



23
Village of Menomonee Falls

W156 N8480 Pilgrim Road

Menomonee Falls, WI 53051-3140

Telephone: (262) 532-4200 Fax: (262) 532-4219

November 11, 2005

Pilgrim Glen, LLC
C/o Four Leaf Development Group
771 N. Deerfield Lane
Oconomowoc, WI 53066

Attn: Robert Huskisson

**Re: Water Main and Sanitary Sewer Easement
Stormwater Facilities Operation, Inspection, & Maintenance Agreement
Stormwater Management Pond Easement
Private Interceptor Main Sanitary Sewer Facilities Operation, Inspection, &
Maintenance Agreement
Pilgrim Glen Development
Tax Key No. 90.998**

Dear Mr. Huskisson,

Please find enclosed recorded copies of the above-mentioned easements and agreements for the Pilgrim Glen Development for your records. It contains recording information showing proof of recording by the Waukesha County Register of Deeds.

Should you have any questions or require additional information, please contact Tom Hoffman at (262) 532-4415.

Sincerely,
VILLAGE OF MENOMONEE FALLS

Linda I. Losiniecki
Administrative Assistant III

kwiktag®

012 773 665



Enclosures

Cc: Arlyn R. Johnson, Director of Engineering Services
Thomas M. Hoffman PE, Sr. Civil Engineer
Acquisitions & Easements File

Vault

000302 OCT 12 2005

3326230

**STORMWATER FACILITIES
OPERATION, INSPECTION
AND MAINTENANCE
AGREEMENT**

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

10-12-2005 10:09 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 34.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 16

Document Title



WC3326230-016

Recording Area

Name and Return Address

THOMAS HOFFMAN
VILLAGE OF MENOMONEE FALLS
W156 N8480 PILGRIM ROAD
MENOMONEE FALLS, WI 53051

MNFV 0090.998

Parcel Identification Number (PIN)

pd
41
16

THIS PAGE IS PART OF THIS LEGAL DOCUMENT-DO NOT REMOVE

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.
Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

STORMWATER FACILITIES OPERATION, INSPECTION, & MAINTENANCE AGREEMENT

Village of Menomonee Falls

THIS AGREEMENT is between **PILGRIM GLEN LLC** (the "Property Owner"), and the Village of Menomonee Falls, (the "Village"). It is based upon the following:

- A. The Property Owner is the owner of certain real property (the "Property") located in the Village of Menomonee Falls, and which is further described as follows: Lot 2 of Certified Survey Map 10,099 as recorded by deed in the land records of Waukesha County, Volume 95, Pages 20-39, Document Number 3326229, as shown in Exhibit "A".
- B. The Property Owner intends to develop the Property pursuant to a Site Plan approved by the Village and known as Pilgrim Glen, (the "Plan") as shown in Exhibit "B".
- C. The health, safety, and welfare of the residents of Menomonee Falls, Wisconsin, require that on-site Stormwater Management Facilities be provided on the Property.
- D. The Plan provides for the construction of any detention basin, retention basin, outlet structures, inlet structures, storm sewer, underground storage facility, swales, berms or any structure and grading associated with stormwater management (the "Stormwater Management Facilities") within the confines of the Property.
- E. The Village requires that on-site Stormwater Management Facilities as shown on the Plan be constructed, operated and adequately maintained by the Property Owner.

NOW, THEREFORE, based on the above, the parties agree as follows:

1. The on-site Stormwater Management Facilities shall comply with the policy outlined in the Village "Stormwater Management Guidelines," and with the Milwaukee Metropolitan Sewage District "Stormwater Rules, Chapter 13 of the MMSD Rules and Regulations;" and shall be constructed by the Property Owner in compliance with Village approved plans and specifications identified in the Plan.
2. Upon completion of the project, The Property Owner shall supply the Village with complete set of construction as-built drawings in ink on standard size mylar, and in AutoCAD format (*.DWG) on computer disk or CD of the Stormwater Management Facilities within thirty (30) days of completion of the project. The as-built plan will be used by the Village to determine if the Stormwater Management Facilities are constructed according to the Village approved plans. The Stormwater Management Facilities will be accepted only after the Village approves the as-built plans.
3. The Property owner shall not construct, place or allow or suffer the construction or placement of structures within the Stormwater Management Facilities that affect the operation of the facilities; or that alter the elevations and slopes from those designed, established and constructed; without the specific written approval of the Village.
4. The Property Owner shall submit a landscape proposal and diagram with vegetation types to the Village prior to planting trees or shrubs in the Stormwater Management Facilities. The Village shall have the right to determine which species of trees and shrubs are appropriate for

planting within the Stormwater Management Facilities. The Property Owner shall not plant shrubs or trees in the Stormwater Management Facilities unless approved by the Village.

5. The Property Owner shall adequately maintain the Stormwater Management Facilities. Adequate maintenance is defined as good working condition so that these facilities are performing their design functions. The Property Owner must inspect the Stormwater Management Facilities within 24 hours of any major rain event.
6. The Property Owner shall hire a licensed professional engineer to inspect the Stormwater Management Facilities every (5) five years and submit an inspection report to the Village as proof of compliance. The Village approved Inspection Report form shall be used to determine the condition of the facilities. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facility such as berms, outlet structure, pond areas, access roads, etc. The conditions shall be noted in the inspection report.
7. The Property Owner will perform or otherwise be responsible for any work necessary to keep the Stormwater Management Facilities in good working order. This obligation includes making all the necessary repairs and/or improvements to correct damages, both natural and man made; and to resolve any citizen complaints. If deficiencies or damages are noted in the inspection report provided to the Village under ¶6 or if complaints are reported to the Village, the Property Owner has thirty (30) days from the date of the report or complaint to take appropriate measures to correct any deficiencies or damages and respond to citizen complaints.
8. The Property Owner hereby grants permission to the Village, its authorized agents and employees, to enter upon the Property and to inspect the Stormwater Management Facilities whenever the Village deems necessary.
9. If the Property Owner fails to inspect the Stormwater Management Facilities as required, or maintain the Stormwater Management Facilities in good working condition acceptable to the Village and make all the necessary repairs and/or improvements to correct damages, both natural and man made, and to resolve any complaints, the Village, upon thirty (30) days written notice to the Property Owner, may enter upon the Property and take whatever steps necessary to correct deficiencies. In addition, if the Village performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Village shall be empowered without notice of public hearing, to impose a special charge for the cost of said work upon the Property Owner payable at the next succeeding tax bill.
10. This Agreement imposes no liability of any kind whatsoever on the Village. The Property Owner agrees to hold harmless the Village, its board members, employees, agents, and officers from any costs, damages, loss, claim, suit, liability or award which may arise, come, be brought or incurred or assessed because of the existence of, any action or failure to act with respect to the storm water facilities on the Property or because of any adverse effect upon any person or property related or alleged to be related to the storm water detention basins from any liability if the Stormwater Management Facilities fail to operate properly. The Village shall have the right to defend any such claim and the Property Owner shall reimburse the Village for any and all cost and/or expenses, including but not limited to attorney's fees, which the Village may incur as a result of such claims.

11. This Agreement shall become effective as of the date it is approved by the Village or executed by the Property Owner, whichever is later.
12. By signing below, the person signing on behalf of the Property Owner represents that he has authority to act on behalf of the Property Owner, and has authority to sign this Agreement on the Property Owner's behalf.
13. This Agreement shall be recorded With the Register of Deeds Waukesha County, Wisconsin, and shall constitute a covenant running with the land, and shall be binding on both parties, their successors or assigns.

IN WITNESS WHEREOF, **PILGRIM GLEN L.L.C.** has caused this Agreement to be signed this 3 day of October, 2005.

PILGRIM GLEN L.L.C.

By: [Signature]
Robert M. Huskisson, Principal

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

Personally came before me this 3 day of October, 2005, the above named Robert M. Huskisson, Principal of **PILGRIM GLEN L.L.C.**, to me known to be such officer of said Company and acknowledged that he executed the foregoing instrument as such officer as the deed of said Company by his authority.

[Signature]
Notary Public, Wisconsin
My commission 2-17-09

Approved by the Board of Trustees of the **Village of Menomonee Falls**, this 3 day of October, 2005.

VILLAGE OF MENOMONEE FALLS

[Signature]
Richard A. Rechlicz, Village President

[Signature]
Richard A. Farrenkopf, Village Manager/Clerk/Treasurer

This instrument was drafted by
The Village of Menomonee Falls
Thomas M. Hoffman, PE
Date: September 26, 2005

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

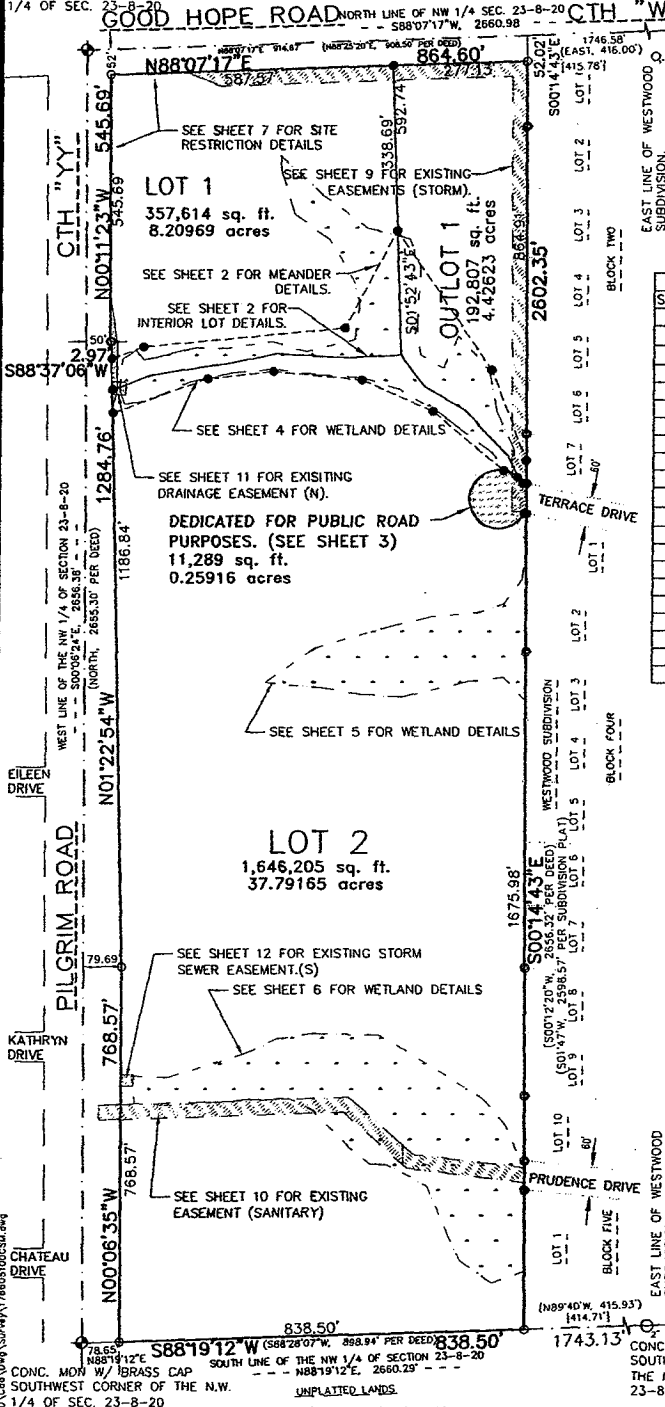
BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

CONC. MON W/ BRASS CAP
NORTHWEST CORNER OF THE N.W.
1/4 OF SEC. 23-8-20

CONC. MON W/ BRASS CAP
NORTHEAST CORNER OF THE N.W.
1/4 OF SEC. 23-8-20

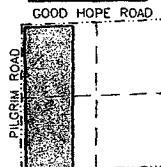
LEGEND

- INDICATES FOUND 3/4" IRON ROD
- ₂ INDICATES FOUND 2" IRON PIPE
- ₁ INDICATES FOUND 1" IRON ROD
- INDICATES FOUND 3/4" IRON PIPE
- INDICATES SET 3/4" IRON ROD
18" IN LENGTH WEIGHING 1.50
LBS. PER LINEAL FT.
- () INDICATES RECORD DIMENSIONS
- | | INDICATES MEASURED DIMENSIONS



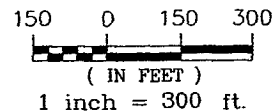
Sheet Number	Sheet Title
1	MAIN SHEET
2	LOT DETAILS (MEANDER-DIMENSIONS)
3	LOT DETAILS (R.O.W.)
4	WETLAND DETAIL 1
5	WETLAND DETAIL 2
6	WETLAND DETAIL 3
7	SITE RESTRICTION DETAILS
8	SITE RESTRICTION DETAILS
9	EX. MUNICIPAL STORM SEWER EASEMENT
10	EX. MUNICIPAL SANITARY EASEMENT
11	EX. DRAINAGE EASE (N)
12	EX. DRAINAGE EASE (S)
13	STORMWATER MANAGEMENT POND EASEMENT
14	STORMWATER MANAGEMENT POND EASEMENT
15	SANITARY & WATERMAIN EASEMENT DETAIL 1
16	SANITARY & WATERMAIN EASEMENT DETAIL 2
17	SURVEYORS CERTIFICATE
18	OWNERS CERTIFICATE
19	CORPORATE MORTGAGE CERTIFICATE
20	CORPORATE MORTGAGE CERTIFICATE
21	VILLAGE APPROVALS

VICINITY MAP



NW 1/4 OF SECTION 23-8-20
SCALE 1" = 2640'

GRAPHIC SCALE



BEARINGS REFERENCED TO THE WEST LINE
OF THE N.W. 1/4 OF SECTION 23-8-20,
GRID NORTH OF THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE GRID.
PUBLISHED BY S.E.W.R.P.C. AS S00'06'24"E.



12075 N. Corporate Parkway Suite 200
Mequon, WI 53092 414-241-4466

ALL ELECTRIC, TELEPHONE, AND
COMMUNICATION DISTRIBUTION
LINES AND LATERALS INCLUDING
CATV CABLES, CONSTRUCTED
AFTER THE RECORDING OF THIS
CERTIFIED SURVEY MAP SHALL BE
PLACED UNDERGROUND.

RESTRICTION - GROUNDWATER

Although all parcels of this CSM have been reviewed
and approved for development in accordance with
Section 236 in Wisconsin Statutes, some parcels may
contain soil conditions which may require additional
soil investigation. Soil conditions should be subject to
each owner's special investigation prior to construction
and no specific representation is made herein.

ALLEN J. SCHNEIDER
S-2194

SHEET 1
OF 21 SHEETS THIS INSTRUMENT WAS DRAFTED BY MATT O'DOURKE UNDER THE DIRECTION OF ALLEN J. SCHNEIDER RLS - 2194
OF BONESTROO, ROSENE, ANDERLUK, AND ASSOCIATES AT 12075 N. CORPORATE PKWY, SUITE 200, MEQUON WI. 53092, 241-4466

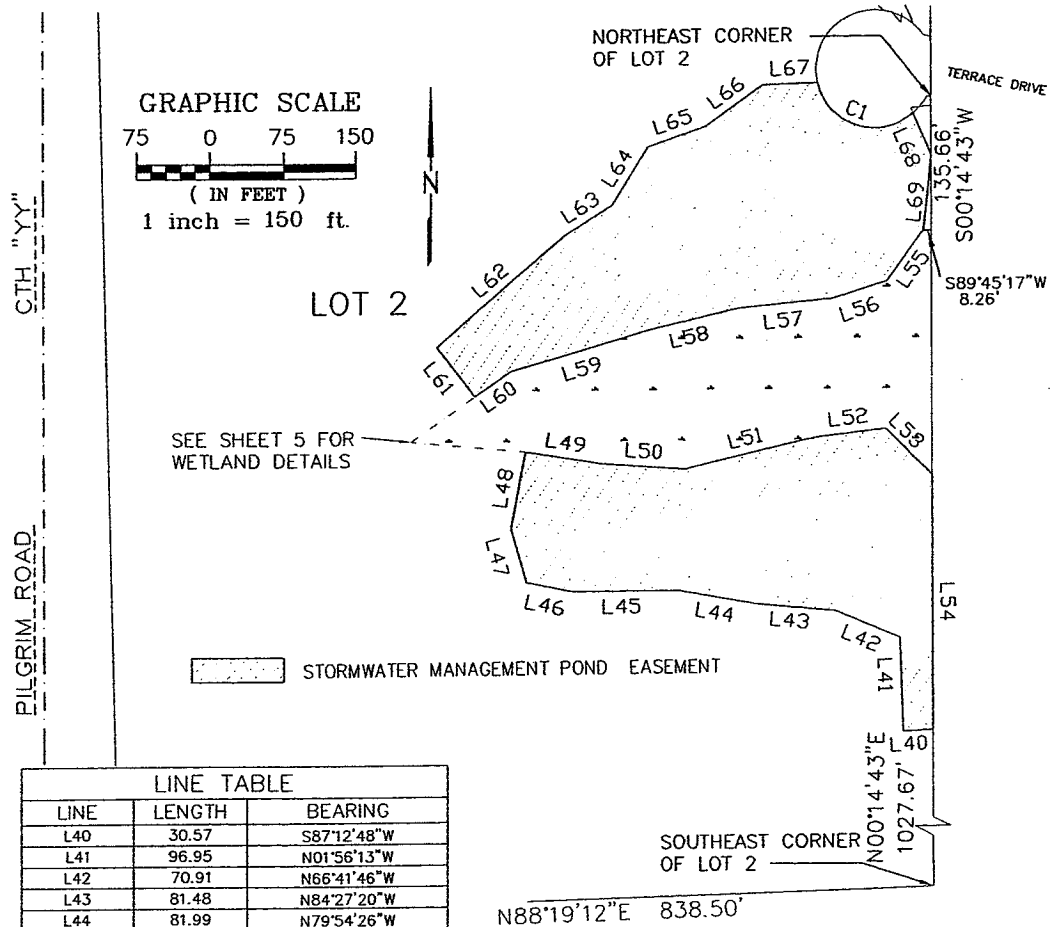
EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

