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SW 1/4 SEC. 33



WC3353616-011

STORMWATER INSPECTIONS
AND MAINTENANCE
AGREEMENT

3353616

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

01-13-2006 2:58 PM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 24.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 11

DOCUMENT TITLE

Recording Data

Return to:

Village of Menomonee Falls
Engineering Services
W156 N8480 Pilgrim Road
Menomonee Falls, WI 53051

Cranes Crossing Subdivision

Tax Key No. MNFV 131.994

*Pa.
3/1*

STORMWATER INSPECTION AND MAINTENANCE AGREEMENT

This Agreement, made and entered into this 14th day of December, 2005, by and between **CRANES CROSSING DEVELOPMENT, LLC**, here-in-after referred to as "**DEVELOPER**", and the **VILLAGE OF MENOMONEE FALLS**, a Municipal Corporation, located in the County of Waukesha and the State of Wisconsin, here-in-after referred to as "**VILLAGE**".

WITNESSETH:

WHEREAS, DEVELOPER is the owner of certain lands located in the Southwest Quarter (SW ¼) of Section 33, Town 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin identified as Outlot 1 and Outlot 2 in **CRANES CROSSING**, a recorded subdivision, and further shown in **Exhibit "A"** attached hereto, and which is here-in-after referred to as the "**PROPERTY**"; and

WHEREAS, the VILLAGE has approved the plat of **CRANES CROSSING** and the construction of storm water detention basins on the **PROPERTY**; and

WHEREAS, the DEVELOPER acknowledges that the stormwater detention facilities to be constructed and maintained under this agreement are for the benefit of the properties comprising **CRANES CROSSING**; and

WHEREAS, the DEVELOPER warrants and represents that it is the owner in fee of the **PROPERTY**, and that this real estate is free and clear of all liens and encumbrances; and

WHEREAS the DEVELOPER together with its respective heirs, personal representatives, and assigns, by separate document granted the **VILLAGE** and its assigns, certain permanent and perpetual easements for storm water detention basins and related facilities, including storm sewer inlets and manholes.

These easement rights include the right to build, construct, operate, inspect, maintain, repair, reconstruct and enlarge any and all presently existing and hereinafter constructed facilities, and the right of entry in, across, beneath, and above the real estate here-in-after more particularly described in **Exhibit "B"**; and

WHEREAS, DEVELOPER as a part of the development of the **CRANES CROSSING** Subdivision, has granted an easement for the storm water detention areas and has constructed storm water detention basins within the said easements on the **PROPERTY**; and

WHEREAS, the hydraulic volume design calculations of the said detention basins includes the easement areas, and requires the establishment of certain elevations and slopes in the easement areas of the **PROPERTY**; and

WHEREAS, the VILLAGE finds it necessary to insure that the design volume of the detention basins is not reduced by changes in the established elevations and slopes in the easement areas on the **PROPERTY**; and

WHEREAS, the DEVELOPER intends to establish a Homeowner's Association which is primarily responsible for the maintenance of the landscaping thereon, and the maintenance of the

stormwater detention basins within the **PROPERTY**; and

WHEREAS, the **VILLAGE** intends to reserve the right to enforce the requirement that the stormwater detention basin areas within said easements are maintained in a manner consistent with the lands maintained by the individual residents of **CRANES CROSSING**.

NOW THEREFORE, in consideration of the mutual covenants and agreements, **IT IS AGREED**, as follows:

1. Each lot in **CRANES CROSSING** subdivision shall have attached to it an equal and undividable ownership in Outlot 1 and Outlot 2 within the **PROPERTY** and each and every lot owner shall be considered the "**OWNER**" of the stormwater detention basins in Outlot 1 and Outlot 2 within the **PROPERTY**. Subject to the other terms of the agreement, the Homeowner's Association shall, as the agent of the **OWNER**, thereafter be primarily responsible for the landscaping, maintenance, and inspection of the stormwater detention basins located on the **PROPERTY**. If the Homeowner's Association is never created, is not responsive, or is dissolved, then the **OWNER** shall be responsible for all obligations in this agreement.
2. The elevations and slopes that have been established in the storm water detention easements on the **PROPERTY**, as identified on **Exhibit "C"**, shall not be altered from those designed, established and constructed, without the specific written approval of the **VILLAGE**.
3. No Structure of any type will be allowed within the aforesaid easements.
4. Before either may plant trees or shrubs in the aforesaid easements, the **OWNER** or Homeowner's Association must obtain a permit from the Village of Menomonee Falls Department of Public Works. The Department of Public Works shall have the right to determine which species of trees and shrubs are or are not appropriate for planting within the aforesaid easements. Neither the **OWNER** nor Homeowner's Association may plant shrubs or trees in the easements, unless approved by the **VILLAGE**.
5. The easement areas shall be maintained in a manner consistent with the lands maintained by the individual residents of **CRANES CROSSING**. This includes the obligation to maintain the slopes and elevations at the originally designed, established and constructed elevations and slopes within the easement areas; to maintain all retaining walls located within the easement areas; to make all the necessary repairs and/or improvements to correct damages, both natural and man made; and to resolve any complaints.
6. Every five (5) years from the date of this agreement, the Homeowner's Association shall hire a licensed professional engineer to inspect and certify the storm water detention basins on the **PROPERTY** and submit an inspection report to the **VILLAGE** as proof of compliance. The Inspection Report form provided by the **VILLAGE** shall be used to determine the condition of the storm water detention basins. The purpose of the inspection is to assure safe and proper functioning of the storm water detention basins. The inspection shall cover the entire facility such as berms, outlet structures, pond areas,

