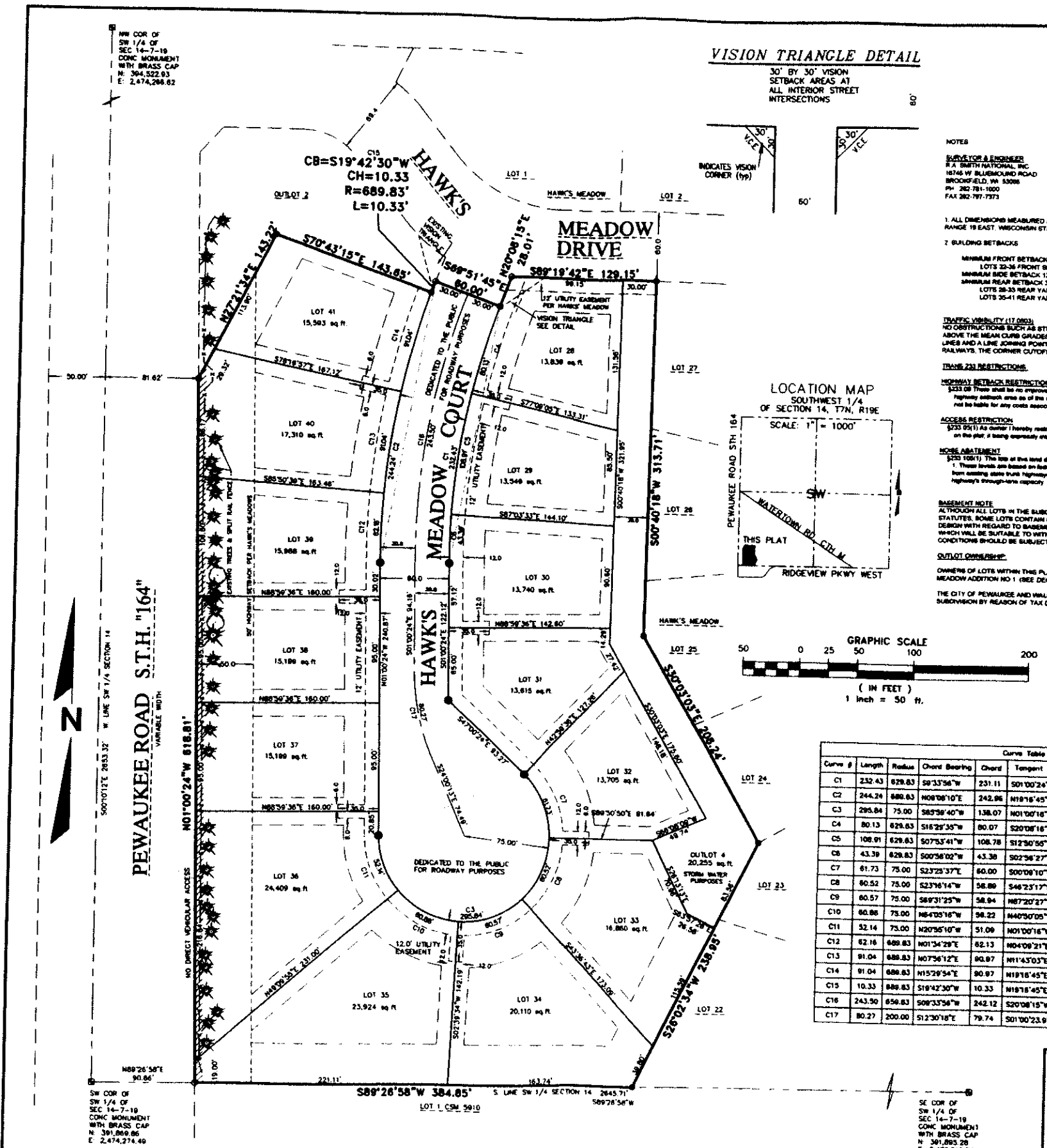


# Final Plat

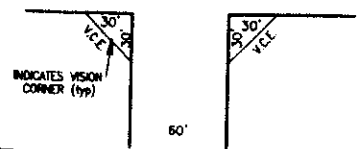
## HAWK'S MEADOW ADDITION NO. 1

LOT 28 IN HAWK'S MEADOW SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WALKUESHA COUNTY, WISCONSIN

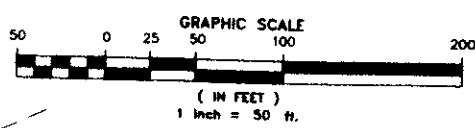
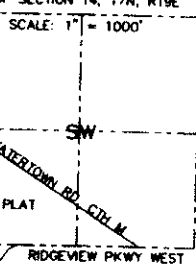


