

# THE ENCLAVE AT HUNTER OAKS

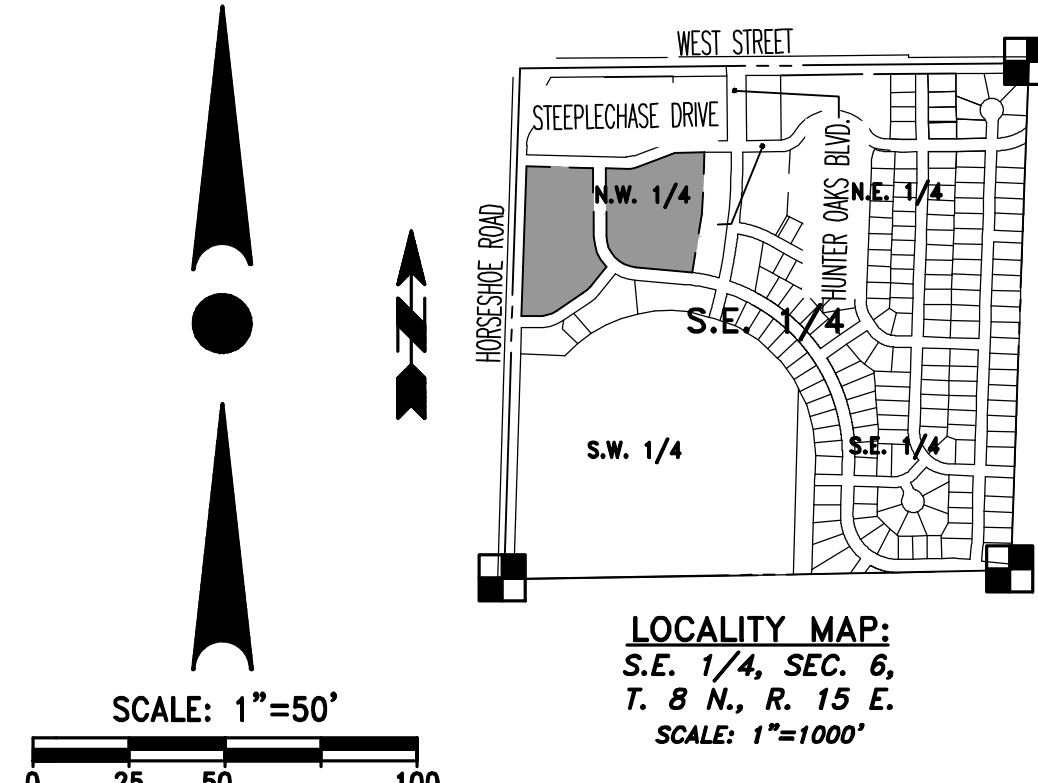
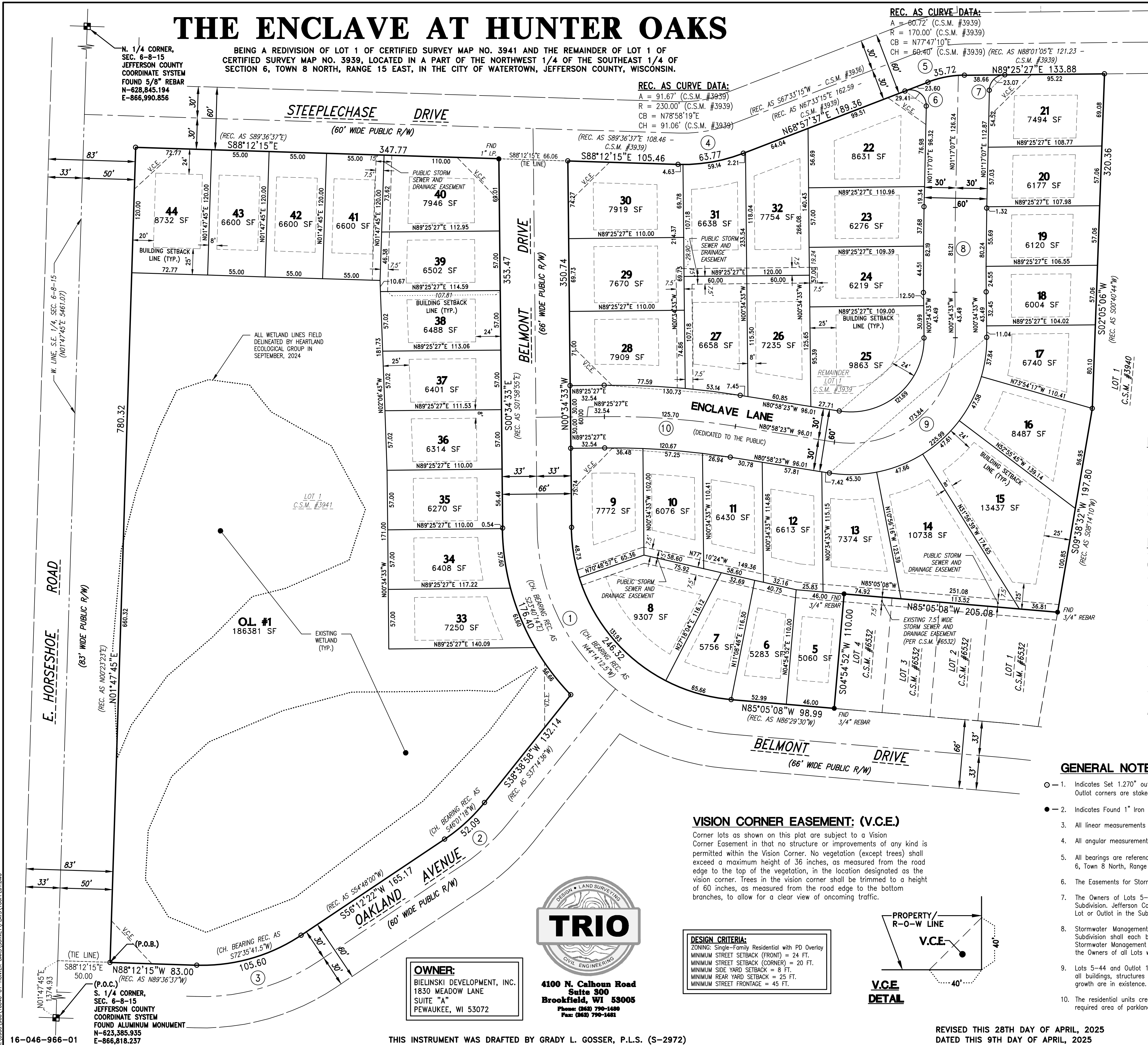
BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3941 AND THE REMAINDER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3939, LOCATED IN A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 8 NORTH, RANGE 15 EAST, IN THE CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

