

NOT TO SCALE

# WINTERPARK

BEING A SUBDIVISION OF OUTLOT 1 OF PEACHTREE ESTATES AND LANDS LOCATED IN PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 21 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (7), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
Certified February 1st 2007  
Richard P. Jansky  
Department of Administration

DOC. # 09395119

REGISTRAR'S OFFICE  
MILWAUKEE COUNTY, WI  
RECORDED  
JAN 16 2007  
LEGAL Y 055 2  
AREA: 50.00

SW CORNER  
NW 1/4 SEC. 30-6-21  
CONC. MONUMENT  
W/ BRASS CAP  
N 332.8962 D 7  
E 2,316.833 D 55

1" IP FOUND  
& ACCEPTED  
POLE

INTERSTATE

HIGHWAY

(WITH VARIES)

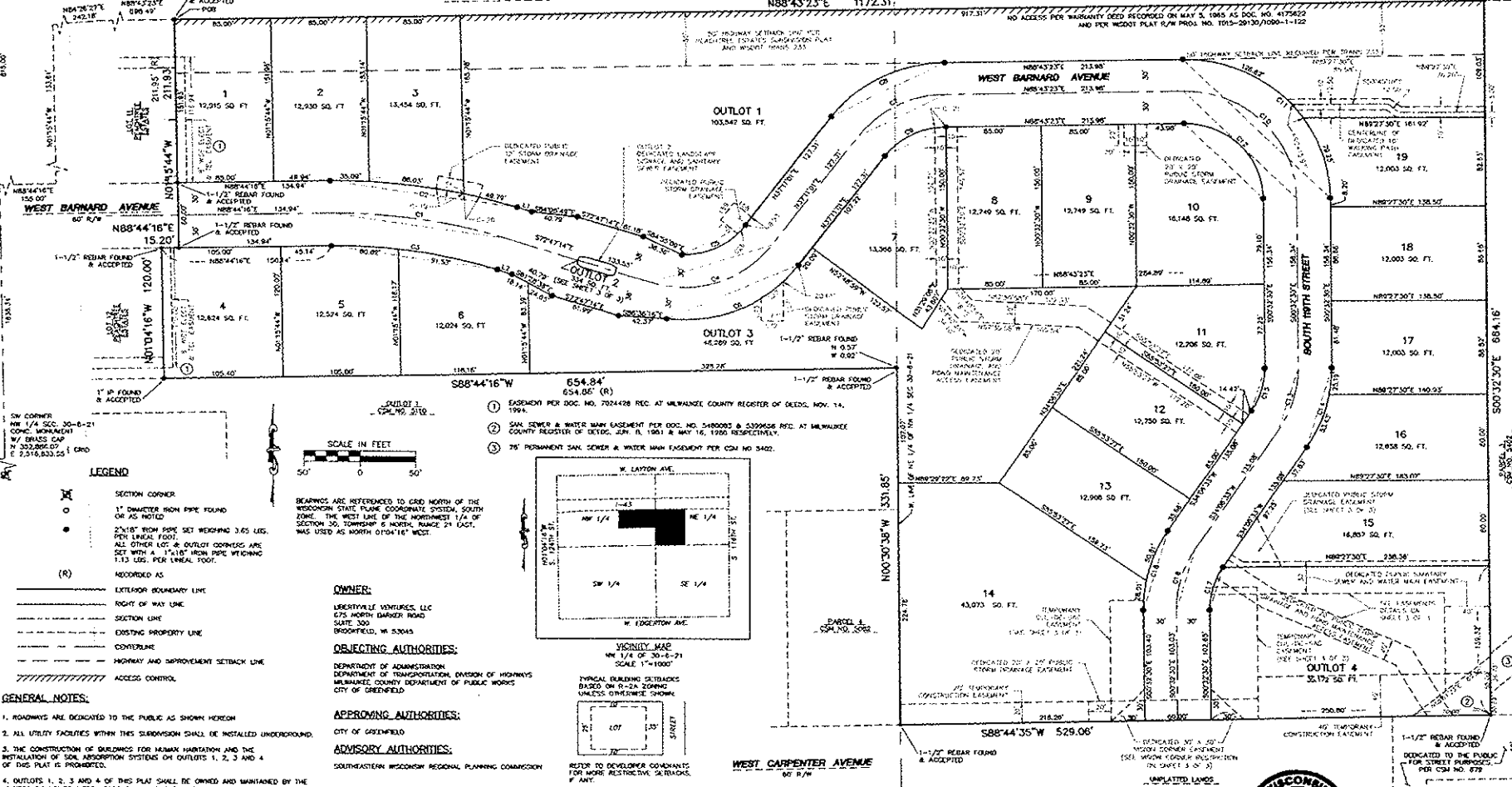
43

N88°43'23"E

1172.31'

