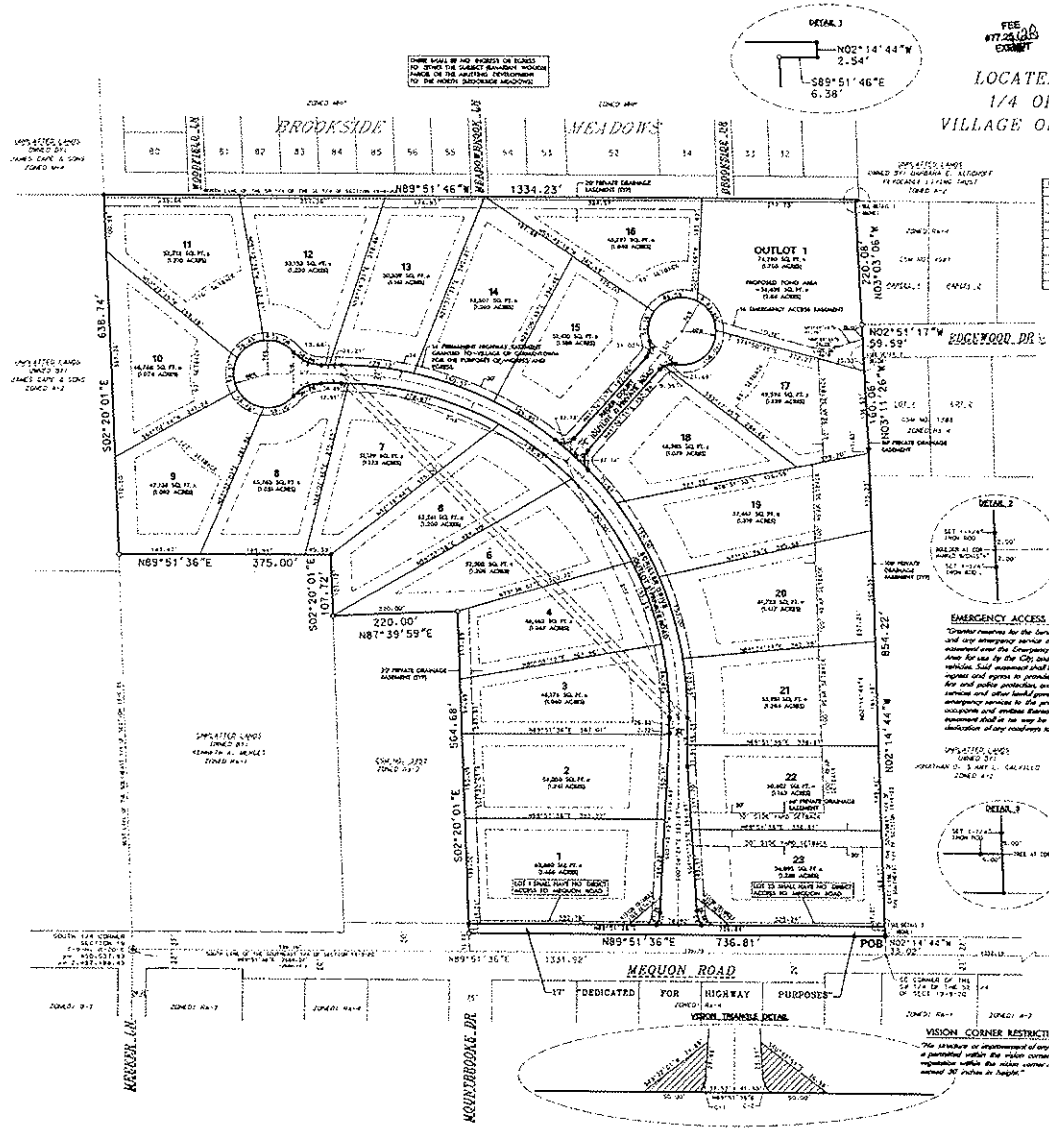
BAVARIAN WOODS

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



FEE #77-24-08 EXEMPT

Recorded
Name, Address and Return Address of Recording Agency
Washington County, Wisconsin
For Recorder's Use Only

LOT FRONTAGES AT FRONT YARD SETBACK

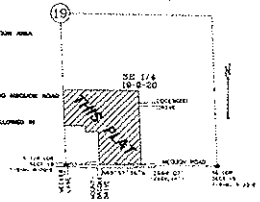
(LEGAL DESCRIPTIONS, PURCHASERS)