STORMWATER MANAGEMENT POND EASEMENTS

EASEMENTS BY OTHER DOCUMENT



LINE TABLE

LINE	LENGTH	BEARING
L40	30.57	S87°12'48"W
L41	96.95	N01°56'13"W
L42	70.91	N66°41'46"W
L43	81.48	N84°27'20"W
L44	81.99	N79°54'26"W
L45	110.39	S89°53'58"W
L46	47.49	N78°11'58"W
L47	56.95	N15°38'24"W
L48	80.39	N10°22'41"E
L49	77.90	S80°35'46"E
L50	86.82	S85°56'25"E
L51	137.18	N76°49'08"E
L52	73.80	N83°09'56"E
L53	67.12	S44°31'29"E
L54	262.46	S00°14'43"E

LINE TABLE

LINE	LENGTH	BEARING
L55	62.69	S35°40'22"W
L56	58.28	S72°13'57"W
L57	96.20	S84°33'34"W
L58	91.89	S76°57'42"W
L59	150.66	S73°42'11"W
L60	45.69	S55°27'11"W
L61	64.53	N38°10'32"W
L62	173.87	N49°06'26"E
L63	57.36	N57°43'38"E
L64	70.19	N32°15'04"E
L65	63.45	N71°22'34"E
L66	72.09	N55°00'11"E
L67	55.21	N88°13'09"E
L68	46.49	S22°59'20"E
L69	76.97	S05°54'28"W

ALLEN J. SCHNEIDER
S-2194

CURVE TABLE

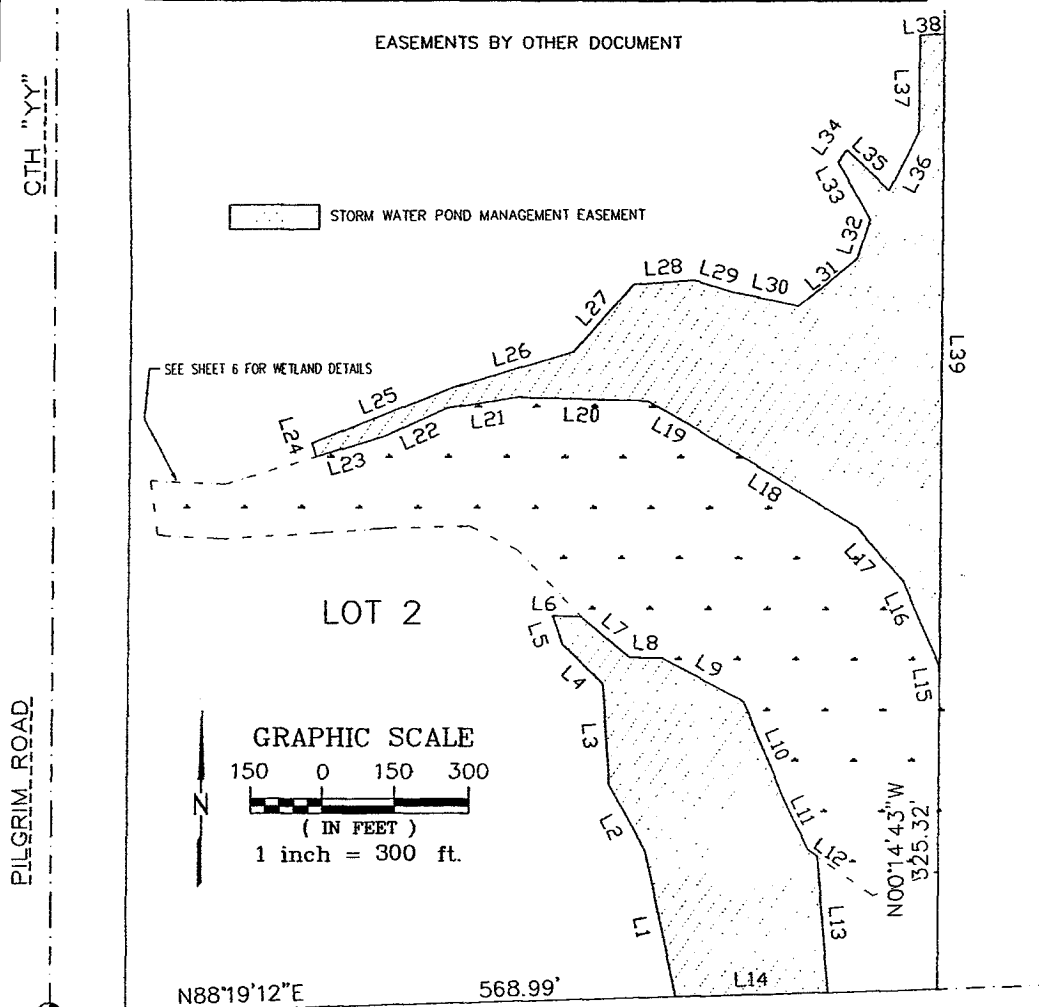
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT
C1	122.91	60.00	S71°57'02"E	102.52	117°22'08"	98.62

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

STORMWATER MANAGEMENT POND EASEMENTS



CONC. MON W/ BRASS CAP
SOUTHWEST CORNER OF THE N.W.
1/4 OF SEC. 23-B-20

LINE	LENGTH	BEARING
L1	153.95	N12°20'42\"W
L2	76.98	N29°40'45\"W
L3	104.23	N03°52'58\"W
L4	59.20	N46°57'14\"W
L5	30.97	N17°40'43\"W
L6	29.62	S87°07'10\"E
L7	65.03	S50°20'01\"E
L8	33.49	S89°25'34\"E
L9	94.49	S62°07'02\"E
L10	109.47	S23°10'18\"E
L11	57.54	S25°56'14\"E
L12	11.68	S54°53'10\"E
L13	140.49	S04°56'31\"E
L14	155.86	S88°19'12\"W

LINE	LENGTH	BEARING
L15	7.50	N08°53'07\"W
L16	95.40	N23°42'18\"W
L17	72.94	N40°56'59\"W
L18	198.00	N58°35'27\"W
L19	53.14	N60°47'06\"W
L20	133.76	N88°33'49\"W
L21	74.50	S81°28'06\"W
L22	67.80	S65°08'54\"W
L23	74.78	S73°27'46\"W
L24	14.66	N20°03'06\"W
L25	159.18	N68°33'30\"E
L26	124.84	N73°35'39\"E
L27	92.80	N41°55'47\"E
L28	62.78	N86°06'55\"E
L29	41.94	S72°53'24\"E
L30	68.64	S78°37'03\"E
L31	75.57	N50°32'26\"E
L32	42.18	N17°54'11\"E
L33	67.46	N29°47'20\"W
L34	15.55	N33°56'17\"E
L35	60.62	S47°05'29\"E
L36	65.48	N27°05'45\"E
L37	99.49	N00°04'11\"W
L38	25.09	N84°58'33\"E
L39	654.44	S00°14'43\"E

ALLEN J. SCHNEIDER
S-2194

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

SURVEYORS CERTIFICATE

I, Allen J. Schneider, Registered Land Surveyor No. 2194, for Bonestroo, Rosene, Anderlik and Associates, do hereby certify to the best of my professional knowledge that under the direction of PILGRIM GLEN, LLC, owner of that property described, that I have surveyed, divided and mapped the following described tract of land: being all that part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 8 North, Range 20 East, Village of Menomonee Falls, County of Waukesha, State of Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Northwest 1/4; thence North 88°07'17" East, along the north line of said Northwest 1/4, 914.67 feet; thence South 00°14'43" East, 52.02 feet to a found 3/4" iron rod, being on the southerly right-of-way line of Good Hope Road and the POINT OF BEGINNING, said point also being on the west line of Westwood Subdivision; thence continuing South 00°14'43" East, (recorded as S00°12'20"W) along said west line, 2602.36 feet (recorded as 2606.30 feet) to a found 3/4 inch Iron Rod, being on the south line of said Northwest 1/4; thence South 88°19'12" West (recorded as South 88°28'07" West) along said south line, 838.50 feet (recorded as 898.94 feet) to a found 3/4 inch iron rod, being on the easterly right-of-way line of Pilgrim Road; thence North 00°06'35" West, along said easterly line, 768.57 feet to a found 3/4 inch iron rod; thence North 01°22'54" West, along said easterly line, 1284.76 feet to a found 3/4 inch Iron rod; thence South 88°37'06" West, along said easterly line, 2.97 feet to a found 3/4 inch iron rod; thence North 00°11'23" West, along said easterly line, 545.69 feet to a found 3/4 inch iron rod said point being on the southerly line of Good Hope Road; thence North 88°07'17" East, along said southerly line, 864.70 feet to the POINT OF BEGINNING;

Said lands as described above contain 2,207,915 square feet or 50.6868 acres

I also certify that such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

I further certify that I have complied with the provisions of Chapter 236.34 of the Statutes of the State of Wisconsin and the Land Division Ordinance of the Village of Menomonee Falls, in surveying, dividing, and mapping the above described tract of land.

ALLEN J. SCHNEIDER
S-2194

9/23/2005 N:\1766\176605100\Gis\Draw\Survey\176605100CSM.dwg

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

OWNERS CERTIFICATE

PILGRIM GLEN, LLC, as owner, do hereby certify that said Company caused the land
as described on this map to be surveyed, divided, mapped, and dedicated as
represented on this map in accordance with the Ordinances of the Village of
Menomonee Falls and Chapter 236 of the Wisconsin Statutes.

Witness the hand and seal of Robert M. Huskisson, Principal, this ____ day of
_____, 2005.

Robert M. Huskisson, Principal

_____) COUNTY,)
STATE OF WISCONSIN) ss

Personally came before me this ____ day of _____, 2005, the above named
Robert M. Huskisson, Principal, of PILGRIM GLEN, LLC, to me known to be such
officer of said Company and acknowledged that he executed the foregoing
instrument as such officer as the deed of said Company, by his authority.

Notary Public

My commission expires

Print Name

ALLEN J. SCHNEIDER
S-2194

9/23/2005 AL:\17665\176650100\Gad\Map\Survey\176650100CSU.jpg

SHEET 18

THIS INSTRUMENT WAS DRAFTED BY MATT O'ROURKE UNDER THE DIRECTION OF ALLEN J. SCHNEIDER RLS - 2194
OF 21 SHEETS OF BONESTROOD, ROSENE, ANDERLIK, AND ASSOCIATES AT 12075 N. CORPORATE PKWY, SUITE 200, MEQUON WI, 53092, 241-4466

000311 OCT 12 13

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

LASALLE BANK NATIONAL ASSOCIATION, as agent, a corporation duly organized and existing under
and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land,
does hereby consent to the surveying, dividing, mapping and dedication of the land described on
this plat, and does hereby consent to the certificate of PILGRIM GLEN, LLC, owner.

IN WITNESS WHEREOF, the said LASALLE BANK NATIONAL ASSOCIATION, has caused these presents
to be presents to be signed by _____, its Vice-President, at _____

Wisconsin, this _____ day of _____, 2005.

LASALLE BANK NATIONAL ASSOCIATION

Vice-President

Date

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 2005.

_____, Vice-President, of the above named corporation, to me
known to be the person who executed the foregoing instrument, and to me known
to be such Vice-President of said corporation and acknowledged that he executed
the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal)

Notary Public, _____, Wisconsin

Print Name, _____

My commission expires _____

ALLEN J. SCHNEIDER
S-2194

000312 OCT 12 2005

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

_____, as agent, a corporation duly organized and existing under
and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land,
does hereby consent to the surveying, dividing, mapping and dedication of the land described on
this plat, and does hereby consent to the certificate of PILGRIM GLEN, LLC, owner.

IN WITNESS WHEREOF, the said _____, has caused these presents
to be presents to be signed by _____, its Vice-President, at _____

Wisconsin, this _____ day of _____, 2005.

Vice-President

Date

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 2005.
_____, Vice-President, of the above named corporation, to me
known to be the person who executed the foregoing instrument, and to me known
to be such Vice-President of said corporation and acknowledged that he executed
the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal)

Notary Public, _____, Wisconsin

Print Name, _____

My commission expires _____

ALLEN J. SCHNEIDER
S-2194

SHEET 20

THIS INSTRUMENT WAS DRAFTED BY MATT O'ROURKE UNDER THE DIRECTION OF ALLEN J. SCHNEIDER RLS - 2194
OF 21 SHEETS OF BONESTROO, ROSENE, ANDERLIK, AND ASSOCIATES AT 12075 N. CORPORATE PKWY, SUITE 200, MEQUON WI. 53092. 241-4466

000313 OCT 12 2005

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

MENOMONEE FALLS PLAN COMMISSION APPROVAL

Preliminary Approval _____
DATE SECRETARY

Final Approval _____
DATE SECRETARY

VILLAGE BOARD APPROVAL

Resolved, that the Certified Survey Map of Four Leaf Development, L.L.C., being a
part of the Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Southwest
1/4 of Section 13, Township 8 North, Range 20 East, Village of Menomonee Falls,
Waukesha County, Wisconsin having been approved by the Plan Commission and
the same is hereby approved and the dedication contained herein accepted by
the Village Board of Trustees of the Village of Menomonee Falls this _____
day of _____, 2005.

RICHARD A. RECHLICZ - VILLAGE PRESIDENT

I hereby certify that the foregoing is a true and correct copy of
a resolution adopted by the Village Board of Trustees of the Village
Menomonee Falls, Wisconsin, on THIS _____ DAY of _____, 2005.

RICHARD A. FARRENKOPF -
VILLAGE MANAGER/CLERK-TREASURER

RECORDED _____ DOCUMENT NO. _____ VOL. _____
SHEETS _____

ALLEN J. SCHNEIDER
S-2194

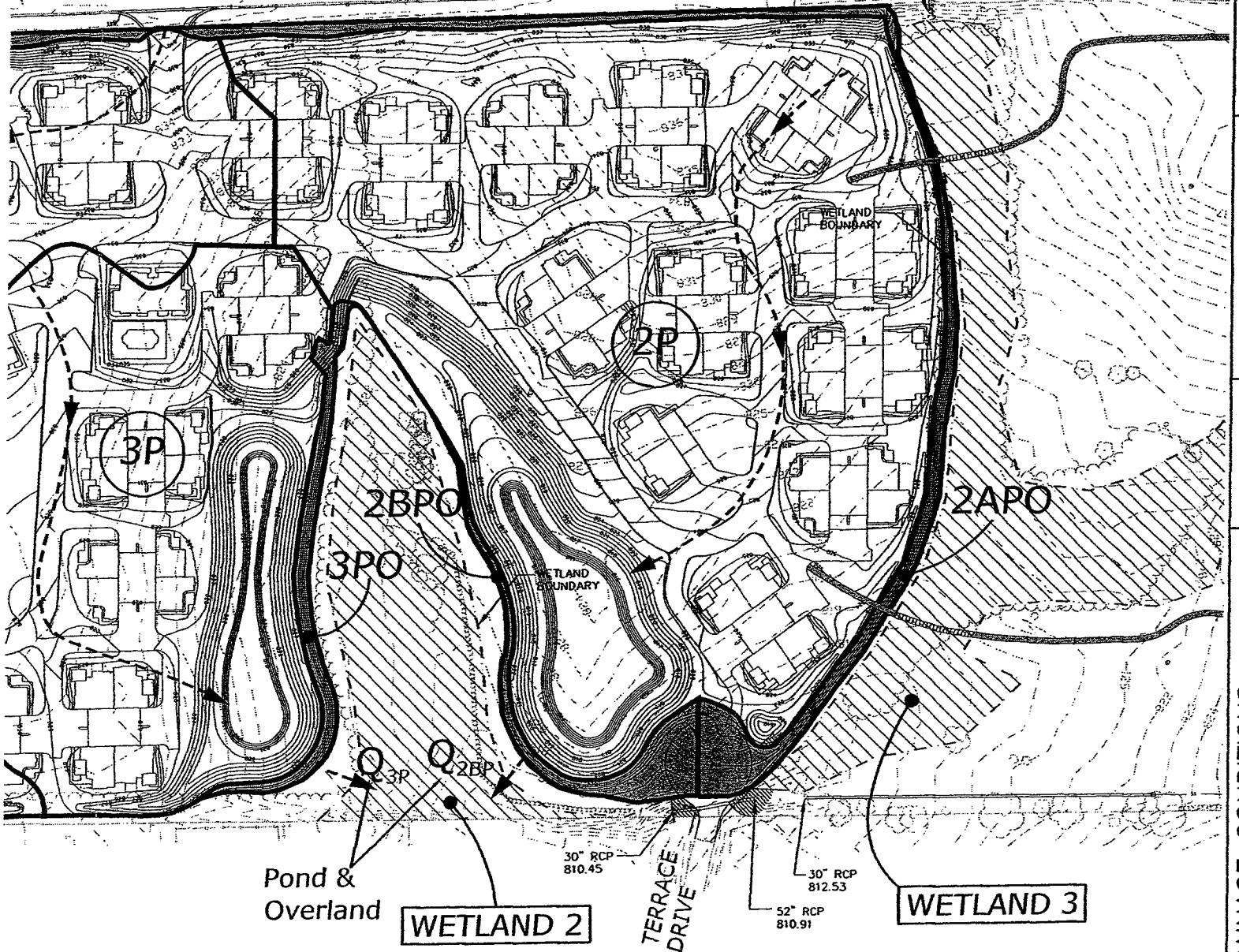
9/23/2005 N:\1766\176605100\Conf\Orig\Survey\176605100CSM.dwg

