INDIAN PRAIRIE SUBDIVISION

LOCATED IN PART OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 16 EAST, VILLAGE OF WALWORTH, WALWORTH COUNTY, WISCONSIN

MAP SCALE IN FEET ORIGINAL 1"= 100'

LINE	BEARING	DISTANCE
L1	N 88°17'14" E	27.00'
L2	N 01°19'28" W	49.90'
L3	N 01°28'48" W	86.92'
L4	S 00°02'31" E (N 01°35' E)	14.23'
L5	S 88°17'14" W	17.92'
L6	N 88°17'14" E	27.92'
L7	S 89°57'35" W	66.00'
L8	S 33°17'29" W	88.27'

NW CORNER 27-1-16 [194,153.87 N.] [2,377,588.27 E.]

NORTH 1/4 CORNER 27-1-16

WEST 1/4 CORNER 27-1-16 [191,648.82 N.] [2,377,667.16 E.]

KNOLL ROAD 66' WIDE R.O.W.

SUHR'S SUBDIVISION

O.L. 220 OF ASSESSORS PLAT, VILLAGE OF WALWORTH

O.L. 219 OF ASSESSORS PLAT, VILLAGE OF WALWORTH

THE MEADOWS OF WALWORTH

FIRST ADDITION TO THE MEADOWS OF WALWORTH

THISTLEDOWN LANE 60' WIDE R.O.W.

PRAIRIE DRIVE 70' WIDE R.O.W. DEDICATED TO THE PUBLIC

COTTON GRASS LANE 66' WIDE R.O.W. DEDICATED TO THE PUBLIC

53' WIDE SANITARY SEWER, WATER MAIN, DRAINAGE, AND UTILITY EASEMENT

FOUND IRON PIPE STAKE S 01 25' W, 0.8' FROM RECORD CORNER - IRON BAR STAKE SET AT CORNER

FOUND IRON PIPE STAKE N 80 35' W, 0.8' FROM RECORD CORNER - IRON BAR STAKE SET AT CORNER

OUTLOT 6 35,178

OUTLOT 6 IS DEDICATED TO THE PUBLIC FOR PARK OR SCHOOL PURPOSES WITH ACCESS EASEMENT TO SCHOOL PROPERTY TO NORTH

NOTES:
1.) NO RESIDENTIAL BUILDING FOUNDATION SHALL BE LESS THAN 12" HIGHER THAN THE HIGHEST POINT OF THE CURB ADJACENT TO THE LOT, NOR GREATER THAN 24" HIGHER THAN THE HIGHEST POINT OF THE CURB ADJACENT TO THE LOT.

2.) ALL BETWEEN LOT DRAINAGE SWALES SHALL BE MAINTAINED BY THE AFFECTED PROPERTY OWNERS TO ALLOW FOR THE FREE FLOW OF WATER BETWEEN LOTS.

UNPLATTED LANDS

S.T.H. "67" 1000.00'

50' HIGHWAY SETBACK

HIGHWAY RESTRICTIONS

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF STATE TRUNK HIGHWAY "67"; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S.236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

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, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, BUILDINGS, AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION, THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

OUTLOT 4 901,961

VISION CORNER RESTRICTIONS

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

NOISE ABATEMENT

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S.TRANS 405.04, TABLE 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-LANE CAPACITY.

NO ACCESS TO OUTLOT 4 FOR 500'

NO ACCESS FOR 1000' SOUTH FROM NW CORNER OF SECTION 27-1-16

27' WIDE STRIP OF LAND DEDICATED TO THE PUBLIC AS RIGHT OF WAY

FED. HWY. "14" S.T.H. "67" 17' WIDE STRIP OF LAND DEDICATED TO THE PUBLIC AS RIGHT OF WAY

OUTLOT 1 87,998 STORM WATER MANAGEMENT & GREENWAY DEDICATED TO THE PUBLIC

OUTLOT 2 80,348 STORM WATER MANAGEMENT & GREENWAY DEDICATED TO THE PUBLIC

OUTLOT 5 402,407

SECONDARY ACCESS TO OUTLOT 4

30' WIDE LANDSCAPE BUFFER EASEMENT

20' DRAINAGE EASEMENT

12' U.E.

12' U.E.C.

20' D.E.

25' SIDE YARD

15'x34' V.T.

66' RAD. TEMPORARY TURN AROUND EASEMENT TO BE EXTINGUISHED AT TIME OF ROAD EXTENSION TO EAST

OUTLOT 3 IS UNBUILDABLE UNTIL SUCH TIME.

UNPLATTED LANDS

WISCONSIN STATE PLANE COORDINATE SYSTEM - SOUTH ZONE WEST LINE OF THE NW 1/4 OF SECTION 27-1-16 BEARS N 0°42'48" W NAD 1927

LEGEND

- ⌀ = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- ● = FOUND IRON REBAR STAKE, 3/4" DIA.
- ⊞ = FOUND CONCRETE COUNTY MONUMENT W/BRASS CAP
- ⌀ = SET SOLID ROUND IRON BAR STAKE, 1 5/16" x 30" x 4.60 lbs./ft.
- {XXX} = RECORDED AS
- XX' U.E. = UTILITY EASEMENT
- XX' U.E.C. = UTILITY EASEMENT CENTERED ON PROPERTY LINE
- XX'x30' V.T. = VISION CLEARANCE TRIANGLE EASEMENT
- XX' D.E. = DRAINAGE EASEMENT CENTERED ON PROPERTY LINE

ALL OTHER LOT AND OUTLOT CORNERS ARE SET IRON REBAR STAKES, 3/4" x 24" x 1.50 lbs./ft.

LOCATION SKETCH — NORTHWEST 1/4 SECTION 27-1-16

TYPICAL LOT — SETBACKS ARE TYPICAL UNLESS OTHERWISE SHOWN ON THE PLAT

VISION CLEARANCE TRIANGLE (TYP.) A = 34' ALONG 66' WIDE R.O.W. A = 15' ALONG 70' WIDE R.O.W.

NOTE: SEE SHEET 2 FOR LEGAL DESCRIPTION AND CERTIFICATES.

ZONING IS AS FOLLOWS:

LOTS 1-54, OUTLOT 1, OUTLOT 2, OUTLOT 3 — R-1

OUTLOT 4, OUTLOT 5 — I-1

OUTLOT 6 — P-1

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., ch. Trans 233 Wis. Admin. Code or by the County Planning Agency as provided by Sec. 236.12 (6), Wis. Stats.

Certified February 7th 2002

Department of Administration

10-1-2001
Revised
1-16-2002

PETER S. GORDON S-2101 ELKHORN, WI — WISCONSIN LAND SURVEYOR

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT, PO BOX 437
ELKHORN, WISCONSIN 53121
PHONE: (262) 723-2098
FAX: (262) 723-5886

PROJ. NO. 5189 | DATE: 09/21/2001

FOUND IRON PIPE STAKE SHOWN AS CENTER OF SECTION 27-1-16 ON PLAT OF SURVEY BY OTTO F. SCHROEDER, JUNE 14, 1990.