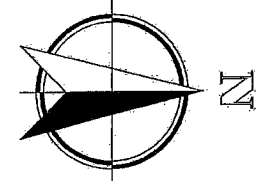


ST. BONAVENTURE EAST FIRST ADDITION

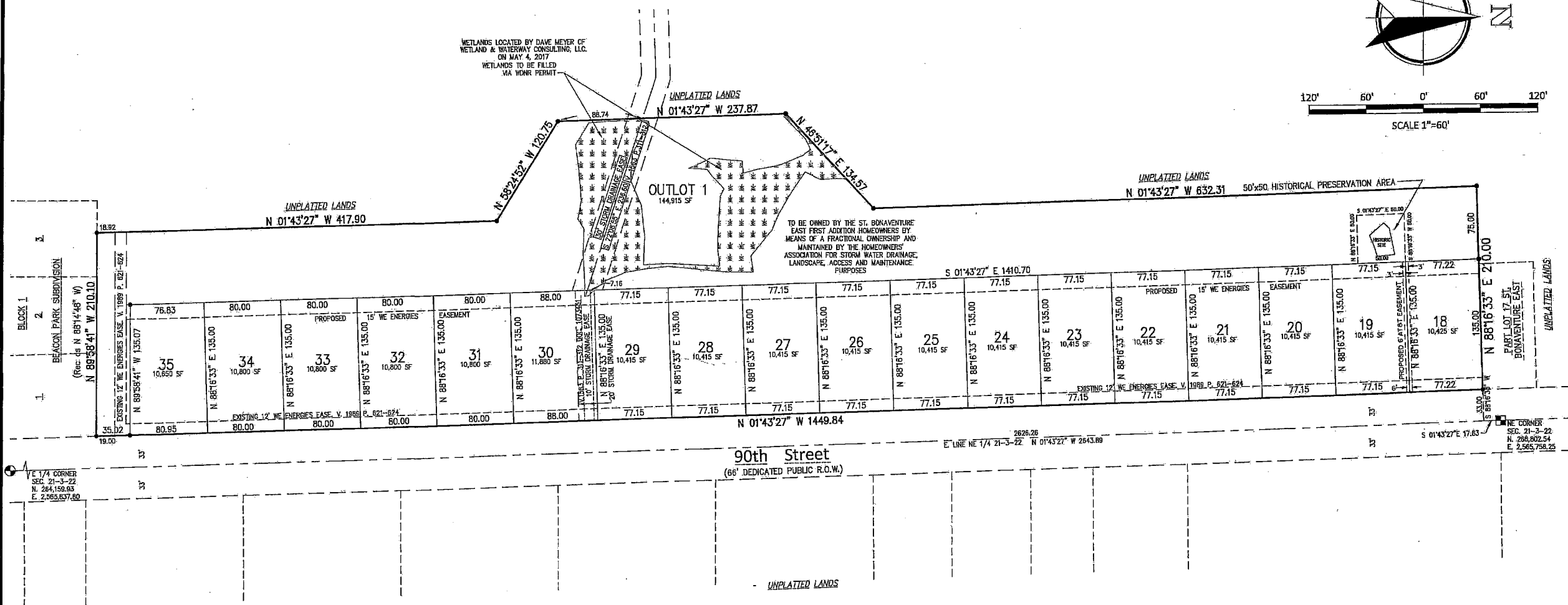
The Redivision of Lots 1-16 and part of Lot 17, and Vacated Theophane Avenue and Valerian Avenue in St. Bonaventure East, a Recorded Subdivision and Part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 21, Township 3 North, Range 22 East, in the Village of Sturtevant, Racine County, Wisconsin.

T.F.

