

WESTON HIGHLANDS

PART OF THE SW 14 OF THE SW 14 OF
SECTION 33, TOWNSHIP 7 NORTH, RANGE 20 EAST,
CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN



- NOTES**
- TOTAL PARCEL OF LAND INCLUDED IN THE PLAT CONTAINING 16.67 ACRES.
 - ALL DISTANCES HAVE BEEN MEASURED TO THE HUNDRETH OF A FOOT. ANGLES HAVE BEEN MEASURED TO THE NEAREST 5 SECONDS AND HAVE BEEN COMPUTED TO THE NEAREST HALF SECOND.
 - ALL OTHER LOT AND OUTLOT CORNERS MONUMENTED WITH A 1.05" X 18" IRON PIPE WEIGHING 1.75 LBS.
 - DIRECT VEHICULAR ACCESS TO S.T.H. "59" BY ANY LOT WITHIN THIS SUBDIVISION IS PROHIBITED.
 - BUILDINGS FOR HUMAN HABITATION AND THE INSTALLATION OF SOIL ABSORPTION SYSTEMS ARE PROHIBITED ON ALL OUTLOTS.
 - LOTS SERVED BY MUNICIPAL SEWER AND WATER.
 - OUTLOTS 2, 5 AND 6 TO REMAIN IN DEVELOPER'S OWNERSHIP UNTIL THE ROAD IS EXTENDED TO THE NORTH AND WEST.
 - OUTLOTS 1, 3 AND 4 TO BE OWNED BY HOMEOWNER'S ASSOCIATION. ALL LOT OWNERS HAVE AN EQUAL FRACTIONAL INTEREST IN OUTLOTS 1, 3 AND 4.

GREENFIELD AVE. SW 14 SEC. 33-7-20
SCALE: 1" = 120'

STATION	BEARING	DISTANCE
1+00	N89°23'00"E	120.00
1+10	N89°23'00"E	120.00
1+20	N89°23'00"E	120.00
1+30	N89°23'00"E	120.00
1+40	N89°23'00"E	120.00
1+50	N89°23'00"E	120.00
1+60	N89°23'00"E	120.00
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29+90	N89°23'00"E	120.00
30+00	N89°23'00"E	120.00</

WESTON HIGHLANDS II

BEING A REVISION OF LOT 1, OUTLOT 2, OUTLOT 4, OUTLOT 5 AND OUTLOT 6 OF WESTON HIGHLANDS SUBDIVISION AND ADDITIONAL LANDS, ALL PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 20 EAST, CITY OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 20 EAST, WAS USED AS SOUTH 89°23'00" WEST

BROOKFIELD ROAD
(RIGHT-OF-WAY WIDTH VARIES)

NORWOOD DRIVE
(RIGHT-OF-WAY WIDTH VARIES)

GREENFIELD AVENUE S.T.H. 59
(RIGHT-OF-WAY WIDTH VARIES)

LINE	BEARING	LENGTH
L1	N02°22'58"W	2.74'
L2	S08°19'46"W	X0.37'
L3	S00°36'59"E	8.89'

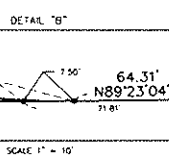
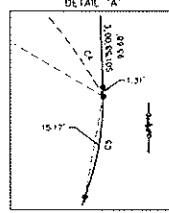
CURVE	ARC NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT IN	TANGENT OUT
C1	68.52	130.00'	130.00'	S75°17'06"E	68.74'	30°38'40"	S59°52'16"E	N89°23'04"E
C2	88.50	2670.00'	886.04'	S86°04'28.5"W	88.50'	01°53'52"	S87°01'22"W	S89°07'30"W
C3	151.22	760.20'	N07°15'42.5"W	151.02'	11°24'03"	N01°33'46"W	N12°57'49"W	

- NOTES:**
- ALL DISTANCES HAVE BEEN MEASURED TO THE HINGEPOINT OF A FOOT ANGLES HAVE BEEN MEASURED TO THE NEAREST HALF SECOND
 - DIRECT VEHICULAR ACCESS TO S.T.H. 39 AND TO BROOKFIELD ROAD BY ANY LOT WITHIN THIS SUBDIVISION IS PROHIBITED
 - BUILDING FOR HUMAN HABITATION IS PROHIBITED ON ALL OUTLOTS
 - LOTS SERVED BY VEHICULAR SEWER AND WATER
 - EXISTING ZONING (INCLUDING ADJUNCTIONS) R-3, SINGLE FAMILY RESIDENTIAL
 - OUTLOTS 4 & 5 TO BE DESIGNATED AS PRIVATE ACCESS AND DRAINAGE EASEMENT FOR STORM WATER PURPOSES
 - LOT 19, TO REMAIN IN DEVELOPER'S OWNERSHIP
 - OUTLOTS 4, 5 AND 6 TO BE OWNED BY HOMEOWNER'S ASSOCIATION; ALL LOT OWNERS SHALL HAVE AN EQUAL FRACTIONAL INTEREST IN OUTLOTS 4, 5 AND 6
 - SET 2"X18" IRON PIPE SYMBOLS NOT SHOWN ON OUTLOT 6 FOR CLARITY

