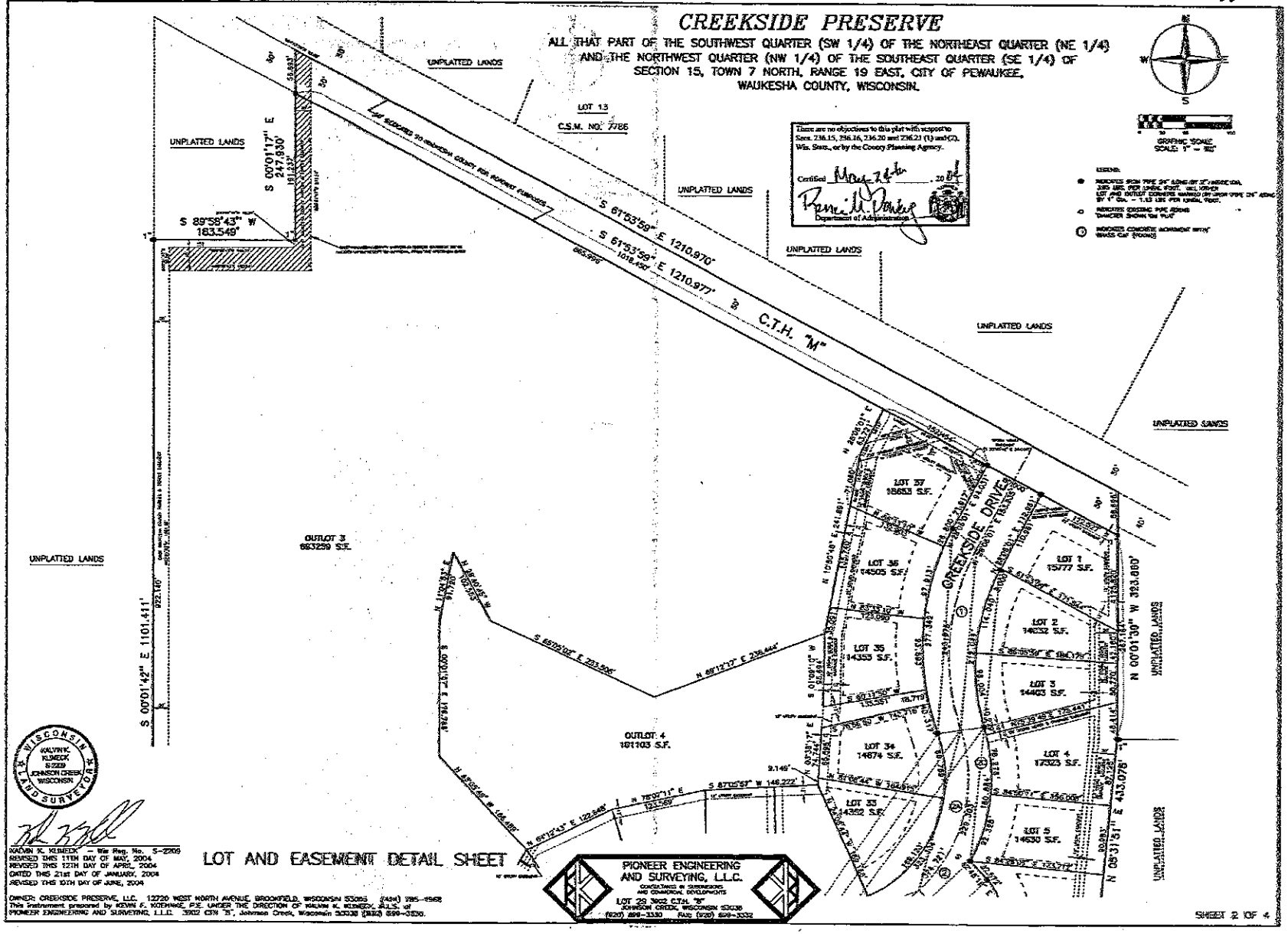
OWNER: CREEKSIDE PRESERVE, LLC. 12720 WEST NORTH AVENUE, BROOKFIELD, WISCONSIN 53005 (414) 785-1988
This instrument prepared by KEVIN F. KOCHANIE, P.E. UNDER THE DIRECTION OF KALVIN K. KLIMECK, R.L.S. of PIONEER ENGINEERING AND SURVEYING, L.L.C. 3902 CTH "S", Johnson Creek, Wisconsin 53038 (920) 699-3330.

PIONEER ENGINEERING AND SURVEYING, L.L.C.
CONSULTANTS IN SURVEYING AND COMMERCIAL DEVELOPMENT
3902 CTH "S"
JOHNSON CREEK, WISCONSIN 53038
(920) 699-3330 FAX (920) 699-3332

LOT AND EASEMENT DETAIL SHEET

CREEKSIDE PRESERVE

ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWN 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



LOT AND EASEMENT DETAIL SHEET

KALVIN K. KLIMECK — War Reg. No. S-2209
REVISED THIS 11TH DAY OF MAY, 2004
REVISED THIS 12TH DAY OF APRIL, 2004
DATED THIS 21st DAY OF JANUARY, 2004
REVISED THIS 10TH DAY OF JUNE, 2004

OWNER: CREEKSIDE PRESERVE, LLC. 12720 WEST NORTH AVENUE, BROOKFIELD, WISCONSIN 53005 (414) 785-1568
This instrument prepared by KEVIN F. KOTHMANN, P.E. UNDER THE DIRECTION OF KALVIN K. KLIMECK, R.L.S. of PIONEER ENGINEERING AND SURVEYING, L.L.C. 3902 CTH "B", Johnson Creek, Wisconsin 53038 (920) 699-3330.

PIONEER ENGINEERING AND SURVEYING, L.L.C.
CONSULTANTS IN SURVEYING AND COMMERCIAL DEVELOPMENTS
LOT 29 3902 CTH "B"
JOHNSON CREEK, WISCONSIN 53038
(920) 699-3330 FAX (920) 699-3332