SHEET 21

THIS INSTRUMENT WAS DRAFTED BY MATT O'ROURKE UNDER THE DIRECTION OF ALLEN J. SCHNEIDER RLS - 2194
OF 21 SHEETS OF BONESTROO, ROSENE, ANDERLIK, AND ASSOCIATES AT 12075 N. CORPORATE PKWY, SUITE 200, MEQUON WI. 53092, 241-4466

EILEEN
AVENUEEXHIBIT "B"

PILGRIM ROAD

30" RCP
831.02

SURVEY

REVISION

Recommender's Office

St. Paul Office

PROCESSOR DRAINAGE CONDITIONS

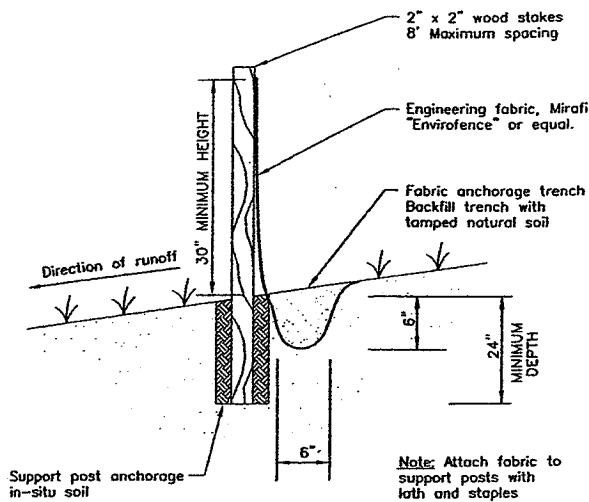
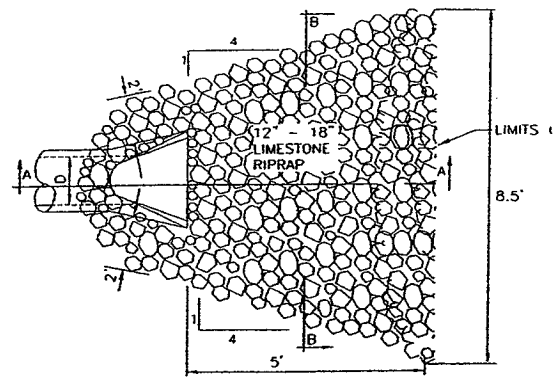
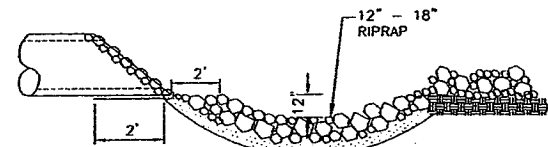
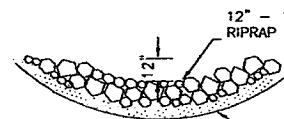
USED IN DEVELOPING WATERSHEDS.

SED IN SLOPES DRAINING DIRECTLY INTO WATERSHEDS.

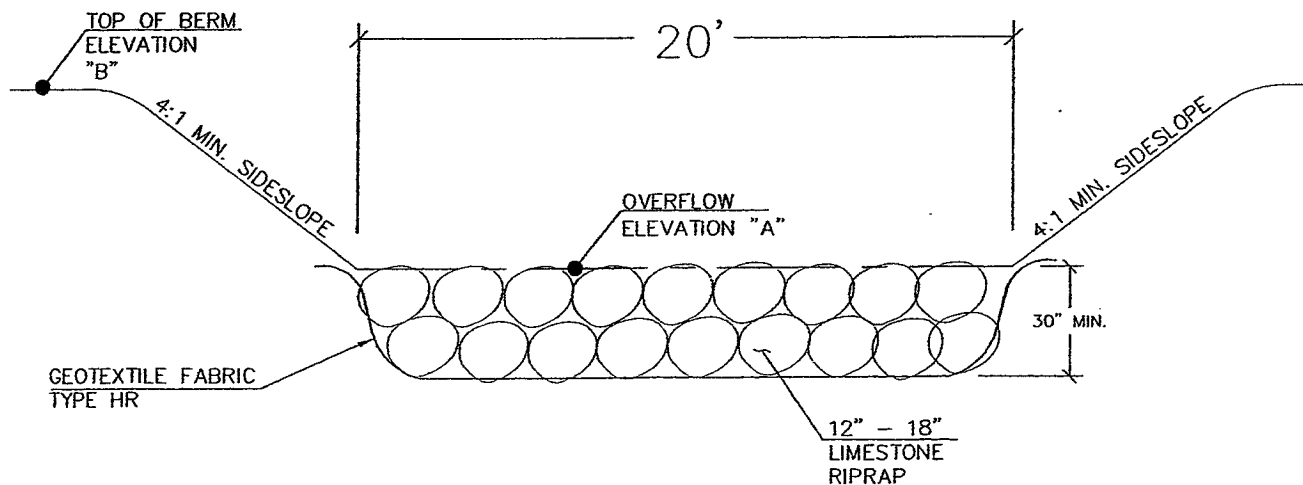
KATHRN
AVENUE



- * MINIMUM T_c OF 10 MINUTES USED IN DEVELOPMENT
- * MINIMUM T_c OF 5 MINUTES USED IN SLOPES

EXHIBIT "B"**SILT FENCE**LIGHT DUTY
NOT TO SCALE**PLAN****SECTION A-A**GEOTEXTILE
FABRIC TYPE HR**SECTION B-B**GEOTEXTILE
FABRIC TYPE HR**RIPRAP AT OUTLETS**

NOT TO SCALE

**TYPICAL EMERGENCY OVERFLOW DETAIL**

NOT TO SCALE

RIP RAP PROTECTION COVERAGE AS INDICATED ON GRADING SHEETS

POND	(OVERFLOW) ELEVATION "A"	(TOP OF BERM) ELEVATION "B"
2	821.75'	822.5'
3	825.25'	827.5'
4	828.75'	829.5'
5	828.00'	829.5'

REVISION	SURVEY	DESIGNED	APPROVED
	AJS	RAA	RBK

Rochester Office
Phone: 507-282-2100
Fax: 507-282-3100

St. Paul Office
Phone: 651-435-1400
Fax: 651-435-1311

St. Cloud Office
Phone: 320-231-4933
Fax: 320-231-4933

St. Paul Office
Phone: 651-435-1400
Fax: 651-435-1311

St. Cloud Office
Phone: 320-231-4933
Fax: 320-231-4933

**Bonestroo
Rosene
Anderlik &
Associates**

CONSTRUCTION DETAILS
PILGRIM GLEN
FOUR LEAF DEVELOPMENT GROUP

000318 OCT 12 12

EASEMENT



WC3326231-010

Document Title

3326231

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

10-12-2005 10:09 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 22.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 10

Recording Area

Name and Return Address

THOMAS HOFFMAN
VILLAGE OF MENOMONEE FALLS
W156 N8480 PILGRIM ROAD
MENOMONEE FALLS, WI 53051

MNFV 0090.998

Parcel Identification Number (PIN)

pd
29
10

THIS PAGE IS PART OF THIS LEGAL DOCUMENT-DO NOT REMOVE

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.
Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

EASEMENT

PILGRIM GLEN L.L.C., ("Grantor") hereby warrants and represents that it is the owner in fee of the real estate depicted and legally described on the attached Exhibit A ("Easement Area") and that the Easement Area is free and clear of all liens and encumbrances, except for municipal and zoning ordinances and agreements entered under them, recorded easements and recorded building and use restrictions and covenants. The Grantor, together with its respective successors and assigns, does hereby grant unto the Village of Menomonee Falls ("Village") and its assigns a permanent and perpetual easement in the Easement Area for the purposes of building, constructing, operating, inspecting, maintaining, repairing, replacing and reconstructing municipal water main and sanitary sewer and related facilities, including sanitary manholes (collectively, "Facilities").

The easement rights granted herewith include the right to build, construct, operate, inspect, maintain, repair, reconstruct, replace and enlarge any and all presently existing and hereinafter constructed Facilities, and the right of entry in, across, beneath, and above the Easement Area and shall include the right to utilize any paved or unpaved surface as necessary.

THE GRANTOR may not grant additional easements over the Easement Area without the express written consent of the Village. The Village further retains the right to place reasonable conditions on the purpose and scope of use of any such additional easement. In the event the Village has to excavate in the Easement Area, the Village will restore the Easement Area grade to the proposed grade as shown on the approved master grading plan and restore with Topsoil, Seed, Fertilizer and Mulch and/or asphalt/pavements, as appropriate. The Village will not approve or restore shrubs, trees, monument signs or structures of any type within the Easement Area.

The rights and obligations created by this Easement shall be covenants running with the land and shall inure to the benefit of, and be binding upon the parties, their successors and assigns.

IN WITNESS WHEREOF, **PILGRIM GLEN L.L.C.** has caused this Agreement to be signed this 3 day of October 2005.

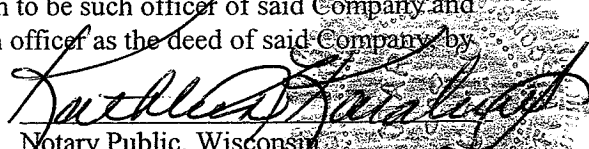
PILGRIM GLEN L.L.C.

By: 

Robert M. Huskisson, Principal

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

Personally came before me this 3 day of October 2005, the above named Robert M. Huskisson, Principal of **PILGRIM GLEN L.L.C.**, to me known to be such officer of said Company and acknowledged that he executed the foregoing instrument as such officer as the deed of said Company by his authority.


Notary Public, Wisconsin

My commission 2-17-09

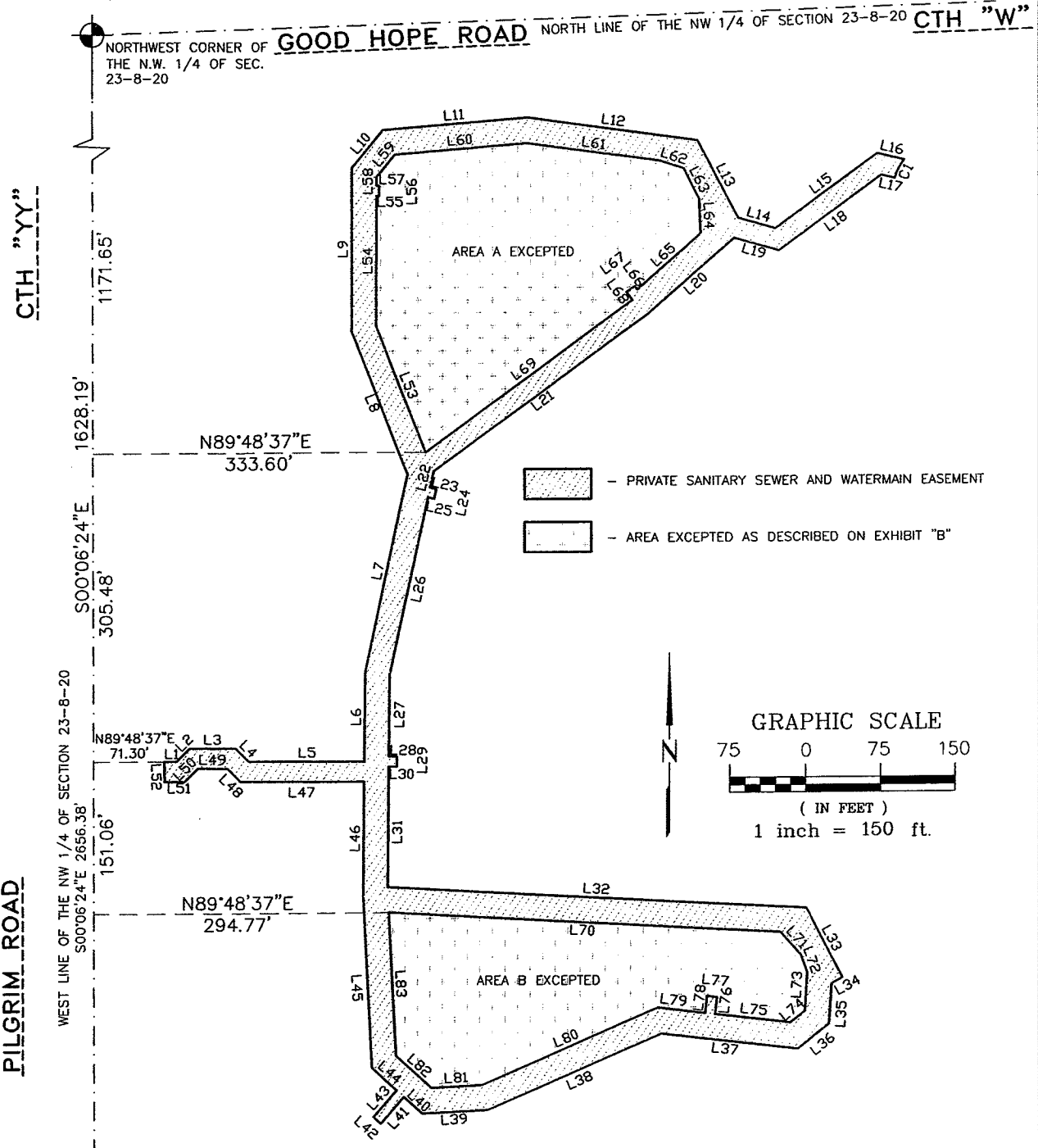
This instrument was drafted by
The Village of Menomonee Falls
Thomas M. Hoffman, PE
Date: September 26, 2005

EXHIBIT MAP "A"

SANITARY SEWER AND WATERMAIN EASEMENT PILGRIM GLEN

VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8
NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.



**Bonestroo
Rosene
Anderlik &
Associates**

ALL BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23-8-20, GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE GRID. PUBLISHED BY S.E.W.R.P.C. AS S00°06'24"E.

12075 N. Corporate Pkwy, Suite 200 THIS INSTRUMENT WAS DRAFTED BY ALLEN J. SCHNEIDER RLS - 2194 OF BONESTROO,
Mequon, WI 53092 262-241-4466 ROSENE, ANDERLIK, AND ASSOCIATES.

SHEET 1 OF 2

EXHIBIT MAP "A"

SANITARY SEWER AND WATERMAIN EASEMENT

PILGRIM GLEN

VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.12	S89°55'29"E
L2	18.50	N45°04'31"E
L3	45.68	S89°55'29"E
L4	18.50	S44°55'29"E
L5	115.15	S89°55'29"E
L6	88.33	N00°28'45"E
L7	201.27	N12°23'58"E
L8	152.32	N21°55'36"W
L9	161.77	N00°04'31"E
L10	48.23	N40°22'48"E
L11	145.44	N85°12'55"E
L12	170.95	S82°11'06"E
L13	86.67	S27°19'24"E
L14	37.40	S74°08'49"E
L15	125.68	N54°17'59"E
L16	27.82	S77°11'44"E
L17	13.92	N77°11'44"W
L18	126.32	S54°17'59"W
L19	45.67	N74°08'49"W
L20	113.76	S48°41'20"W
L21	262.83	S54°05'10"W
L22	16.70	S12°23'58"W
L23	6.41	S77°36'02"E
L24	10.00	S12°23'58"W
L25	6.41	N77°36'02"W
L26	180.32	S12°23'58"W
L27	80.61	S00°28'46"W
L28	8.37	S89°31'14"E
L29	10.00	S00°28'46"W
L30	8.37	N89°31'14"W
L31	119.90	S00°28'46"W
L32	416.70	S86°59'38"E
L33	77.54	S27°39'24"E
L34	12.12	S62°20'36"W
L35	39.75	S03°29'04"W
L36	40.21	S51°39'37"W
L37	135.62	N83°20'23"W
L38	187.97	S66°23'43"W
L39	65.55	S86°56'49"W
L40	24.91	N48°03'11"W
L41	35.50	S41°56'49"W
L42	10.00	N48°03'11"W
L43	35.50	N41°56'49"E
L44	33.68	N48°03'11"W
L45	170.37	N03°03'12"W
L46	112.82	N00°28'45"E
L47	123.29	N89°55'29"W
L48	18.50	N44°55'29"W
L49	29.11	N89°55'29"W
L50	18.50	S45°04'31"W
L51	19.90	N89°55'29"W
L52	20.01	N01°22'54"W

LINE TABLE AREA "A"		
LINE	LENGTH	BEARING
L53	134.13	N21°55'36"W
L54	128.87	N00°04'31"E
L55	2.66	S89°55'29"E
L56	10.00	N00°04'31"E
L57	2.66	N89°55'29"W
L58	8.87	N00°04'31"E
L59	28.74	N40°22'48"E
L60	132.42	N85°13'07"E
L61	132.99	S82°17'26"E
L62	25.46	S72°16'53"E
L63	34.41	S27°16'53"E
L64	33.84	S02°16'53"E
L65	84.23	S48°41'20"W
L66	4.33	N35°54'50"W
L67	10.00	S54°05'10"W
L68	10.00	S35°54'50"E
L69	254.10	S54°05'10"W

LINE TABLE AREA "B"		
LINE	LENGTH	BEARING
L70	389.94	S86°59'35"E
L71	30.39	S41°59'35"E
L72	18.21	S20°29'58"E
L73	38.06	S03°29'04"W
L74	18.68	S51°39'37"W
L75	74.29	N83°20'23"W
L76	16.78	N06°39'37"E
L77	10.00	N83°20'23"W
L78	16.78	S06°39'37"W
L79	47.73	N83°20'23"W
L80	190.20	S66°23'43"W
L81	50.66	S86°56'49"W
L82	47.88	N48°03'11"W
L83	141.41	N03°03'11"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT
C1	20.69	60.00	S26°31'37"W	20.59	19°45'27"	10.45



12075 N. Corporate Pkwy, Suite 200 MEQUON, WI 53092 262-241-4466 ROSENE, ANDERLIK, AND ASSOCIATES. THIS INSTRUMENT WAS DRAFTED BY ALLEN J. SCHNEIDER RLS - 2194 OF BONESTROO.