NO ACCESS PER WARRANTY DEED RECORDED ON MAY 3, 1985 AS DOC. NO. 417982 AND PER WEDGET PLAT R/W PROJ. NO. 1915-29130/1090-1-122

1-1/2" REBAR FOUND & ACCEPTED

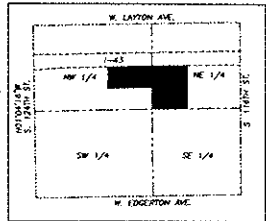
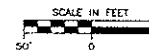


SW CORNER  
NW 1/4 SEC. 30-6-21  
CONC. MONUMENT  
W/ BRASS CAP  
N 332.8962 D 7  
E 2,316.833 D 55

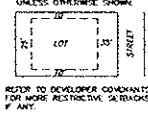
### LEGEND

- SECTION CORNER
- 1" DIAMETER IRON PIPE FOUND OR AS NOTED
- 2"x1/2" IRON PIPE SET MARKING 3/65 LBS. PER LINEAL FOOT
- ALL OTHER LOTS & OUTLOT CORNERS ARE SET WITH A 1"x1/8" IRON PIPE WITHING 1-13 LBS. PER LINEAL FOOT.
- (R) RECORDED AS
- EXTERIOR BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- EXISTING PROPERTY LINE
- COVERLINE
- HIGHWAY AND IMPROVEMENT SETBACK LINE
- ACCESS CONTROL

BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 21 EAST, WAS USED AS NORTH 01°04'16" WEST.



VICINITY MAP  
NW 1/4 OF 30-6-21  
SCALE: 1"=100'



TYPICAL BUILDING SETBACKS BASED ON R-2A ZONING UNLESS OTHERWISE SHOWN.  
REFER TO DEVELOPER COVENANTS FOR MORE RESTRICTIVE SETBACKS, IF ANY.

### OWNER:

LIBERTYVILLE VENTURES, LLC  
675 NORTH BARNER ROAD  
SUITE 300  
GREENFIELD, WI 53045

### OBJECTING AUTHORITIES:

DEPARTMENT OF ADMINISTRATION  
DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS  
MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS  
CITY OF GREENFIELD

### APPROVING AUTHORITIES:

CITY OF GREENFIELD

### ADVISORY AUTHORITIES:

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

### GENERAL NOTES:

- ROADWAYS ARE DEDICATED TO THE PUBLIC AS SHOWN HEREON.
- ALL UTILITY FACILITIES WITHIN THIS SUBDIVISION SHALL BE INSTALLED UNDERGROUND.
- THE CONSTRUCTION OF BUILDINGS FOR HUMAN HABITATION AND THE INSTALLATION OF SOLID WASTE/SEWER SYSTEMS ON OUTLOTS 1, 2, 3 AND 4 OF THIS PLAT IS PROHIBITED.
- OUTLOTS 1, 2, 3 AND 4 OF THIS PLAT SHALL BE OWNED AND MAINTAINED BY THE WINTERPARK HOMEOWNERS ASSOCIATION AND EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP OF SAID OUTLOTS, AND THAT MILWAUKEE COUNTY AND THE CITY OF GREENFIELD SHALL NOT BE HELD FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT MILWAUKEE COUNTY OR THE CITY OF GREENFIELD SHOULD BECOME OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF DELINQUENCY. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN SAID OUTLOTS IN AN UNOBSTRUCTED CONDITION SO AS TO MAINTAIN ITS INTENDED PURPOSES. CONSTRUCTION OF ANY BUILDING, DRIVING OR FILING IN SAID OUTLOTS IS PROHIBITED UNLESS APPROVED BY THE CITY. THE HOMEOWNERS ASSOCIATION GRANTS TO THE CITY THE RIGHT (BUT NOT THE RESPONSIBILITY) TO ENTER UPON SAID OUTLOTS IN ORDER TO INSPECT, REPAIR OR RESTORE SAID OUTLOTS TO ITS INTENDED PURPOSES. EXPENSES INCURRED BY THE CITY FOR SAID INSPECTION, REPAIR OR RESTORATION OF SAID OUTLOTS MAY BE REPAID AGAINST THE TAX ROLL FOR SAID ASSOCIATION AND COLLECTED AS A SPECIAL CHARGE BY THE CITY.

THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, R.L.S., REGISTERED LAND SURVEYOR S-2738, DATED THIS 16th DAY OF JANUARY, 2007.

**JSD**  
Jansky Survey & Mapping, Inc.  
101 NORTH HUNTER CREST BLVD. # 3  
MILWAUKEE, WI 53226  
312.523.8888



- REVISED: 01/16/07
- REVISED: 01/10/07
- REVISED: 12/05/06
- REVISED: 11/29/06
- REVISED: 08/14/06
- REVISED: 06/26/06
- REVISED: 05/24/06

SHEET 1 OF 3

NOT TO SCALE

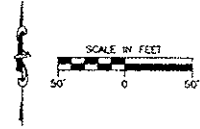
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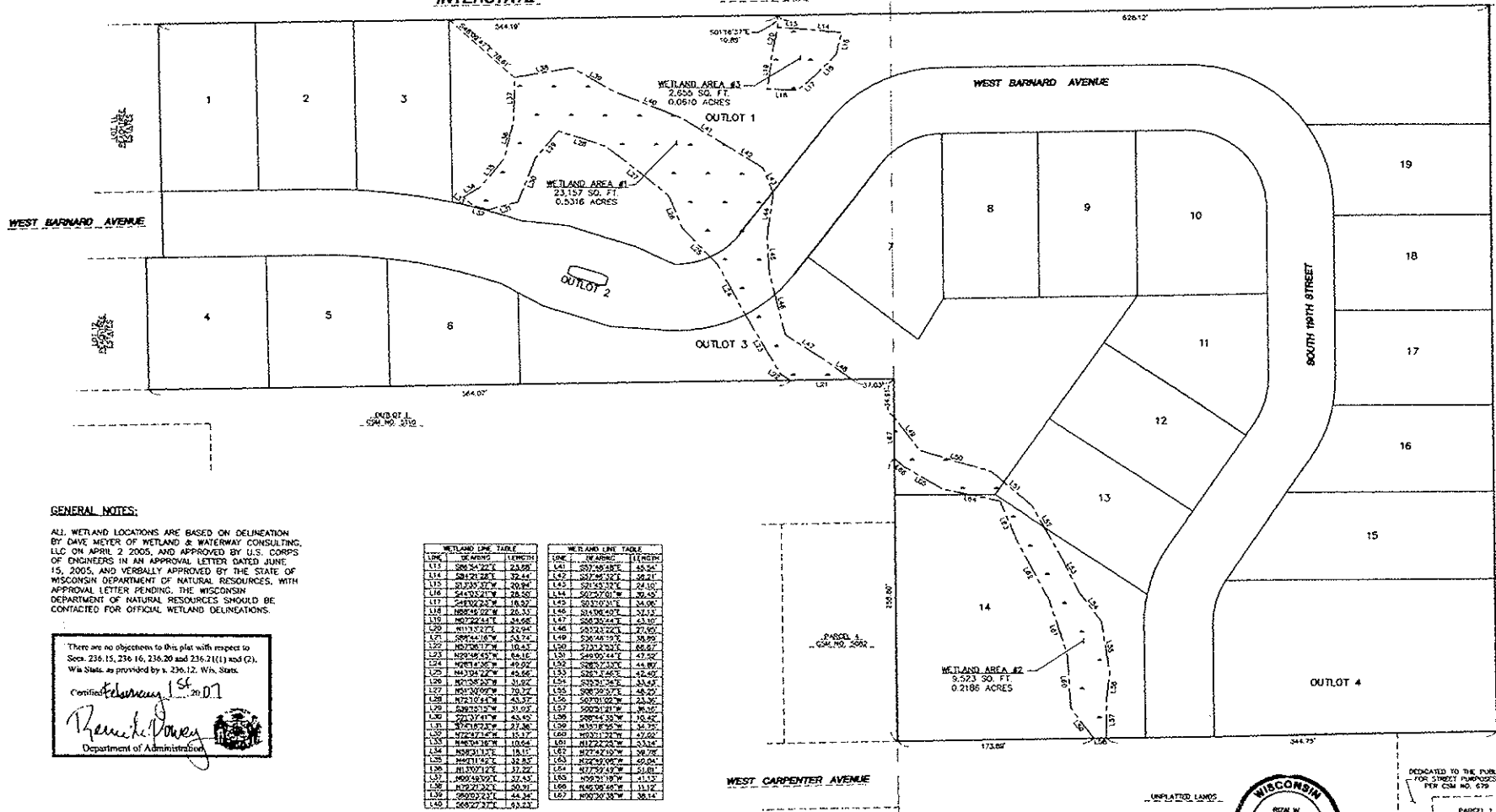
NOT TO SCALE

