

THE ENCLAVE AT HUNTER OAKS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3941 AND THE REMAINDER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, 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.

REC. AS CURVE DATA:
A = 91.67' (C.S.M. #3939)
R = 230.00' (C.S.M. #3939)
CB = N78°58'19"E
CH = 91.06' (C.S.M. #3939)

REC. AS CURVE DATA:
A = 60.72' (C.S.M. #3939)
R = 170.00' (C.S.M. #3939)
CB = N77°47'10"E
CH = 60.40' (C.S.M. #3939)

REC. AS CURVE DATA:
A = 589.36' (C.S.M. #3939)
R = 170.00' (C.S.M. #3939)
CB = N77°47'10"E
CH = 60.40' (C.S.M. #3939)

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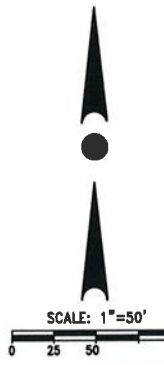
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NO OBJECTION TO SUBDIVISION
PLAT BY THE JEFFERSON COUNTY
PLANNING AND ZONING DEPT.
4/14/25



LOCALITY MAP:
S.E. 1/4, SEC. 6,
T. 8 N., R. 15 E.
SCALE: 1"=1000'

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 _____, 20____
Department of Administration

WETLAND DELINEATION NOTE:

Wetland boundaries shown herein are based on a field delineation and
Wetland Delineation Report prepared by Heartland Ecological Group, Inc.
conducted in September of 2024.

BASEMENT RESTRICTION - GROUNDWATER NOTE:

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
meet Chapter 288, municipal code, and 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.

WETLAND AREA RESTRICTIONS:

Those areas identified as Wetland on this Plat shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited except in
connection with the construction of a proposed Trail System, unless specifically
authorized by the municipality in which this land is located and, if applicable, the
Waukesha County Department of Parks and Land Use, the Wisconsin Department of
Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is
prohibited, with the exception that dead, diseased, or dying vegetation may be removed,
at the discretion of the landowner and with approval from the Waukesha County
Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning
upon the recommendation of a forester or naturalist and with approval from the
Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall
also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited.
4. The introduction of plant material not indigenous to the existing environment is
prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are
located and, if applicable, the Waukesha County Department of Parks and Land Use, the
Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

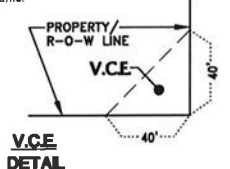
GENERAL NOTES:

1. Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per linear foot. All other Lot and
Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per linear foot.
2. Indicates Found 1" Iron Pipe unless otherwise noted.
3. All linear measurements have been made to the nearest one-hundredth of a foot.
4. All angular measurements have been made to nearest second and computed to the nearest half-second.
5. All bearings are referenced to the Jefferson County Coordinate System, in which the West line of the S.E. 1/4 of Section
6, Town 8 North, Range 15 East, is taken to bear North 01°47'45" East.
6. The Easements for Storm Sewer and Drainage are herein granted to the City of Watertown.
7. The Owners of Lots 1-4 of Certified Survey Map No. 6532 and Lots 5-44 of this Subdivision shall each own an equal
undivided fractional interest in Outlot 1 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 reason of tax delinquency.
8. Stormwater Management Facilities are located on Outlot 1 of this Subdivision. The Owners of Lots 1-4 of Certified Survey
Map No. 6532 and Lots 5-44 of this Subdivision shall each be liable for an equal undivided fractional share of the cost to
repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and
restoration shall be performed by the Owners of all Lots within this Subdivision.
9. Lots 5-44 and Outlot 1 have an Airport Approach Protection Zone elevation limit of 975 feet above mean sea level for
all buildings, structures and objects of natural growth, whether or not such buildings, structures and objects of natural
growth are in existence.

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

Corner lots as shown on this plat are subject to a Vision
Corner Easement in that no structure or improvements of any kind is
permitted within the Vision Corner. No vegetation (except trees) shall
exceed a maximum height of 36 inches, as measured from the road
edge to the top of the vegetation, in the location designated as the
vision corner. Trees in the vision corner shall be trimmed to a height
of 60 inches, as measured from the road edge to the bottom
branches, to allow for a clear view of oncoming traffic.

DESIGN CRITERIA:
ZONING: Single-Family Residential with PD Overlay
MINIMUM STREET SETBACK (FRONT) = 24 FT.
MINIMUM STREET SETBACK (CORNER) = 20 FT.
MINIMUM SIDE YARD SETBACK = 8 FT.
MINIMUM REAR YARD SETBACK = 25 FT.
MINIMUM STREET FRONTAGE = 45 FT.



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-3400
Fax: (262) 790-3401

OWNER:
BIELINSKI DEVELOPMENT, INC.
1830 MEADOW LANE
SUITE 'A'
PEWAUKEE, WI 53072

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATED THIS 9TH DAY OF APRIL, 2025

SHEET 1 OF 2

THE ENCLAVE AT HUNTER OAKS

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3941 AND THE REMAINDER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, 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.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) SS

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have Surveyed, divided and mapped a redivision of Lot 1 of Certified Survey Map No. 3941, Recorded in the Office of the Register of Deeds for Jefferson County on April 11, 2000 as Document No. 1035218 and the remainder of Lot 1 of Certified Survey Map No. 3939, Recorded in the Office of the Register of Deeds for Jefferson County on April 11, 2000 as Document No. 1035216, all being 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.

