



FINAL PLAT OF OAKMERE FARM

Part of the Southeast 1/4 of the Southwest 1/4 of Section 12 and a part of the Northwest 1/4, the Southwest 1/4, the Southeast 1/4, and the Northwest 1/4 of the Northwest 1/4 of Section 13, Town 19 East, in the Village of Rochester, Racine County, Wisconsin.

Survey No. 21-0031

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:
 Although all Lots in this Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 334 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with respect to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various conditions associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to such special investigation prior to construction and the resulting representation is made herein.

April 13, 2022

PREPARED FOR:
 JS Development, LLC
 1130 Schneider Lane
 Burlington, WI 53105

CURRENT OWNER:
 JS Development, LLC
 1130 Schneider Lane
 Burlington, WI 53105

SUBDIVIDER:
 JS Development, LLC
 1130 Schneider Lane
 Burlington, WI 53105

TAX ID: 176031912005000
 176031913004000
 176031913002001

MATCH LINE SEE SHEET 2



LAND USE: SUBURBAN RESIDENTIAL
 NO CULTURAL RESOURCES WERE FOUND ON THE SITE IN THE STATE HISTORICAL SOCIETY OF WISCONSIN INVENTORY.

AGRICULTURAL CAPABILITY CLASSIFICATIONS:
 CLASS I
 CLASS II

DEPTH TO BEDROCK: 50 FEET - 100 FEET
 38 LOTS
 MINIMUM LOT SIZE = 1.54 ACRES
 MAXIMUM LOT SIZE = 6.92 ACRES

EXISTING PARCEL 3 - WATERFORD SCHOOL DISTRICT
 EXISTING PARCEL 1&2 - BURLINGTON SCHOOL DISTRICT

DEVELOPMENT YIELD:
 105.68 NET ACREAGE / 39 LOTS = 2.71 ACRES/LOT

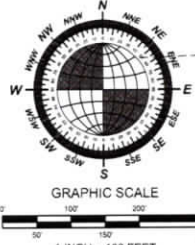
PROPOSED WATER SUPPLY IS PRIVATE WELLS.

STORMWATER MANAGEMENT WILL BE PROVIDED BY THE WETLAND AND POND AREAS.

SEWERAGE TREATMENT WILL BE PRIVATE SEPTIC SYSTEMS.

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	BEARING IN	BEARING OUT
C16	19.82	233.00	S00°30'30"W	19.82	90°	S01°57'30"E	S02°34'30"W
C18	26.10	232.14	S05°07'37"W	26.11	98°17'04"	S02°57'30"W	S03°17'17"W
C17	12.71	162.80	S01°05'42"W	12.71	94°29'58"	S02°23'30"W	S04°50'41"W
C19	19.80	162.80	S01°30'27"W	19.84	106°49'58"	S04°50'41"W	S01°12'07"E
C20	40.72	233.00	N04°30'13"E	40.47	110°05'11"	N05°40'12"W	N06°20'30"E
C41	5.27	233.00	N01°13'07"W	5.27	90°	N01°13'07"W	N02°42'00"E
C42	4.14	313.00	S01°30'13"E	4.14	90°	S01°30'13"E	S01°12'00"E
C43	126.07	313.00	S08°46'48"W	126.07	121°56'07"	S01°12'00"E	S02°40'00"W
C44	111.17	313.00	S26°30'07"W	110.83	168°27'02"	S02°40'00"W	S41°58'17"W
C45	448.37	1119.60	S48°08'58"E	448.37	90°	S48°08'58"E	S47°18'34"E
C46	522.37	1119.60	S47°11'21"E	522.37	90°	S47°11'21"E	S44°10'40"E
C47	603.41	1119.60	S28°19'12"E	603.34	95°37'58"	S44°10'40"E	S46°50'15"E
C48	128.59	1119.60	S41°17'30"E	128.59	90°	S41°17'30"E	S41°12'01"E

NOTE: Lot, Outlot, and Meander corners shall be monumented by 1"x1/2" iron pipe with a minimum weight of 1.33lbs/in.



LINE #	LENGTH	DIRECTION

The required minimum horizontal setback from a building to a Private Onsite Wastewater Treatment System (POWTS) dispersal component (10 FEET) Measured POWTS 12 feet overhang; and to an exterior subsurface treatment tank (5 feet).

Well and water supply line setbacks (i.e.: 50 feet from a POWTS Dispersal Component, 25 feet from an exterior subsurface treatment tank and pressurized building sewer, and 8 feet to a non-pressurized building sewer).