OWNER/DEVELOPER:
BROOKFIELD VENTURES II, LLC
675 NORTH BARKER ROAD, SUITE 300
BROOKFIELD, WI 53045



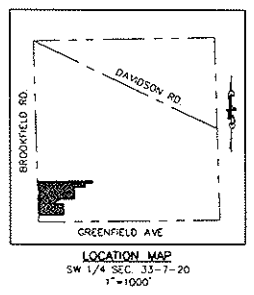
REFER TO DEVELOPER COVENANTS FOR MORE STRINGENT SETBACKS IF ANY



There are no objections to this plat with respect to Secs 236.15, 236.16, 239.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20____

Department of Administration



REVISED: 05/04/06
REVISED: 04/26/06
REVISED: 02/15/06
REVISED: 01/31/06

JSD - Engineers & Surveyors
Joshua Survey & Design, Inc.
CITY AND ZONING ENGINEERING
SURVEYING AND MAPPING
TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
MILWAUKEE REGIONAL OFFICE
N22 W2231 Honey Court Suite 3
Waukesha, Wisconsin 53186
(262) 513-0666

E:\JSD\Projects\04\CTE1_WestonHighlandsII\04-2-06\CTE1 - Final Plat.dwg, P.L.M. SHEET 1 OF 2, 2005.8.15, 14:AM, RSW/ADW

WESTON HIGHLANDS II

BEING A REDIVISION OF LOT 1, OUTLOT 2, OUTLOT 4, OUTLOT 5 AND OUTLOT 6 OF WESTON HIGHLANDS SUBDIVISION AND ADDITIONAL LANDS, ALL PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 20 EAST, CITY OF BROOKFIELD, WALKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, RICHARD K. WAGNER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, MAPPED AND DEICATED THE FOLLOWING LAND HEREIN DESCRIBED:

BEING A REDIVISION OF LOT 1, OUTLOT 2, OUTLOT 4, OUTLOT 5 AND OUTLOT 6 OF WESTON HIGHLANDS SUBDIVISION AND ADDITIONAL LANDS, ALL PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 20 EAST, CITY OF BROOKFIELD, WALKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 33, THENCE NORTH 01°23'46" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 SECTION, 530.45 FEET TO THE POINT OF BEGINNING

THENCE CONTINUING NORTH 01°23'46" WEST ALONG SAID WEST LINE, 63.52 FEET, THENCE NORTH 89°23'04" EAST, 86.45 FEET; THENCE NORTH 02°22'36" WEST, 2.74 FEET TO THE SOUTHWEST CORNER OF HIGH MEADOW ESTATES SUBDIVISION; THENCE NORTH 89°27'01" EAST ALONG THE SOUTH LINE OF SAID HIGH MEADOW ESTATES SUBDIVISION, 150.75 FEET TO THE NORTHWEST CORNER OF LOT 12 OF SAID WESTON HIGHLANDS SUBDIVISION; THENCE SOUTH 08°19'46" WEST ALONG THE WEST LINE OF SAID LOT 12, 30.37 FEET; THENCE SOUTH 00°36'57" EAST ALONG SAID WEST LINE, 8.99 FEET TO THE NORTHWEST CORNER OF LOT 13 OF SAID WESTON HIGHLANDS SUBDIVISION; THENCE SOUTH 89°23'04" WEST ALONG THE NORTH LINE OF SAID LOT 13, 106.74 FEET TO THE WESTERN LINE OF SAID LOT 13; THENCE SOUTH 00°36'57" EAST ALONG SAID WESTERN LINE, 63.75 FEET; THENCE SOUTH 89°23'04" WEST ALONG THE NORTH LINE OF SAID LOT 13 AND THEN ALONG THE NORTH LINE OF LOT 14 OF SAID WESTON HIGHLANDS SUBDIVISION, 163.65 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 00°36'57" EAST ALONG THE WEST LINE OF SAID LOT 14, 158.60 FEET TO THE NORTH LINE OF PATI LANE; THENCE SOUTH 89°23'04" WEST ALONG SAID NORTH LINE, 204.62 FEET; THENCE SOUTH 62°32'48" WEST, 25.97 FEET TO THE SOUTH LINE OF PATI LANE AND A POINT ON A CURVE; THENCE SOUTHEASTERLY 69.57 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, WHOSE RADII IS 130.00 FEET AND WHOSE CHORD BEARS SOUTH 70°13'00" EAST, 69.74 FEET; THENCE NORTH 89°23'04" WEST ALONG THE SOUTH LINE OF SAID PATI LANE, 64.31 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID WESTON HIGHLANDS SUBDIVISION; THENCE SOUTH 00°36'49" EAST ALONG THE WEST LINE OF SAID LOT 2, 173.31 FEET TO THE NORTH LINE OF GREENFIELD AVENUE (STATE TRUNK HIGHWAY 797); THENCE SOUTH 89°23'00" WEST ALONG SAID NORTH LINE, 116.55 FEET; THENCE NORTH 82°35'24" WEST ALONG SAID NORTH LINE, 110.19 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY 69.50 FEET ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT WHOSE RADII IS 2670.00 FEET AND WHOSE CHORD BEARS SOUTH 80°04'28.5" WEST, 68.49 FEET TO A POINT OF VANGUARD; THENCE SOUTH 89°07'30" WEST ALONG SAID NORTH LINE, 41.55 FEET TO THE EAST LINE OF BROOKFIELD ROAD; THENCE NORTH 01°23'46" WEST ALONG SAID EAST LINE, 208.50 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 151.27 FEET ALONG SAID EAST LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT WHOSE RADII IS 746.20 FEET AND WHOSE CHORD BEARS NORTH 07°15'47.5" WEST, 151.02 FEET TO THE POINT OF BEGINNING