SHEET 2 OF 2

Exhibit "A"
Legal Description
Sanitary Sewer and Watermain Easement
Pilgrim Glen
Village of Menomonee Falls, Waukesha County, WI

Being that part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin, being more particularly described below:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 23; thence South 00°06'24" East, along the west line of said 1/4 Section, 1477.13 feet; thence North 89°48'37" East, 71.30 feet to the Point of Beginning being on the easterly right of way line of Pilgrim Road; thence South 89°55'29" East, 12.12 feet; thence North 45°04'31" East, 18.50 feet; thence South 89°55'29" East, 45.68 feet; thence South 44°55'29" East, 18.50 feet; thence South 89°55'29" East, 115.15 feet; thence North 00°28'45" East, 88.33 feet; thence North 12°23'58" East, 201.27 feet; thence North 21°55'36" West, 152.32 feet; thence North 00°04'31" East, 161.77 feet; thence North 40°22'48" East, 48.23 feet; thence North 85°12'55" East, 145.44 feet; thence South 82°11'06" East, 170.95 feet; thence South 27°19'24" East, 86.67 feet; thence South 74°08'49" East, 37.40 feet; thence North 54°17'59" East, 125.68 feet; thence South 77°11'44" East, 27.82 feet to a point of curvature; thence 27.82 feet along a non tangent curve whose radius bears South 53°35'40" East, 60.00 feet, has a central angle of 19°45'27" and a chord which bears South 26°31'36" West, 20.59 feet; thence North 77°11'44" West, 13.92 feet; thence South 54°17'59" West, 126.32 feet; thence North 74°08'49" West, 45.67 feet; thence South 48°41'20" West, 113.76 feet; thence South 54°05'10" West, 262.83 feet; thence South 12°23'58" West, 16.71 feet; thence South 77°36'02" East, 6.41 feet; thence South 12°23'58" West, 10.00 feet; thence North 77°36'02" West, 6.41 feet; thence South 12°23'58" West, 180.32 feet; thence South 00°28'46" West, 80.61 feet; thence South 89°31'14" East, 8.37 feet; thence South 00°28'46" West, 10.00 feet; thence North 89°31'14" West, 8.37 feet; thence South 00°28'46" West, 119.90 feet; thence South 86°59'38" East, 171.40 feet; thence South 86°59'38" East, 245.30 feet; thence South 27°39'24" East, 77.54 feet; thence South 62°20'36" West, 12.12 feet; thence South 03°29'04" West, 39.75 feet; thence South 51°39'37" West, 40.21 feet; thence North 83°20'23" West, 135.62 feet; thence South 66°23'43" West, 187.97 feet; thence South 86°56'49" West, 65.55 feet; thence North 48°03'11" West, 24.91 feet; thence South 41°56'49" West, 35.50 feet; thence North 48°03'11" West, 10.00 feet; thence North 41°56'49" East, 35.50 feet; thence North 48°03'11" West, 33.68 feet; thence North 03°03'12" West, 170.37 feet; thence North 00°28'45" East, 112.82 feet; thence North 89°55'29" West, 123.29 feet; thence North 44°55'29" West, 18.50 feet; thence North 89°55'29" West, 29.11 feet; thence South 45°04'31" West, 18.50 feet; thence North 89°55'29" West, 19.90 feet to a point being on the said easterly right of way line of Pilgrim Road; thence

North 01°22'54" West, along said easterly right of way line, 20.01 feet to the Point of Beginning.

Excepting there from the following described tracts of land;

Area "A"

Commencing at the Northwest corner of the Northwest 1/4 of said Section 23; thence South 00°06'24" East, along the west line of said 1/4 Section, 1171.65 feet; thence North 89°48'37" East, 333.60 feet to the Point of Beginning; thence North 21°55'36" West, 134.13 feet; thence North 00°04'31" East, 128.87 feet; thence South 89°55'29" East, 2.66 feet; thence North 00°04'31" East, 10.00 feet; thence North 89°55'29" West, 2.66 feet; thence North 00°04'31" East, 8.87 feet; thence North 40°22'48" East, 28.74 feet; thence North 85°13'07" East, 132.42 feet; thence South 82°17'26" East, 132.99 feet; thence South 72°16'53" East, 25.46 feet; thence South 27°16'53" East, 34.41 feet; thence South 02°16'53" East, 33.84 feet; thence South 48°41'20" West, 84.23 feet; thence North 35°54'50" West, 4.33 feet; thence South 54°05'10" West, 10.00 feet; thence South 35°54'50" East, 10.00 feet; thence South 54°05'10" West, 254.10 feet to the point of Beginning.

Also excepting there from;

Area "B"

Commencing at the Northwest corner of the Northwest 1/4 of said Section 23; thence South 00°06'24" East, along the west line of said 1/4 Section, 1628.19 feet; thence North 89°48'37" East, 294.77 feet to the Point of Beginning; thence South 86°59'35" East, 389.94 feet; thence South 41°59'35" East, 30.39 feet; thence South 20°29'58" East, 18.21 feet; thence South 03°29'04" West, 38.06 feet; thence South 51°39'37" West, 18.68 feet; thence North 83°20'23" West, 74.29 feet; thence North 06°39'37" East, 16.78 feet; thence North 83°20'23" West, 10.00 feet; thence South 06°39'37" West, 16.78 feet; thence North 83°20'23" West, 47.73 feet; thence South 66°23'43" West, 190.20 feet; thence South 86°56'49" West, 50.66 feet; thence North 48°03'11" West, 47.88 feet; thence North 03°03'11" West, 141.41 feet to the Point of Beginning.

Easement as described contains 76,705 square feet or 1.76 acres.

Description prepared by Bonestroo, Rosene, Anderlik & Associates
Allen J. Schneider, RLS -2194

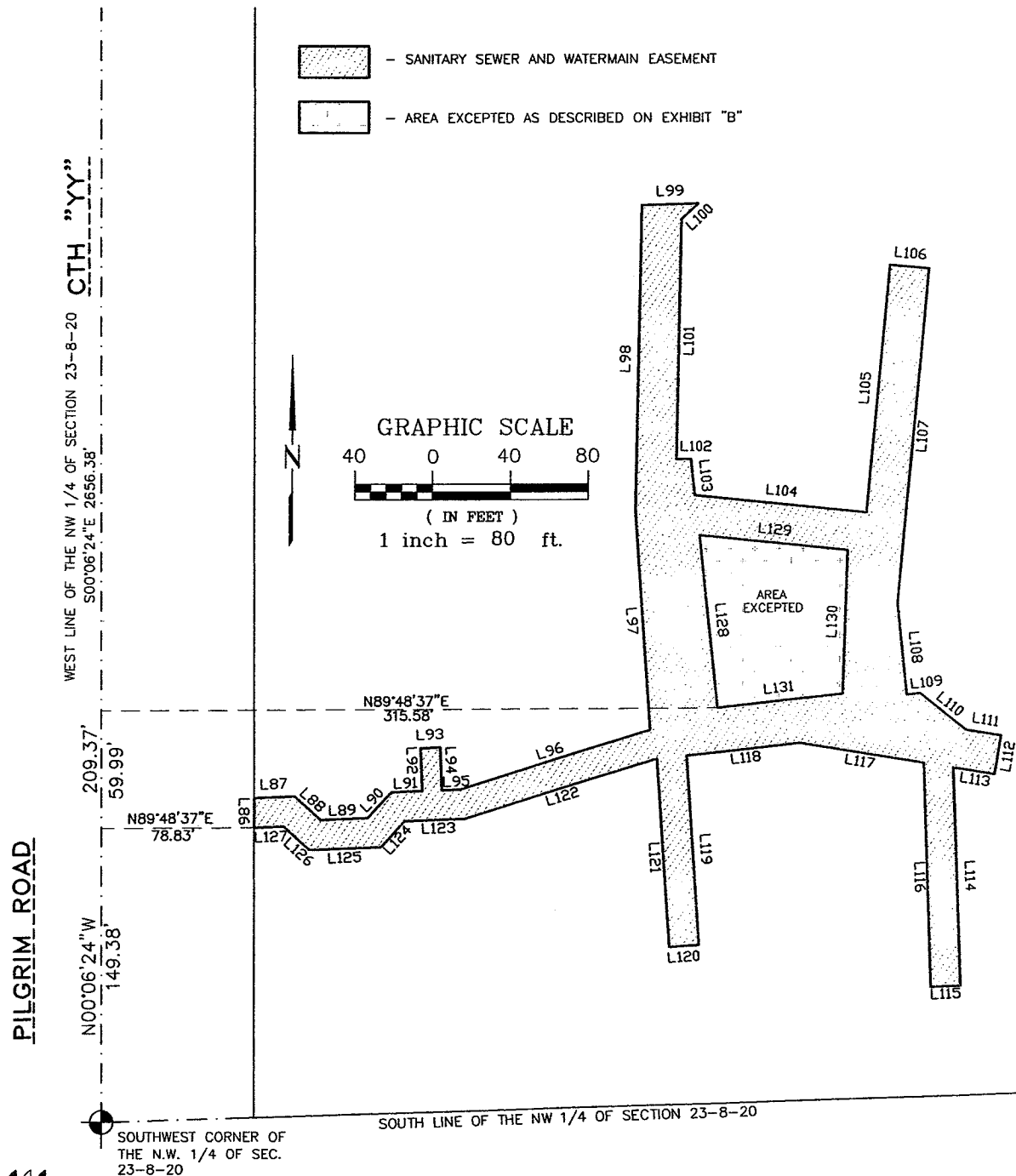
EXHIBIT MAP "A"

SEWER AND WATERMAIN EASEMENT

PILGRIM GLEN

VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN

BEING THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST,
VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.



**Bonestroo
Rosene
Anderlik &
Associates**

ALL BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23-8-20, GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE GRID. PUBLISHED BY S.E.W.R.P.C. AS S00°06'24"E.

EXHIBIT MAP "A"

SANITARY SEWER AND WATERMAIN EASEMENT PILGRIM GLEN

VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN

BEING THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST,
VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

LINE TABLE

LINE	LENGTH	BEARING
L86	15.01	N00°06'35"W
L87	20.86	N87°38'22"E
L88	17.72	S47°21'38"E
L89	24.08	N87°38'22"E
L90	17.72	N42°38'22"E
L91	16.12	N87°38'22"E
L92	21.89	N02°21'38"W
L93	10.00	N87°38'22"E
L94	21.89	S02°21'38"E
L95	9.38	N87°38'22"E
L96	101.48	N72°41'18"E
L97	111.51	N03°50'47"W
L98	155.63	N00°59'19"E
L99	28.49	N88°19'12"E
L100	11.68	S47°22'16"W
L101	121.82	S00°59'19"W
L102	7.34	N90°00'00"E
L103	18.58	S06°03'42"E
L104	88.89	S84°04'23"E
L105	126.27	N05°11'18"E
L106	20.00	S84°48'42"E
L107	170.83	S05°11'18"W
L108	46.87	S06°03'42"E
L109	6.74	N83°56'18"E
L110	30.00	S51°03'42"E
L111	18.28	S80°40'37"E
L112	20.00	S09°19'23"W
L113	21.51	N80°40'37"W
L114	110.67	S01°57'10"E
L115	15.00	S88°02'50"W
L116	113.66	N01°57'10"W
L117	64.38	N80°40'37"W
L118	58.43	S83°56'18"W
L119	96.27	S03°50'47"E
L120	15.00	S86°09'13"W
L121	95.74	N03°50'47"W
L122	102.43	S72°41'18"W
L123	31.25	S87°38'22"W
L124	17.72	S42°38'22"W
L125	36.50	S87°38'22"W
L126	17.72	N47°21'38"W
L127	15.24	S87°38'22"W

LINE TABLE EXCEPTION

LINE	LENGTH	BEARING
L128	88.40	N06°03'42"W
L129	76.44	S84°04'23"E
L130	73.21	S01°48'08"W
L131	64.75	S83°56'18"W



**Bonestroo
Rosene
Anderlik &
Associates**

12075 N. Corporate Pkwy, Suite 200 THIS INSTRUMENT WAS DRAFTED BY ALLEN J. SCHNEIDER RLS - 2194 OF BONESTROO,
Mequon, WI 53092 262-241-4466 ROSENE, ANDERLIK, AND ASSOCIATES.

SHEET 2 OF 2

Exhibit "A"
Legal Description
Sanitary Sewer and Watermain Easement
Pilgrim Glen
Village of Menomonee Falls, Waukesha County, WI

Being that part of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin, being more particularly described below:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 23; thence North 00°06'24" West, along the west line of said 1/4 Section, 149.38 feet; thence North 89°48'37" East, 78.83 feet to the Point of Beginning being on the easterly right of way line of Pilgrim Road; thence North 00°06'35" West, along said easterly right of way line, 15.01 feet; thence North 87°38'22" East, 20.86 feet; thence South 47°21'38" East, 17.72 feet; thence North 87°38'22" East, 24.08 feet; thence North 42°38'22" East, 17.72 feet; thence North 87°38'22" East, 16.12 feet; thence North 02°21'38" West, 21.89 feet; thence North 87°38'22" East, 10.00 feet; thence South 02°21'38" East, 21.89 feet; thence North 87°38'22" East, 9.38 feet; thence North 72°41'18" East, 101.48 feet; thence North 03°50'47" West, 111.51 feet; thence North 00°59'19" East, 155.63 feet; thence North 88°19'12" East, 28.49 feet; thence South 47°22'16" West, 11.68 feet; thence South 00°59'19" West, 121.82 feet; thence North 90°00'00" East, 7.34 feet; thence South 06°03'42" East, 18.58 feet; thence South 84°04'23" East, 88.89 feet; thence North 05°11'18" East, 126.27 feet; thence South 84°48'42" East, 20.00 feet; thence South 05°11'18" West, 170.83 feet; thence South 06°03'42" East, 46.87 feet; thence North 83°56'18" East, 6.74 feet; thence South 51°03'42" East, 30.00 feet; thence South 80°40'37" East, 18.28 feet; thence South 09°19'23" West, 20.00 feet; thence North 80°40'37" West, 21.51 feet; thence South 01°57'10" East, 110.67 feet; thence South 88°02'50" West, 15.00 feet; thence North 01°57'10" West, 113.66 feet; thence North 80°40'37" West, 64.38 feet; thence South 83°56'18" West, 58.43 feet; thence South 03°50'47" East, 96.27 feet; thence South 86°09'13" West, 15.00 feet; thence North 03°50'47" West, 95.74 feet; thence South 72°41'18" West, 102.43 feet; thence South 87°38'22" West, 31.25 feet; thence South 42°38'22" West, 17.72 feet; thence South 87°38'22" West, 36.50 feet; thence North 47°21'38" West, 17.72 feet; thence South 87°38'22" West, 15.24 feet to the Point of Beginning.

Excepting there from the following described tract of land;

Commencing at the Southwest corner of the Northwest 1/4 of said Section 23; thence North 00°06'24" West, along the west line of said 1/4 Section, 209.37 feet; thence North 89°48'37" East, 315.58 feet to the Point of Beginning; thence North 06°03'42" West, 88.40 feet; thence South 84°04'23" East, 76.44 feet; thence South 01°48'08" West, 73.21 feet; thence South 83°56'18" West, 64.75 feet to the Point of Beginning.

000327 OCT 12 8

Easement as described contains 24,634 square feet or 0.56 acres.

Description prepared by Bonestroo, Rosene, Anderlik & Associates
Allen J. Schneider, RLS -2194

September 22, 2005

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000828 OCT 12 8

3326232

EASEMENT

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

10-12-2005 10:09 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 18.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 8



WC3326232-008

Document Title

Recording Area

Name and Return Address

THOMAS HOFFMAN
VILLAGE OF MENOMONEE FALLS
W156 N8480 PILGRIM ROAD
MENOMONEE FALLS, WI 53051

MNFV 0090.998

Parcel Identification Number (PIN)

pd
25
8

THIS PAGE IS PART OF THIS LEGAL DOCUMENT-DO NOT REMOVE

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.
Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

EASEMENT

PILGRIM GLEN L.L.C., ("Grantor") hereby warrants and represents that it is the owner in fee of the real estate depicted and legally described on the attached Exhibit A ("Easement Area") and that the Easement Area is free and clear of all liens and encumbrances, except for municipal and zoning ordinances and agreements entered under them, recorded easements and recorded building and use restrictions and covenants. The Grantor, together with its respective successors and assigns, does hereby grant unto the Village of Menomonee Falls ("Village") and its assigns a permanent and perpetual easement in the Easement Area for the purposes of building, constructing, operating, inspecting, maintaining, repairing, replacing and reconstructing storm water detention basins and related facilities, including storm sewer inlets and manholes (collectively, "Facilities").