access roads, etc.. The conditions shall be noted in the inspection report.

7. Should the **VILLAGE** find that the aforesaid elevations and slopes have been altered, changed or for any reason deviate from those designed, established and constructed; or, if structures are found in the aforesaid easements; or, if shrubs or trees which have not been approved by the **VILLAGE** have been planted in the aforesaid easements; or, if the easement areas are not being maintained in a manner consistent with the lands maintained by the individual residents of **CRANES CROSSING**, the Homeowner's Association shall be responsible for the cost and expense of returning the slopes and elevations to the originally designed, established and constructed elevations and slopes; removing structures; removing inappropriate shrubs or trees; and maintaining Outlot 1 and Outlot 2 in a manner consistent with the lands maintained by the individual residents of **CRANES CROSSING**.
8. If the Homeowner's Association fails to conduct or submit an inspection certifying the basins; or, fails to return the slopes and elevations to the originally designed, established and constructed elevations and slopes, or maintain the retaining walls, and make all the necessary repairs and/or improvements to correct damages, both natural and man made; or remove structures or inappropriate shrubs or trees, or maintain the easement area in a manner consistent with the lands maintained by the individual residents of **CRANES CROSSING**, the **VILLAGE** shall have the authority, upon thirty (30) days written notice to the **OWNER** or Homeowner's Association to complete said work as described above. In addition, the **VILLAGE** shall be empowered without notice of public hearing, to impose a special assessment for the cost of said work upon each and every lot within **CRANES CROSSING**, payable with the next succeeding tax roll.
9. Each and every lot owner within **CRANES CROSSING** shall be jointly and severally liable for any expense or cost incurred by the **VILLAGE** to inspect, preserve, maintain, or restore the aforesaid easement areas on the **PROPERTY**, or landscaping thereon. The **VILLAGE** shall be empowered, without notice of hearing, to levy a special assessment against each lot owner within **CRANES CROSSING**, and each and every lot owner agrees to pay for any such special assessment for expenses incurred by the **VILLAGE**.
10. **OWNER** and Homeowner's Association agree to indemnify and 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 detention basins, and the storm water easements 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 and storm water easements. The **VILLAGE** shall have the right to defend any such claim and the **OWNER** and Homeowner's Association shall reimburse the **VILLAGE** for any and all costs and/or expenses, including but not limited to attorney's fees, which the **VILLAGE** may incur as a result of such claims.
11. As long as the **DEVELOPER** possesses any interest in any property in **CRANES CROSSING**, the **DEVELOPER** shall be considered an **OWNER** as that term is used in this Agreement, and shall be subject to all the obligations of an **OWNER** under this

