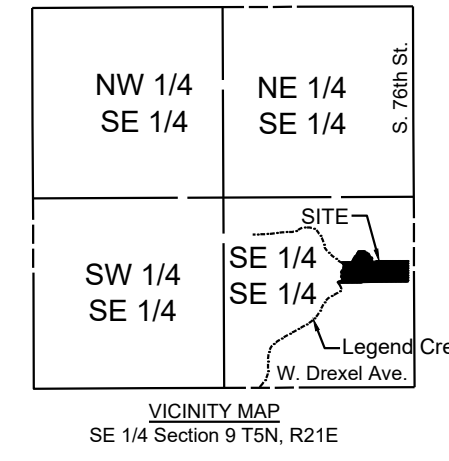
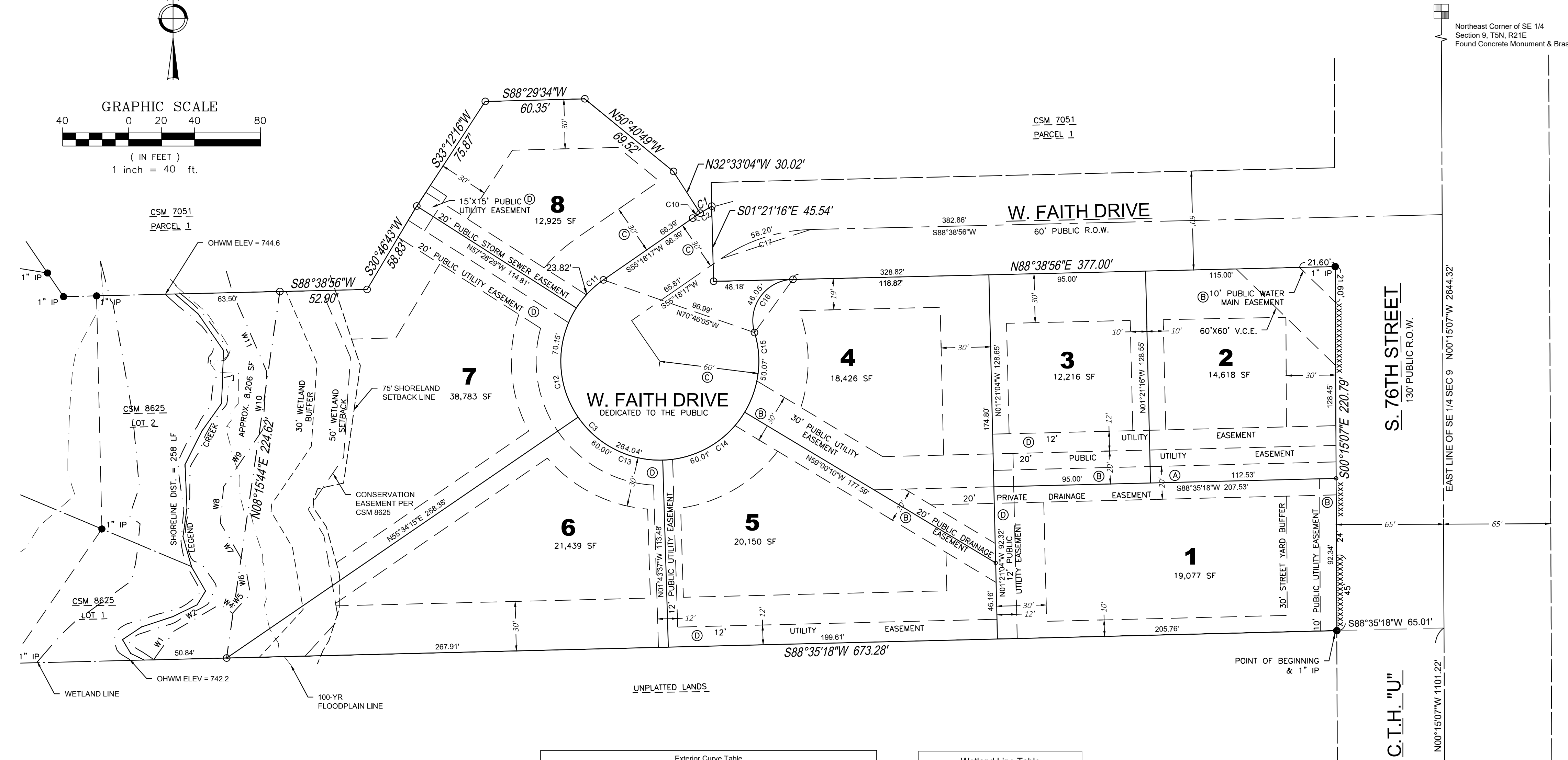
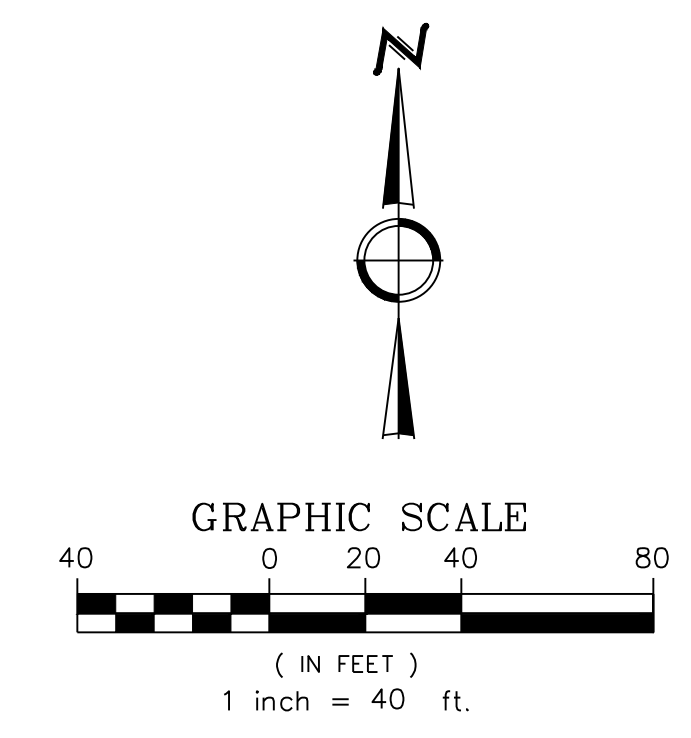


