

Waters Edge South

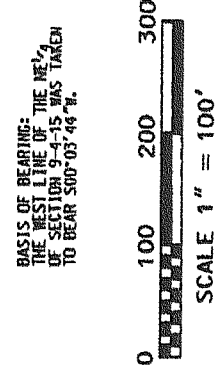
Part of the NE 1/4, NW 1/4, SE 1/4, and SW 1/4, of the NE 1/4 of Section 9, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin

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 by the County Planning Agency.

Certified *Paul H. Van Henkelum* 2012
Department of Administration

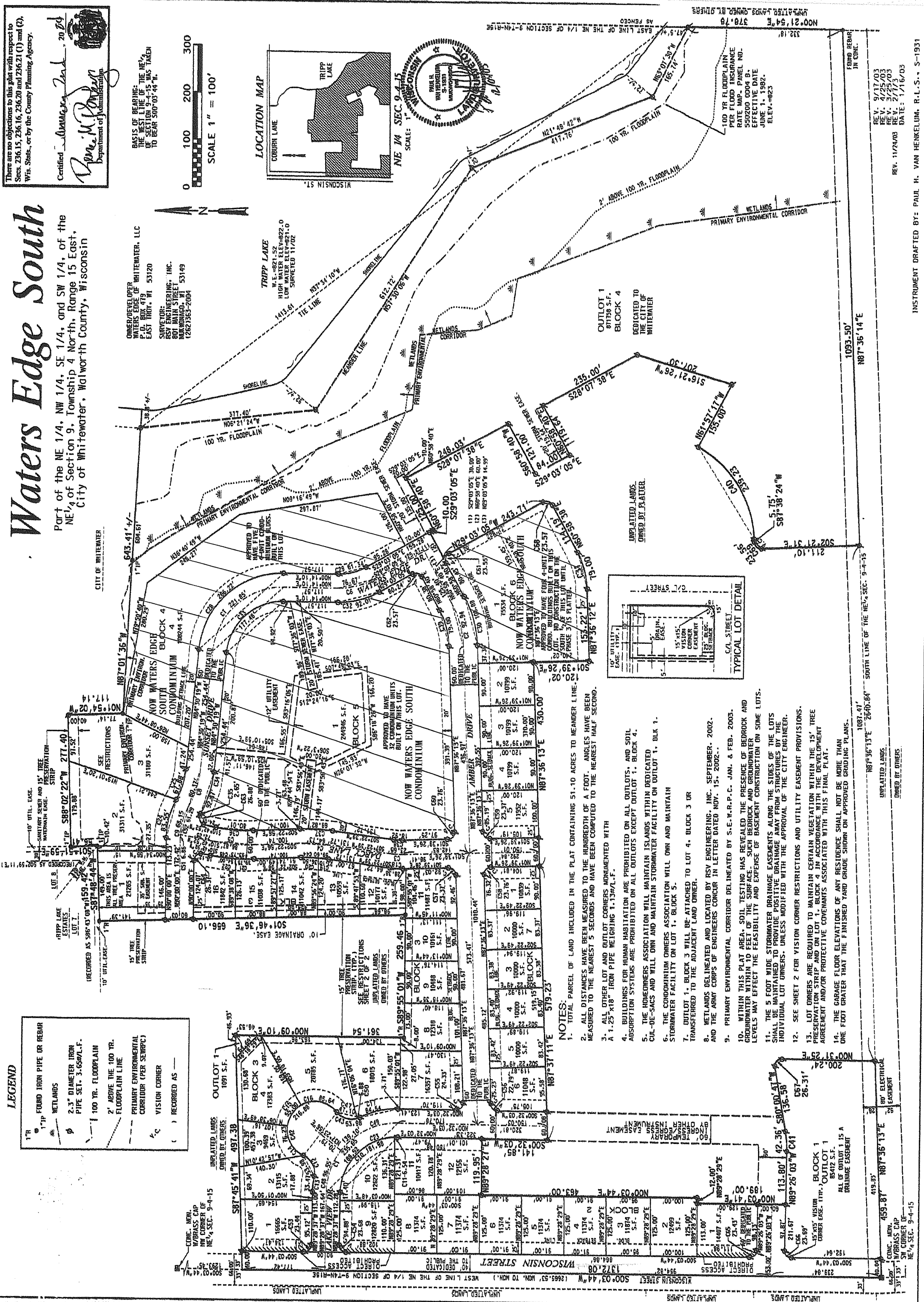
OWNER/DEVELOPER:
WATERS EDGE OF WHITewater, LLC
P.O. BOX 479
EAST TROT, WI 53120