### VISION TRIANGLE DETAIL

30' BY 30' VISION SETBACK AREAS AT ALL INTERIOR STREET INTERSECTIONS



### LOCATION MAP



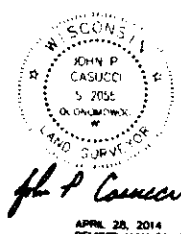
### NOTES

- SURVEYOR & ENGINEER:**  
R.A. SMITH NATIONAL, INC.  
15745 W. BLUEMOUND ROAD  
BROOKFIELD, WI 53008  
PH: 262-781-1000  
FAX: 262-797-7973
- DEVELOPER:**  
HAWK'S MEADOW TWO, LLC  
17280 W. NORTH AVE., SUITE 101  
BROOKFIELD, WI 53008  
MR. BRANDON BERMAN  
PH: 262-615-8800
- ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. BEARINGS ARE REFERENCE TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE WHICH BEARS NORTH 89°26'58" EAST.
  - BUILDING SETBACKS:  
MINIMUM FRONT SETBACK: 30'  
LOTS 32-36 FRONT SETBACK: 40'  
MINIMUM SIDE SETBACK: 12'  
MINIMUM REAR SETBACK: 35'  
LOTS 28-35 REAR YARD 10' FROM OUTLOT 4 PER PLAN COMMISSION MEETING 4-16-13  
LOTS 35-41 REAR YARD & PEWAUKEE ROAD SETBACK: 50'
- TRAFFIC VISIBILITY (T.V. 0.00):**  
NO OBSTRUCTIONS SUCH AS STRUCTURES, AUTOMOBILE PARKING, OR VEGETATION SHALL BE PERMITTED IN ANY DISTRICT BETWEEN HEIGHTS OF TWO AND ONE HALF (2 1/2) FEET AND SEVEN (7) FEET ABOVE THE MEAN CURVE GRADER WITHIN THE TRIANGULAR VISION CLEARANCE SPACE FORMED BY ANY TWO EXISTING OR PROPOSED INTERSECTING STREET OR ALLEY RIGHT OF WAY (PROPERTY) LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF 15 FEET FROM THEIR INTERSECTION. IN THE CASE OF ARTERIAL STREETS INTERSECTING WITH OTHER ARTERIAL STREET OR RAILWAYS, THE CORNER CUTOFF DISTANCES ESTABLISHING THE TRIANGULAR VISION CLEARANCE SPACE SHALL BE INCREASED FROM 15 TO 25 FEET.
- TRUCK 231 RESTRICTIONS:**  
**HIGHWAY SETBACK RESTRICTION:**  
§231.02(1) There shall be no encroachment or structure placed between the highway and the highway setback line after the date of this plat. Notwithstanding the foregoing, the existing fence and landscaping currently in place along the highway setback area on the site of this plat may remain in its original location until the end of each's useful life or when the highway is expanded. The Department of Transportation shall not be liable for any costs associated with removing or reconstructing the fence and landscaping or portions thereof.
- ACCESS RESTRICTION:**  
§231.05(1) As owner, I hereby restrict all use and access, in that no person, passenger, user, nor horse, nor other person shall have any right of direct vehicular ingress or egress with 8TH 164 or Pewaukee Road, as shown on this plat, a being expressly intended that this restriction shall constitute a restriction for the benefit of the public, according to §231.03(3) Stats. and shall be enforceable by the Department of Transportation.
- NOISE ABATEMENT:**  
§231.10(1) The use of this land division may separate noise at levels exceeding the levels in § 231.04 Stats.  
1. These levels are based on Federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways in the absence of any increase by the Department to the highway's through-traffic capacity.
- BASEMENT NOTE:**  
ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE FAMILY RESIDENTIAL USE IN ACCORDANCE WITH SECTION 236, WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS WHICH, DUE TO THE POSSIBLE PRESENCE OF GROUNDWATER NEAR THE SURFACE, MAY REQUIRE ADDITIONAL SOIL ENGINEERING AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT EITHER A LICENSED PROFESSIONAL ENGINEER OR OTHER SOILS EXPERT DESIGN A BASEMENT AND FOUNDATION WHICH WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS ON BASEMENT WALLS OR FLOORS OR THAT SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNER'S SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.
- OUTLOT OWNERSHIP:**  
OWNERS OF LOTS WITHIN THIS PLAT AND HAWK'S MEADOW PLAT SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP OF OUTLOT 1, OUTLOT 2 OF HAWK'S MEADOW AND OUTLOT 4 OF HAWK'S MEADOW ADDITION NO. 1 (SEE DECLARATION OF RESTRICTIONS FOR FURTHER DETAILS).
- THE CITY OF PEWAUKEE AND WALKUESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