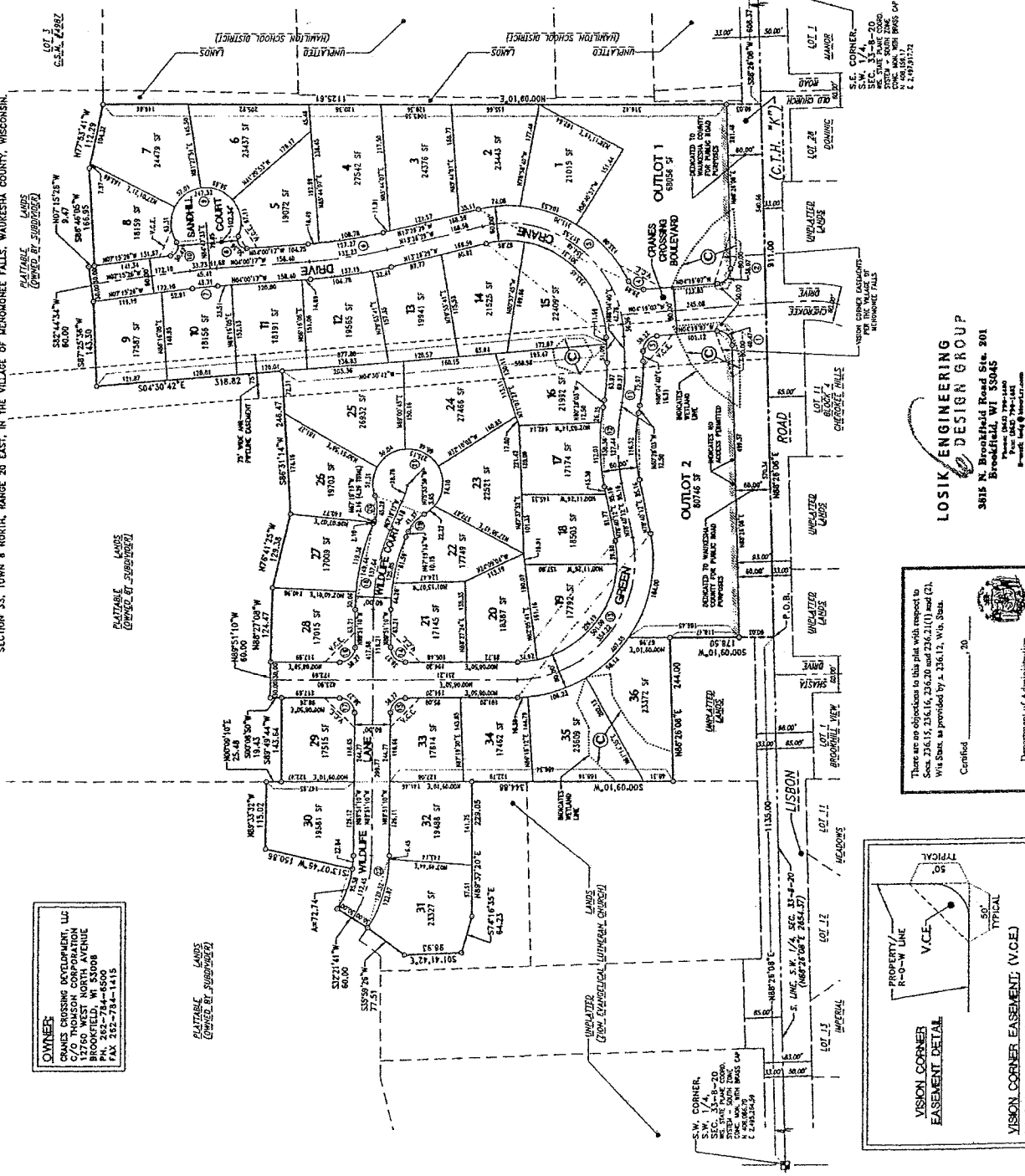
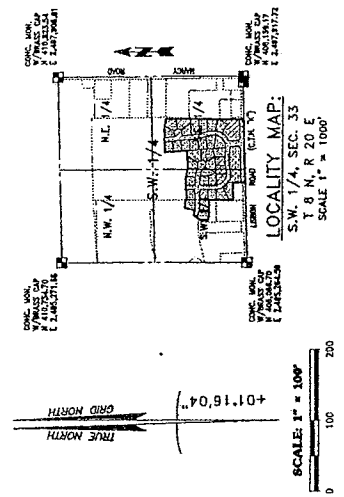
Agreement

12. The rights and obligations created by this Agreement shall be covenants running with All Lots within **CRANES CROSSING** and shall inure to the benefit of, and be binding upon, the parties, their heirs, personal representatives, successors and assigns.

END OF TEXT. SIGNATURE PAGES AND EXHIBITS FOLLOW.

CRANES CROSSING

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 33, TOWN 8 NORTH, RANGE 20 EAST, IN THE VILLAGE OF MEMORONE FALLS, WAUKESHA COUNTY, WISCONSIN.