# FAITHWAY RESERVE

BEING ALL OF LOT 3 AND LOT 4 OF CSM 8625 AND A PART OF PARCEL 1 OF CSM 7051  
BEING ALSO PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9,  
TOWNSHIP 5 NORTH, RANGE 21 EAST, CITY OF FRANKLIN, MILWAUKEE COUNTY, WISCONSIN



**OWNER/SUBDIVIDER:**  
Creative Homes, Inc.  
9244 W. Grandview Ct.  
Franklin, WI 53132

**BEARING REFERENCE:**  
BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 9, T5N, R21E, WHICH BEARS N 00° 15' 07" W (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE), WHICH IS BASED ON THE NORTH AMERICAN DATUM OF 1927, NAD-27 (SEWRPC CSD, LAST REVISED JAN 2016)

**Notes/Legend:**

- (A) Private Easements are established to provide for the unobstructed flow of stormwater runoff from adjacent and upstream properties. Owners of lots on which these private easements exist shall be responsible for keeping these areas free from any obstruction that may restrict flow.
- (B) Easements granted to the City of Franklin
- (C) Right-of-Way dedicated to the City of Franklin for public street purposes.
- (D) Public Utility Easements
- Found Property Corner Marker, see note for size
- Indicates 1-1/4" (#10) rebar, weight 4.30 lbs. per lineal foot, at least 18" in length, set.

All other corners have a 3/4" (#6) rebar, weight 1.50lbs. per lineal foot, at least 18" in length, set.

All linear measurements have been made to the nearest one hundredth foot. All angular measurements have been made to the nearest second and computed to the nearest one-half second. All dimensions shown to the nearest hundredth of a foot. Dimensions along curves are arc lengths.