The easement rights granted herewith include the right to build, construct, operate, inspect, maintain, repair, reconstruct, replace and enlarge any and all presently existing and hereinafter constructed Facilities, and the right of entry in, across, beneath, and above the Easement Area and shall include the right to utilize any paved or unpaved surface as necessary.

THE GRANTOR may not grant additional easements over the Easement Area without the express written consent of the Village. The Village further retains the right to place reasonable conditions on the purpose and scope of use of any such additional easement. In the event the Village has to excavate in the Easement Area, the Village will only restore the Easement Area grade to the proposed grade as shown on the approved master grading plan. The Easement Area surface will be restored with topsoil, seed, fertilizer and mulch. The Village will not approve or restore shrubs, trees, pavements, monument signs or structures of any type.

The rights and obligations created by this Easement shall be covenants running with the land and shall inure to the benefit of, and be binding upon the parties, their successors and assigns.

IN WITNESS WHEREOF, **PILGRIM GLEN L.L.C.** has caused this Agreement to be signed this 3 day of October 2005.

PILGRIM GLEN L.L.C.

By: _____

Robert M. Huskisson, Principal

STATE OF WISCONSIN)
)SS
WAUKESHA COUNTY)

Personally came before me this 3 day of October 2005, the above named Robert M. Huskisson, Principal of **PILGRIM GLEN L.L.C.**, to me known to be such officer of said Company and acknowledged that he executed the foregoing instrument as such officer as the deed of said Company by his authority.

Notary Public, Wisconsin
My commission 2-12-05

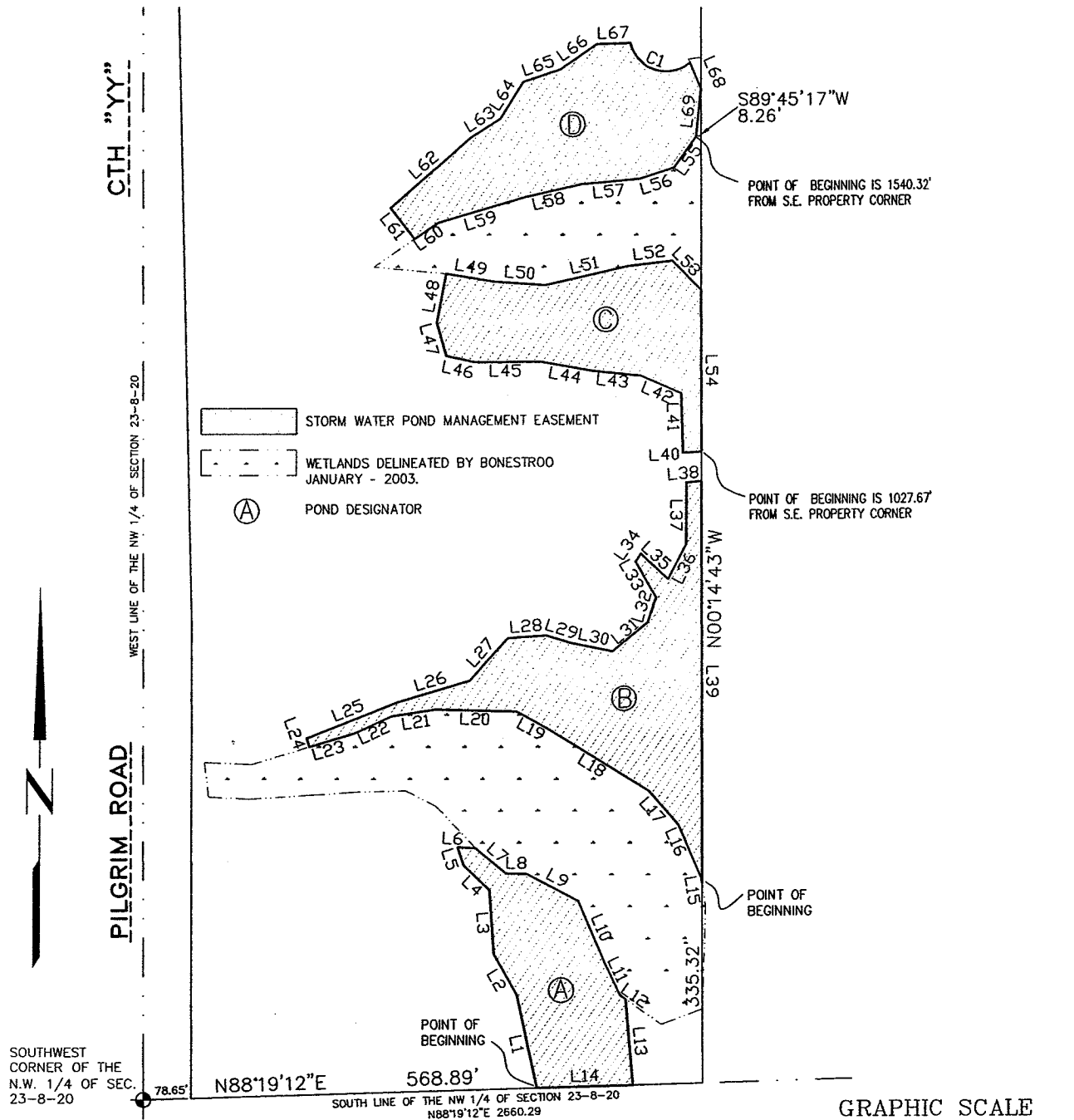
This instrument was drafted by
The Village of Menomonee Falls
Thomas M. Hoffman, PE
Date: September 26, 2005

EXHIBIT MAP "A"

STORM WATER MANAGEMENT POND EASEMENTS PILGRIM GLEN

VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.



**Bonestroo
Rosene
Anderlik &
Associates**

SEE SHEET 2 FOR LINE AND CURVE DATA

ALL BEARINGS REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 23-8-20, GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE GRID. PUBLISHED BY S.E.W.R.P.C. AS N88°19'12"E.

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.

12075 N. Corporate Pkwy, Suite 200
Mequon, Wi 53092 262-241-4466

THIS INSTRUMENT WAS DRAFTED BY ALLEN J. SCHNEIDER RLS - 2194 OF BONESTROO,
ROSENE, ANDERLIK, AND ASSOCIATES.

SHEET 1 OF 2

EXHIBIT MAP "A"

STORM WATER MANAGEMENT POND EASEMENTS

PILGRIM GLEN

VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

LINE TABLE POND A		
LINE	LENGTH	BEARING
L1	153.95	N12°20'42"W
L2	76.98	N29°40'45"W
L3	104.23	N03°52'58"W
L4	59.20	N46°57'14"W
L5	30.97	N17°40'43"W
L6	29.62	S87°07'10"E
L7	65.03	S50°20'01"E
L8	33.49	S89°25'34"E
L9	94.49	S62°07'02"E
L10	109.47	S23°10'18"E
L11	57.54	S25°56'14"E
L12	11.68	S54°53'10"E
L13	140.49	S04°56'31"E
L14	155.86	S88°19'12"W

LINE TABLE POND B		
LINE	LENGTH	BEARING
L15	7.50	N08°53'07"W
L16	95.40	N23°42'18"W
L17	72.94	N40°56'59"W
L18	198.00	N58°35'27"W
L19	53.14	N60°47'06"W
L20	133.76	N88°33'49"W
L21	74.50	S81°28'06"W
L22	67.80	S65°08'54"W
L23	74.78	S73°27'46"W
L24	14.66	N20°03'06"W
L25	159.18	N68°33'30"E
L26	124.84	N73°35'39"E
L27	92.80	N41°55'47"E
L28	62.78	N86°06'55"E
L29	41.94	S72°53'24"E
L30	68.64	S78°37'03"E
L31	75.57	N50°32'26"E
L32	42.18	N17°54'11"E
L33	67.46	N29°47'20"W
L34	15.55	N33°56'17"E
L35	60.62	S47°05'29"E
L36	65.48	N27°05'45"E
L37	99.49	N00°04'11"W
L38	25.09	N84°58'33"E
L39	654.44	S00°14'43"E

LINE TABLE POND C		
LINE	LENGTH	BEARING
L40	30.57	S87°12'48"W
L41	96.95	N01°56'13"W
L42	70.91	N66°41'46"W
L43	81.48	N84°27'20"W
L44	81.99	N79°54'26"W
L45	110.39	S89°53'58"W
L46	47.49	N78°11'58"W
L47	56.95	N15°38'24"W
L48	80.39	N10°22'41"E
L49	77.90	S80°35'46"E
L50	86.82	S85°56'25"E
L51	137.18	N76°49'08"E
L52	73.80	N83°09'56"E
L53	67.12	S44°31'29"E
L54	262.46	S00°14'43"E

LINE TABLE POND D		
LINE	LENGTH	BEARING
L55	62.69	S35°40'22"W
L56	58.28	S72°13'57"W
L57	96.20	S84°33'34"W
L58	91.89	S76°57'42"W
L59	150.66	S73°42'11"W
L60	45.69	S55°27'11"W
L61	64.53	N38°10'32"W
L62	173.87	N49°06'26"E
L63	57.36	N57°43'38"E
L64	70.19	N32°15'04"E
L65	63.45	N71°22'34"E
L66	72.09	N55°00'11"E
L67	55.21	N88°13'09"E
L68	46.49	S22°59'20"E
L69	76.97	S05°54'28"W

CURVE TABLE POND D						
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT
C1	122.91	60.00	S71°57'02"E	102.52	117°22'08"	98.62



**Bonestroo
Rosene
Anderlik &
Associates**

Exhibit "A"
Legal Description
Storm Water Management Pond Easement "A"
Pilgrim Glen
Village of Menomonee Falls, Waukesha County, WI

Being that part of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin, being more particularly described below:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 23; thence North 88°19'12" East, along the south line of said 1/4 Section, 647.54 feet to the Point of Beginning; thence North 12°20'42" West, 153.95 feet; thence North 29°40'45" West, 76.98 feet; thence North 03°52'58" West, 104.23 feet; thence North 46°57'14" West, 59.20 feet; thence North 17°40'43" West, 30.97 feet; thence South 87°07'10" East, 29.62 feet; thence South 50°20'01" East, 65.03 feet; thence South 89°25'34" East, 33.49 feet; thence South 62°07'02" East, 94.49 feet; thence South 23°10'18" East, 109.47 feet; thence South 25°56'14" East, 57.54 feet; thence South 54°53'10" East, 11.68 feet; thence South 04°56'31" East, 140.49 feet to the south line of said 1/4 Section; thence South 88°19'12" West, along said south line, 155.86 feet to the Point of Beginning.

Easement as described contains 56,510 square feet or 1.30 acres of land.

Description prepared by Bonestroo, Rosene, Anderlik & Associates
Allen J. Schneider, RLS -2194

Exhibit "A"
Legal Description
Storm Water Management Pond Easement "B"
Pilgrim Glen
Village of Menomonee Falls, Waukesha County, WI

Being that part of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin, being more particularly described below:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 23; thence North 88°19'12" East, along the south line of said 1/4 Section, 917.15 feet to a point being on the west line of Westwood Subdivision; thence North 00°14'43" West, along said west line, 335.22 feet to the Point of Beginning; thence North 08°53'07" West, 7.50 feet; thence North 23°42'18" West, 95.40 feet; thence North 40°56'59" West, 72.94 feet; thence North 58°35'27" West, 198.00 feet thence; North 60°47'06" West, 53.14 feet; thence North 88°33'49" West, 133.76 feet thence; South 81°28'06" West, 74.50 feet; thence South 65°08'54" West, 67.80 feet; thence South 73°27'46" West, 74.78 feet; thence North 20°03'06" West, 14.66 feet; thence North 68°33'30" East, 159.18 feet; thence North 73°35'39" East, 124.84 feet; thence North 41°55'47" East, 92.80 feet; thence North 86°06'55" East, 62.78 feet; thence South 72°53'24" East, 41.94 feet; thence South 78°37'03" East, 68.64 feet; thence North 50°32'26" East, 75.57 feet; thence North 17°54'11" East, 42.18 feet; thence North 29°47'20" West, 67.46 feet; thence North 33°56'17" East, 15.55 feet; thence South 47°05'29" East, 60.62 feet; thence North 27°05'45" East, 65.48 feet; thence North 00°04'11" West, 99.49 feet; thence North 84°58'33" East, 25.09 feet to a point being on the west line of Westwood Subdivision; thence South 00°14'43" East, along said west line, 654.44 feet to the Point of Beginning.

Easement as described contains 92,729 square feet or 2.13 acres of land.

Description prepared by Bonestroo, Rosene, Anderlik & Associates
 Allen J. Schneider, RLS -2194

Exhibit "A"
Legal Description
Storm Water Management Pond Easement "C"
Pilgrim Glen
Village of Menomonee Falls, Waukesha County, WI

Being that part of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin, being more particularly described below:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 23; thence North 88°19'12" East, along the south line of said 1/4 Section, 917.15 feet to a point being on the west line of Westwood Subdivision; thence North 00°14'43" West, along said west line, 1027.67 feet to the Point of Beginning; thence South 87°12'48" West, 30.57 feet; thence North 01°56'13" West, 96.95 feet; thence North 66°41'46" West, 70.91 feet; thence North 84°27'20" West, 81.48 feet; thence North 79°54'26" West, 81.99 feet; thence South 89°53'58" West, 110.39 feet; thence North 78°11'58" West, 47.49 feet; thence North 15°38'24" West, 56.95 feet; thence North 10°22'41" East, 80.39 feet; thence South 80°35'46" East, 77.90 feet; thence South 85°56'25" East, 86.82; feet; thence North 76°49'08" East, 137.18; feet thence North 83°09'56" East, 73.80; feet thence South 44°31'29" East, 67.12; feet to a point being on the west line of Westwood Subdivision; thence South 00°14'43" East, along said west line, 262.46 feet to the Point of Beginning.

Easement as described contains 68,613 square feet or 1.58 acres of land.

Description prepared by Bonestroo, Rosene, Anderlik & Associates
Allen J. Schneider, RLS -2194

Exhibit "A"
Legal Description
Storm Water Management Pond Easement "D"
Pilgrim Glen
Village of Menomonee Falls, Waukesha County, WI

Being that part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin, being more particularly described below:

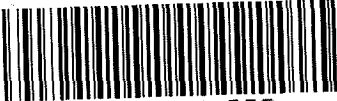
Commencing at the Southwest corner of the Northwest 1/4 of said Section 23; thence North 88°19'12" East, along the south line of said 1/4 Section, 917.15 feet to a point being on the west line of Westwood Subdivision; thence North 00°14'43" West, along said west line, 1540.32 feet to the Point of Beginning; thence South 35°40'22" West, 62.69 feet thence South 72°13'57" West, 58.28 feet thence South 84°33'34" West, 96.20 feet thence South 76°57'42" West, 91.89 feet thence South 73°42'11" West, 150.66 feet thence South 55°27'11" West, 45.69 feet thence North 38°10'32" West, 64.53 feet thence North 49°06'26" East, 173.87 feet thence North 57°43'38" East, 57.36 feet thence North 32°15'04" East, 70.19 feet thence North 71°22'34" East, 63.45 feet thence North 55°00'11" East, 72.09 feet thence North 88°13'09" East, 55.21 feet to a point of curvature; thence, 122.91 feet along a non-tangent curve whose radius bears North 76°44'02" East, 60.00 feet, has a central angle of 117°22'08" and a chord which bears South 71°57'02" East, 102.52 feet; thence South 22°59'20" East, 46.49 feet; thence South 05°54'28" West, 76.97 feet to the Point of Beginning.

Easement as described contains 77,296 square feet or 1.77 acres of land.

Description prepared by Bonestroo, Rosene, Anderlik & Associates
 Allen J. Schneider, RLS -2194

000336 OCT 12 12

3326233



WC3326233-022

**MAIN SANITARY SEWER
FACILITIES OPERATION,
INSPECTION AND
MAINTENANCE AGREEMENT**

Document Title

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

10-12-2005 10:09 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 46.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 22

Recording Area

Name and Return Address

THOMAS HOFFMAN
VILLAGE OF MENOMONEE FALLS
W156 N8480 PILGRIM ROAD
MENOMONEE FALLS, WI 53051

MNFV 0090.998

Parcel Identification Number (PIN)

pd
53
22

THIS PAGE IS PART OF THIS LEGAL DOCUMENT-DO NOT REMOVE

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document.
Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

PRIVATE INTERCEPTER MAIN SANITARY SEWER FACILITIES OPERATION, INSPECTION, & MAINTENANCE AGREEMENT

Village of Menomonee Falls

THIS AGREEMENT is between **PILGRIM GLEN L.L.C.**, ("Property Owner "), and the Village of Menomonee Falls, (the "Village"). It is based upon the following:

- A. The Property Owner is the owner of certain real property (the "Property") located in the Village of Menomonee Falls, and which is further described as follows: Lot 2 of Certified Survey Map 10,099 as recorded by deed in the land records of Waukesha County, Volume 95, Pages 20-39, Document Number 3326229, as shown in Exhibit "A".
- B. The Property Owner intends to install a private interceptor main sewer on the Property within the easement area shown in Exhibit "B" in according with the construction plans approved by the Village, the Milwaukee Metropolitan Sewerage District (MMSD) and the Wisconsin Department of Commerce (DOC) (the "Plan") on file in the Village Engineering office.
- C. The Plan provides for the construction of the private interceptor main sewer including all manholes and laterals associated with private interceptor main sewer (the "Private Sewer") within the confines of the Property.
- D. The Village, MMSD and DOC require that the Private sewer as shown on the Plan be constructed, operated and adequately maintained by the Property Owner.