LOT	FRONTAGE	LOT	FRONTAGE
1	146.12'	13	147.31'
2	110.77'	14	147.31'
3	146.18'	15	146.18'
4	145.53'	16	152.91'
5	150.00'	17	150.00'
6	150.00'	18	150.00'
7	150.00'	19	150.54'
8	150.00'	20	150.00'
9	150.00'	21	150.00'
10	150.00'	22	150.00'
11	150.00'	23	146.18'
12	150.00'		

* = SEE CURVE DATA IN LINE TABLE ON THE CONCAVE SIDE OF THE LOT

NOTES:

OUTLOT 1 = ATOPIER WATER DETENTION AREA
OUTLOT 2 = MEQUON COURT
10,170 SQ. FT.
0.233 ACRES
OUTLOT 3 = SCHILLER DRIVE
6,534 SQ. FT.
(0.150 ACRES)
17' DEDICATED RIGHT OF WAY ALONG MEQUON ROAD
12,328 SQ. FT.
(0.283 ACRES)
NO PRIVATE SANITARY SYSTEMS ALLOWED IN DRAINAGE EASEMENTS.



LOCATION MAP
1" = 1000'

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 December 1st 2006

Department of Administration

(EXISTING ZONING: A-2 (AGRICULTURAL DISTRICT)
PROPOSED ZONING: RS-3 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

OWNER / SUBDIVIDER:
GERMANTOWN VENTURE, LLC.
9888 CORPORATE DRIVE, SUITE 300
BROOKFIELD, WI 53045
(262) 703-4021

APPROVING AUTHORITIES:
THE VILLAGE OF GERMANTOWN

OBJECTING AUTHORITIES:
WISCONSIN DEPARTMENT OF ADMINISTRATION
WASHINGTON COUNTY PARK AND PLANNING COMMISSION

SETBACK REQUIREMENTS:
BUILDING SETBACKS:
FRONT YARD = 67' FROM PERMANENT HIGHWAY EASEMENT
SIDE YARD = 30'
REAR YARD = 30'
NOTE: WHILE AND 10 NOTE VARIABLE FRONT SETBACKS NOTED FRONT YARD SETBACKS ARE FROM PERMANENT HIGHWAY EASEMENT

MINIMUM LOT SIZE:
1 ACRE (43,560 S.F.)

LINE TABLE

NO.	BEARING	LENGTH
L-1	S00°08'24"E	26.60'
L-2	S00°08'24"E	64.22'
L-3	N43°36'31"E	310.00'
L-4	S89°51'46"E	130.10'
L-5	N89°51'46"W	34.89'
L-6	N89°51'46"W	34.89'

(SEE SHEET 2 FOR CURVE TABLE)

WISCONSIN JEFFREY A. MIPPLE S-1655 BURNORM, WI LAND SURVEYOR

Jeffrey A. Mipple 11/29/06
JEFFREY A. MIPPLE
PROFESSIONAL LAND SURVEYOR, WISCONSIN

SCHIEFELBEIN & ASSOCIATES, INC.
CONSULTING ENGINEERS
PO BOX 1000
WEST BEND, WI 53095
(262) 334-5571
FAX (262) 334-5572
JANUARY 31, 2006
JULY 17, 2006
AUGUST 30, 2006
NOVEMBER 20, 2006
NOVEMBER 29, 2006
NOVEMBER 11, 2006

SCALE: 1" = 100'
0 50 100 200
25

HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, NAD 1983.

ALL BEARINGS ARE REFERENCED TO GRID NORTH AND THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19-9-20 WHICH BEARS N89°51'46"E.

VERTICAL DATUM IS BASED ON MEAN SEA LEVEL, NGVD 1929

EXTERIOR MONUMENTATION NOTE:

ALL LOT CORNERS AND RIGHT-OF-WAY MONUMENTS ALONG SCHILLER DRIVE & MEQUON COURT WERE OFFSET 1.00' FROM THEIR TRUE LOCATION TO AVOID CONFLICT WITH INSTALLATION OF THE CURB & GUTTER. LOT CORNERS WERE OFFSET 1.00' ALONG THE PROPERTY LINE RIGHT-OF-WAY MONUMENTS WERE OFFSET 1.00' RADIAL TO THE RIGHT-OF-WAY LINE.

AFTER THE CURB & GUTTER WAS INSTALLED, MONUMENTS WERE SET AT THE TRUE LOT CORNERS AND RIGHT-OF-WAY POINTS.

