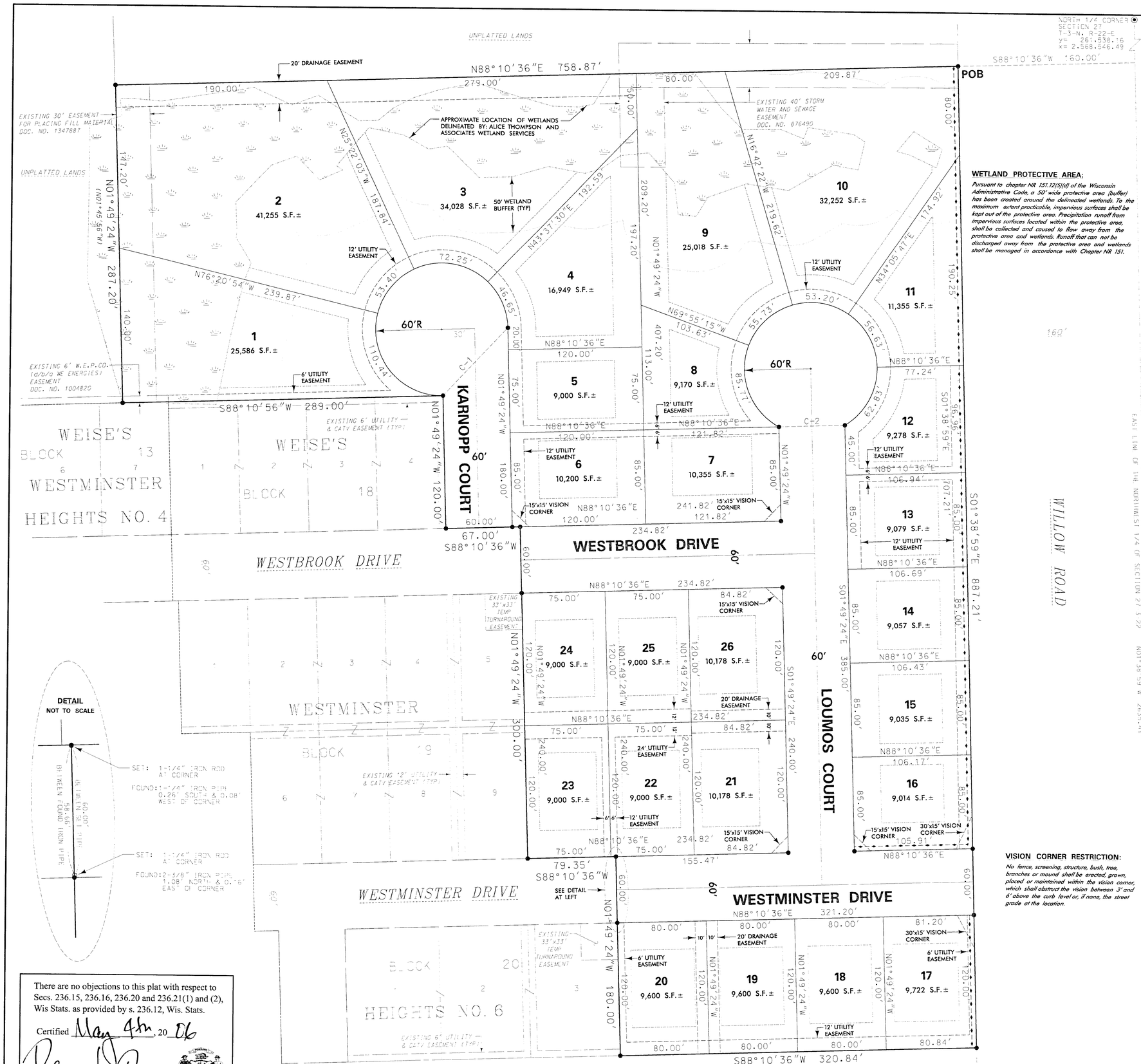
LOUMOS HEIGHTS

LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 22 EAST, VILLAGE OF STURTEVANT, RACINE COUNTY, WISCONSIN.

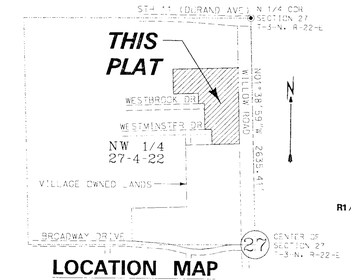


WETLAND PROTECTIVE AREA:

Pursuant to chapter NR 151.12(5)(d) of the Wisconsin Administrative Code, a 50' wide protective area (buffer) has been created around the delineated wetlands. To the maximum extent practicable, impervious surfaces shall be kept out of the protective area. Precipitation runoff from impervious surfaces located within the protective area, shall be collected and caused to flow away from the protective area and wetlands. Runoff that can not be discharged away from the protective area and wetlands shall be managed in accordance with Chapter NR 151.