NOW, THEREFORE, based on the above, the parties agree as follows:

1. The Private Sewer shall comply with all current requirements as well as any future revisions of Comm 81 of the Wis. Adm. Code and Chapter 2 of the MMSD Rules and Regulations" and shall be constructed by the Property Owner in compliance with Village approved plans and specifications identified in the Plan.
2. The Property Owner shall supply the Village with complete set of construction as-built drawings in ink on standard size mylar, and in AutoCAD format (*.DWG) on computer disk or CD of the Private Sewer within thirty (30) days of completion of the project. The as-built plan will be used by the Village to determine if the Private Sewer was constructed according to the Village approved plans. The Private Sewer will be considered complete by the Village upon the Village's approval of the as-built plan.
3. The Property owner shall not construct, place or allow or suffer the construction or placement of structures and/or landscaping over the Private Sewer that will affect the operation and maintenance of the Private sewer without the specific written approval of the Village except for the bituminous asphalt pavement that has been previously approved.
4. The Property Owner shall adequately maintain the Private Sewer. Adequate maintenance shall mean the preservation of the functional integrity and efficiency of a wastewater conveyance facility, including its equipment and structures. The term includes preventive maintenance, correctional maintenance and replacement of defective materials. Maintenance includes but is not limited to; root-cutting, rodding out, high pressure sewer jetting, closed-circuit televising, dye testing, manhole inspection and repairing leaks.

5. The Property Owner shall hire a licensed professional engineer to inspect the Private Sewer every 2 (two) years by closed-circuit televising, jet clean with vacuuming every 2 (two) years and submit an inspection report and video to the Village Sewer Utility as proof of compliance. The Village will work with the Property Owner to determine if any maintenance is necessary. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall also cover the sanitary manholes for signs of infiltration. The conditions shall be noted in the inspection report.
6. The Property Owner will perform or otherwise be responsible for any work necessary to keep the Private Sewer in good working order. This obligation includes making all the necessary repairs and/or improvements to correct damages, both natural and man made; and to resolve any citizen complaints related to the "Property Owners" obligations under this agreement. If deficiencies or damages are noted in the inspection report provided to the Village under ¶5 or if complaints are reported to the Village related to the "Property Owners" obligations under this agreement, the Property Owner has thirty (30) days from the date of the report or complaint to take appropriate measures to correct any deficiencies or damages and respond to citizen complaints. The Property Owner shall promptly advise the Village of the actions taken to respond to, address or correct any deficiencies or complaints. * MERGEFORMAT
7. The Property Owner hereby grants permission to the Village, its authorized agents and employees, to enter upon the Property and to inspect the Private sewer whenever the Village deems necessary.
8. If the Property Owner fails to inspect the Private Sewer as required, or maintain the Private Sewer in good working condition acceptable to the Village and make all the necessary repairs and/or improvements to correct damages, both natural and man made, and to resolve any complaints, the Village, upon thirty (30) days written notice to the Property Owner, may enter upon the Property and take whatever steps necessary to correct deficiencies. In addition, if the Village performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Village shall be empowered without notice of public hearing, to impose a special charge for the cost of said work upon the Property payable at the next succeeding tax bill.
9. This Agreement imposes no liability of any kind whatsoever on the Village. The Property Owner agrees to hold harmless the Village, its board members, employees, agents, and officers from any costs, damages, loss, claim, suit, liability or award which may arise, come, be brought or incurred or assessed because of the existence of, any action or failure to act with respect to the Private Sewer on the Property or because of any adverse effect upon any person or property related or alleged to be related to the Private Sewer from any liability if the Private Sewer fails to operate properly. The Village shall have the right to defend any such claim and the Property Owner shall reimburse the Village for any and all cost and/or expenses, including but not limited to attorney's fees, which the Village may incur as a result of such claims.
10. This Agreement shall become effective as of the date it is approved by the Village or executed by the Property Owner, whichever is later.
11. By signing below, the person signing on behalf of the Property Owner represents that he has authority to act on behalf of the Property Owner, and has authority to sign this Agreement on the Property Owner's behalf.

12. This Agreement shall be recorded With the Register of Deeds Waukesha County, Wisconsin, and shall constitute a covenant running with the land, and shall be binding on both parties, their successors or assigns.

PILGRIM GLEN L.L.C.

By:

Robert M. Huskisson, Principal

STATE OF WISCONSIN

)

)SS

WAUKESHA COUNTY

)

Personally came before me this 3 day of October 2005, the above named Robert M. Huskisson, Principal of **PILGRIM GLEN L.L.C.**, to me known to be such officer of said Company and acknowledged that he executed the foregoing instrument as such officer as the deed of said Company by his authority.

Notary Public, Wisconsin

My commission

Approved by the Board of Trustees of the Village of Menomonee Falls, this 3 day of October 2005.

VILLAGE OF MENOMONEE FALLS

Richard A. Rechlicz, Village President

Richard A. Farrenkopf, Village Manager/Clerk/Treasurer

This instrument was drafted by
The Village of Menomonee Falls
Thomas M. Hoffman, PE
Date: September 26, 2005

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO.

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

CONC. MON W/ BRASS CAP
NORTHWEST CORNER OF THE N.W.
1/4 OF SEC. 27-R. 20

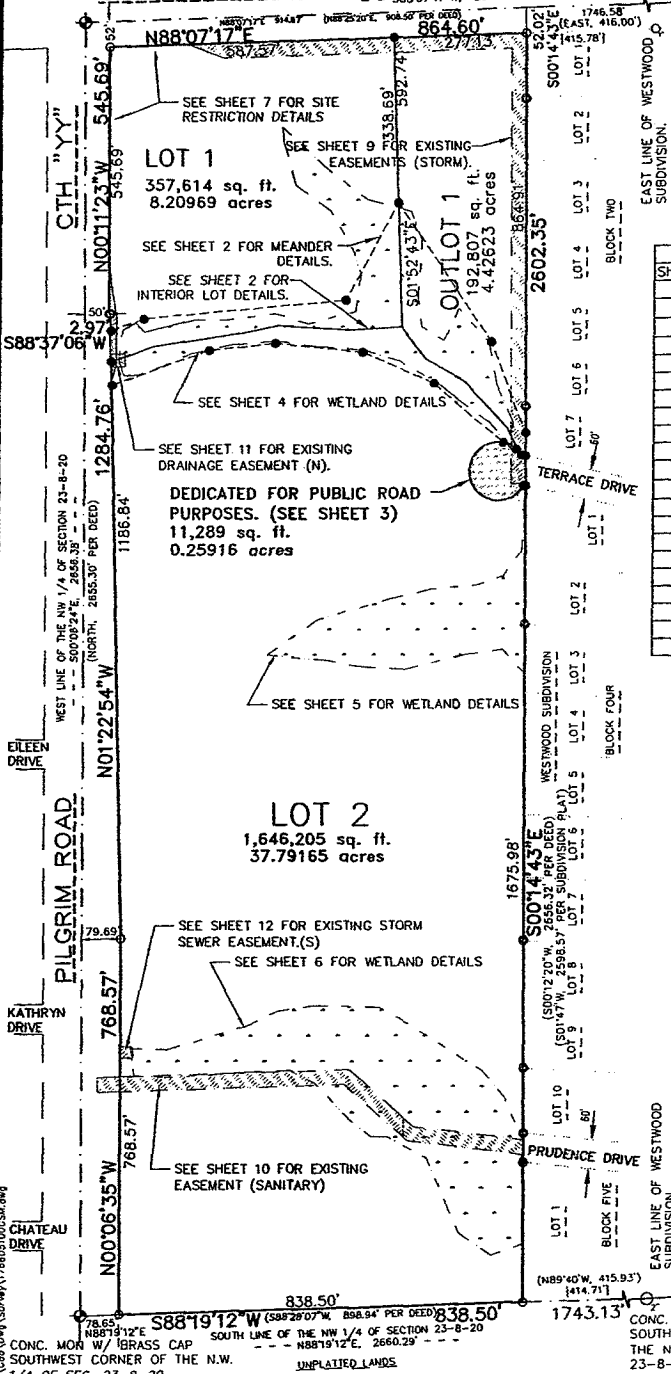
CONC. MON W/ BRASS CAP
NORTHEAST CORNER OF THE N.W.

1/4 OF SEC. 23-8-20

1/4 OF SEC. 23-8-20

23-8-20
GOOD HOPE ROAD NORTH LINE OF NW 1/4 SEC. 23-8-20 CTH "W"
SAR 0717' W. 2660.98

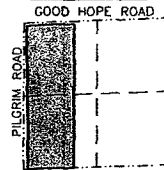
LEGEND



- INDICATES FOUND 3/4" IRON ROD
- ₂ INDICATES FOUND 2" IRON PIPE
- ₁ INDICATES FOUND 1" IRON ROD
- INDICATES FOUND 3/4" IRON PIPE
- INDICATES SET 3/4" IRON ROD
18" IN LENGTH WEIGHING 1.50
LBS. PER UNEAL FT.
- () INDICATES RECORD DIMENSIONS
- } } INDICATES MEASURED DIMENSIONS

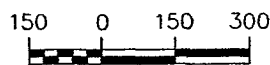
Sheet List Table	
Sheet Number	Sheet Title
1	MAIN SHEET
2	LOT DETAILS (MEANDER-DIMENSIONS)
3	LOT DETAILS (R.O.W.)
4	WETLAND DETAIL 1
5	WETLAND DETAIL 2
6	WETLAND DETAIL 3
7	SITE RESTRICTION DETAILS
8	SITE RESTRICTION DETAILS
9	EX. MUNICIPAL STORM SEWER EASEMENT
10	EX. MUNICIPAL SANITARY EASEMENT
11	EX. DRAINAGE EASE (N)
12	EX. DRAINAGE EASE. (S)
13	STORMWATER MANAGEMENT POND EASEMENT
14	STORMWATER MANAGEMENT POND EASEMENT
15	SANITARY & WATERMAIN EASEMENT DETAIL
16	SANITARY & WATERMAIN EASEMENT DETAIL
17	SURVEYORS CERTIFICATE
18	OWNERS CERTIFICATE
19	CORPORATE MORTGAGE CERTIFICATE
20	CORPORATE MORTGAGE CERTIFICATE
21	VILLAGE APPROVALS

VICINITY MAP



NW 1/4 OF SECTION 23-8-20
SCALE 1" = 2640'

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft

BEARINGS REFERENCED TO THE WEST LINE
OF THE N.W. 1/4 OF SECTION 23-8-20,
GRID NORTH OF THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE GRID.
PUBLISHED BY S.E.W.R.P.C. AS S00°06'24"E.

1/4 OF SEC. 25-8-20



ALL ELECTRIC, TELEPHONE, AND COMMUNICATION DISTRIBUTION LINES AND LATERALS INCLUDING CATV CABLES, CONSTRUCTED AFTER THE RECORDING OF THIS CERTIFIED SURVEY MAP SHALL BE PLACED UNDERGROUND.

RESTRICTION - GROUNDWATER

Although all parcels of this CSM have been reviewed and approved for development in accordance with Section 236 in Wisconsin Statutes, some parcels may contain soil conditions which may require additional soil investigation. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

ALLEN J. SCHNEIDER
S-2194

SHEET 1 THIS INSTRUMENT WAS DRAFTED BY MATT O'ROURKE UNDER THE DIRECTION OF ALLEN J. SCHNEIDER RLS - 2194
OF 21 SHEETS OF BONESTROO, ROSENE, ANDERLIK, AND ASSOCIATES AT 12075 N. CORPORATE PKWY, SUITE 200, MEQUON WI. 53092, 241-4466

OF BONESTROO, ROSENE, ANDERLIK, AND ASSOCIATES AT 12075 N. CORPORATE PKWY, SUITE 200, MEQUON WI. 53092. 241-4466

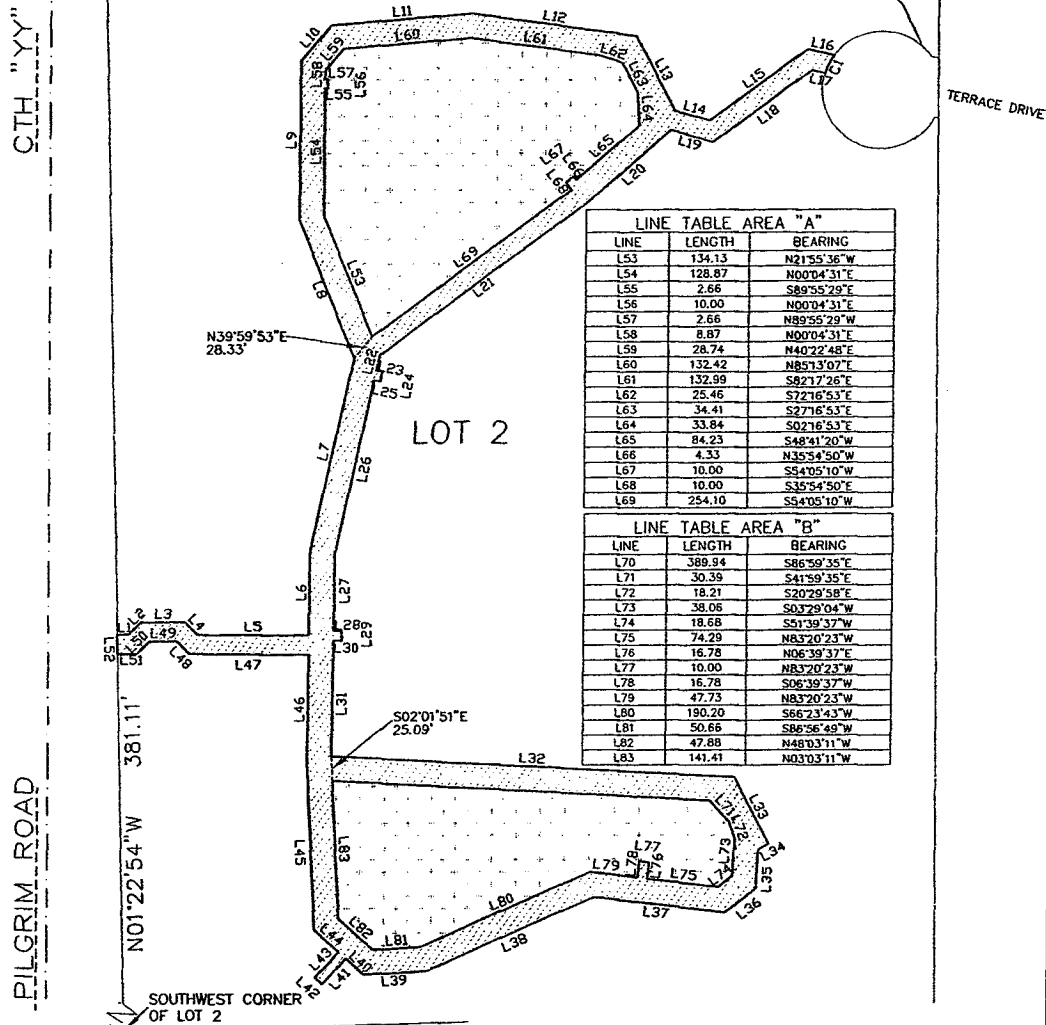
000343 OCT 12 2012

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.
SANITARY SEWER/WATERMAIN EASEMENT DETAIL

EASEMENT BY OTHER DOCUMENT



LINE	LENGTH	BEARING
L1	12.12	S89°55'29"E
L2	18.50	N45°04'31"E
L3	45.68	S89°55'29"E
L4	18.50	S44°55'29"E
L5	115.15	S89°55'29"E
L6	88.33	N00°28'45"E
L7	201.27	N12°23'58"E
L8	152.32	N21°55'36"W
L9	161.77	N00°04'31"E
L10	48.23	N40°22'48"E
L11	145.44	N85°13'07"E
L12	170.95	S82°17'26"E
L13	86.67	S27°16'53"E
L14	37.40	S74°08'49"E
L15	125.68	N54°17'59"E
L16	27.82	S77°11'44"E
L17	13.92	N77°11'44"W
L18	126.32	S54°17'59"W
L19	45.67	N74°08'49"W
L20	113.76	S48°41'20"W
L21	262.83	S54°05'10"W
L22	16.70	S12°23'58"W
L23	6.41	S77°36'02"E
L24	10.00	S12°23'58"W
L25	6.41	N77°36'02"W
L26	180.32	S12°23'58"W

LINE	LENGTH	BEARING
L27	80.61	S00°28'46"W
L28	8.37	S89°31'14"E
L29	10.00	S00°28'46"W
L30	8.37	N89°31'14"W
L31	119.90	S00°28'46"W
L32	416.70	S86°59'38"E
L33	77.54	S27°39'24"E
L34	12.12	S62°20'36"W
L35	39.75	S03°29'04"W
L36	40.21	S51°39'37"W
L37	135.62	N83°20'23"W
L38	187.97	S66°23'43"W
L39	65.55	S86°56'49"W
L40	24.91	N48°03'11"W
L41	35.50	S41°56'49"W
L42	10.00	N48°03'11"W
L43	35.50	N41°56'49"E
L44	33.68	N48°03'11"W
L45	170.37	N03°03'12"W
L46	112.82	N00°28'45"E
L47	123.29	N89°55'29"W
L48	18.50	N44°55'29"W
L49	29.11	N89°55'29"W
L50	18.50	S45°04'31"W
L51	19.90	N89°55'29"W
L52	20.01	N01°22'54"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT
C1	20.69	60.00	S26°31'36.3"W	20.59	19°45'26.9"	10.45

