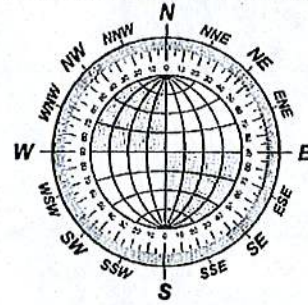
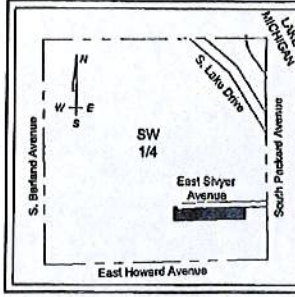


Readings refer to Grid North of the Wisconsin State Plane Coordinate System GNS.
South Zone per NAD 83. The East line of the Southwest 1/4 of Section 14,
Township 6 North, Range 22 East has a reference bearing of N 61°12'21" W.



GRAPHIC SCALE

(IN FEET)
1 inch = 30 feet



VICINITY SKETCH
Southwest 1/4, Sect. 14, T6N, R22E
Scale: 1" = 1000'

PRELIMINARY PLAT: EAST SIVYER AVENUE

Being a part of Block K, part of Block N, and vacated alley in KOENIG'S SUBDIVISION, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 6 North, Range 22 East, in the City of St. Francis, Milwaukee County, Wisconsin.

LEGAL DESCRIPTION:

Being a part of Block K, part of Block N, and vacated alley in KOENIG'S SUBDIVISION, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 6 North, Range 22 East, in the City of St. Francis, Milwaukee County, Wisconsin.

Commencing at the Southeast corner of said Southwest 1/4; Thence N 01°12'12" W along the East line of said Southwest 1/4, a distance of 627.02 feet; Thence S 88°22'15" W, 258.13 feet to the POINT OF BEGINNING; Thence S 01°13'04" E, 140.72 feet; Thence S 88°22'15" W, 858.38 feet; Thence N 00°30'46" E, 184.62 feet; Thence N 81°22'59" E, 33.15 feet to a point on a curve; Thence 92.28 feet along the arc of a curve with a 43.00 foot radius lying to the Northeast with a chord bearing S 70°01'25" E, 75.56 feet; Thence N 88°22'15" E, 750.06 feet to the POINT OF BEGINNING.

Containing 121,117 square feet, 2.7805 acres more or less.

ZONING SUMMARY
ZONING: R-3
MINIMUM LOT WIDTH: 50'
MINIMUM LOT SIZE: 5,400 SQ FT

SETBACKS
FRONT - PRINCIPAL STRUCTURE 25 FEET
FRONT - PORCHES AND DECKS 20 FEET
SIDE - 1.5 STORIES OR LESS NORTH OR WEST SIDE 3 FEET, SOUTH OR EAST SIDE 7 FEET
SIDE - MORE THAN 1.5 STORIES NORTH OR WEST SIDE 5 FEET, SOUTH OR EAST SIDE 10 FEET
REAR - 25 FEET

DEVELOPMENT SUMMARY
GROSS SITE AREA: 2.7805 ACRES
NUMBER OF LOTS: 13
GROSS DENSITY: 0.21 DU/AC
NUMBER OF OUTLOTS: 1
NET SITE AREA: 2.7805 ACRES
NET DENSITY: 0.21 DU/ACRE
MINIMUM LOT SIZE: 8,499 SQ FT
MAXIMUM LOT SIZE: 12,813 SQ FT
AVERAGE LOT SIZE: 8,896 SQ FT
LENGTH OF ROADS: 718 FT

NOTES:

THERE SHALL BE NO ADDITIONAL LOTS CREATED WITHIN THIS SUBDIVISION PLAT

PROPOSED HOUSE NOTE:

The particular style and design of the proposed house could be significantly affected by topographic conditions, and that "proposed basement" construction may be necessary to maintain near yard disturbance. By approving this subdivision as submitted, Milwaukee County does not warrant that each lot shown will accommodate every conceivable type of building style or footprint that may be considered by potential lot owners.

