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STORMWATER INSPECTION
AND
MAINTENANCE AGREEMENT

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
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MICHAEL J. HASLINGER
REGISTER OF DEEDS

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

Verona Subdivision

Tax Key No. MNFV 0034.989.002

000208 MAR 10 8
STORMWATER INSPECTION AND MAINTENANCE AGREEMENT

This Agreement, made and entered into this 20th day of February, 2008, by and between G.B. Tsiampas, Inc., a Wisconsin Company, with a business address of W16366 Robinhood Drive, Menomonee Falls, WI, 53051, 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 Northwest Quarter (Nw ¼) of Section 9 Town 8 North, Range 20 East, in the Village of Menomonee Falls, Waukesha County, Wisconsin identified as Outlot 1 and Outlot 2 in **VERONA**, 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 **VERONA** 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 **VERONA**; 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 **VERONA** 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 **VERONA**.

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

1. Each lot in **VERONA** 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 **VERONA**. 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 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 **VERONA**, 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 **VERONA**.
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, 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 **VERONA**, 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 **VERONA**, payable with the next succeeding tax roll.
9. Each and every lot owner within **VERONA** 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 **VERONA**, 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 **VERONA**, the **DEVELOPER** shall be considered an **OWNER** as that term is used in this Agreement,

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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 **VERONA** 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.

000212 MAR 10 8

G.B. TSIAMPAS, INC

IN WITNESS WHEREOF, G.B. Tsiampas, Inc, has caused this Agreement to be signed this 20th day of February, 2008.

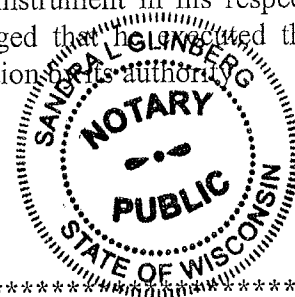
G.B. Tsiampas, Inc

By: *George Tsiampas*
George Tsiampas, President

State of Wisconsin)
) SS
County of Waukesha

Personally came before me this 20th day of Feb., 2008, the above named George Tsiampas, to me known to be the person who executed the foregoing instrument in his respective official capacity as President of said corporation, and acknowledged that he executed the foregoing instrument as a corporate officer as the deed of said Corporation on his authority.

Sandra L. Gieniec
Notary Public
Waukesha County, State of Wisconsin
My Commission Expires on 9-14-08



VILLAGE OF MENOMONEE FALLS

Approved by the Village Board of the Village of Menomonee Falls on the 18th day of February, 2008.

By: *Richard A. Rechlicz*
Richard A. Rechlicz,
Village President

Attest: *Karla...*
Clerk

Approved as to Form: *Michael J. Morse*
Michael J. Morse, Village Attorney

This instrument was drafted by:
Jon Brett
May 30, 2007

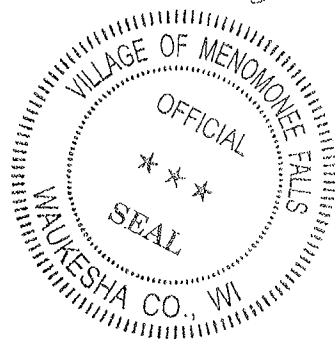


EXHIBIT "B"