Said Parcels contain 516,983 Square Feet (or 11.8878 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of BIELINSKI DYVELOPMENT, INC., owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Subdivision Regulations of the City of Watertown in surveying, dividing and mapping the same.

Dated this ____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BIELINSKI DEVELOPMENT, INC., a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat 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.

APPROVING AGENCIES:

1. City of Watertown

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Jefferson County, Planning and Zoning Department

Witness the hand and seal of said Owner this ____ day of _____, 20 ____.

BIELINSKI DEVELOPMENT, INC.

Frank Bielinski, President

STATE OF WISCONSIN)
COUNTY OF _____) SS

Personally came before me this ____ day of _____, 20 ____, the above named Frank Bielinski, President, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
COUNTY OF JEFFERSON) SS

I, Marc DeVries, being duly elected, qualified and acting Finance Director of the County of Jefferson, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "HUNTER OAKS ENCLAVE".

Dated this ____ Day of _____, 20 ____.

Kelly Stade
Marc DeVries, County Finance Director

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
COUNTY OF OZAUKEE) SS

I, Mark Stevens, being duly appointed, qualified and acting City of Watertown Finance Director, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this ____ Day of _____, 20 ____ on any of the land included in the Plat of "HUNTER OAKS ENCLAVE".

Dated this ____ Day of _____, 20 ____.

Mark Stevens, Finance Director

CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved, that the plat known as "HUNTER OAKS ENCLAVE", being a Subdivision of 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, BIELINSKI DEVELOPMENT, INC., owner, having been approved by the City of Watertown Planning Commission is hereby approved conditionally by the Common Council.

APPROVED AND SIGNED:

Dated this ____ Day of _____, 20 ____.

Emily McFarland, Mayor

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Watertown, and that all conditions of approval have been met as of this ____ Day of _____, 20 ____.

Dated this ____ Day of _____, 20 ____.

Megan Dunneisen, City Clerk

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	WEST BOUNDARY	233.00	43°22'38"	176.40	172.22	S22°15'52"E	S00°34'33"E	S43°57'11"E
	35	233.00	0°07'55"	0.54	0.54	S00°38'30.5"E	S00°34'33"E	S00°42'28"E
	34	233.00	14°09'52"	57.60	57.45	S07°47'24"E	S00°42'28"E	S14°52'20"E
	33	233.00	15°08'51"	61.60	61.42	S22°26'45.5"E	S14°52'20"E	S30°01'11"E
	O.L. 1	233.00	13°58'00"	56.66	56.52	S36°58'11"E	S30°01'11"E	S43°57'11"E
	EAST BOUNDARY	167.00	84°30'35"	246.32	224.59	N42°49'50.5"W	N85°05'08"W	N00°34'33"W
	9	167.00	16°43'09"	48.73	48.56	N08°56'07.5"W	N17°17'42"W	N00°34'33"W
	8	167.00	45°15'54"	131.93	128.53	N39°55'39"W	N62°33'36"W	N17°17'42"W
	7	167.00	22°31'32"	65.66	65.23	N73°49'22"W	N85°05'08"W	N62°33'36"W
2	BOUNDARY	170.00	17°33'24"	52.09	51.89	S47°25'40"W	S38°38'58"W	S56°12'22"W
3	BOUNDARY	170.00	35°35'23"	105.60	103.91	S74°00'03.5"W	S56°12'22"W	N88°12'15"W
4	BOUNDARY	160.00	22°50'08"	63.77	63.35	N80°22'41"E	S88°12'15"E	N68°57'37"E
	30	160.00	1°39'33"	4.63	4.63	S89°02'01.5"E	S88°12'15"E	S89°51'48"E
	31	160.00	21°10'35"	59.14	58.80	N79°32'54.5"E	S89°51'48"E	N68°57'37"E
5	BOUNDARY	100.00	20°27'50"	35.72	35.53	N79°11'32"E	N68°57'37"E	N89°25'27"E
6	22	15.00	112°19'30"	29.41	24.92	N54°52'38"W	N01°17'07"E	S68°57'37"W
7	21	15.00	88°08'20"	23.07	20.87	N45°21'17"E	N01°17'07"E	N89°25'27"W
8	C/L	2500.00	1°51'40"	81.21	81.21	N00°21'17"E	N00°34'33"W	N01°17'07"E
	WEST R/W	2530.00	1°51'40"	82.19	82.18	N00°21'17"E	N00°34'33"W	N01°17'07"E
	23	2530.00	0°51'12"	37.68	37.68	N00°51'31"E	N00°25'55"E	N01°17'07"E
	24	2530.00	1°00'28"	44.51	44.51	N00°04'19"W	N00°34'33"W	N00°25'55"E
	EAST R/W	2470.00	1°51'40"	80.24	80.23	N00°21'17"E	N00°34'33"W	N01°17'07"E
	19	2470.00	1°17'31"	55.69	55.69	N00°38'21.5"E	N00°00'24"W	N01°17'07"E
	18	2470.00	0°34'09"	24.55	24.55	N00°17'28.5"W	N00°34'33"W	N00°00'24"W

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 _____, 20 ____

Department of Administration



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