VISION CORNER RESTRICTION:

No fence, screening, structure, bush, tree, branches or mound shall be erected, grown, placed or maintained within the vision corner, which shall obstruct the vision between 3' and 6' above the curb level or, if none, the street grade at the location.



LOCATION MAP

1" = 1000'

NOTES:

MONUMENT DIMENSIONS ARE "OUTSIDE DIAMETER"

LOTS 10–17 SHALL HAVE NO DIRECT VEHICULAR INGRESS FROM OR EGRESS TO WILLOW ROAD

LOT 16 ACCESS IS RESTRICTED TO LOUMOS COURT

WETLANDS DELINEATED ON 10-07-05 BY: ALICE THOMPSON AND ASSOCIATES WETLAND SERVICES

WETLANDS LOCATED BY: CRISPELL-SNYDER, INC. ON 11-07-05

DRAINAGE EASEMENTS ARE TO THE VILLAGE OF STURTEVANT

OWNER / SUBDIVIDER:

VILLAGE OF STURTEVANT
2801 89TH STREET
STURTEVANT, WI 53177
(262) 886-7201

APPROVING AUTHORITIES:

THE VILLAGE OF STURTEVANT

OBJECTING AUTHORITIES:

WISCONSIN DEPARTMENT OF ADMINISTRATION
RACINE COUNTY PLANNING & DEVELOPMENT

ZONING / REQUIREMENTS:

R1/R2 (ONE AND TWO FAMILY RESIDENTIAL DISTRICT)

BUILDING SETBACKS:

FRONT YARD = 25'

REAR YARD = 25

SIDE YARD (BUILDINGS NOT OVER 1 STORY): SUM OF SIDE YARDS SHALL BE NO LESS THAN 18' AND NO SINGLE SIDE YARD SHALL BE LESS THAN 8'

SIDE YARD (BUILDINGS OVER 1 STORY – 2.5 STORIES): SUM OF SIDE YARDS SHALL BE NO LESS THAN 23' AND NO SINGLE SIDE YARD SHALL BE LESS THAN 8'

SIDE YARD (BUILDINGS WITH ATTACHED GARAGE): SUM OF SIDE YARDS SHALL BE NO LESS THAN 12' AND NO SINGLE SIDE YARD SHALL BE LESS THAN 4'

LOT SIZE MINIMUMS:

AREA = 9,000 S.F.

WIDTH = 75' (AT SETBACK LINE)

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT IN	TANGENT OUT
1:R/W	282.74	60.00	84.85	N43°10'36"E	270°00'00"	S88°10'36"W	S01°49'24"E
1:LOT 1	110.44	60.00	95.50	N39°05'27"W	105°27'53"	————	————
1:LOT 2	53.40	60.00	51.65	N39°08'13"E	50°59'27"	————	————
1:LOT 3	72.25	60.00	68.06	S80°52'16"E	68°33'34"	————	————
1:LOT 4	46.65	60.00	45.49	S24°05'57"E	44°32'56"	————	————
2:R/W	314.16	60.00	60.00	N88°10'36"E	300°00'00"	N88°10'36"W	S88°10'36"W
2:LOT 6	85.77	60.00	78.69	N20°52'19"W	81°54'08"	————	————
2:LOT 9	55.73	60.00	53.76	N45°41'12"E	53°12'54"	————	————
2:LOT 10	53.20	60.00	51.48	S41°18'17"E	50°48'09"	————	————
2:LOT 11	56.63	60.00	54.59	S28°51'28"E	54°04'49"	————	————
2:LOT 12	62.83	60.00	60.00	S58°10'36"W	60°00'00"	————	————

N

SCALE: 1" = 50'

0 30 50 100

10

HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, NAD 1927.

ALL BEARINGS ARE REFERENCED TO GRID NORTH AND THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 27-3-22 WHICH BEARS N01°38'59"W.

VERTICAL DATUM IS BASED ON MEAN SEA LEVEL, NGVD 1929

LEGEND

- CONCRETE MONUMENT WITH BRASS CAP
- CAST IRON MONUMENT WITH BRASS CAP
- FOUND IRON PIPE (SIZE AS NOTED)
- SET A 1-1/4" X 24" IRON ROD WEIGHING 4.173 LBS/LIN FT
  ALL OTHER LOT CORNERS: SET A 3/4" X 24" IRON ROD WEIGHING 1.50 LBS/LIN FT
- BUILDING SETBACK LINES
- APPROXIMATE LOCATION OF WETLAND BUFFER
- ACCESS RESTRICTION
- WETLAND
- ( ) RECORDED AS

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 May 4th, 20 06

DOC # 2101908
Recorded
SEP. 15, 2006 AT 03:11PM

JAMES A LADWIG
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: $30.00

SURVEYING WISCONSIN JEFFREY A. NIPPLE S-1929 ELKHORN, WI LAND SURVEYOR

5/5/06

JEFFREY A. NIPPLE
WISCONSIN REGISTERED LAND SURVEYOR, S-1929

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS

LOUMOS HEIGHTS

LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 22 EAST,
VILLAGE OF STURTEVANT, RACINE COUNTY, WISCONSIN.