TYSON FETTES
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$50.00
Pages: 1



120' 60' 0' 60' 120'
SCALE 1"=60'



NOTES:
Theophane Avenue and Valerian Avenue were vacated by the Village of Sturtevant by Resolution No. R87-26 dated December 1, 1987 and recorded in the Office of the Register of Deeds for Racine County in Volume 1895 at Page 745 as Document No. 1246566

Zoning: Single Family Residential

FROM ALL OF	TO
LOT#	PARCEL #
181-03-22-21-001-100	18 181-03-22-21-518-000
181-03-22-21-516-010	19 181-03-22-21-519-000
181-03-22-21-500-000	20 181-03-22-21-520-000
181-03-22-21-501-000	21 181-03-22-21-521-000
181-03-22-21-502-000	22 181-03-22-21-522-000
181-03-22-21-503-000	23 181-03-22-21-523-000
181-03-22-21-504-000	24 181-03-22-21-524-000
181-03-22-21-505-000	25 181-03-22-21-525-000
181-03-22-21-506-000	26 181-03-22-21-526-000
181-03-22-21-507-000	27 181-03-22-21-527-000
181-03-22-21-508-000	28 181-03-22-21-528-000
181-03-22-21-509-000	29 181-03-22-21-529-000
181-03-22-21-510-000	30 181-03-22-21-530-000
181-03-22-21-511-000	31 181-03-22-21-531-000
181-03-22-21-512-000	32 181-03-22-21-532-000
181-03-22-21-513-000	33 181-03-22-21-533-000
181-03-22-21-514-000	34 181-03-22-21-534-000
181-03-22-21-515-000	35 181-03-22-21-535-000

OUTLOT 1 EACH INDIVIDUAL OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP OF THE OUTLOT

LEGEND AND NOTES

BEARING BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1927. THE EAST LINE OF THE NORTHEAST 1/4 SECTION 21-3-22 IS ASSUMED TO BEAR N 01°43'27" W.

ALL DISTANCES MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGLES TURNED TO THE NEAREST SECOND AND COMPUTED TO THE NEAREST HALF SECOND.

● DENOTES A 2.375" O.D. IRON PIPE STAKE, 18" IN LENGTH, WEIGHT OF 3.65lbs./lin. ft.

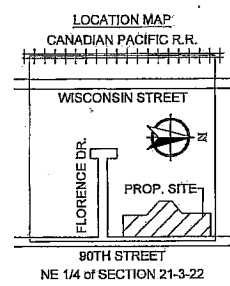
○ DENOTES A 5/8" DIAMETER REBAR STAKE, 18" IN LENGTH, WEIGHT OF 1.13lbs./lin. ft.

○ DENOTES A FOUND IRON PIPE STAKE

—|— DENOTES AN EASEMENT (SEE PLAT FOR DETAILS)

■ DENOTES A FOUND CAST IRON MONUMENT WITH BRASS CAP

● DENOTES A FOUND CONCRETE MONUMENT WITH BRASS CAP.



WISCONSIN REGISTER OF DEEDS
MARK R. MADSEN
S-2221
RACINE, WISCONSIN
Revised this 12th day of December 2017

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 January 3rd, 2018
Phenice M. Poy
Department of Administration

ST. BONAVENTURE EAST FIRST ADDITION

The Redivision of Lots 1-16 and part of Lot 17, and Vacated Theophane Avenue and Valerian Avenue in St. Bonaventure East, a Recorded Subdivision and Being Part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 21, Township 3 North, Range 22 East, in the Village of Sturtevant, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of St. Bonaventure East First Addition, being a re-division of Lots 1 through 16 and part of Lot 17 and Vacated Theophane Avenue and Valerian Avenue, in St. Bonaventure East, a recorded Subdivision, and part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 3 North, Range 22 East, all in the Village of Sturtevant, Racine County, Wisconsin bounded as follows: Commence at a point on the East line of Section 21 located S01°43'27"E 17.63 feet from the Northeast corner of said Section 21; thence S88°16'33"W 33.00 feet to the West line of 90th Street and the point of beginning of this description; run thence S01°43'27"E 1449.84 feet along said West line to the North line of Beacon Park Subdivision; thence N89°58'41"W 210.10 feet along said North line; thence N01°43'27"W 417.90 feet; thence N58°24'52"W 120.75 feet; thence N01°43'27"W 237.87 feet; thence N46°51'17"E 134.57 feet; thence N01°43'27"W 632.31 feet; thence N88°16'33"E 210.00 feet to the West line of 90th Street and point of beginning. Containing 7.705 acres.

