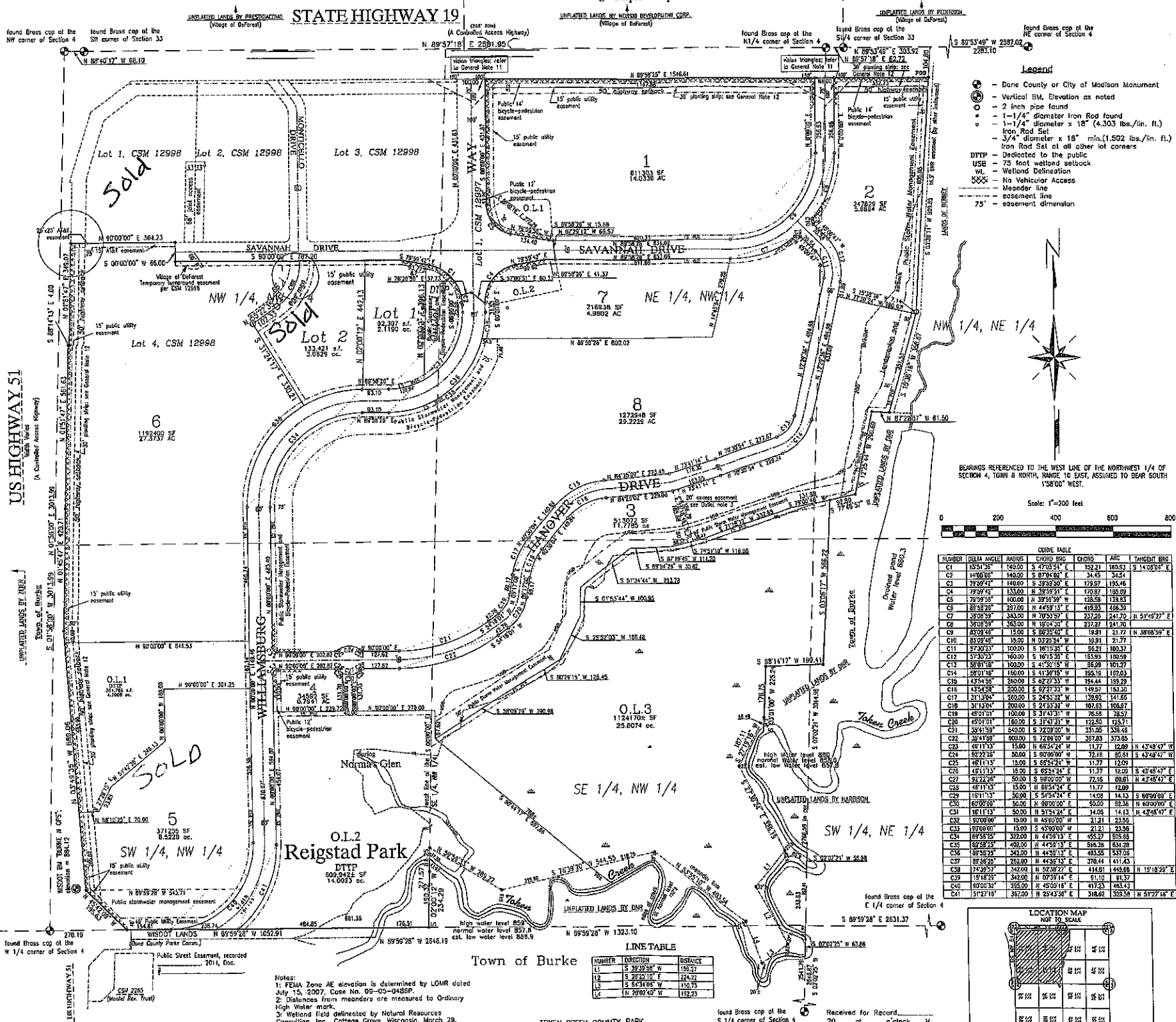


Amended Plat of SAVANNAH BROOKS II

Located in the Northwest 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4, the Northeast 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, the Northwest 1/4 of the Northeast 1/4, the Northwest 1/4 of the Northeast 1/4, the Northeast 1/4 of the Northeast 1/4, all in Section 4, Town 8 North, Range 10 East, Village of DeForest, Dane County, Wisconsin.
Being a Replat of a portion of Savannah Brooks