ALLEN J. SCHNEIDER
S-2194

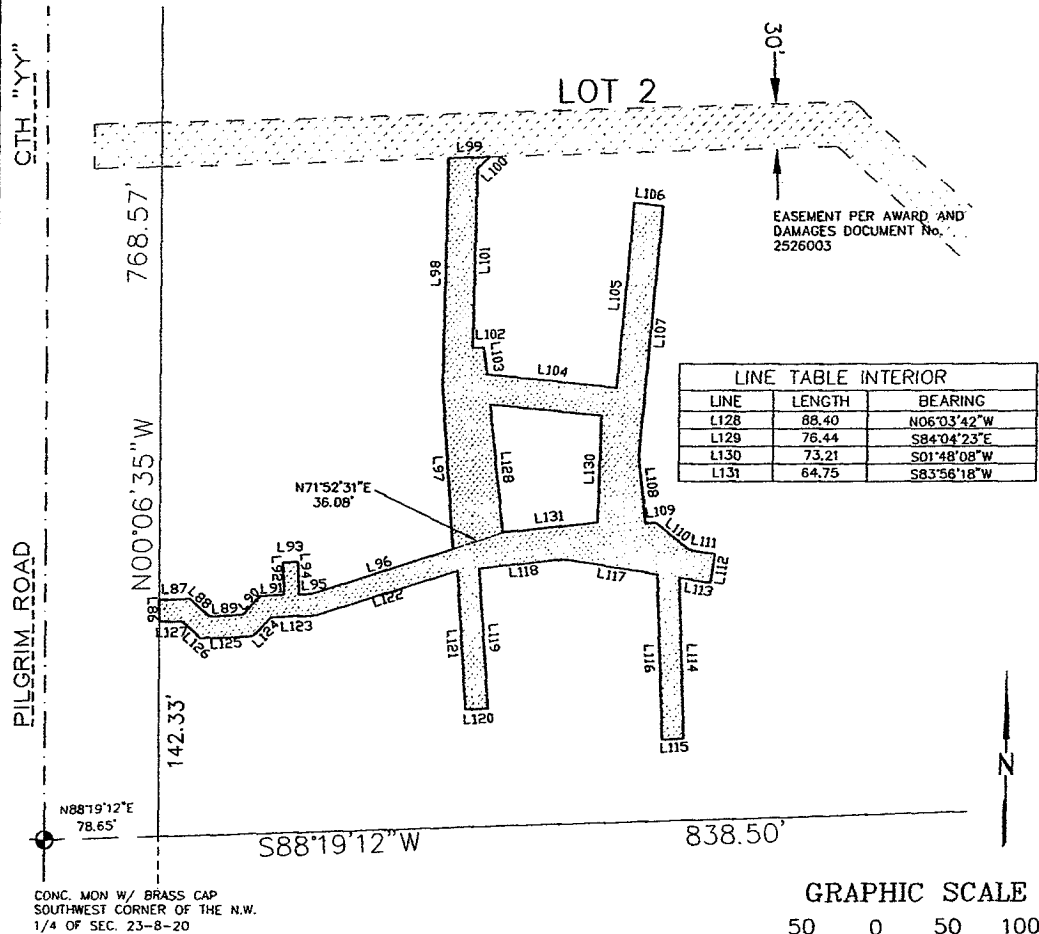
EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

SANITARY SEWER/WATERMAIN EASEMENT DETAIL

EASEMENT BY OTHER DOCUMENT



LINE TABLE EXTERIOR			LINE TABLE EXTERIOR		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L86	15.01	N00°06'35"W	L107	170.83	S05°11'18"W
L87	20.86	N87°38'22"E	L108	46.87	S06°03'42"E
L88	17.72	S47°21'38"E	L109	6.74	N83°56'18"E
L89	24.08	N87°38'22"E	L110	30.00	S51°03'42"E
L90	17.72	N42°38'22"E	L111	18.28	S80°40'37"E
L91	16.12	N87°38'22"E	L112	20.00	S09°19'23"W
L92	21.89	N02°21'38"W	L113	21.51	N80°40'37"W
L93	10.00	N87°38'22"E	L114	110.67	S01°57'10"E
L94	21.89	S02°21'38"E	L115	15.00	S88°02'50"W
L95	9.38	N87°38'22"E	L116	113.66	N01°57'10"W
L96	101.48	N72°41'18"E	L117	64.38	N80°40'37"W
L97	111.51	N03°50'47"W	L118	58.43	S83°56'18"W
L98	155.63	N00°59'19"E	L119	96.27	S03°50'47"E
L99	28.49	N88°19'12"E	L120	15.00	S86°09'13"W
L100	11.68	S47°22'16"W	L121	95.74	N03°50'47"W
L101	121.82	S00°59'19"W	L122	102.43	S72°41'18"W
L102	7.34	N90°00'00"E	L123	31.25	S87°38'22"W
L103	18.58	S06°03'42"E	L124	17.72	S42°38'22"W
L104	88.89	S84°04'23"E	L125	36.50	S87°38'22"W
L105	126.27	N05°11'18"E	L126	17.72	N47°21'38"W
L106	20.00	S84°48'42"E	L127	15.24	S87°38'22"W

ALLEN J. SCHNEIDER
S-2194

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

SURVEYORS CERTIFICATE

I, Allen J. Schneider, Registered Land Surveyor No. 2194, for Bonestroo, Rosene, Anderlik and Associates, do hereby certify to the best of my professional knowledge that under the direction of PILGRIM GLEN, LLC, owner of that property described, that I have surveyed, divided and mapped the following described tract of land: being all that part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 8 North, Range 20 East, Village of Menomonee Falls, County of Waukesha, State of Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Northwest 1/4; thence North 88°07'17" East, along the north line of said Northwest 1/4, 914.67 feet; thence South 00°14'43" East, 52.02 feet to a found 3/4" iron rod, being on the southerly right-of-way line of Good Hope Road and the POINT OF BEGINNING, said point also being on the west line of Westwood Subdivision; thence continuing South 00°14'43" East, (recorded as S00°12'20"W) along said west line, 2602.36 feet (recorded as 2606.30 feet) to a found 3/4 inch Iron Rod, being on the south line of said Northwest 1/4; thence South 88°19'12" West (recorded as South 88°28'07" West), along said south line, 838.50 feet (recorded as 898.94 feet) to a found 3/4 inch iron rod, being on the easterly right-of-way line of Pilgrim Road; thence North 00°06'35" West, along said easterly line, 768.57 feet to a found 3/4 inch iron rod; thence North 01°22'54" West, along said easterly line, 1284.76 feet to a found 3/4 inch Iron rod; thence South 88°37'06" West, along said easterly line, 2.97 feet to a found 3/4 inch iron rod; thence North 00°11'23" West, along said easterly line, 545.69 feet to a found 3/4 inch iron rod said point being on the southerly line of Good Hope Road; thence North 88°07'17" East, along said southerly line, 864.70 feet to the POINT OF BEGINNING;

Said lands as described above contain 2,207,915 square feet or 50.6868 acres

I also certify that such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

I further certify that I have complied with the provisions of Chapter 236.34 of the Statutes of the State of Wisconsin and the Land Division Ordinance of the Village of Menomonee Falls, in surveying, dividing, and mapping the above described tract of land.

ALLEN J. SCHNEIDER
S-2194

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

OWNERS CERTIFICATE

PILGRIM GLEN, LLC, as owner, do hereby certify that said Company caused the land
as described on this map to be surveyed, divided, mapped, and dedicated as
represented on this map in accordance with the Ordinances of the Village of
Menomonee Falls and Chapter 236 of the Wisconsin Statutes.

Witness the hand and seal of Robert M. Huskisson, Principal, this ____ day of
_____, 2005.

Robert M. Huskisson, Principal

_____, COUNTY,)
STATE OF WISCONSIN) ss

Personally came before me this ____ day of _____, 2005, the above named
Robert M. Huskisson, Principal, of PILGRIM GLEN, LLC, to me known to be such
officer of said Company and acknowledged that he executed the foregoing
instrument as such officer as the deed of said Company, by his authority.

Notary Public

My commission expires

Print Name

ALLEN J. SCHNEIDER
S-2194

9/23/2005 10:17:58 AM \\76603100\Local Drg\Survey\176603100CSM.dwg

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

LASALLE BANK NATIONAL ASSOCIATION, as agent, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the certificate of PILGRIM GLEN, LLC, owner.

IN WITNESS WHEREOF, the said LASALLE BANK NATIONAL ASSOCIATION, has caused these presents to be presents to be signed by _____, its Vice-President, at _____

Wisconsin, this _____ day of _____, 2005.

LASALLE BANK NATIONAL ASSOCIATION

Vice-President

Date

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 2005.

_____, Vice-President, of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice-President of said corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal)

Notary Public, _____, Wisconsin

Print Name, _____

My commission expires _____

ALLEN J. SCHNEIDER
S-2194

9/23/2005

SHEET 19
OF 21 SHEETS

THIS INSTRUMENT WAS DRAFTED BY MATT O'ROURKE UNDER THE DIRECTION OF ALLEN J. SCHNEIDER RLS - 2194
OF BONESTROO, ROSENE, ANDERLIK, AND ASSOCIATES AT 12075 N. CORPORATE PKWY, SUITE 200, MEQUON WI. 53092, 241-4466

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

_____, as agent, a corporation duly organized and existing under
and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land,
does hereby consent to the surveying, dividing, mapping and dedication of the land described on
this plat, and does hereby consent to the certificate of PILGRIM GLEN, LLC, owner.

IN WITNESS WHEREOF, the said _____, has caused these presents

to be presents to be signed by _____, its Vice-President, at _____

Wisconsin, this _____ day of _____, 2005.

Vice-President

Date

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 2005.

_____, Vice-President, of the above named corporation, to me
known to be the person who executed the foregoing instrument, and to me known
to be such Vice-President of said corporation and acknowledged that he executed
the foregoing instrument as such officer as the deed of said corporation, by its authority.

(Notary Seal)

Notary Public, _____, Wisconsin

Print Name, _____

My commission expires _____

ALLEN J. SCHNEIDER
S-2194

9/23/2005 AL 1246 176603100\Card\Draw\Survey\176603100CSD.dwg

EXHIBIT "A"

WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. _____

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE
OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

MENOMONEE FALLS PLAN COMMISSION APPROVAL

Preliminary Approval _____
DATE SECRETARY

Final Approval _____
DATE SECRETARY

VILLAGE BOARD APPROVAL

Resolved, that the Certified Survey Map of Four Leaf Development, L.L.C., being a part of the Northwest 1/4, Southwest 1/4, and Southeast 1/4 of the Southwest 1/4 of Section 13, Township 8 North, Range 20 East, Village of Menomonee Falls, Waukesha County, Wisconsin having been approved by the Plan Commission and the same is hereby approved and the dedication contained herein accepted by the Village Board of Trustees of the Village of Menomonee Falls this _____ day of _____, 2005.

RICHARD A. RECHLICZ - VILLAGE PRESIDENT

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of Trustees of the Village Menomonee Falls, Wisconsin, on THIS _____ DAY of _____, 2005.

RICHARD A. FARRENKOPF -
VILLAGE MANAGER/CLERK - TREASURER

RECORDED _____ DOCUMENT NO. _____ VOL. _____
SHEETS _____

ALLEN J. SCHNEIDER
S-2194

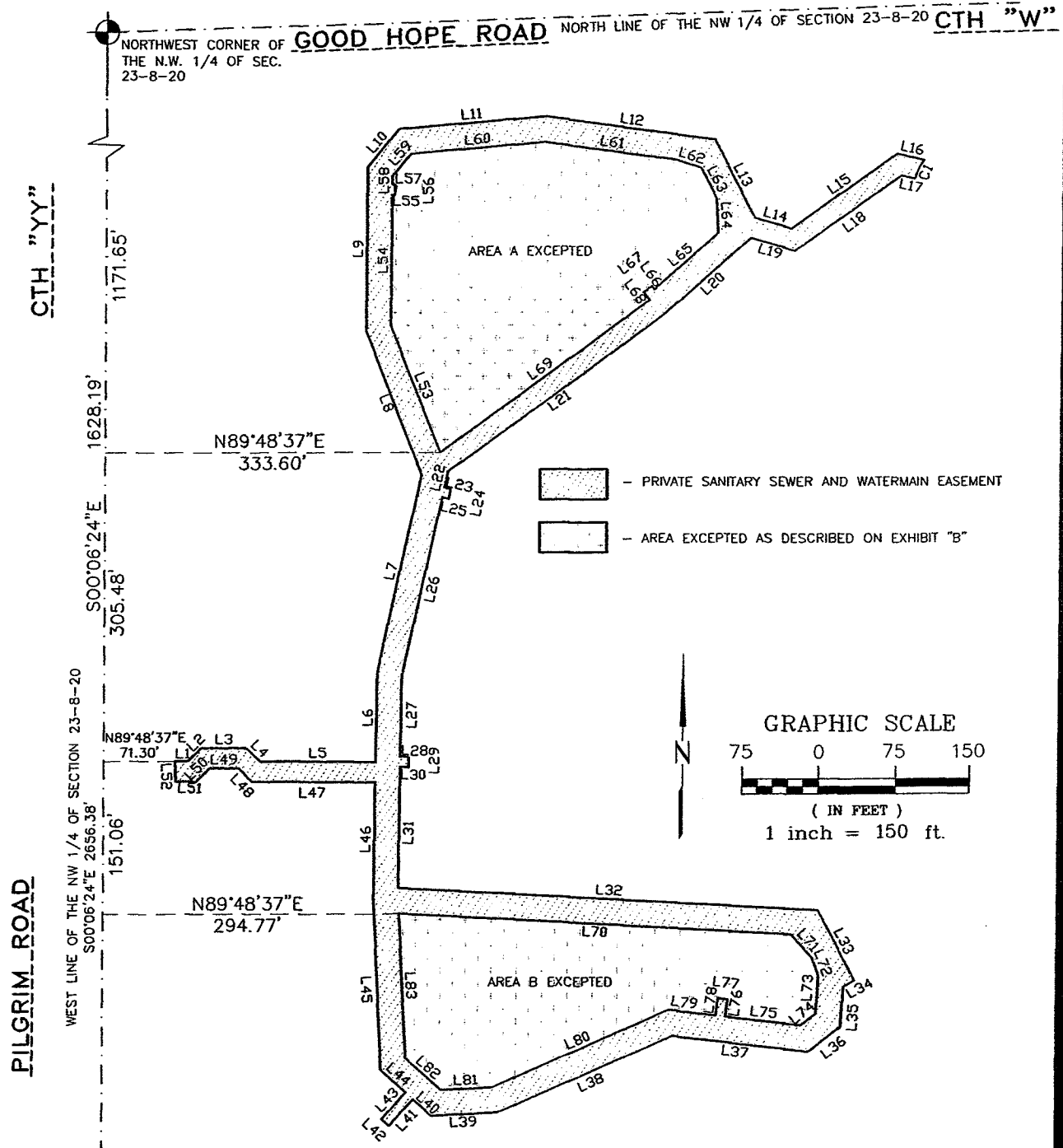
EXHIBIT MAP "B"

SANITARY SEWER AND WATERMAIN EASEMENT

PILGRIM GLEN

VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.



**Bonestroo
Rosene
Anderlik &
Associates**

ALL BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23-8-20, GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE GRID. PUBLISHED BY S.E.W.R.P.C. AS S00°06'24"E.

12075 N. Corporate Pkwy, Suite 200 Mequon, WI 53092 262-241-4466 ROSENE, ANDERLIK, AND ASSOCIATES. THIS INSTRUMENT WAS DRAFTED BY ALLEN J. SCHNEIDER RLS - 2194 OF BONESTROO.