The environmental corridor line was obtained from the Racine County GIS website.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the Public Trust in navigable waters that is established under Article IX, Section 1 of the Wisconsin State Constitution.



JEFFREY A. NIPPLE, PROFESSIONAL LAND SURVEYOR, 9-1929
 FEBRUARY 28, 2022

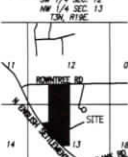
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS
 5482 S. WESTFORD DRIVE
 NEW BERLIN, WI 53151
 440 MILWAUKEE AVENUE
 BURLINGTON, WI 53105
 (262) 402-6040

FINAL PLAT OF OAKMERE FARM

Part of the Southeast 1/4 of the Southwest 1/4 of Section 12 and a part of the Northwest 1/4, the Southwest 1/4, the Southeast 1/4, and the Northeast 1/4 of the Northwest 1/4 of Section 12, Town 3 North, Range 19 East, in the Village of Rochester, Racine County, Wisconsin.

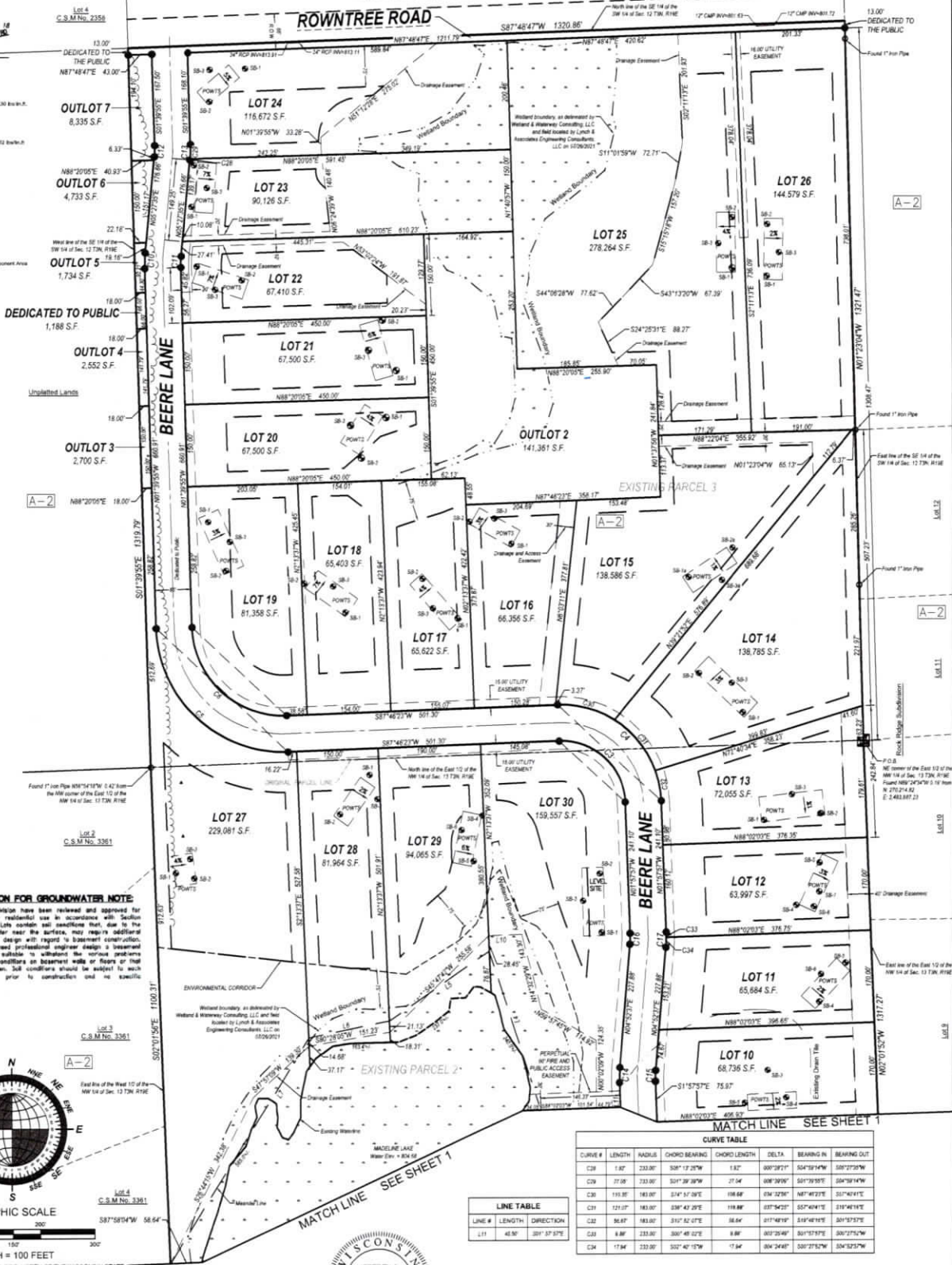
G.S.M. No. 2358

VICINITY MAP



LEGEND

- Set 1 1/2" x 18" Meter 4.20 Brk/In.
- 1" Iron Pipe - Found
- 3/4" Iron Bar - Found
- Set 6" x 18" Meter 1.532 Brk/In.
- Power Pole
- ⊞ Telephone Pole
- ⊞ Cable TV Pole
- ⊞ Transformer
- ⊞ Concrete Monument
- ⊞ No Access
- ⊞ Existing Ditch
- ⊞ Soil Bank
- ⊞ POWTS Treatment Component Area



BASEMENT RESTRICTION FOR GROUNDWATER NOTE