GENERAL NOTES

1. All exterior boundary distances are to the nearest one-hundredth of a foot. All bearings are measured to the nearest 01° of arc.
2. All curve measurements are in the curve tables.
3. All utility facilities in this plat are to be installed underground.
4. No poles, pedestals, or buried cables are to be installed in such a manner that their placement would obstruct a survey monument; nor obstruct visibility along lot lines.
5. All public stormwater management easements shown on this plat are conveyed to the Village of DeForest.
6. Lot owners shall not alter drainage swales, roadside ditches, stormwater conveyance or related drainage ways on any lot without the written consent of the Village Board of DeForest.
7. Vertical datum refers to Mean Sea Level, NAD 1985.
8. All lots in this plat are to be served by public sanitary sewer and water services.
9. In the case of commercial or mixed use buildings, the building floor elevation shall be subject to approval of (a) the Village of DeForest through its site plan review procedure, and (b) the developer, so long as the building floor elevation is not less than the existing ground level and other easements are not encroached upon by the building. In the case of residential buildings, the lowest opening of concrete on any lot must be at least two feet above the lowest point of the lot or the base flood elevation line, whichever is higher.
10. At the time of the recording of this plat, all lots within the plat were zoned RUD Planned Unit Development in the Village of DeForest. Due to the unique nature of RUD zoning, setbacks (setbacks from highway setbacks) are not indicated within the lots on this plat, but are defined within the RUD final development plan and related documents on file with the Village.
11. Varies corner restrictions: No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.
12. The 30' wide planting strip bounding on the right-of-way of Highways 51 and 19 is reserved for the planting of trees and shrubs. No structures are permitted, except for pedestrian ways, utility equipment in planted easements, and as otherwise permitted by the Village Board.
13. No above-ground structures or improvements are permitted within the 75' without setback and 200' stream setback shown on lots 2 & 3, excluding 20' access easement on lot 3, and easements for utility and storm water easements.
14. Prior Savannah Brooks public streets and other public ways, stormwater management easements, and other easements vacated and discontinued per Dec 4700651 dated 10/08/2018.

OUTLOT NOTES

1. Outlot 1 is dedicated to the Village of DeForest for stormwater management purposes.
2. Outlot 2 is dedicated to the public for park purposes.
3. The access easement shown on Lot 3 is for the benefit of the Owner of Outlot 3 and its assigns.
4. Outlot 3 is retained by the owner or its successors or assigns, available at the discretion of the owner or its successors or assigns for future transfer to a public or non-profit neighborhood or conservancy organization.

WISDOT NOTES

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, walls, septic systems, drainage facilities, buildings and related works. It is expressly intended that this restriction is for the benefit of the public as provided in section 335.233, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of USH 51 and STH 19; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in section 335.233, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

Access to STH 19 and USH 51 is controlled by WisDOT Project T05-1(27).

The lots in this land division may experience noise levels exceeding the levels in s. Toms 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for obtaining noise from existing state trunk highways or connecting highways, or the absence of any increase by the Department to the highway's through-time capacity.

Connection of Williamsburg Way to USH 51 shall be established per s. 88.07, Stats.

NOTICE IS HEREBY GIVEN that the intersection of USH 51 and Williamsburg Way (the "Intersection"), and the southern access to the Property which connects the Property via Williamsburg Way to the Intersection (the "ROW Access"), may be modified, altered, closed or improved at any time in the future by WisDOT.

NOTICE IS HEREBY FURTHER GIVEN that neither Savannah Brooks II, LLC ("Savannah"), nor Savannah's successors, assigns, or subsequent parties having any ownership or other interest in any portion of the plat of Savannah Brooks II, shall be entitled to any compensation for loss of access, loss of use of improvements constructed, or any other costs, expenses, damages, fees or other amounts suffered or incurred, due to the modification, alteration, closure or improvement made by WisDOT at any time in the future to the ROW Access and/or to the Intersection.

This Notice is given pursuant to permits granted by Wisconsin Department of Transportation ("WisDOT") to Savannah and to the Village of DeForest ("DeForest") with respect to the Intersection and the ROW Access, dated 10/08/2018, and 10/08/2018, respectively. Copies of the closest permits can be obtained from the offices of the WisDOT Division of Transportation System Development, Southeast Region, located at 2101 Wright Street, Madison, Wisconsin, or from the Village Clerk, Village Hall, Village of DeForest, 308 DeForest Street, DeForest, Wisconsin.

This Notice may not be modified, released or cancelled without the written consent of Savannah, DeForest and WisDOT. This Notice shall be governed by and construed in accordance with the laws of the State of Wisconsin, and shall be binding upon and inure to the benefit of the parties executing this Notice, and their successors and assigns.

Project: Amended Plat of SAVANNAH BROOKS II
Scale: 1" = 200'
Drawn By: WVF
Approved By: WVF
Date: DECEMBER 6, 2017
Drawing Number or Name:
ORION LAND SURVEYORS
200 Fifth Street
P.O. Box 111
DeForest, WI 53528
(608) 643-4851