OWNER:
CRANES CROSSING CORPORATION
C/O THOMSON CORPORATION
12760 WEST NORTH AVENUE
DENVER, CO 80233
PHONE: 303-754-8500
FAX: 303-754-1415

PLATTABLE LANDS
OWNED BY SUBDIVIDER

NOTES:

- 0 - Indicates "Six" 2-1/4" outside diameter x 30' long iron pipe weighing 1.5 lbs per foot and 1-3/8" outside diameter x 24' long iron pipe weighing 1.88 lbs per foot.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to grid north of the Wisconsin State Plane Coordinate System in which the South line of the Wisconsin State Plane Coordinate System is N. 89° 59' 59.99" E. S. 1/4 of Section 33, T. 8 N., R. 20 E., S. 1/4 of Section 33, T. 8 N., R. 20 E.
- Private Drainage Easements are established to provide for the unobstructed flow of Stormwater runoff from adjacent and upstream properties. Owners of Lots on which these Private Drainage Easements exist shall be responsible for any lines across any of any obstructions that may restrict or divert this flow.
- The Easements for Public Storm Sewer, Storm Drainage and Sanitary Sewer are herein granted to the Village of Memorone Falls for public purposes.
- There shall be no other vehicular ingress and egress to Lisbon Road (C.T.H. #2) from Outlots 1 and 2.
- One of the parties, Daniel Specimen Trees will be saved within the construction of Outlots 1 and 2 Stormwater Detention Areas. Dedicated to the Home Owners Association.
- Stormwater Detention Facilities are located on Outlots 1 and 2. The Owners of the residential Lots within the Subdivision shall be liable for an equal undivided fractional share of the cost to repair, maintain or restore said facilities.
- The Owner of the residential Lots within the Subdivision shall, with an equal undivided fractional interest in all Outlots and Waukesha County shall not be liable for fees or special assessments in the event of tax delinquency. Owner of any Lot or Outlot in the Subdivision by reason of tax delinquency, shall be delinquent in the field by Great, Anhalt, Schommer, and Assoc., Inc. in December of 2002.
- © - Indicates Wetland Conservancy Area. (See Preservation Restrictions).

PRESERVATION RESTRICTIONS:

- The Wetland Conservancy Area as shown on Lots 15, 16, 35 & 36 and Outlots 1 & 2 of this Plat shall be subject to the following restrictions:
 1. Grading, filling, and excavation shall be prohibited in said Preservation Area.
 2. Construction of buildings within said Preservation Area shall be prohibited.
 3. Removal or destruction of any vegetative cover, trees, shrubs, wildflowers, or other natural resources shall be prohibited.
 4. Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area, within said Preservation Area.
 5. Grazing by domesticated animals (e.g., horses and cows) shall be prohibited within said Preservation Area.
 6. Creation and use of future walking trails within the Preservation Area shall be prohibited.
 7. Maintenance and upkeep of the Storm Sewer, Detention Facility and Stormwater Basin in a permitted facility. Rehabilitation of disturbed areas shall be required.

NOTE: SEE SHEET 2 FOR EASEMENT LOCATIONS

LOSIK ENGINEERING
DESIGN GROUP
3015 N. Brookfield Road Ste. 201
Brookfield, WI 53005
Phone: 262-794-1411
Fax: 262-794-1412