# WINTERPARK

BEING A SUBDIVISION OF OUTLOT 1 OF PEACHTREE ESTATES AND LANDS LOCATED IN PART OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 21 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN.



INTERSTATE HIGHWAY (WITH VARIES) 43



### GENERAL NOTES:

ALL WETLAND LOCATIONS ARE BASED ON DELINEATION BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC ON APRIL 2, 2005, AND APPROVED BY U.S. CORPS OF ENGINEERS IN AN APPROVAL LETTER DATED JUNE 15, 2005, AND VERBALLY APPROVED BY THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES, WITH APPROVAL LETTER PENDING. THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES SHOULD BE CONTACTED FOR OFFICIAL WETLAND DELINEATIONS.

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 Surveyor *154* 2007 D.I.

*Ryszard Jankins*  
Department of Administration

WETLAND LINE TABLE			WETLAND LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L104	S86°45'22"E	23.58	L41	S70°48'48"E	45.54
L114	S81°21'32"E	32.44	L42	S77°46'22"E	39.41
L115	S83°20'02"W	20.96	L43	S75°43'15"E	24.00
L116	S43°53'21"W	28.50	L44	S62°20'01"W	30.50
L117	S28°02'24"W	18.57	L45	S37°30'51"E	35.96
L118	S04°42'02"E	26.51	L46	S15°04'07"E	24.11
L119	N02°22'41"E	31.66	L47	S06°32'47"E	43.10
L120	N11°32'22"E	31.64	L48	S33°43'22"E	27.05
L121	S84°41'40"W	43.42	L49	S36°48'15"E	30.92
L122	N02°36'17"W	10.43	L50	S33°12'32"E	46.67
L123	N29°49'43"E	44.15	L51	S49°00'47"E	41.52
L124	N01°34'50"W	49.25	L52	S26°53'32"E	44.82
L125	N43°34'22"W	43.66	L53	S26°12'45"E	42.40
L126	N70°56'22"W	31.67	L54	S23°32'02"E	34.43
L127	N45°30'02"W	30.74	L55	S08°25'27"E	46.20
L128	N73°12'44"W	43.37	L56	S07°01'02"W	23.36
L129	S00°32'22"W	31.67	L57	S09°02'18"W	36.07
L130	S21°37'41"W	43.45	L58	S08°44'52"W	10.42
L131	S7°16'22"W	27.36	L59	S33°18'32"W	34.20
L132	N72°47'24"E	15.17	L60	S02°17'27"E	47.02
L133	N48°34'34"W	10.64	L61	N12°22'24"E	53.14
L134	N88°31'17"E	15.15	L62	N27°42'10"W	38.78
L135	N40°11'42"E	31.65	L63	S10°27'06"W	59.04
L136	N13°07'12"E	37.22	L64	N77°59'19"E	51.61
L137	N60°58'22"E	32.45	L65	S08°21'19"W	41.12
L138	N12°12'22"E	40.91	L66	S46°02'46"W	33.14
L139	S00°53'22"E	44.34	L67	S00°20'38"W	38.14
L140	S69°27'32"E	53.23			

**JSD** - Engineers & Surveyors  
Jankins Survey & Design, Inc.  
MILWAUKEE REGIONAL OFFICE  
100 WEST WASHINGTON COURT SUITE 3  
MILWAUKEE, WI 53233  
262.221.0000



DEDICATED TO THE PUBLIC FOR STREET PURPOSES. PER COM. NO. 679  
PARCEL 1 - COM. NO. 2684

REVISED: 01/16/07  
REVISED: 01/10/07  
REVISED: 12/05/06  
REVISED: 11/28/06  
REVISED: 08/14/06  
REVISED: 06/26/06  
REVISED: 05/24/06

THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, R.L.S., REGISTERED LAND SURVEYOR S-2738, DATED THIS 10<sup>th</sup> DAY OF JANUARY, 2007.