DRAINAGE EASEMENT

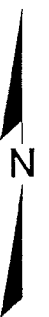
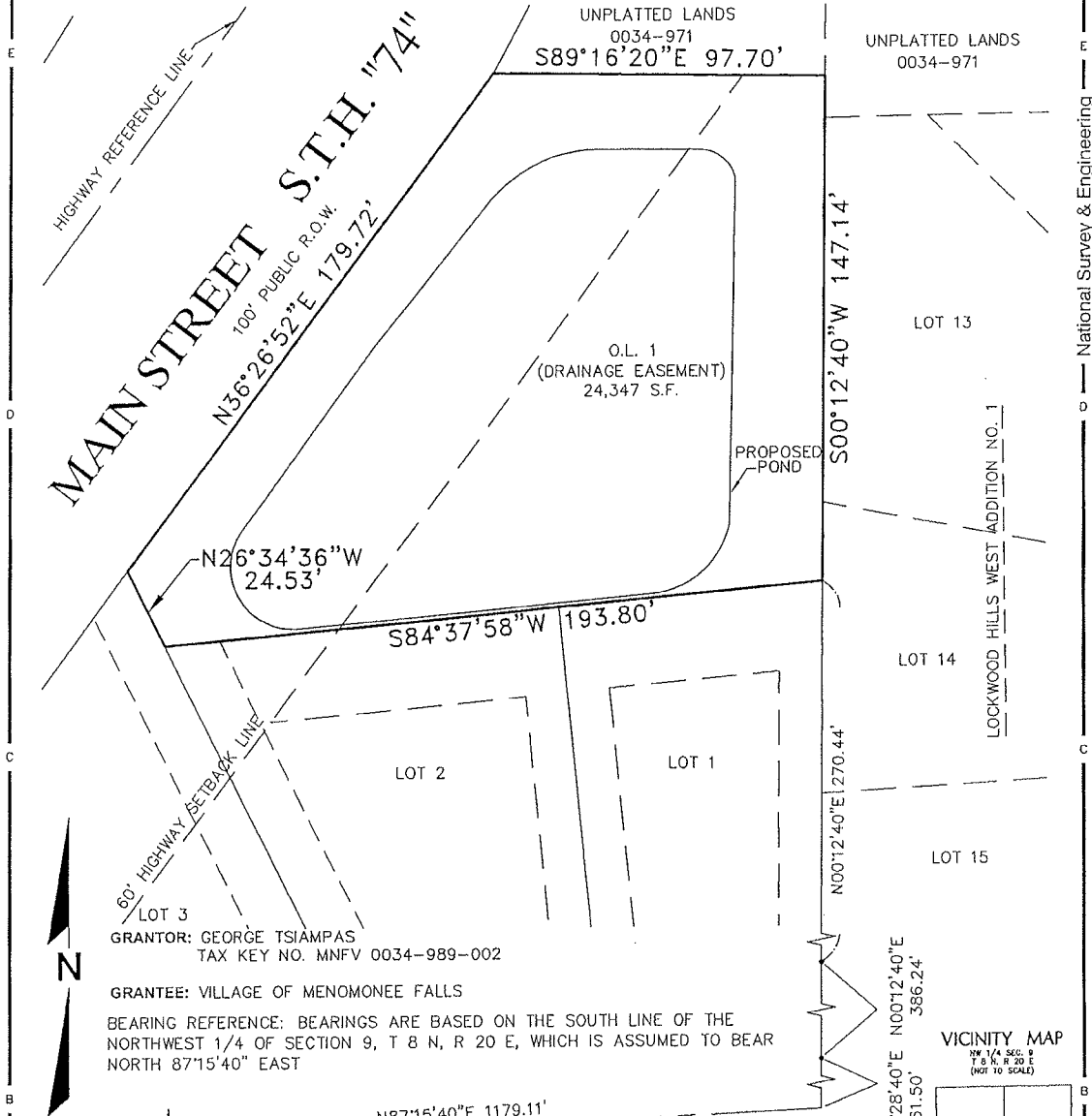
000214 MAR 10 08

SITUATED ON MAIN STREET IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN

JUNE 05, 2007

TSIAMPAS PROPERTY

SURVEY NO. 162692-SMZ



GRANTOR: GEORGE TSIAMPAS
TAX KEY NO. MNFV 0034-989-002

GRANTEE: VILLAGE OF MENOMONEE FALLS

BEARING REFERENCE: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, T 8 N, R 20 E, WHICH IS ASSUMED TO BEAR NORTH $87^{\circ}15'40''$ EAST

S.W. CORNER OF THE N.W. 1/4 OF SECTION 9-8-20 FOUND CONC. MON. W/ BRASS CAP

$N87^{\circ}15'40''E$ 1179.11'
SOUTH LINE OF THE N.W. 1/4 OF SECTION 9-8-20

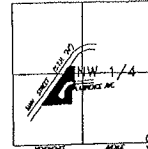
NOTE: LOTS AND OUTLOT SHOWN PER PLAT OF "VERONA" (NOT YET RECORDED)