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

Certified _____ 20__

Department of Administration

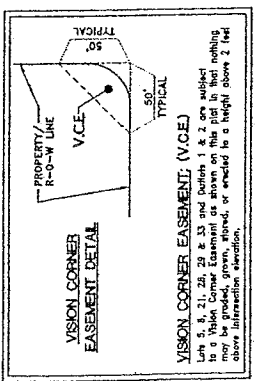
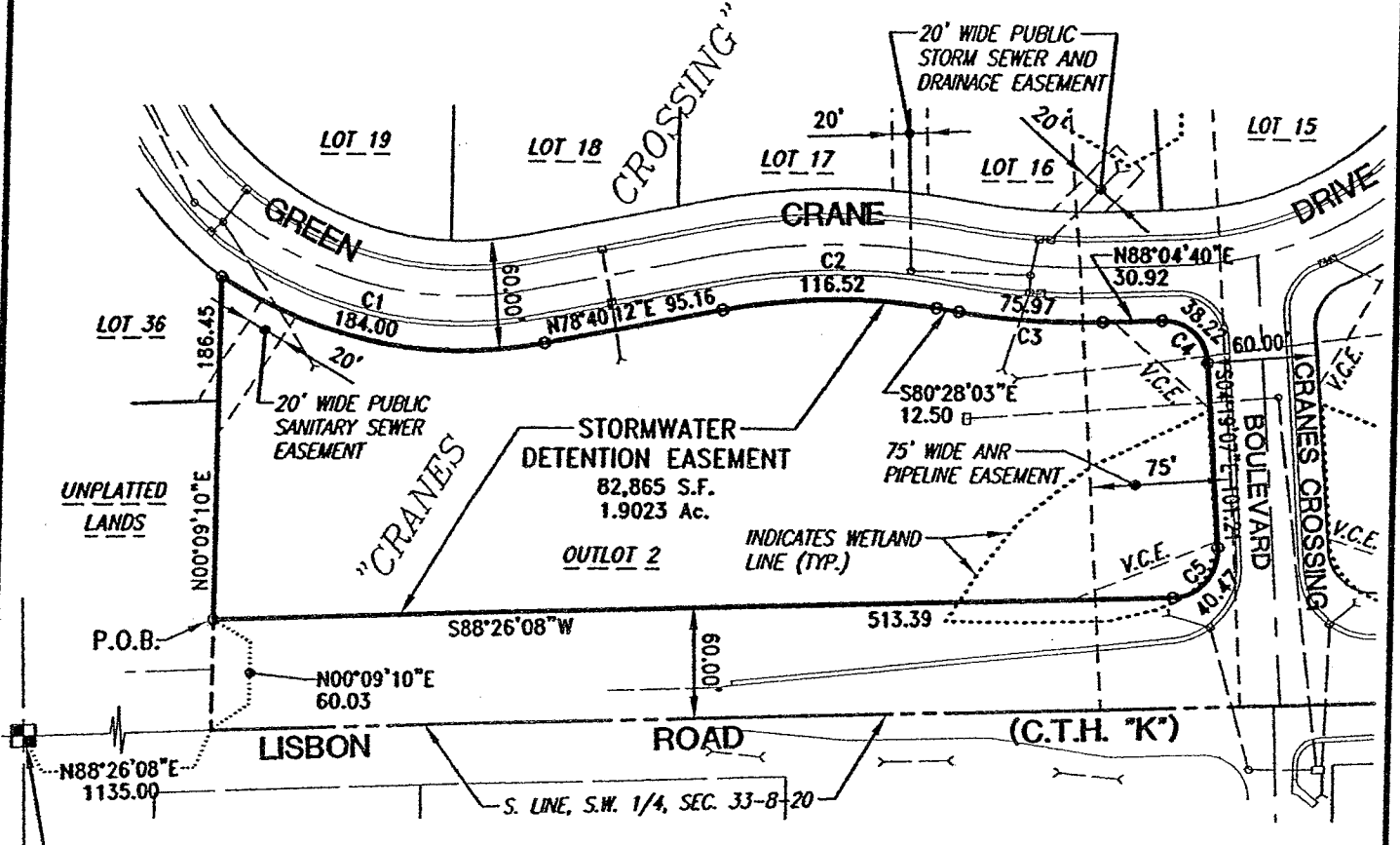


EXHIBIT "A"

EXHIBIT "B"

OF:
STORMWATER DETENTION EASEMENT
 BEING ALL OF "OUTLOT 2"
 OF:
 "CRANES CROSSING"
 MENOMONEE FALLS, WISCONSIN



CURVE TABLE:

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	230.00	45°50'14"	184.00	179.13	S78°24'41"E
C2	320.00	20°51'45"	116.52	115.87	N89°06'04.5"E
C3	380.00	11°27'17"	75.97	75.84	S86°11'41.5"E
C4	25.00	87°36'13"	38.22	34.61	S48°07'13.5"E
C5	25.00	92°45'15"	40.47	36.19	S42°03'30.5"W

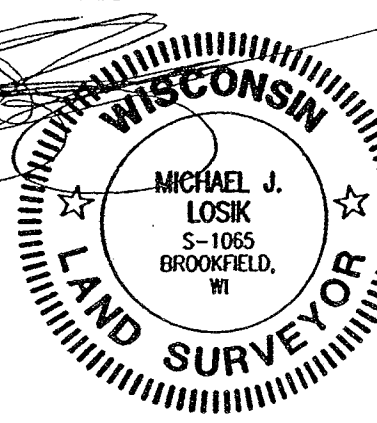
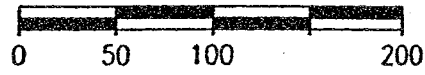
**LOSIK ENGINEERING
 DESIGN GROUP**