### LEGEND

- INDICATES NO. 10 (1.27") REBAR, FOUND.
- INDICATES 1.5" (O.D.) IRON PIPE, FOUND.
- ALL OTHER LOT & OUTLOT CORNERS HAVE 1" O.D. IRON PIPE, 18" IN LENGTH, WT. 1.68 LBS. PER LINEAL FOOT, SET.
- INDICATES NO. 10 (1.27") REBAR, WT. 4.30 LBS. PER LINEAL FOOT AT LEAST 18" IN LENGTH, SET.

Curve #	Length	Radius	Chord Bearing	Chord	Tangent Out	Tangent In	Delta	Delta/2
C1	232.43	629.83	S03°37'56"W	231.11	S01°00'24"E	S20°08'14"W	21°08'39"	10°34'19.5"
C2	244.24	680.63	N08°08'10"E	242.86	N19°18'45"E	N01°00'24"W	20°17'08"	10°08'34.5"
C3	295.84	75.00	S83°38'40"W	138.07	N01°00'18"W	S47°00'24"E	228°00'08"	113°00'04"
C4	80.13	629.83	S16°28'35"W	80.07	S20°08'16"W	S12°30'55"W	07°17'21"	03°38'40.5"
C5	108.91	629.83	S07°53'41"W	108.78	S12°30'55"W	S02°36'27"W	08°54'38"	04°27'14"
C6	43.39	629.83	S00°36'00"W	43.30	S02°36'27"W	S01°00'24"E	03°58'51"	01°59'25.5"
C7	61.73	75.00	S23°28'37"E	60.00	S00°08'10"W	S47°00'24"E	47°08'34"	23°34'47"
C8	80.52	75.00	S23°16'14"W	58.89	S46°25'17"W	S00°08'16"W	48°14'07"	23°07'03.5"
C9	80.57	75.00	S89°31'25"W	58.84	N87°20'27"W	S46°25'17"W	46°16'18"	23°08'08"
C10	60.88	75.00	N64°03'16"W	58.22	N40°50'05"W	N87°20'27"W	46°30'21"	23°15'10.5"
C11	32.14	75.00	N20°55'10"W	51.09	N01°00'18"W	N40°30'05"W	38°48'50"	19°24'25.5"
C12	62.18	689.83	N01°34'28"E	62.13	N04°08'21"E	N01°00'24"W	08°08'45"	04°04'22.5"
C13	91.04	689.83	N07°56'12"E	90.97	N11°43'03"E	N04°08'21"E	07°33'42"	03°46'51"
C14	91.04	689.83	N15°28'54"E	90.97	N19°18'45"E	N11°43'03"E	07°33'42"	03°46'51"
C15	10.33	689.83	S18°42'30"W	10.33	N18°18'45"E	N20°08'15"E	00°51'30"	00°25'45"
C16	243.50	656.83	S08°33'56"W	242.12	S20°08'15"W	S01°00'24"E	21°08'39"	10°34'19.5"
C17	80.27	200.00	S12°30'18"E	79.74	S01°00'23.9"E	S24°00'12.8"E	22°56'46"	11°28'50"



APRIL 28, 2014  
REVISED MAY 30, 2014

**R.A. Smith National, Inc.**

Beyond Surveying and Engineering

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 **JUNE 10<sup>TH</sup>, 2014**  
*Renata Poney*  
Department of Administration

NW COR. OF SW 1/4 OF SEC 14-7-19 CONC. MONUMENT WITH BRASS CAP N. 394,522.83 E. 2,474,266.82

SW COR. OF SW 1/4 OF SEC 14-7-19 CONC. MONUMENT WITH BRASS CAP N. 391,589.86 E. 2,474,274.40

SE COR. OF SW 1/4 OF SEC 14-7-19 CONC. MONUMENT WITH BRASS CAP N. 391,685.29 E. 2,476,918.84

# HAWK'S MEADOW ADDITION NO.1

LOT 28 IN HAWKS MEADOW SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN )  
 ) SS  
 WAUKESHA COUNTY )