DRAINAGE EASEMENT LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION NINE (9), IN TOWNSHIP EIGHT (8) NORTH, RANGE TWENTY (20) EAST, IN THE VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH $87^{\circ}15'40''$ EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 1179.11 FEET TO A POINT; THENCE NORTH $00^{\circ}28'40''$ EAST 661.50 FEET TO A POINT; THENCE NORTH $00^{\circ}12'40''$ EAST 386.24 FEET TO A POINT ON THE EAST LINE OF SAID GRANTOR'S LAND; THENCE CONTINUING NORTH $00^{\circ}12'40''$ EAST ALONG SAID EAST LINE 270.44 FEET TO THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE SOUTH $84^{\circ}37'58''$ WEST 193.80 FEET TO A POINT; THENCE NORTH $26^{\circ}34'36''$ WEST 24.53 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID GRANTOR'S LANDS, ALSO BEING THE SOUTHEASTERLY LINE OF MAIN STREET; THENCE NORTH $36^{\circ}26'52''$ EAST ALONG SAID NORTHWESTERLY LINE 179.72 FEET TO A POINT ON THE NORTH LINE OF SAID GRANTOR'S LANDS; THENCE SOUTH $89^{\circ}16'20''$ EAST ALONG SAID NORTH LINE 97.70 FEET TO A POINT ON THE EAST LINE OF SAID GRANTOR'S LANDS; THENCE SOUTH $00^{\circ}12'40''$ WEST ALONG SAID EAST LINE 147.14 FEET TO THE POINT OF BEGINNING. CONTAINING 24,347 SQUARE FEET OR 0.5589 ACRES.

VICINITY MAP
NW 1/4 SEC. 9
T 8 N, R 20 E
(NOT TO SCALE)



National Survey & Engineering

A Division of R.A. Smith & Associates, Inc.