I further certify that this plat is a correct representation of the exterior boundaries of said land and of the division thereof made; that I have made such survey, land division and plat by the direction of the Owner; and that I have fully complied with Chapter 236 of the Wisconsin Statutes and the regulations of the Village of Sturtevant.

December 5, 2017

Mark R. Madsen
Mark R. Madsen S-2271
Nielsen Madsen + Barber
1458 Horizon Blvd. Suite 200
Racine WI 53406



COUNTY TREASURER'S CERTIFICATE

I, Jane F. Nikolai, being the duly elected, qualified and acting Treasurer of Racine County, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of 2/15/18 affecting the lands included in the plat of St. Bonaventure East First Addition.

By: *Jane F. Nikolai*
Jane F. Nikolai, County Treasurer

VILLAGE TREASURER'S CERTIFICATE

I, Mary Cole, being the duly elected, qualified and acting Treasurer of Sturtevant, do hereby certify that the records of my office show no unpaid taxes or special assessments as of 2-13-2018, affecting the lands included in this plat of St. Bonaventure East First Addition.

By: *Mary A. Cole*
Mary Cole, Village Treasurer

OUTLOT OWNERSHIP AND PURPOSE

The outlot of the plat of St. Bonaventure East First Addition shall be maintained by the St. Bonaventure East First Addition Homeowners' Association for storm water retention purposes and open space and each individual owner shall have an undividable fractional ownership of the outlot and Racine County and the Village of Sturtevant shall not be liable for any fees or special assessments in the event Racine County or the Village of Sturtevant should become the owner of any lot in the subdivision by reason of delinquency. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the subdivision an undivided one eighteenth (1/18th) interest in the outlot. The developer and all subsequent owners warrant and represent that the said outlot for assessment purposes will have no value per se, and the 1/18th interest in the said outlot would be assessed with each of the buildable lots. In the event that the said outlot is not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/18th per buildable lot of the taxes due on said outlot. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually all taxes due.

The Homeowners' Association shall maintain said outlot per the Storm Water Facility Maintenance Agreement in an unobstructed condition so as to maintain its intended purpose. Construction of any building, grading, or filling in said outlot is prohibited unless approved by the Village of Sturtevant. Vehicular access other than by maintenance vehicles to said outlot is prohibited. The Homeowners' Association grants to the Village the right (but not the responsibility) to enter upon the outlot in order to inspect, repair, or restore said outlot to its intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said outlot may be placed against the tax roll for said association and collected as a special charge by the Village.

OWNER'S CERTIFICATE OF DEDICATION

TNGB, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said limited liability company caused the land on this plat to be surveyed, divided, mapped and dedicated as represented hereon. TNGB, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Village of Sturtevant, Racine County Division of Planning and Development, and Department of Administration.

IN WITNESS WHEREOF the said TNGB, LLC, has caused these presents to be signed by Raymond C. Leffler, its Sole Member At Racine, Wisconsin, this 30th day of January, 2017⁸ in the presence of:

WITNESS: *Nancy Washburn*

TNGB, LLC.
Raymond C. Leffler
Raymond C. Leffler, Sole Member

STATE OF WISCONSIN)
COUNTY OF RACINE)

Personally came before me this 30th day of January, 2017⁸, Raymond C. Leffler, Sole Member of the above-named limited liability company, to me known to be the person who executed the foregoing instrument as said officer as the deed of said limited liability company, by its authority, and acknowledged the same.

My commission expires: 2/20/18

Heidi S. Tremmel
Notary Public, Racine, Wisconsin
Printed Name: Heidi S. Tremmel

S.E.A.L



VILLAGE BOARD RESOLUTION

"RESOLVED that the final plat of St. Bonaventure East First Addition is hereby approved by the Village Board of the Village of Sturtevant, subject to the Owner entering into an acceptable agreement with the village to provide water, storm water drainage and sanitary sewer."

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of Sturtevant on October 17, 2017.

Date Signed: 2-13-2018

VILLAGE OF STURTEVANT
Mary A. Cole
Mary Cole, Clerk/Treasurer

The UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by TNGB LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,

Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin corporation, Grantee, and CHARTER

COMMUNICATIONS OPERATING, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Revised this 12th day of December 2017

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 January 30th, 2018

Benita M. Pan
Department of Administration