WETLAND PRESERVATION RESTRICTIONS:

- Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Milwaukee County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal of topsoil or other surface materials shall be prohibited.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, diseased or dying vegetation at the discretion of a forester or naturalist and the approval of Milwaukee County.
- Grading by domestic animals, i.e., horses, cows, etc., shall be prohibited.
- The introduction of plant material not indigenous to the existing environment of the Wetland area shall be prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Milwaukee County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- Construction of buildings is prohibited.

PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTIONS:

- Grading and filling shall be prohibited.
- The removal of topsoil or other surface materials shall be prohibited.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, diseased or dying vegetation at the discretion of the landowner, or agricultural clearing upon the recommendation of the forester or naturalist and the approval of Milwaukee County Department of Parks and Land Use.
- Grading by domestic animals, i.e., horses, cows, etc., is prohibited.
- The introduction of plant material not indigenous to the existing environment of the Primary Environmental Corridor area shall be prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Milwaukee County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- Construction of buildings within the Primary Environmental Corridor preservation area is prohibited.

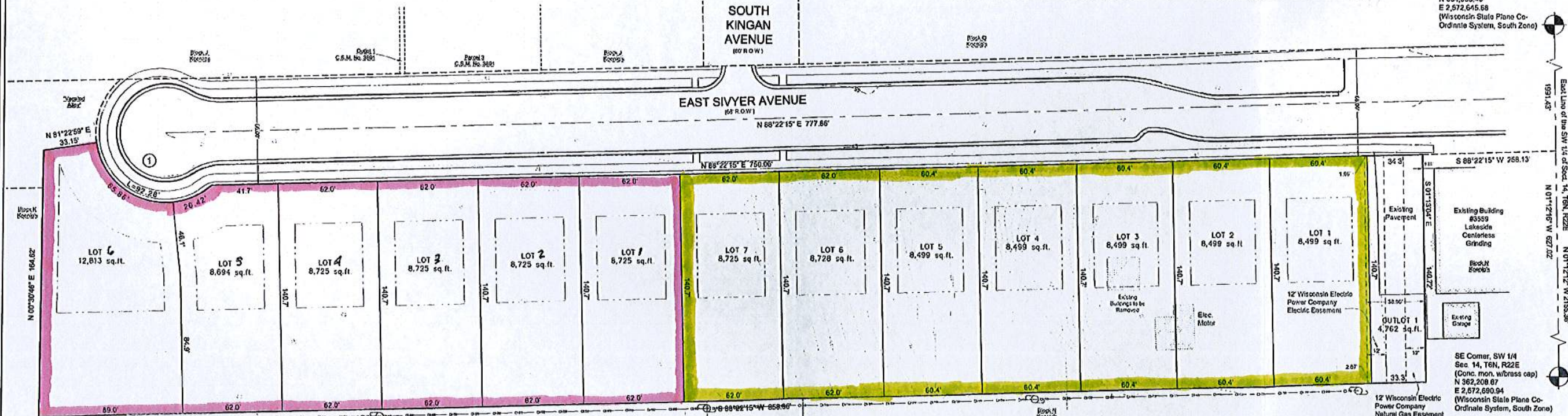
BASEMENT RESTRICTIONS:

Although all lots in this subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 238 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of groundwater near the surface, may require soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that 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.

MAIN CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD	CENTRAL ANGLE	CHORD BEARING
1	43.00'	92.28'	75.56'	122°57'41.6"	S 70°01'25.3" E

NE Corner, SW 1/4
Sec. 14, T6N, R22E
(Conc. mon. w/ brass cap)
N 361,363.40
E 2,572,615.68
(Wisconsin State Plane Co-Ordinate System, South Zone)

SE Corner, SW 1/4
Sec. 14, T6N, R22E
(Conc. mon. w/ brass cap)
N 362,208.67
E 2,572,690.94
(Wisconsin State Plane Co-Ordinate System, South Zone)



SIVYER LOTS

AVAILABLE FOR BUILDING NOW

SIVYER EAST LOTS

MAY BE RESERVED NOW

Prepared By:
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Prepared For:
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W240 N1221 Pewaukee Road
Waukesha, WI 53198
Ph: (262) 650-9700



July 9, 2009
Revised September 15, 2009

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

WILLIAM R. HENRICHS
S-2419
Waukesha, WI
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Map prepared by: William R. Henrichs, RLS
Project Engineer: Aaron E. Koch, PE
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SHEET 1 OF 1
Project No. 050618