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SHEET 1 OF 1

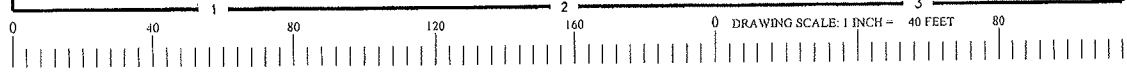


EXHIBIT "B" CONT. 000215 MAR 10 08

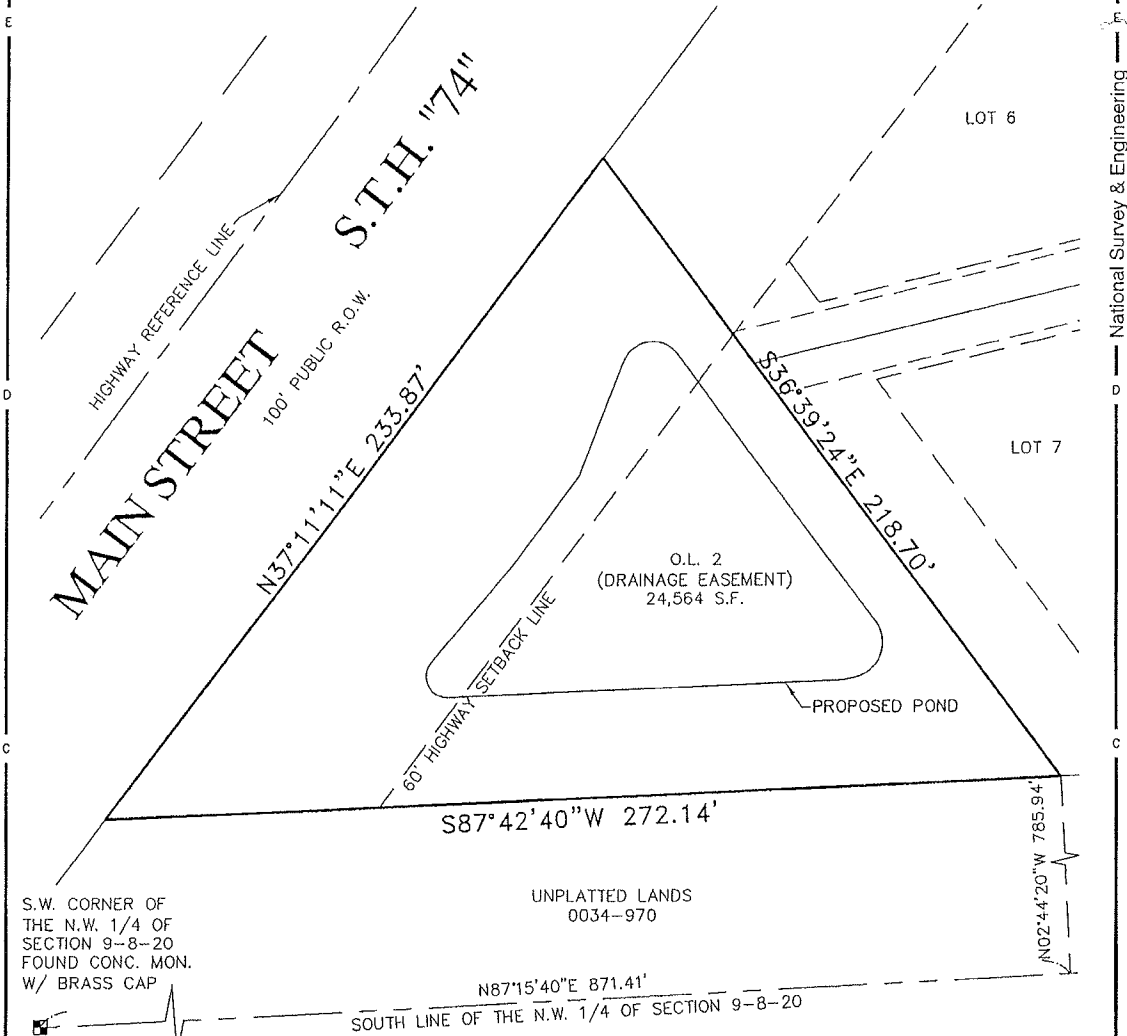
DRAINAGE EASEMENT

SITUATED ON MAIN STREET IN THE VILLAGE OF MENOMONEE FALLS, WAUKESHA COUNTY, WISCONSIN

JUNE 05, 2007

TSIAMPAS PROPERTY

SURVEY NO. 162692-SMZ



S.W. CORNER OF THE N.W. 1/4 OF SECTION 9-8-20 FOUND CONC. MON. W/ BRASS CAP

UNPLATTED LANDS 0034-970



NOTE: LOTS AND OUTLOT SHOWN PER PLAT OF "VERONA" (NOT YET RECORDED)

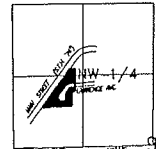
GRANTOR: GEORGE TSIAMPAS
TAX KEY NO. MNFV 0034-989-002

GRANTEE: VILLAGE OF MENOMONEE FALLS
BEARING REFERENCE: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9, T 8 N, R 20 E, WHICH IS ASSUMED TO BEAR NORTH 87°15'40" EAST

DRAINAGE EASEMENT LEGAL DESCRIPTION

ALL THAT PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION NINE (9), IN TOWNSHIP EIGHT (8) NORTH, RANGE TWENTY (20) EAST, IN THE VILLAGE OF MENOMONEE FALLS, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 87°15'40" EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 871.41 FEET TO A POINT; THENCE NORTH 02°4'20" WEST 785.94 FEET TO A POINT ON THE SOUTH LINE OF SAID GRANTOR'S LANDS, WHICH IS THE POINT OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE SOUTH 87°42'40" WEST ALONG SAID SOUTH LINE 272.14 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID GRANTOR'S LANDS, ALSO BEING THE SOUTHEASTERLY LINE OF MAIN STREET; THENCE NORTH 37°11'11" EAST ALONG SAID NORTHWESTERLY LINE 233.87 FEET TO A POINT; THENCE SOUTH 36°39'24" EAST 218.70 FEET TO THE POINT OF BEGINNING. CONTAINING 24,564 SQUARE FEET OR 0.5639 ACRES.

VICINITY MAP
N.W. 1/4 SEC. 9
T 8 N, R 20 E
(NOT TO SCALE)

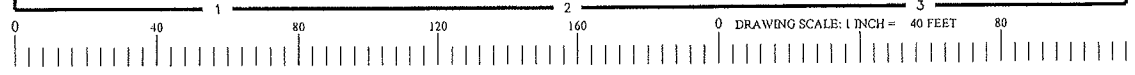


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EX1001.dwgEX101L40

SHEET 1 OF 1



National Survey & Engineering

EXHIBIT "C"

S. 400
866.50

120.00' DF
@ 0.0025 FT

UNPLATTED