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 234 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various conditions associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Such conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.



LINE TABLE

LINE #	LENGTH	DIRECTION
L11	45.97	S01°37'57"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	BEARING IN	BEARING OUT
C29	1.87	233.00	S08°17'28"W	1.82	000°39'21"	S04°59'14"W	S02°27'25"W
C30	37.08	233.00	S04°38'38"W	27.04	000°39'35"	S01°39'55"E	S04°59'14"W
C31	133.85	183.00	S14°57'28"E	108.68	034°22'38"	N07°40'14"E	S17°40'14"E
C32	121.07	183.00	S08°42'20"E	119.88	037°54'21"	S07°40'14"E	S19°40'14"E
C33	86.67	183.00	S17°42'27"E	86.64	017°48'39"	S19°40'14"E	S01°37'25"E
C34	8.86	233.00	S00°48'52"E	8.86	000°29'40"	S01°37'25"E	S00°37'25"W
C35	17.84	233.00	S02°40'10"W	17.84	004°24'47"	S00°37'25"W	S04°52'35"W

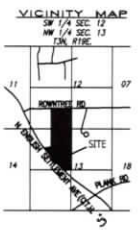


LYNCH & ASSOCIATES
 5425 S. WESTBROOK DRIVE
 NEW BERLIN, WI 53551
 440 MILWAUKEE AVENUE
 BURLINGTON, WI 53106
 (262) 452-6040

The required minimum horizontal setback from a building to a Private Onsite Wastewater Treatment System (POWTS) dispersal component (10 FEET, Measured POWTS 15 feet downslope) and to an exterior subsurface treatment tank (5 feet)

Well and water supply line setbacks (i.e. 50 feet from a POWTS Dispersal Component, 25 feet from an exterior subsurface treatment tank and pressurized building sewer, and 8 feet to a non-pressurized building sewer)