SHEET 1 OF 2

EXHIBIT MAP "B"

SANITARY SEWER AND WATERMAIN EASEMENT PILGRIM GLEN

VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN

BEING THAT PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST, VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

LINE TABLE

LINE	LENGTH	BEARING
L1	12.12	S89°55'29"E
L2	18.50	N45°04'31"E
L3	45.68	S89°55'29"E
L4	18.50	S44°55'29"E
L5	115.15	S89°55'29"E
L6	88.33	N00°28'45"E
L7	201.27	N12°23'58"E
L8	152.32	N21°55'36"W
L9	161.77	N00°04'31"E
L10	48.23	N40°22'48"E
L11	145.44	N85°12'55"E
L12	170.95	S82°11'06"E
L13	86.67	S27°19'24"E
L14	37.40	S74°08'49"E
L15	125.68	N54°17'59"E
L16	27.82	S77°11'44"E
L17	13.92	N77°11'44"W
L18	126.32	S54°17'59"W
L19	45.67	N74°08'49"W
L20	113.76	S48°41'20"W
L21	262.83	S54°05'10"W
L22	16.70	S12°23'58"W
L23	6.41	S77°36'02"E
L24	10.00	S12°23'58"W
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L26	180.32	S12°23'58"W
L27	80.61	S00°28'46"W
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L30	8.37	N89°31'14"W
L31	119.90	S00°28'46"W
L32	416.70	S86°59'38"E
L33	77.54	S27°39'24"E
L34	12.12	S62°20'36"W
L35	39.75	S03°29'04"W
L36	40.21	S51°39'37"W
L37	135.62	N83°20'23"W
L38	187.97	S66°23'43"W
L39	65.55	S86°56'49"W
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L41	35.50	S41°56'49"W
L42	10.00	N48°03'11"W
L43	35.50	N41°56'49"E
L44	33.68	N48°03'11"W
L45	170.37	N03°03'12"W
L46	112.82	N00°28'45"E
L47	123.29	N89°55'29"W
L48	18.50	N44°55'29"W
L49	29.11	N89°55'29"W
L50	18.50	S45°04'31"W
L51	19.90	N89°55'29"W
L52	20.01	N01°22'54"W

LINE TABLE AREA "A"

LINE	LENGTH	BEARING
L53	134.13	N21°55'36"W
L54	128.87	N00°04'31"E
L55	2.66	S89°55'29"E
L56	10.00	N00°04'31"E
L57	2.66	N89°55'29"W
L58	8.87	N00°04'31"E
L59	28.74	N40°22'48"E
L60	132.42	N85°13'07"E
L61	132.99	S82°17'26"E
L62	25.46	S72°16'53"E
L63	34.41	S27°16'53"E
L64	33.84	S02°16'53"E
L65	84.23	S48°41'20"W
L66	4.33	N35°54'50"W
L67	10.00	S54°05'10"W
L68	10.00	S35°54'50"E
L69	254.10	S54°05'10"W

LINE TABLE AREA "B"

LINE	LENGTH	BEARING
L70	389.94	S86°59'35"E
L71	30.39	S41°59'35"E
L72	18.21	S20°29'58"E
L73	38.06	S03°29'04"W
L74	18.68	S51°39'37"W
L75	74.29	N83°20'23"W
L76	16.78	N06°39'37"E
L77	10.00	N83°20'23"W
L78	16.78	S06°39'37"W
L79	47.73	N83°20'23"W
L80	190.20	S66°23'43"W
L81	50.66	S86°56'49"W
L82	47.88	N48°03'11"W
L83	141.41	N03°03'11"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	TANGENT
C1	20.69	60.00	S26°31'37"W	20.59	19°45'27"	10.45



Exhibit "B"
Legal Description
Sanitary Sewer and Watermain Easement
Pilgrim Glen
Village of Menomonee Falls, Waukesha County, WI

Being that part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin, being more particularly described below:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 23; thence South 00°06'24" East, along the west line of said 1/4 Section, 1477.13 feet; thence North 89°48'37" East, 71.30 feet to the Point of Beginning being on the easterly right of way line of Pilgrim Road; thence South 89°55'29" East, 12.12 feet; thence North 45°04'31" East, 18.50 feet; thence South 89°55'29" East, 45.68 feet; thence South 44°55'29" East, 18.50 feet; thence South 89°55'29" East, 115.15 feet; thence North 00°28'45" East, 88.33 feet; thence North 12°23'58" East, 201.27 feet; thence North 21°55'36" West, 152.32 feet; thence North 00°04'31" East, 161.77 feet; thence North 40°22'48" East, 48.23 feet; thence North 85°12'55" East, 145.44 feet; thence South 82°11'06" East, 170.95 feet; thence South 27°19'24" East, 86.67 feet; thence South 74°08'49" East, 37.40 feet; thence North 54°17'59" East, 125.68 feet; thence South 77°11'44" East, 27.82 feet to a point of curvature; thence 27.82 feet along a non tangent curve whose radius bears South 53°35'40" East, 60.00 feet, has a central angle of 19°45'27" and a chord which bears South 26°31'36" West, 20.59 feet; thence North 77°11'44" West, 13.92 feet; thence South 54°17'59" West, 126.32 feet; thence North 74°08'49" West, 45.67 feet; thence South 48°41'20" West, 113.76 feet; thence South 54°05'10" West, 262.83 feet; thence South 12°23'58" West, 16.71 feet; thence South 77°36'02" East, 6.41 feet; thence South 12°23'58" West, 10.00 feet; thence North 77°36'02" West, 6.41 feet; thence South 12°23'58" West, 180.32 feet; thence South 00°28'46" West, 80.61 feet; thence South 89°31'14" East, 8.37 feet; thence South 00°28'46" West, 10.00 feet; thence North 89°31'14" West, 8.37 feet; thence South 00°28'46" West, 119.90 feet; thence South 86°59'38" East, 171.40 feet; thence South 86°59'38" East, 245.30 feet; thence South 27°39'24" East, 77.54 feet; thence South 62°20'36" West, 12.12 feet; thence South 03°29'04" West, 39.75 feet; thence South 51°39'37" West, 40.21 feet; thence North 83°20'23" West, 135.62 feet; thence South 66°23'43" West, 187.97 feet; thence South 86°56'49" West, 65.55 feet; thence North 48°03'11" West, 24.91 feet; thence South 41°56'49" West, 35.50 feet; thence North 48°03'11" West, 10.00 feet; thence North 41°56'49" East, 35.50 feet; thence North 48°03'11" West, 33.68 feet; thence North 03°03'12" West, 170.37 feet; thence North 00°28'45" East, 112.82 feet; thence North 89°55'29" West, 123.29 feet; thence North 44°55'29" West, 18.50 feet; thence North 89°55'29" West, 29.11 feet; thence South 45°04'31" West, 18.50 feet; thence North 89°55'29" West, 19.90 feet to a point being on the said easterly right of way line of Pilgrim Road; thence

North 01°22'54" West, along said easterly right of way line, 20.01 feet to the Point of Beginning.

Excepting there from the following described tracts of land;

Area "A"

Commencing at the Northwest corner of the Northwest 1/4 of said Section 23; thence South 00°06'24" East, along the west line of said 1/4 Section, 1171.65 feet; thence North 89°48'37" East, 333.60 feet to the Point of Beginning; thence North 21°55'36" West, 134.13 feet; thence North 00°04'31" East, 128.87 feet; thence South 89°55'29" East, 2.66 feet; thence North 00°04'31" East, 10.00 feet; thence North 89°55'29" West, 2.66 feet; thence North 00°04'31" East, 8.87 feet; thence North 40°22'48" East, 28.74 feet; thence North 85°13'07" East, 132.42 feet; thence South 82°17'26" East, 132.99 feet; thence South 72°16'53" East, 25.46 feet; thence South 27°16'53" East, 34.41 feet; thence South 02°16'53" East, 33.84 feet; thence South 48°41'20" West, 84.23 feet; thence North 35°54'50" West, 4.33 feet; thence South 54°05'10" West, 10.00 feet; thence South 35°54'50" East, 10.00 feet; thence South 54°05'10" West, 254.10 feet to the point of Beginning.

Also excepting there from;

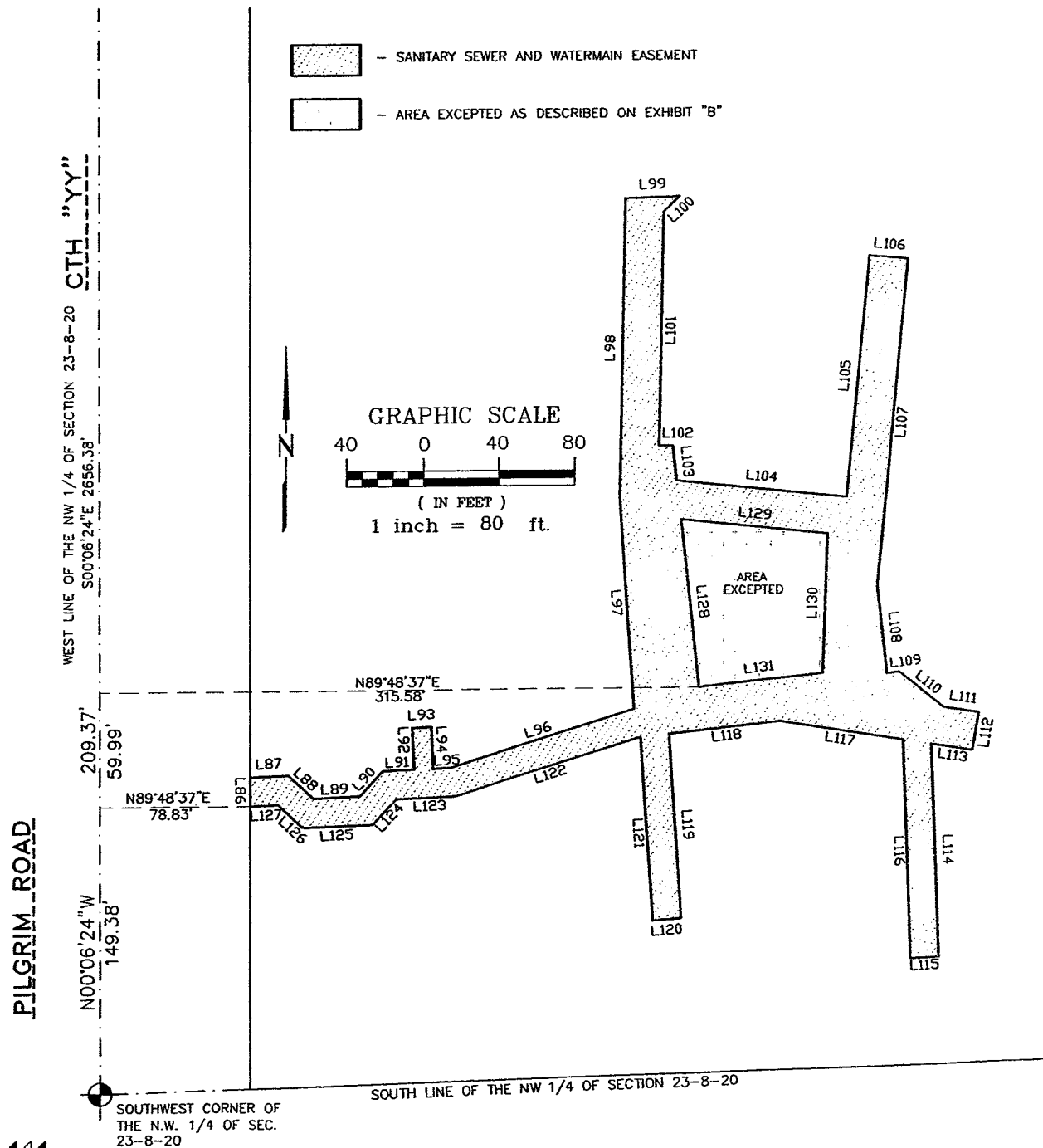
Area "B"

Commencing at the Northwest corner of the Northwest 1/4 of said Section 23; thence South 00°06'24" East, along the west line of said 1/4 Section, 1628.19 feet; thence North 89°48'37" East, 294.77 feet to the Point of Beginning; thence South 86°59'35" East, 389.94 feet; thence South 41°59'35" East, 30.39 feet; thence South 20°29'58" East, 18.21 feet; thence South 03°29'04" West, 38.06 feet; thence South 51°39'37" West, 18.68 feet; thence North 83°20'23" West, 74.29 feet; thence North 06°39'37" East, 16.78 feet; thence North 83°20'23" West, 10.00 feet; thence South 06°39'37" West, 16.78 feet; thence North 83°20'23" West, 47.73 feet; thence South 66°23'43" West, 190.20 feet; thence South 86°56'49" West, 50.66 feet; thence North 48°03'11" West, 47.88 feet; thence North 03°03'11" West, 141.41 feet to the Point of Beginning.

Easement as described contains 76,705 square feet or 1.76 acres.

Description prepared by Bonestroo, Rosene, Anderlik & Associates
Allen J. Schneider, RLS -2194

EXHIBIT MAP "B"
SEWER AND WATERMAIN EASEMENT
PILGRIM GLEN
VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN
 BEING THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST,
 VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.



**Bonestroo
 Rosene
 Anderlik &
 Associates**

ALL BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 23-8-20, GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE GRID. PUBLISHED BY S.E.W.R.P.C. AS S00°06'24\"E.

12075 N. Corporate Pkwy, Suite 200 THIS INSTRUMENT WAS DRAFTED BY ALLEN J. SCHNEIDER RLS - 2194 OF BONESTROO, MEQUON, WI 53092 262-241-4466 ROSENE, ANDERLIK, AND ASSOCIATES.

SHEET 1 OF 2

EXHIBIT MAP "B"
SANITARY SEWER AND WATERMAIN EASEMENT
PILGRIM GLEN
VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN
 BEING THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 8 NORTH, RANGE 20 EAST,
 VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

LINE TABLE

LINE	LENGTH	BEARING
L86	15.01	N00°06'35"W
L87	20.86	N87°38'22"E
L88	17.72	S47°21'38"E
L89	24.08	N87°38'22"E
L90	17.72	N42°38'22"E
L91	16.12	N87°38'22"E
L92	21.89	N02°21'38"W
L93	10.00	N87°38'22"E
L94	21.89	S02°21'38"E
L95	9.38	N87°38'22"E
L96	101.48	N72°41'18"E
L97	111.51	N03°50'47"W
L98	155.63	N00°59'19"E
L99	28.49	N88°19'12"E
L100	11.68	S47°22'16"W
L101	121.82	S00°59'19"W
L102	7.34	N90°00'00"E
L103	18.58	S06°03'42"E
L104	88.89	S84°04'23"E
L105	126.27	N05°11'18"E
L106	20.00	S84°48'42"E
L107	170.83	S05°11'18"W
L108	46.87	S06°03'42"E
L109	6.74	N83°56'18"E
L110	30.00	S51°03'42"E
L111	18.28	S80°40'37"E
L112	20.00	S09°19'23"W
L113	21.51	N80°40'37"W
L114	110.67	S01°57'10"E
L115	15.00	S88°02'50"W
L116	113.66	N01°57'10"W
L117	64.38	N80°40'37"W
L118	58.43	S83°56'18"W
L119	96.27	S03°50'47"E
L120	15.00	S86°09'13"W
L121	95.74	N03°50'47"W
L122	102.43	S72°41'18"W
L123	31.25	S87°38'22"W
L124	17.72	S42°38'22"W
L125	36.50	S87°38'22"W
L126	17.72	N47°21'38"W
L127	15.24	S87°38'22"W

LINE TABLE EXCEPTION

LINE	LENGTH	BEARING
L128	88.40	N06°03'42"W
L129	76.44	S84°04'23"E
L130	73.21	S01°48'08"W
L131	64.75	S83°56'18"W



Exhibit "B"
Legal Description
Sanitary Sewer and Watermain Easement
Pilgrim Glen
Village of Menomonee Falls, Waukesha County, WI

Being that part of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin, being more particularly described below:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 23; thence North 00°06'24" West, along the west line of said 1/4 Section, 149.38 feet; thence North 89°48'37" East, 78.83 feet to the Point of Beginning being on the easterly right of way line of Pilgrim Road; thence North 00°06'35" West, along said easterly right of way line, 15.01 feet; thence North 87°38'22" East, 20.86 feet; thence South 47°21'38" East, 17.72 feet; thence North 87°38'22" East, 24.08 feet; thence North 42°38'22" East, 17.72 feet; thence North 87°38'22" East, 16.12 feet; thence North 02°21'38" West, 21.89 feet; thence North 87°38'22" East, 10.00 feet; thence South 02°21'38" East, 21.89 feet; thence North 87°38'22" East, 9.38 feet; thence North 72°41'18" East, 101.48 feet; thence North 03°50'47" West, 111.51 feet; thence North 00°59'19" East, 155.63 feet; thence North 88°19'12" East, 28.49 feet; thence South 47°22'16" West, 11.68 feet; thence South 00°59'19" West, 121.82 feet; thence North 90°00'00" East, 7.34 feet; thence South 06°03'42" East, 18.58 feet; thence South 84°04'23" East, 88.89 feet; thence North 05°11'18" East, 126.27 feet; thence South 84°48'42" East, 20.00 feet; thence South 05°11'18" West, 170.83 feet; thence South 06°03'42" East, 46.87 feet; thence North 83°56'18" East, 6.74 feet; thence South 51°03'42" East, 30.00 feet; thence South 80°40'37" East, 18.28 feet; thence South 09°19'23" West, 20.00 feet; thence North 80°40'37" West, 21.51 feet; thence South 01°57'10" East, 110.67 feet; thence South 88°02'50" West, 15.00 feet; thence North 01°57'10" West, 113.66 feet; thence North 80°40'37" West, 64.38 feet; thence South 83°56'18" West, 58.43 feet; thence South 03°50'47" East, 96.27 feet; thence South 86°09'13" West, 15.00 feet; thence North 03°50'47" West, 95.74 feet; thence South 72°41'18" West, 102.43 feet; thence South 87°38'22" West, 31.25 feet; thence South 42°38'22" West, 17.72 feet; thence South 87°38'22" West, 36.50 feet; thence North 47°21'38" West, 17.72 feet; thence South 87°38'22" West, 15.24 feet to the Point of Beginning.

Excepting there from the following described tract of land;

Commencing at the Southwest corner of the Northwest 1/4 of said Section 23; thence North 00°06'24" West, along the west line of said 1/4 Section, 209.37 feet; thence North 89°48'37" East, 315.58 feet to the Point of Beginning; thence North 06°03'42" West, 88.40 feet; thence South 84°04'23" East, 76.44 feet; thence South 01°48'08" West, 73.21 feet; thence South 83°56'18" West, 64.75 feet to the Point of Beginning.

Easement as described contains 24,634 square feet or 0.56 acres.

Description prepared by Bonestroo, Rosene, Anderlik & Associates
Allen J. Schneider, RLS -2194

September 22, 2005

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