CONTAINING IN ALL 239,801 SQUARE FEET (5.505 ACRES) OF LANDS, MORE OR LESS

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORDS

I FURTHER CERTIFY THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF BROOKFIELD VENTURES II, LLC, OWNER OF SAID LAND

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, THE WALKESHA COUNTY SUBDIVISION CONTROL, ORDINANCE AND THE SUBDIVISION REGULATIONS OF THE CITY OF BROOKFIELD IN SURVEYING, DIVIDING AND MAPPING THE SAME

DATE THIS _____ DAY OF _____ 20__

RICHARD K. WAGNER, REGISTERED LAND SURVEYOR S-1666

CORPORATE OWNER'S CERTIFICATE:

I, SCOTT SIMON, MANAGING MEMBER OF THE BROOKFIELD VENTURES II, LLC, A LIMITED LIABILITY CORPORATION IN THE STATE OF WISCONSIN, HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, DEICATED AND MAPPED AS REPRESENTED ON THIS PLAT

AS OWNER, I 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:

- CITY OF BROOKFIELD
- WALKESHA COUNTY, DEPARTMENT OF PARKS AND LAND USE
- WISCONSIN DEPARTMENT OF ADMINISTRATION
- WISCONSIN DEPARTMENT OF TRANSPORTATION

DATE THIS _____ DAY OF _____ 20__

SCOTT SIMON, MANAGING MEMBER
BROOKFIELD VENTURES II, LLC

STATE OF WISCONSIN }
} SS
WALKESHA COUNTY }

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20__, THE ABOVE NAMED SCOTT SIMON, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MANAGING MEMBER

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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

CONSENT OF CORPORATE MORTGAGEE:

M & I, MARSHALL AND USLEY BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY THE VOTING OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF SCOTT SIMON, MANAGING MEMBER OF BROOKFIELD VENTURES II, LLC, OWNER

IN WITNESS WHEREOF, THE SAID M & I MARSHALL AND USLEY BANK HAS CAUSED THESE PRESENT TO BE SIGNED THIS _____ DAY OF _____ 20__

SOH

PRINT NAME

TITLE

STATE OF WISCONSIN }
} SS
WALKESHA COUNTY }

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20__, THE ABOVE NAMED _____ TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN }
} SS
WALKESHA COUNTY }

I, PAMELA REEDS, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WALKESHA, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____ 20__, INCLUDED IN THIS PLAT OF WESTON HIGHLANDS II

PAMELA REEDS
COUNTY TREASURER

CERTIFICATE OF CITY TREASURER

I, ROBERT SCOTT, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF BROOKFIELD, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____ 20__, INCLUDED IN THIS PLAT OF WESTON HIGHLANDS II

ROBERT SCOTT
CITY TREASURER

CITY OF BROOKFIELD RESOLUTION

RESOLVED THAT THE PLAT KNOWN AS WESTON HIGHLANDS II, BEING A REDIVISION OF LOT 1, OUTLOT 2, OUTLOT 4, OUTLOT 5 AND OUTLOT 6 OF WESTON HIGHLANDS SUBDIVISION AND ADDITIONAL LANDS, ALL PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 20 EAST, CITY OF BROOKFIELD, WALKESHA COUNTY, WISCONSIN, WHICH HAS BEEN FILED FOR APPROVAL, IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATUTES

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COUNCIL OF THE CITY OF BROOKFIELD AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN MET AS OF THIS _____ DAY OF _____ 20__

JEFF R. SPEAKER, MAYOR

KRISTINE A. SCHWAB, CITY CLERK

CURVE TABLE							
CURVE NO.	LOCATION	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT
C4	LOT 18	75.56	70.00	S58°41'35.5"E	71.94	61°50'37"	N89°23'06"E S28°46'17"E
C5	TOTAL EASEMENT	16.48	41.00	S58°32'49.5"E	16.37	2°01'37"	S01°58'00"E S00°08'06"E
C6	LOT 17	19.17	41.00	S10°27'45.5"W	15.08	2°11'43"	S00°08'06"E S01°03'37"W
C7	OUTLOT 6	16.48	41.00	S13°28'48.5"E	16.37	2°01'37"	S01°58'00"E S24°59'37"E
C8	LOT 18	118.76	135.00	S04°08'28.5"E	114.97	5°24'13"	S21°03'37"W S28°20'36"E
C9	OUTLOT 5	104.23	135.00	S01°03'32.5"E	101.66	44°74'58"	S21°03'37"W S28°20'36"E
C10	OUTLOT 6	14.53	135.00	S26°15'39"E	14.52	6°09'54"	S23°10'42"E S28°20'36"E
C11	TOTAL	56.66	97.00	S01°57'59.5"E	55.86	3°28'09"	S14°46'05"W S18°42'04"E
C12	OUTLOT 8	56.66	97.00	S01°57'59.5"E	55.86	3°28'09"	S18°42'04"E S14°46'05"W
C13	LOT 16	26.49	135.00	S04°31'06.5"E	24.45	4°06'56"	S24°59'36"E S15°57'23"W
C14	LOT 17	34.06	135.00	S17°45'56.5"E	33.97	14°27'19"	S15°57'23"W S10°32'17"E
C15	OUTLOT 6	5.11	2.00	S88°02'00.5"W	3.83	146°31'51"	S14°46'05"W N18°42'04"W
C16	OUTLOT 5	8.99	41.00	S24°03'53.5"E	8.97	1°23'25"	S28°20'36"E S16°47'11"E
C17	LOT 16	38.45	41.00	S10°54'39"E	37.06	5°34'42"	S15°57'22"W S17°46'40"E
C18	TOTAL	167.51	130.00	S53°42'04"E	159.16	7°34'44"	S16°47'12"E N88°23'04"E
C19	OUTLOT 5	20.58	130.00	S24°18'21.5"E	20.52	1°30'19"	S16°47'12"E S24°49'31"E
C20	LOT 19	88.63	130.00	S45°21'05.5"E	86.83	3°50'48"	S28°49'31"E S68°53'10"E
C21	LOT 20	49.30	130.00	S78°45'07"E	49.00	21°43'39"	S68°53'10"E N88°23'04"E
C22	ROAD 5	127.58	100.00	S38°30'55.5"E	119.10	7°30'51"	S01°58'00"E S75°02'51"E
C23	LOT 16	64.56	70.00	S64°11'47.5"E	62.29	5°25'01"	S37°46'39"E N88°23'04"E

WETLAND LINE TABLE		
LINE	BEARING	LENGTH
L4	N05°39'21"W	51.25'
L5	N01°42'49"W	29.97'
L6	N64°14'11"E	41.63'
L7	S85°13'07"E	39.88'
L8	N79°12'52"E	32.49'
L9	N50°50'40"E	37.45'
L10	N58°36'30"E	50.83'
L11	S19°57'07"E	66.24'
L12	S85°58'06"W	26.00'
L13	S61°05'49"W	32.58'
L14	S51°26'10"W	33.81'
L15	S41°57'56"W	41.11'

JSD - Engineers & Surveyors
Jenkins Survey & Design, Inc.
11711 WEST WISCONSIN
OF SYSTEMS/MAPPING
DESIGN/WEBSITE/ENGINEERING
CONSULTING/TRANSPORTATION
MILWAUKEE REGIONAL OFFICE
N22 W2293 Nancy Court Suite 3
Brookfield, Wisconsin 53186
(262) 513-0666

REVISED: 05/04/06
REVISED: 04/26/06
REVISED: 02/15/06
REVISED: 01/31/06

THIS INSTRUMENT WAS DRAFTED BY RICHARD K. WAGNER, R.L.S., REGISTERED LAND SURVEYOR S-1666, DATED THIS THE 2ND DAY OF SEPTEMBER, 2005.

SHEET 2 OF 2