

E-866,818.237

PRELIMINARY PLAT

HUNTER OAKS ENCLAVE

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3941, LOT 1 OF CERTIFIED SURVEY MAP NO. 3939 AND VACATED BELMONT DRIVE, LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST. IN THE CITY OF WATERTOWN. JEFFERSON COUNTY. WISCONSIN.

DEVELOPMENT SUMMARY:

- 1. Tax Key No. 291-0815-0642-006 and 291-0815-0642-007
- 2. Subdivision contains approximately 13.1354 Acres.
- 3. Subdivision contains 47 Lots and 2 Outlots.
- 4. All lots to be served by Sanitary Sewer and Watermain.
- 5. Public Roads to have Concrete Curb and Gutter & Asphalt Pavement with Storm Sewer.
- 6. All lots to have Underground Telephone, Electric, and Gas Service. Utility Easements shall be determined by the Utility Companies and included on the Final Plat.
- 7. Proposed Zonina = PUD
- 8. Outlot 1 contains Utilities and Open Space.
- 9. Outlot 2 contains Stormwater Management Facilities and Open Space.
- 10. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in all Outlots of this Subdivision. Jefferson County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by
- 11. Stormwater Management Facilities are located on Outlot 2 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Subdivision Master Association.

VISION CORNER EASEMENT: (V.C.E.)

Corner Lots & Outlots are herein subject to a Vision Corner Easement in that the height of planting berms, fences, signs & any other structure within the Easement is restricted to 24" above the intersection elevation. There shall be no direct vehicular access from the Lots and Outlots in this Subdivision to the public Roads across the Vision Corner Easement.

BASEMENT RESTRICTION FOR GROUNDWATER:

Although all Lots in the Subdivision have been reviewed and approved for development with single—family residential use in accordance with Section 236 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 problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

HORIZONTAL DATUM PLANE:

All bearings are referenced to the Jefferson County Coordinate System, in which the West line of the Southeast 1/4 of Section 6, Town 8 North, Range 15 East, Bears North 01°47'45" East.

VERTICAL DATUM PLANE:

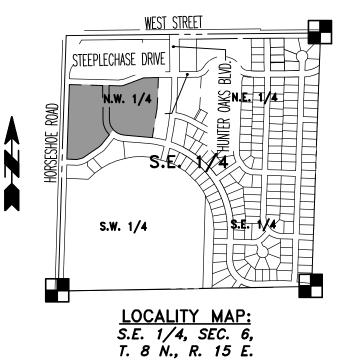
All elevations are referenced to the North American Vertical Datum of 1988 (12).

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- Jefferson County, Planning and Zoning Department

APPROVING AUTHORITY:

- City of Watertown



SCALE: 1"=1000"

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision regulations of the City of Watertown.

Date: 8/19/2024 Date: 10/08/2024



Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972





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REVISION HISTORY	
DATE	DESCRIPTION
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2/0/0004	DEVICED DADOELS

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DATE	DESCRIPTION
/19/2024	INITIAL SUBMITTAL
0/8/2024	REVISED PARCELS

DATE:
OCTOBER 8, 2024

JOB NUMBER: 22-059-1155-01

DESCRIPTION:

PRELIMINARY

PLAT

SHEET

1 OF 1