JEFFREY A. NIPPLE, PROFESSIONAL LAND SURVEYOR, S-129
 FEBRUARY 28, 2022



FINAL PLAT OF OAKMERE FARM

Part of the Southeast 1/4 of the Southwest 1/4 of Section 12 and a part of the Northwest 1/4, the Southwest 1/4, the Southeast 1/4, and the Northwest 1/4 of the Northwest 1/4 of Section 13, Town 3 North, Range 19 East, in the Village of Rochester, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, JEFFREY A. NIPPLE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING LAND HEREBY DESCRIBED:
BEING A DIVISION OF PARCELS 1, 2 AND 3, AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND A PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 3 NORTH, RANGE 19 EAST, IN THE VILLAGE OF ROCHESTER, RACINE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE N 1°23'54" W ALONG THE EAST LINE OF SAID OAKMERE FARM, 1,321.47 FEET TO THE NORTHEAST CORNER OF SAID OAKMERE FARM; THENCE S 87°48'47" W ALONG THE NORTH LINE OF SAID OAKMERE FARM, 1,320.88 FEET TO THE NORTHWEST CORNER OF SAID OAKMERE FARM; THENCE S 1°39'57" E ALONG WEST LINE OF SAID OAKMERE FARM, 1,319.79 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE S 2°01'58" E ALONG THE WEST LINE SAID OAKMERE FARM, 1,100.31 FEET TO A POINT; THENCE S 78°40'51" W, 403.21 FEET TO THE SOUTHWEST CORNER OF SAID OAKMERE FARM; THENCE ALONG THE NORTH LINE OF NORTH ENGLISH SETTLEMENT AVENUE, S 37°00'15" E, 56.88 FEET TO A POINT; THENCE ALONG THE NORTH LINE OF NORTH ENGLISH SETTLEMENT AVENUE AND THE ARC OF A CURVE WHOSE CENTER LIES NORTH, WHOSE RADIUS IS 11,318.80 FEET AND WHOSE CHORD BEARS S 38°19'17" E, 603.34 FEET TO A POINT; THENCE ALONG THE NORTH LINE OF NORTH ENGLISH SETTLEMENT AVENUE AND THE ARC OF A CURVE WHOSE CENTER LIES NORTH, WHOSE RADIUS IS 11,318.80 FEET AND WHOSE CHORD BEARS S 44°02'42" E, 1,269.51 FEET TO A POINT; THENCE N 87°02'27" E, 122.73 FEET TO A POINT; THENCE N 32°45'56" W, 38.79 FEET TO A POINT; THENCE N 87°50'22" E, 353.03 FEET TO THE SOUTHEAST CORNER OF SAID OAKMERE FARM; THENCE N 2°01'52" W ALONG THE EAST LINE OF SAID OAKMERE FARM, 1,284.29 FEET TO A POINT; THENCE N 87°00'15" E, 8.00 FEET TO A POINT; THENCE N 27°51'52" W ALONG THE EAST LINE OF SAID OAKMERE FARM, 1,317.27 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.913,223 SQUARE FEET OR 112.79 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID LAND DIVISION BY THE DIRECTION OF JS DEVELOPMENT LLC, OWNERS OF SAID LAND, THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF ROCHESTER, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 28th DAY OF FEBRUARY, 2022.

JEFFREY A. NIPPLE
PROFESSIONAL LAND SURVEYOR #5-1929



OWNER'S CERTIFICATE OF DEDICATION

AS OWNER OF JS DEVELOPMENT LLC, A WISCONSIN COMPANY, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

THE WISCONSIN DEPARTMENT OF ADMINISTRATION
RACINE COUNTY PLANNING & DEVELOPMENT
VILLAGE OF ROCHESTER

WITNESS THE HAND AND SEAL OF SAID OWNER THIS ____ DAY OF _____, 2022.

IN PRESENCE OF:

OWNERS

(PRINT NAME UNDER SIGNATURE)

(PRINT NAME UNDER SIGNATURE)

STATE OF WISCONSIN) ss COUNTY OF RACINE)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022.

_____, PRESIDENT OF JS DEVELOPMENT LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

VILLAGE OF ROCHESTER APPROVAL:

RESOLVED THAT THE PLAT OF "OAKMERE FARM" IS APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF ROCHESTER, ON THIS ____ DAY OF _____, 2022.

EDWARD CHART - VILLAGE BOARD PRESIDENT

SANDRA SWAN - VILLAGE CLERK

CERTIFICATE OF PLANNING AND DEVELOPMENT CHAIRMAN:

APPROVED AS A FINAL PLAT ON THIS ____ DAY OF _____, 2022.

APPROVED

TOM HINCZ, CHAIRMAN OF PLANNING AND DEVELOPMENT

CERTIFICATE OF RACINE COUNTY TREASURER:

I, JEFF LATUS, COUNTY TREASURER, HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED WITHIN THIS PLAT OF "OAKMERE FARM". DATED ON THIS ____ DAY OF _____, 2022.

JEFF LATUS, COUNTY TREASURER

CERTIFICATE OF ROCHESTER VILLAGE TREASURER:

I, BETTY J. NOVY, TREASURER OF THE VILLAGE OF ROCHESTER, HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED WITHIN THIS PLAT OF "OAKMERE FARM". DATED ON THIS ____ DAY OF _____, 2022.

BETTY J. NOVY, VILLAGE TREASURER

UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRIC AND COMMUNICATION SERVICE IS HEREBY GRANTED BY JS DEVELOPMENT LLC, GRANTOR TO: WE ENERGIES, GRANTEE; TIME WARNER CABLE, GRANTEE; TDS TELECOM, GRANTEE; AND SRC, GRANTEE. THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD (STREET LIGHTS) AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE PROPERTY SHOWN WITHIN THESE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AREAS TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEE'S AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES (TRANSFORMERS AND PEDIESTALS) OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR ON, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEE. THE GRANT OF EASEMENTS SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

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