I, JOHN P. CASUCCI, REGISTERED LAND SURVEYOR, CERTIFY

THAT I HAVE SURVEYED, DIVIDED AND MAPPED HAWK'S MEADOW ADDITION NO. 1, BEING A REDIVISION OF LOT 28 IN HAWKS MEADOW SUBDIVISION, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14 TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SAID LAND CONTAINS 297,850 SQUARE FEET OR 6.8377 ACRES

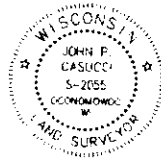
THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF HAWK'S MEADOW TWO, LLC, OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF PEWAUKEE IN SURVEYING, DIVIDING AND MAPPING THE SAME

DATE: APRIL 28, 2014  
 REVISED MAY 30, 2014

*John P. Casucci*  
 JOHN P. CASUCCI  
 REGISTERED LAND SURVEYOR  
 REGISTRATION NO. 2055



## OWNER'S CERTIFICATE OF DEDICATION

HAWK'S MEADOW TWO, LLC, A LIMITED LIABILITY COMPANY 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

HAWK'S MEADOW TWO, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY: S 236.10 OR S 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION

1. CITY OF PEWAUKEE
2. WISCONSIN DEPARTMENT OF ADMINISTRATION
3. WAUKESHA COUNTY PARKS AND LAND USE DEPARTMENT
4. DEPARTMENT OF TRANSPORTATION

IN WITNESS WHEREOF, SAID HAWK'S MEADOW TWO, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY *Brandon V. Bergman*, ITS Managing Member, THIS 24<sup>th</sup> DAY OF *July*, 2014

HAWK'S MEADOW TWO, LLC

STATE OF WISCONSIN )  
 ) SS  
 WAUKESHA COUNTY )

PERSONALLY CAME BEFORE ME THIS 24 DAY OF *July*, 2014, *Brandon V. Bergman* TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF THE HAWK'S MEADOW TWO, LLC, BY ITS AUTHORITY



*Ann Hurd*  
 NOTARY PUBLIC, STATE OF WISCONSIN  
 MY COMMISSION EXPIRES 11/15/15

UTILITY EASEMENT PROVISIONS:  
 AN EASEMENT FOR ELECTRIC NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

THE "HAWK'S MEADOW TWO, LLC", GRANTOR, TO

WISCONSIN ELECTRIC POWER COMPANY, A WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, GRANTEE, WISCONSIN BELL, INC., DBA AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, AND TIME WARNER ENTERTAINMENT COMPANY, L.P., 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, 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 OF 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 OR COMMUNICATION 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

## CITY TREASURER CERTIFICATE

STATE OF WISCONSIN )  
 ) SS  
 WAUKESHA COUNTY )

I, KELLY TARCEWSKI, BEING THE DULY ELECTED QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF PEWAUKEE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF *August 12*, 2014, ON ANY OF THE LAND INCLUDED IN THE PLAT OF HAWK'S MEADOW ADDITION NO. 1

DATE: *August 12<sup>th</sup> 2014*

*Kelly Tarcewski*  
 KELLY TARCEWSKI, CITY TREASURER



## COUNTY TREASURER'S CERTIFICATE

I, PAMELA F. REEVES, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WAUKESHA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES OR UNPAID SPECIAL ASSESSMENTS AS OF *August 4*, 2014, AFFECTING THE LANDS INCLUDED IN THE PLAT OF HAWK'S MEADOW ADDITION NO. 1

DATE: *August 4, 2014*

*Pamela F. Reeves*  
 PAMELA F. REEVES, COUNTY TREASURER

## COMMON COUNCIL CERTIFICATE

RESOLVED THAT THE PLAT KNOWN AS HAWK'S MEADOW ADDITION NO. 1, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, WHICH HAS BEEN FILED FOR APPROVAL, BE AND HEREBY IS APPROVED AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATE STATUTES

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF PEWAUKEE ON THE *2<sup>nd</sup>* DAY OF *June*, 2014

DATE: *7-31-2014*

*Scott Klein*  
 SCOTT KLEIN, MAYOR

DATE: *August 12<sup>th</sup> 2014*

*Kelly Tarcewski*  
 KELLY TARCEWSKI, CITY CLERK



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 *JUNE 10<sup>th</sup>, 2014*  
*Bernie Pong*  
 Department of Administration

**R.A. Smith National, Inc.**

Beyond Surveying  
 and Engineering

10140 N. Burnham Road, Brookfield, WI 53005-6000  
 262.781.1000 Fax 262.781.7173 www.ra-smith.com  
 Appleton WI Orange County CA Pittsburgh PA  
 S:\166619.dwg: P:\166619.dwg: SHEET 2  
 SHEET 2 OF 2