## 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)



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.

**PRESERVATION RESTRICTIONS:**  
The Wetland Preservation Areas shown on this Plat shall be subject to the following restrictions:

- Grading, filling, and excavation shall be prohibited in said Preservation Area. Except as may be required for Nature Walking Trails.
- Construction of buildings within said Preservation Area shall be prohibited.
- Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the local municipality weed control ordinance, except as may be required for Nature Walking Trails.
- Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
- Grazing by domesticated animals (e.g., horses and cows) shall be prohibited within said Preservation Area.
- Creation and use of nature walking trails within the Preservation Area shall be permitted so long as such use is in conformance with existing topography.

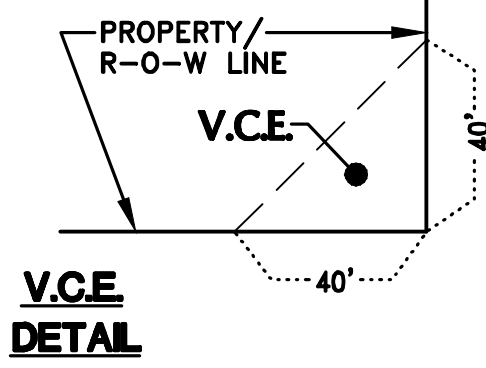
## GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- Indicates Found 1" Iron Pipe unless otherwise noted.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- 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.
- The Easements for Storm Sewer and Drainage are herein granted to the City of Watertown.
- The Owners of 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.
- Stormwater Management Facilities are located on Outlot 1 of this Subdivision. The Owners of 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.
- 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.
- The residential units created by this development have satisfied the requirement for Parkland Dedication by dedicating the required area of parkland at the time of Plat approval through the Hunter Oaks PD-GDP.

## 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) 790-1490  
Fax: (262) 790-1481

**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)

REVISED THIS 28TH DAY OF APRIL, 2025  
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 )  
 ) SS  
COUNTY OF WAUKESHA)

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 516,963 Square Feet (or 11.8678 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of BIELINSKI DVELOPMENT, 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:

- City of Watertown

### AGENCIES WHO MAY OBJECT:

- State of Wisconsin, Department of Administration
- 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 )  
 ) SS  
COUNTY OF \_\_\_\_\_)

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 )  
 ) SS  
COUNTY OF JEFFERSON)

I, Kelly Stade, being duly elected, qualified and acting County Treasurer 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, County Treasurer

## CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF OZAUKEE)

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 \_\_\_\_.

Robert Stocks, 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

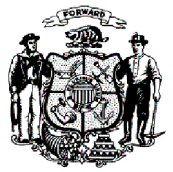
## CURVE TABLE:

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°56'00"	56.66	56.52	S36°59'11"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"E
8	C/L	2500.00	1°51'40"	81.21	81.21	N00°34'33"W	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



4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
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## CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
9	C/L	100.00	99°36'10"	173.84	152.76	N49°13'32"E	S80°58'23"E	N00°34'33"W
	24	70.00	99°36'10"	121.69	106.93	N49°13'32"E	S80°58'23"E	N00°34'33"W
	EAST R/W	130.00	99°36'10"	225.99	198.59	N49°13'32"E	S80°58'23"E	N00°34'33"W
	17	130.00	16°40'31"	37.84	37.70	N07°45'42.5"E	N16°05'58"E	N00°34'33"W
	16	130.00	20°58'17"	47.58	47.32	N26°35'06.5"E	N37°04'15"E	N16°05'58"E
	15	130.00	20°59'06"	47.61	47.35	N47°33'48"E	N58°03'21"E	N37°04'15"E
	14	130.00	21°00'23"	47.66	47.40	N68°33'32.5"E	N79°03'44"E	N58°03'21"E
	13	130.00	19°57'53"	45.30	45.07	N89°02'40"E	S80°58'23"E	N79°03'44"E
10	C/L	750.00	9°36'10"	125.70	125.55	N85°46'28"W	N80°58'23"W	S89°25'27"W
	NORTH R/W	780.00	9°36'10"	130.73	130.58	N85°46'28"W	N80°58'23"W	S89°25'27"W
	28	780.00	5°41'58"	77.59	77.56	N87°43'34"W	N84°52'35"W	S89°25'27"W
	27	780.00	3°54'12"	53.14	53.13	N82°55'29"W	N80°58'23"W	N84°52'35"W
	SOUTH R/W	720.00	9°36'10"	120.67	120.53	N85°46'28"W	N80°58'23"W	S89°25'27"W
	9	720.00	2°54'10"	36.48	36.48	N89°07'28"W	N87°40'23"W	S89°25'27"W
	10	720.00	4°33'21"	57.25	57.23	N85°23'42.5"W	N83°07'02"W	N87°40'23"W
	11	720.00	2°08'39"	26.94	26.94	N82°02'42.5"W	N80°58'23"W	N83°07'02"W