V.C.E. Per 15-5.0201 of the City of Franklin Unified Development Ordinance.

ANY LAND BELOW THE ORDINARY HIGH WATER MARK (OHWM) OF A LAKE OR STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IS, SECTION 1 OF THE STATE OF WISCONSIN CONSTITUTION.

The Ordinary High Water Mark has been established by the surveyor in accordance with s.236.025(2), Wis. Stats. and is shown for reference only

VERTICAL DATUM IS BASED ON MEAN SEA LEVEL (NAVD(88)) SAME DATUM AS FEMA FLOOD MAPPING

FEMA 100 YEAR BASE FLOOD ELEVATION 745.00 (NAVD(88)) SHOWN PER FEMA MAP #55070C0144E, EFFECTIVE DATE OF SEPTEMBER 26, 2008

**CONSERVATION EASEMENT RESTRICTIONS**

Those areas of land which are identified as Conservation Easements on this subdivision plat shall be subject to the following restrictions:

1. Grading and filling shall be prohibited unless specifically authorized by the City of Franklin and if applicable, the Department of Natural Resources, and the US Army Corps of Engineers.
2. The removal of topsoil or other earthen materials shall be prohibited.
3. The removal or destruction of any vegetative cover shall be prohibited, with the exception of the removal of dead, diseased or dying vegetation at the discretion of the land owner, or silvicultural thinning upon the recommendation of a forester or naturalist and the approval of the City of Franklin. The removal of any vegetative cover which is necessitated by the approved construction of residences, associated buildings and driveways shall be permitted.
4. Grazing by domesticated animals shall be prohibited.
5. The introduction of plant material not indigenous to the area shall be prohibited.
6. Construction of buildings is prohibited.

**BASEMENT RESTRICTIONS - GROUNDWATER**

Although all lots in the subdivision have been reviewed and approved for development with single family residential use in accordance with chapter 236 wisconsin statutes, some lots may contain soil conditions which may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.

**ZONING: R-6 (SINGLE FAMILY RESIDENTIAL)**  
MINIMUM LOT AREA: 11,000 SF  
MINIMUM LOT WIDTH: 90'

**SETBACKS:**  
FRONT: 30'  
SIDE: 10' / 19' (CORNER)  
REAR: 30'  
SHORELAND: 75'  
WETLANDS: 30' (BUFFER) 50' (SETBACK)

**Exterior Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord	Tangent In	Tangent Out
C1	8.22	130.00	3°37'21"	N59°06'50.5"E	8.22'	N57°18'17"E	N60°55'38"E

**R/W Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord	Tangent In	Tangent Out
C2	13.15	130.00	5°47'46"	S58°11'08"W	13.15'	S61°05'01"W	S55°17'15"W
C3	264.04	60.00	252°08'30"	S70°46'05"E	96.99'	S55°18'09"W	N16°50'20"W

**Lot Curve Table**

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C10	4.85	130.00	2°08'19"	S56°36'46.5"W	4.85'
C11	23.82	60.00	22°44'38"	S43°55'50"W	23.66'
C12	70.15	60.00	66°59'16"	S0°56'07"E	66.22'
C13	60.00	60.00	57°17'31"	S63°04'30.5"E	57.53'
C14	60.01	60.00	57°18'31"	N59°37'29.5"E	57.54'
C15	50.07	60.00	47°48'34"	N7°03'57"E	48.63'
C16	46.05	24.97	105°40'13"	N35°54'18.5"E	39.80'

**Wetland Line Table**

Line #	Length	Direction
W1	20.967	N35°32'42.44"E
W2	31.886	N59°49'25.05"E
W5	15.903	N42°28'00.65"E
W4	9.450	S56°10'43.58"E
W6	17.859	N09°46'53.13"W
W7	29.557	N30°43'07.11"W
W8	21.989	N05°06'33.14"E
W9	42.148	N34°22'49.14"E
W10	35.200	N03°53'07.11"E
W11	52.196	N23°21'13.69"W

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

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

Craig T. Donze  
 Professional Land Surveyor, S-3182