SHEET 2 OF 3

NOT TO SCALE

NOT TO SCALE

# WINTERPARK

BEING A SUBDIVISION OF OUTLOT 1 OF PEACHTREE ESTATES AND LANDS LOCATED IN PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 21 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN.

CURVE	LOT	ARC	CHORD	CHORD BEARING	CHORD	DELTA	TAN IN	TAN OUT
C1	10	161.23	100.00	S82°21'27" E	180.23	187.82	88°44'16" W	87°27'17" E
C2	TOTAL	172.90	100.00	S82°21'27" E	172.90	187.82	88°44'16" W	87°27'17" E
C3	11	161.23	100.00	S82°21'27" E	180.23	187.82	88°44'16" W	87°27'17" E
C4	TOTAL	322.46	200.00	S82°21'27" E	360.46	375.64	88°44'16" W	87°27'17" E
C5	12	161.23	100.00	S82°21'27" E	180.23	187.82	88°44'16" W	87°27'17" E
C6	TOTAL	322.46	200.00	S82°21'27" E	360.46	375.64	88°44'16" W	87°27'17" E

### SURVEYOR'S CERTIFICATE

I, RAL W. ISKANDARSJACH, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE GUIDANCE REGULATIONS OF THE CITY OF GREENFIELD AND UNDER THE DIRECTION OF THE OWNERS HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAN OF SUBDIVISION BEING A SUBDIVISION OF OUTLOT 1 OF PEACHTREE ESTATES AND LANDS LOCATED IN PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 21 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN, AND THAT SUCH PLAN CORRECTLY REPRESENTS ALL EXISTING EASEMENTS AND THE SUBDIVISION OF LANDS SURVEYED, AND THAT THIS LAND IS LOCATED AND DESCRIBED TO WIT:

THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 21 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE CITY OF GREENFIELD, MILWAUKEE COUNTY, WISCONSIN.

CONTAINING IN ALL 565,996 SQUARE FEET (12.935 ACRES) OF LANDS, MORE OR LESS.

*Rizal Iskandarsjach*  
 Rizal W. Iskandarsjach, S-2738, REGISTERED LAND SURVEYOR  
 1/16/07

### CITY OF GREENFIELD CERTIFICATE

RESOLVED, THAT THE PLAN OF WINTERPARK, A SUBDIVISION IN THE CITY OF GREENFIELD, WHICH HAS BEEN FILED FOR APPROVAL, BE AND HEREBY IS APPROVED AS REQUIRED BY CHAPTER 236 OF WISCONSIN STATUTES.

I, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD ON THE 11th DAY OF January, 2007, WHICH ACTION BECOMES EFFECTIVE UPON RECEIPT OF APPROVAL OF ALL OTHER REVIEWING AGENCIES AND ALL CONDITIONS OF THE CITY OF GREENFIELD'S APPROVAL, WERE SATISFIED AS OF THE 11th DAY OF January, 2007.

I FURTHER CERTIFY THAT THE COPIES OF THE PLAN WERE FORWARDED AS REQUIRED BY S.236.12 (2) ON THE 11th DAY OF January, 2007, AND THAT WITHIN THE 20-DAY LIMIT SET BY S.236.12 (3), ALL OBJECTIONS TO THIS PLAN HAVE BEEN MET.

*Matthew Anderson*  
 Matthew Anderson, CITY CLERK

### CERTIFICATE OF CITY FINANCE DIRECTOR

STATE OF WISCONSIN )  
 MILWAUKEE COUNTY ) SS  
 I, MELBA WANDERLUSE, BEING THE ONLY ELECTED, QUALIFIED AND ACTING CITY OF GREENFIELD FINANCE DIRECTOR, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNRECORDED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE 11th DAY OF January, 2007, AFFECTING THE LANDS INCLUDED IN THE PLAN OF WINTERPARK.