SURVEYOR:
RSV ENGINEERING, INC.
1000 W. STATE ST.
MILWAUKEE, WI 53149
(262) 363-2004

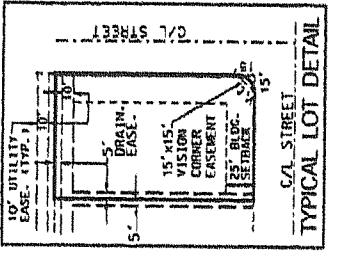


BASIS OF BEARING:
THE BEST LINE OF THE NE 1/4
TO BEAR S00°03'44" W

- LEGEND**
- 1" FOUND IRON PIPE OR REBAR
 - WETLANDS
 - 2.5" DIAMETER IRON PIPE SET 3.659L.F.
 - 100 YR. FLOODPLAIN
 - 2' ABOVE THE 100 YR. FLOODPLAIN LINE
 - PRIMARY ENVIRONMENTAL CORRIDOR (PER SEWRPC)
 - VISION CORNER
 - () RECORDED AS



- NOTES:**
1. TOTAL PARCEL OF LAND INCLUDED IN THE PLAT CONTAINING 51.10 ACRES TO REMAIN LINE.
 2. 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.
 3. ALL OTHER LOT AND OUTLOT CORNERS MONUMENTED WITH A 1.25"x18" IRON PIPE WEIGHING 1.13#L.F.
 4. BUILDINGS FOR HUMAN HABITATION ARE PROHIBITED ON ALL OUTLOTS EXCEPT OUTLOT 1, BLOCK 4.
 5. ABSORPTION SYSTEMS ARE PROHIBITED ON ALL OUTLOTS EXCEPT OUTLOT 1, BLK 1.
 6. THE CONDOMINIUM OWNERS ASSOCIATION WILL OWN AND MAINTAIN STORMWATER FACILITY ON LOT 1, BLOCK 5.
 7. OUTLOT 1, BLOCK 3 WILL BE ATTACHED TO LOT 4, BLOCK 3 OR TRANSFERRED TO THE ADJACENT LAND OWNER.
 8. WETLANDS DELINEATED AND LOCATED BY RSV ENGINEERING, INC. SEPTEMBER, 2002, AND THE ARMY CORPS OF ENGINEERS CONCUR IN LETTER DATED NOV. 15, 2002.
 9. PRIMARY ENVIRONMENTAL CORRIDOR DELINEATED BY S.E.M.R.P.C. JAN. & FEB. 2003.
 10. WITHIN THIS PLAT AREA, SOIL TESTING HAS REVEALED THE PRESENCE OF BEDROCK AND SANDWATER WITHIN TO FEET OF THE SURFACE. SUCH BEDROCK AND GROUNDWATER LEVELS MAY AFFECT THE FEASIBILITY AND EXPENSE OF BASEMENT CONSTRUCTION ON SOME LOTS.
 11. THE 5 FOOT WIDE STORMWATER DRAINAGE EASEMENTS ALONG THE SIDES OF THE LOTS SHALL BE MAINTAINED TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES BY THE INDIVIDUAL LOT OWNERS, UNLESS MODIFIED WITH THE APPROVAL OF THE CITY ENGINEER.
 12. SEE SHEET 2 FOR VISION CORNER RESTRICTIONS AND UTILITY EASEMENT PROVISIONS.
 13. LOT OWNERS ARE REQUIRED TO MAINTAIN CERTAIN VEGETATION WITHIN THE 15' TREE PROTECTION ZONE ON ALL LOTS WITHIN BLOCK 4 IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT AND/OR PROTECTIVE COVENANTS ASSOCIATED WITH THIS FINAL PLAT.
 14. THE GARAGE FLOOR ELEVATIONS OF ANY RESIDENCE SHALL NOT BE MORE THAN ONE FOOT GREATER THAN THE FINISHED YARD GRADE SHOWN ON APPROVED GRADING PLANS.



REV. 9/17/03
REV. 4/25/03
REV. 3/25/03
REV. 2/17/03
DATE: 1/16/03

REV. 11/24/03
DATE: 1/16/03

INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, R.L.S., S-1931