3815 N. Brookfield Road Ste. 201
 Brookfield, WI 53045

Phone: (262) 790-1480
 Fax: (262) 790-1481
 E-mail: lodg@blwllr.com



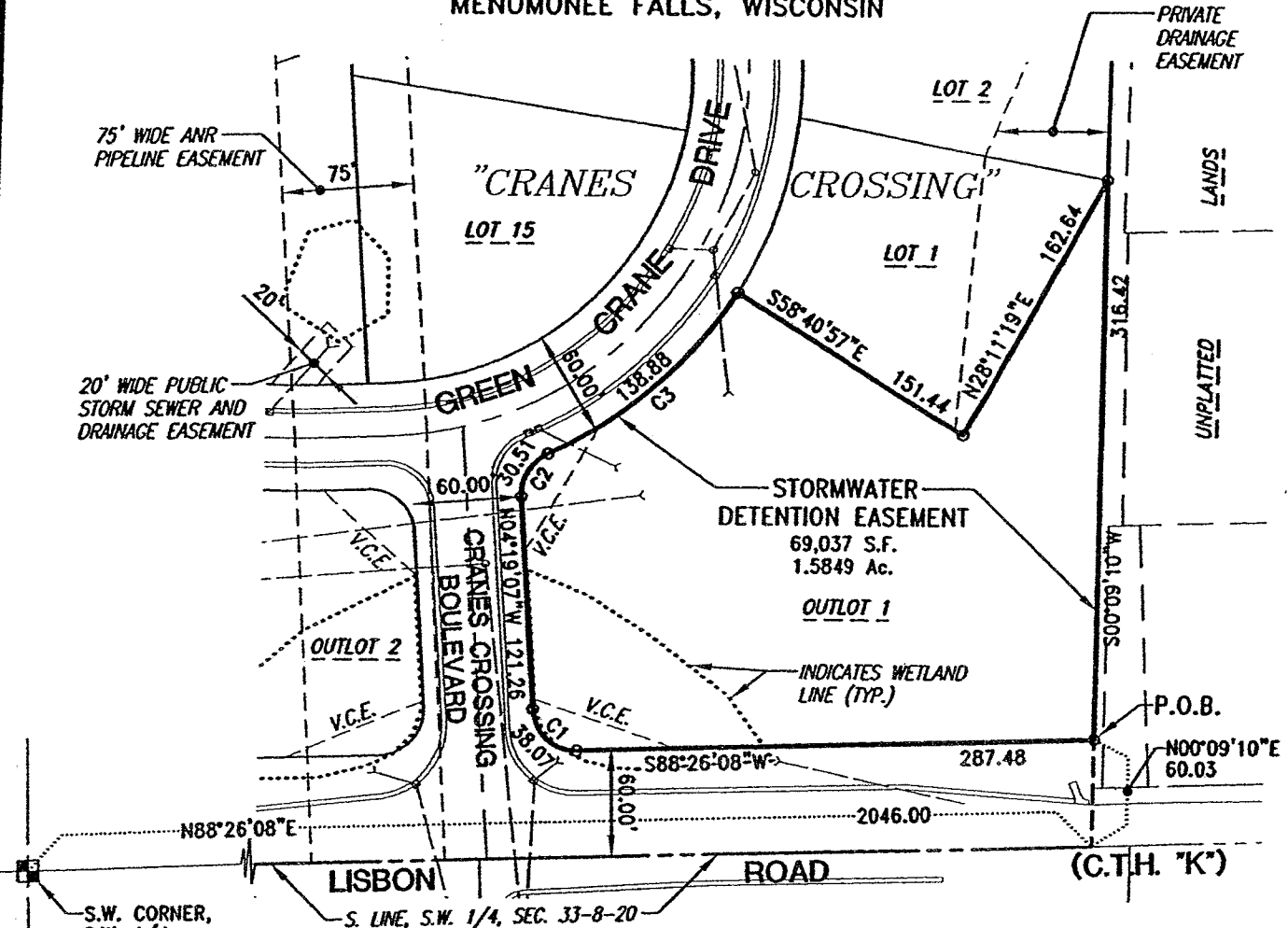
SCALE: 1" = 100'



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EXHIBIT "B" CONTINUED

OF:
 STORMWATER DETENTION EASEMENT
 BEING ALL OF "OUTLOT 1"
 OF:
 "CRANES CROSSING"
 MENOMONEE FALLS, WISCONSIN



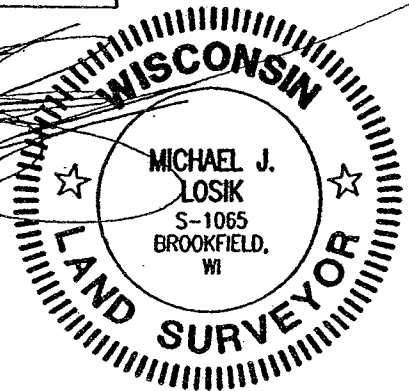
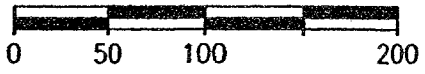
CURVE TABLE:

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00	87°14'45"	38.07	34.50	N47°56'29.5"W
C2	25.00	69°56'00"	30.51	28.66	N30°38'53"E
C3	230.00	34°35'48"	138.88	136.78	N48°18'59"E

LOSIK ENGINEERING DESIGN GROUP
 3815 N. Brookfield Road Ste. 201
 Brookfield, WI 53045
 Phone: (262) 790-1480
 Fax: (262) 790-1481
 E-mail: lodg@btswlrr.com