LEGEND

- ⊗ CONCRETE MONUMENT WITH BRASS CAP
- ○ FOUND 1-1/2" IRON PIPE
- ● SET A 1-1/4" X 30" IRON ROD WEIGHING 4.173 LBS/LIN FT OR CHISELED "+" IF WITHIN CURB AND GUTTER

  ALL OTHER LOT CORNERS SET A 3/4" X 24" IRON ROD WEIGHING 1.50 LBS/LIN FT OR CHISELED "+" IF WITHIN CURB AND GUTTER
- ~ BUILDING SETBACK LINES
- / / RECORDED AS
- *** ACCESS RESTRICTION

NOTE: ALL BEARINGS REFERENCED AND "SET" ARE SHOWN

SHEET 1 OF 2 SHEETS

DOC# 1153596

BAVARIAN WOODS

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CURVE TABLE & APPROVALS/CERTIFICATES

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT IN	TANGENT OUT
1	21.78	50.00	21.61	N15°11'53"E	24°57'19"		N02°42'13"E
2	28.69	55.00	28.42	N17°55'01"W	27°47'56"		N04°01'03"W
3	938.57	600.00	846.47	N45°00'05"W	89°43'22"	N00°08'24"W	N89°51'46"W
3-NE	964.63	616.00	869.05	N45°00'05"W	89°43'22"	N00°08'24"W	N89°51'46"W
3-SW	914.51	584.00	823.00	N45°00'05"W	89°43'22"	N00°08'24"W	N89°51'46"W
3-SW LOT 3	128.48	584.00	128.22	N06°26'33"W	12°36'18"		
3-SW LOT 4	155.59	584.00	152.14	N20°22'29"W	15°15'55"		
3-SW LOT 5	180.00	584.00	179.29	N35°50'24"W	17°39'34"		
3-SW LOT 6	158.87	584.00	158.38	N52°27'46"W	15°35'10"		
3-SW LOT 7	276.87	584.00	274.04	N74°55'54"W	27°20'23"		
3-SW LOT 8	12.91	584.00	12.91	N89°12'46"W	01°16'00"		
3-NE LOT 13	129.12	616.00	128.88	S83°51'28"E	12°00'36"		
3-NE LOT 14	150.37	616.00	150.00	S70°51'34"E	13°59'12"		
3-NE LOT 15	126.56	616.00	126.72	S37°07'45"E	11°46'28"		
3-NE OUTLOT 2	78.90	616.00	78.85	S48°22'25"E	07°20'04"		
3-NE LOT 18	75.84	616.00	75.58	S41°12'23"E	07°02'06"		
3-NE LOT 19	150.00	616.00	149.63	S30°42'45"E	13°57'08"		
3-NE LOT 20	150.00	616.00	149.63	S16°45'38"E	13°57'08"		
3-NE LOT 21	103.03	616.00	103.57	S04°57'44"E	09°38'40"		
4	56.28	65.00	54.54	S65°19'58"W	49°36'32"	N89°51'46"W	S40°31'42"W
5	292.39	60.00	77.74	N00°07'54"E	279°13'52"	S40°33'01"W	S40°14'28"E
5-LOT 8	58.05	60.00	55.81	S68°11'41"W	55°25'58"		
5-LOT 9	58.48	60.00	56.17	N56°07'35"W	55°49'31"		
5-LOT 10	58.37	60.00	56.10	N00°20'03"W	55°44'34"		
5-LOT 11	59.43	60.00	57.03	N55°54'21"E	56°46'13"		
5-LOT 12	58.08	60.00	55.84	S67°59'08"E	55°27'49"		
6	56.28	65.00	54.54	S65°03'30"E	49°36'32"	S40°15'14"E	S89°51'46"E
7	37.72	25.00	34.25	N64°42'03"E	86°19'55"	S52°03'31"E	N41°38'31"E
8	37.70	25.00	34.23	S01°30'43"E	86°19'56"	N44°43'26"W	N41°38'31"E
9	31.03	30.00	29.67	N11°58'40"E	59°15'44"	N41°38'31"E	N17°39'12"W
10	31.03	30.00	29.67	S71°14'23"W	59°15'44"	N41°38'31"E	S29°07'45"E
10-LOT 16	9.35	30.00	9.31	S50°32'05"W	17°51'08"		
10-LOT 17	21.68	30.00	21.21	S80°09'57"W	41°24'36"		
11	312.81	60.00	61.33	N48°23'22"W	298°31'27"	N17°39'12"W	N29°07'45"W
11-LOT 15	54.38	60.00	52.54	N08°18'45"E	51°55'54"		
11-LOT 16	85.55	60.00	79.25	N75°36'37"E	82°39'50"		
11-OUTLOT 1	63.66	60.00	60.71	S32°39'50"E	60°47'18"		
11-LOT 17	108.01	60.00	94.01	S49°18'02"W	103°08'27"		
12	505.28	600.00	490.49	N24°15'56"W	48°15'05"	N00°08'24"W	N48°23'29"W
13	434.29	000.00	424.87	N09°07'37"W	41°28'17"	N48°23'29"W	N89°51'46"W