*Melba Wanderluse*  
 Melba Wanderluse, CITY FINANCE DIRECTOR

### CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN )  
 MILWAUKEE COUNTY ) SS  
 I, DANIEL J. PILLER, BEING THE ONLY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF MILWAUKEE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNRECORDED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE 11th DAY OF January, 2007, AFFECTING THE LANDS INCLUDED IN THE PLAN OF WINTERPARK.

*Daniel J. Piller*  
 Daniel J. Piller, COUNTY TREASURER

### MILWAUKEE COUNTY REGISTER OF DEEDS

REQUIRED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS ON PAGES \_\_\_\_\_ TO \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_.

JOHN LA FAYE, MILWAUKEE COUNTY REGISTER OF DEEDS

### HIGHWAY ACCESS RESTRICTION:

NO ACCESS PER WARRANTY DEED RECORDING MAY 3, 1965 AS DOC. NO. 4175422 AND PER 192001 PLAT B/M 19004 NO. 1015-29130/090-1-122.

ALL LOTS AND BLOCS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF VIOGULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY UNDER THE RIGHT-OF-WAY OF INTERESTED HIGHWAY AS IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.20(3), STAT., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION OR ITS AGENTS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONSIDERED AND GRANTED ONLY THROUGH THE ORDINARY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

### HIGHWAY SETBACK RESTRICTION:

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGN, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DAMAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.20(3), WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS AGENTS. CONTRACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

### HIGHWAY NOISE STATEMENT:

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS. ACCL.4, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ADJUSTING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY BY THE DEPARTMENT TO THE HIGHWAYS THROUGH-LANE CAPACITY.

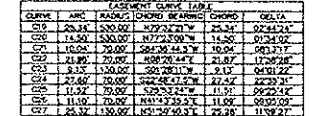
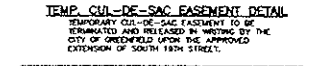
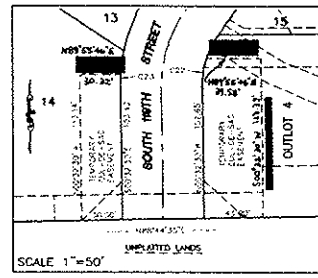
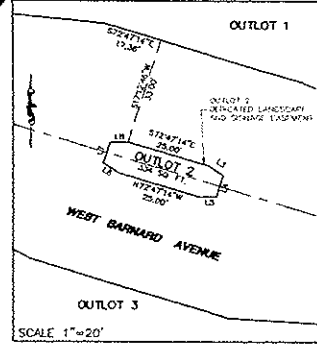
### DRAINAGE EASEMENT RESTRICTIONS:

IT SHALL BE THE RESPONSIBILITY OF THE LANDOWNER UPON WHOSE PROPERTY A DRAINAGE AND/OR DETENTION EASEMENT LIES TO MAINTAIN SAID EASEMENT IN AN UNRESTRICTED CONDITION SO AS TO MAINTAIN ITS INTENDED PURPOSES. THE CONSTRUCTION OF ANY BUILDING, GRADING OR FILLING ON SAID EASEMENT IS PROHIBITED. THE LANDOWNER GRANTS TO THE CITY THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON SAID EASEMENT TO CONDUCT MAINTENANCE, REPAIRS AND/OR DETENTION EASEMENT IN ORDER TO INSPECT, REPAIR OR RESTORE SAID EASEMENT TO ITS INTENDED PURPOSES. COPIES REQUIRED BY THE CITY FOR INSPECTION, REPAIR OR RESTORATION OF SAID EASEMENTS MAY BE PLACED AGAINST THE TAX ROLL FOR THE SUBJECT PROPERTY OR PROPERTIES AS COLLECTED AS A SPECIAL CHARGE BY THE CITY OF GREENFIELD.

### VISION CORNER RESTRICTION:

NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER. NO VEGETATION WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.

THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, R.L.S., REGISTERED LAND SURVEYOR S-2738, DATED THIS 16th DAY OF January, 2007.



NOT TO SCALE

NOT TO SCALE

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2).  
 Wa.Stab. as provided by s. 236.12, Wa. Stat.  
 Certified February 14, 2007  
*Reneke Piller*  
 Department of Administration



REVISED: 01/16/07  
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