SCALE: 1" = 100'



295/03001-01/885DEX21

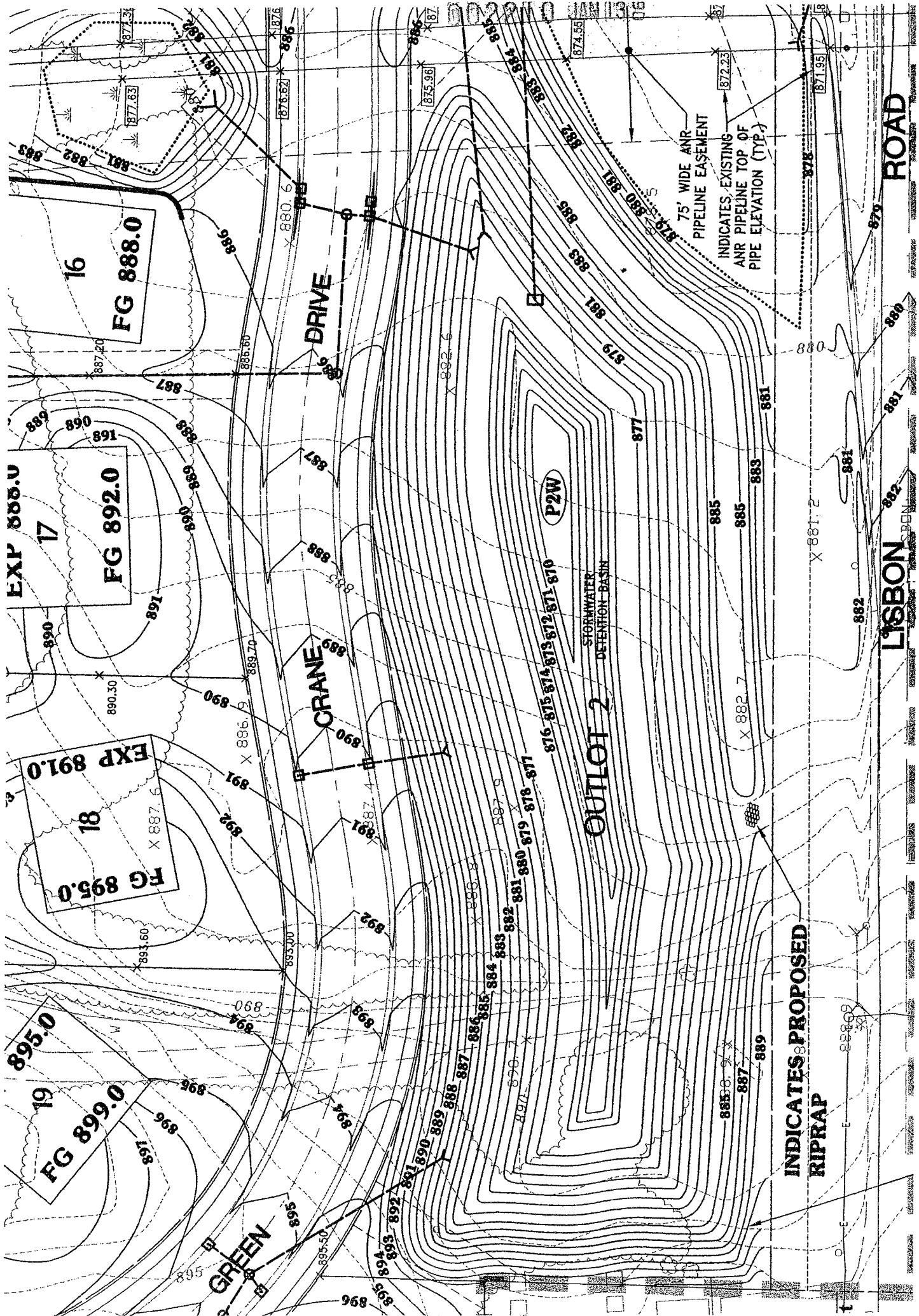


EXHIBIT "C"