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 December 1, 2006

Department of Administration

JEFFREY A. NIPPLE S-2029 ELKHORN, WI LAND SURVEYOR

JEFFREY A. NIPPLE
CHAPPELL-BROTCHIE, INC.
CONSULTING ENGINEERS

SURVEYOR'S CERTIFICATE

I, JEFFREY A. NIPPLE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF GERMANTOWN, AND UNDER THE DIRECTION OF GERMANTOWN VENTURES, L.L.C., OWNER OF SAID LAND, I HAVE SURVEYED, DIVIDED AND MAPPED BAVARIAN WOODS THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF LAND SURVEYED AND THAT THIS LAND IS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, CONTAINING 1,267,349 SQUARE FEET (29.090 ACRES) OF LAND MORE OR LESS AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 19; THENCE NORTH 00°08'24" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 SECTION, 1324.62 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 1/4 SECTION; THENCE NORTH 00°08'24" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 1/4 SECTION, 33.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MEQUON ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°08'24" WEST ALONG SAID EAST LINE, 894.72 FEET TO A POINT ON THE WEST LINE OF C.S.M. NO 1366; THENCE NORTH 00°18'36" WEST, ALONG THE WEST LINE OF SAID C.S.M. NO 1366, 100.00 FEET TO THE SOUTHWEST CORNER OF SAID C.S.M. NO. 1366; THENCE NORTH 00°21'17" WEST, 32.50 FEET TO THE SOUTHWEST CORNER OF C.S.M. NO. 4661; THENCE NORTH 00°03'06" WEST, ALONG THE WEST LINE OF SAID C.S.M. NO. 4661, 200.00 FEET TO THE NORTHWEST CORNER OF SAID C.S.M. NO. 4661; THENCE SOUTH 89°51'46" EAST, 6.36 FEET; THENCE NORTH 00°14'44" WEST, 834.78 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 1/4 SECTION; THENCE NORTH 89°51'46" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 1/4 SECTION, 1324.23 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 1/4 SECTION; THENCE SOUTH 00°20'01" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 SECTION, 639.74 FEET; THENCE NORTH 89°39'59" EAST, 370.00 FEET; THENCE SOUTH 00°20'01" EAST, 103.76 FEET TO THE NORTHWEST CORNER OF C.S.M. NO. 3963; THENCE NORTH 89°39'59" EAST, ALONG THE NORTH LINE OF SAID C.S.M. NO 3963, 220.00 FEET TO THE NORTHEAST CORNER OF SAID C.S.M. NO. 3963; THENCE SOUTH 00°20'01" EAST, ALONG THE EAST LINE OF SAID C.S.M. NO. 3963, 344.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MEQUON ROAD; THENCE NORTH 89°51'35" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 736.01 FEET TO THE POINT OF BEGINNING TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

DATED THIS 20th DAY OF November, 2006

Jeffrey A. Nipple
JEFFREY A. NIPPLE, R.L.S. 2029

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

GERMANTOWN VENTURES, L.L.C., 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.

GERMANTOWN VENTURES, L.L.C., DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN
WISCONSIN DEPARTMENT OF ADMINISTRATION
WASHINGTON COUNTY PARK AND PLANNING COMMISSION

IN WITNESS WHEREOF, THE SAID GERMANTOWN VENTURES, L.L.C. HAS CAUSED THESE PRESENTS TO BE SIGNED BY Scott Simon, ITS MANAGING MEMBER, SCOTT SIMON

THIS 4th DAY OF January, 2007

STATE OF WISCONSIN)
Waukesha COUNTY)

PERSONALLY CAME BEFORE ME THIS 4th DAY OF January, 2007 THE ABOVE NAMED SCOTT SIMON, MANAGING MEMBER OF GERMANTOWN VENTURES, L.L.C., A WISCONSIN CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO ME.