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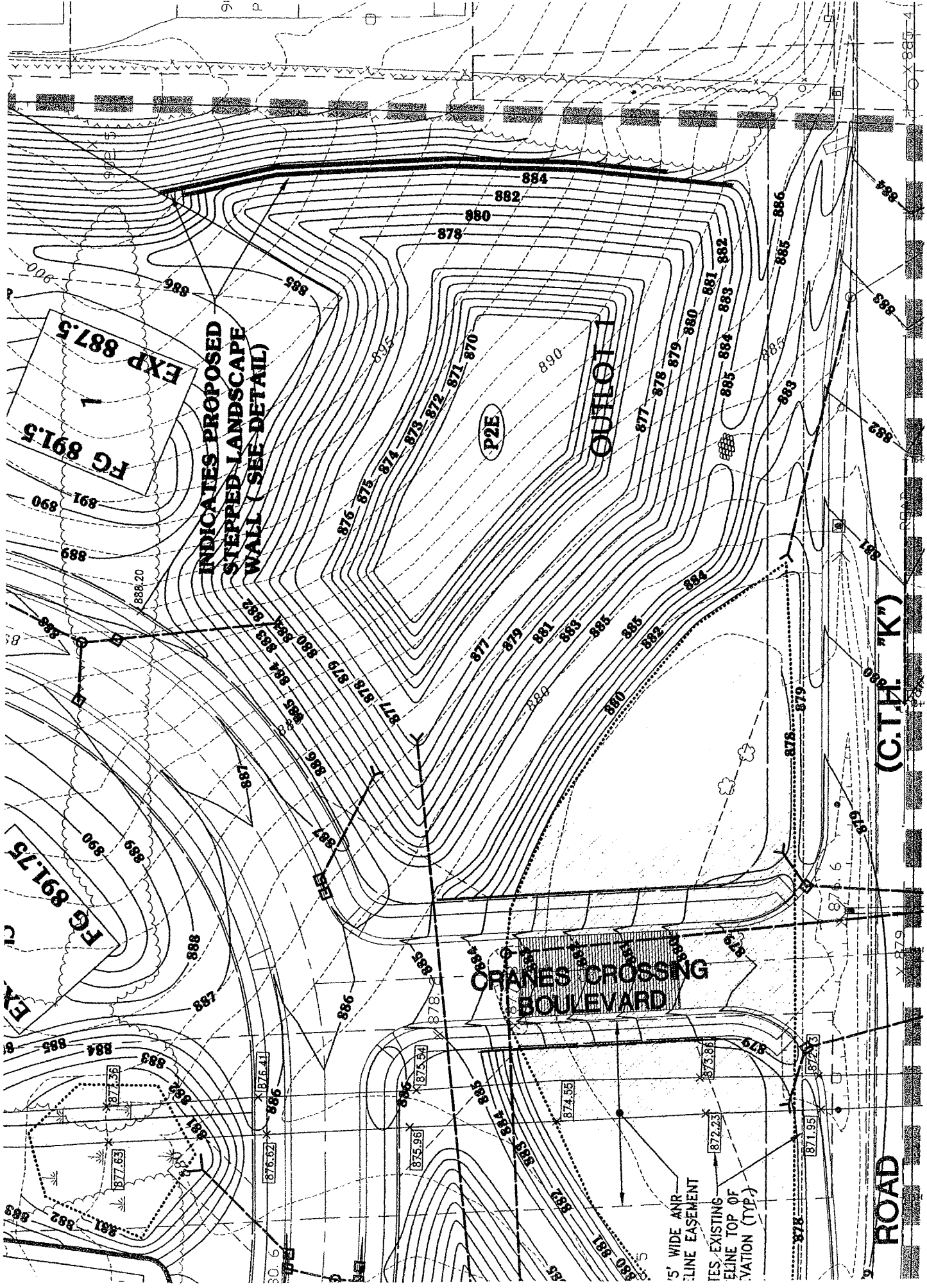


EXHIBIT "C" (Continued)



Village of Menomonee Falls
W156 N8480 Pilgrim Road
Menomonee Falls, WI 53051-3140
Telephone: (262) 532-4200 Fax: (262) 532-4219

February 2, 2006

Cranes Crossing Development, LLC
12760 W. North Ave.
Brookfield, WI 53008-0944

Attn: Timothy Smits

Re: Sanitary Sewer Metering Station Control Cabinet Easement
Storm Water Detention Basins Easement
Sanitary Sewer & Storm Sewer Easement
Decorative Concrete Pavement Agreement
Stormwater Inspections and Maintenance Agreement
Cranes Crossing Subdivision
Tax Key No. 131.994

Dear Timothy,

Please find enclosed original signed copies and recorded copies of the above-mentioned Easements and Agreements for the Cranes Crossing Subdivision for your records. It contains recording information showing proof of recording by the Waukesha County Register of Deeds.

Should you have questions, feel free to contact Brian Hornickel at (262) 532-4412.

Sincerely,
VILLAGE OF MENOMONEE FALLS

Linda I. Losiniecki

Linda I. Losiniecki,
Administrative Assistant III
Engineering Services

Enclosures

Cc: Arlyn R. Johnson, Director of Engineering Services
Brian C. Hornickel, P.E., Senior Civil Engineer
Easement / Acquisition File
Vault