Mira P. Grant
NOTARY PUBLIC, STATE OF WISCONSIN

2-21-2010
MY COMMISSION EXPIRES

NOTARY PUBLIC MIRIAM P. GRANT STATE OF WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

M & I MARSHALL AND ILSLEY BANK, 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 SCOTT SIMON, MANAGING MEMBER OF GERMANTOWN VENTURES, L.L.C., OWNER.

IN WITNESS WHEREOF, THE SAID M & I MARSHALL AND ILSLEY BANK HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED

THIS 5th DAY OF February, 2007

SIGNED James C. Nesvold
PRINT NAME James C. Nesvold
TITLE Vice President

SEAL

STORM WATER MANAGEMENT MAINTENANCE AGREEMENT

This property is hereby subject to the following perpetual conditions and restrictions:

1 Maintenance Agreement. There shall be a separately recorded document entitled "Storm Water Management Practice Maintenance Agreement" that describes the storm water management practices located on this Bavarian Woods Subdivision Plat and their maintenance needs.

2 Drainage Easements. All areas designated as "Private Drainage Easements" are reserved for storm water collection, conveyance and treatment in accordance with approved plans on file with the Village of Germantown. Unless otherwise noted in the Maintenance Agreement, drainage easements shall be maintainable in a manner that preserves unimpeded flow of surface runoff. No grading or filling is allowed. These areas shall be kept free of buildings, sheds or other structures and shall be maintained in permanent vegetation or other approved cover to prevent soil erosion. Grass swales are reserved for storm water conveyance and shall not be used as vehicle access lanes.

3 Ownership and Maintenance. The Responsible Party, named as Bavarian Woods Homeowners Association shall be responsible for the routine and extraordinary maintenance of all drainage easements and storm water management practices in accordance with the Maintenance Agreement.

4 Access and Inspections. The Village of Germantown is authorized to access the property as necessary to conduct inspections of the storm water management practices to ascertain compliance with the Maintenance Agreement.

5 Corrective Actions. Upon notification to the Responsible Party by the Village of Germantown, of maintenance problems which require corrective, the specified corrective actions shall be performed by the Responsible Party within a reasonable time frame as set by the Village of Germantown. Access for maintenance equipment shall be limited to the designated lanes as shown on the Bavarian Woods Subdivision Plat.

6 Special Charges. The Village of Germantown is authorized to perform the corrective actions identified in the inspection report or its notice of the Responsible Party does not make the required corrections within the specified time period. The costs and expenses of such corrective actions shall be entered as the tax roll as a special charge against the Property and collected with any other taxes levied thereon for the year in which the work is completed per Stats 66.0627.

7 Binding on Future Owners. This Agreement shall run with the Property and be binding upon the successors and assigns.

8 Agreement Modifications. The Village of Germantown shall have the sole authority to amend this agreement, including approving any proposed modifications to the storm water management practices and drainage easements described herein. The Village of Germantown shall provide a 30 day notice to the Homeowners prior to approving any amendments to this agreement.

VILLAGE TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WASHINGTON COUNTY)

I, KIM RATH, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF GERMANTOWN, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS DATE ON ANY OF THE LAND INCLUDED IN THE PLAT OF BAVARIAN WOODS.

DATED THIS 23rd DAY OF February, 2007

Kim Rath
KIM RATH, FINANCE DIRECTOR/ TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
WASHINGTON COUNTY)

I, PATRICK CRITTENDEN, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF WASHINGTON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO TAXES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS DATE AFFECTING THE LAND INCLUDED IN THE PLAT OF BAVARIAN WOODS.

DATED THIS 5th DAY OF MARCH, 2007

Patrick Crittenden
PATRICK CRITTENDEN, COUNTY TREASURER

VILLAGE BOARD APPROVAL / CERTIFICATE

RESOLVED, THAT THE PLAT KNOWN AS BAVARIAN WOODS IN THE VILLAGE OF GERMANTOWN, WHICH HAS BEEN FILED FOR APPROVAL, BE AND HEREBY IS APPROVED AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATUTES.

DATED THIS 22nd DAY OF FEBRUARY, 2007

Charles J. Jordan
CHARLES J. JORDAN, PRESIDENT

Elizabeth Krueck
I, ELIZABETH KRUECK, BEING DULY ELECTED, QUALIFIED AND ACTING CLERK FOR THE VILLAGE OF GERMANTOWN, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE OF GERMANTOWN

THIS 26th DAY OF February, 2007

Elizabeth Krueck
ELIZABETH KRUECK, VILLAGE CLERK