APPROVALS / CERTIFICATES / UTILITY EASEMENT PROVISIONS

SURVEYOR'S CERTIFICATE

I, JEFFREY A. NIPPLE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CODE OF THE VILLAGE OF STURTEVANT, AND UNDER THE DIRECTION OF THE VILLAGE OF STURTEVANT, OWNER OF SAID LAND, I HAVE SURVEYED, DIVIDED AND MAPPED LOUMOS HEIGHTS: THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF LAND SURVEYED: AND THAT THIS LAND IS LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 22 EAST, VILLAGE OF STURTEVANT, RACINE COUNTY, WISCONSIN, CONTAINING 452,241 SQUARE FEET (10.382 ACRES) OF LAND MORE OR LESS AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 27: THENCE SOUTH 01°38'59" EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 SECTION, 570.94 FEET: THENCE SOUTH 88°10'36" WEST, 160.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WILLOW ROAD AND THE POINT OF BEGINNING: THENCE SOUTH 01°38'59" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 887.21 FEET: THENCE SOUTH 88°10'36"WEST, 320.84 FEET TO THE SOUTHEAST CORNER OF WEISE'S WESTMINSTER HEIGHTS NO. 6, A RECORDED SUBDIVISION, THENCE NORTH 01°49'24" WEST, ALONG THE EASTERLY LINE OF SAID SUBDIVISION, 180.00 FEET: THENCE SOUTH 88°10'36" WEST, ALONG SAID EASTERLY LINE, 79.35 FEET: THENCE NORTH 01°49'24" WEST, ALONG SAID EASTERLY LINE, 300.00 FEET: THENCE SOUTH 88°10'36" WEST, ALONG SAID EASTERLY LINE, 67.00 FEET: THENCE NORTH 01°49'24" WEST, ALONG SAID EASTERLY LINE, 120.00 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION: THENCE SOUTH 88°10'56" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION AND THEN THE NORTH LINE OF WEISE'S WESTMINSTER HEIGHTS NO. 4, A RECORDED SUBDIVISION, 289.00 FEET: THENCE NORTH 01°49'24" WEST, 287.20 FEET: THENCE NORTH 88°10'36" EAST, 758.87 FEET TO THE POINT OF BEGINNING.

DATED THIS 24th DAY OF April, 2006.

Jeffrey A. Nipple
JEFFREY A. NIPPLE, R.L.S. 1929

WISCONSIN JEFFREY A. NIPPLE S-1929 ELKHORN, WI LAND SURVEYOR

UTILITY EASEMENT PROVISIONS:

An easement for electric and communications service is hereby granted by THE VILLAGE of STURTEVANT, Grantor, to WISCONSIN ELECTRIC POWER COMPANY, A Wisconsin corporation, doing business as We Energies, Grantee, WISCONSIN BELL, INC., doing business as SBC AMERITECH WISCONSIN, Grantee, and TIME WARNER ENTERTAINMENT CO. LP, 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, 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 these 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 of 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 or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings 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 the 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.

VILLAGE BOARD APPROVAL / CERTIFICATE

RESOLVED, THAT THE PLAT KNOWN AS LOUMOS HEIGHTS IN THE VILLAGE OF STURTEVANT, WHICH HAS BEEN FILED FOR APPROVAL, BE AND HEREBY IS APPROVED AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATUTES.

DATED THIS 1st DAY OF September, 2006.

Steven D. Jansen
STEVE JANSEN, VILLAGE PRESIDENT

I, DONNA DEUSTER, BEING DULY ELECTED, QUALIFIED AND ACTING CLERK FOR THE VILLAGE OF STURTEVANT, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE OF STURTEVANT

THIS 1st DAY OF September, 2006.

Mary Hansted
~~DONNA DEUSTER~~, VILLAGE CLERK
Mary Hansted

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

THE VILLAGE OF STURTEVANT, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

THE VILLAGE OF STURTEVANT, 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 BOARD OF THE VILLAGE OF STURTEVANT
WISCONSIN DEPARTMENT OF ADMINISTRATION
RACINE COUNTY PLANNING AND DEVELOPMENT

IN WITNESS WHEREOF, THE SAID VILLAGE OF STURTEVANT HAS CAUSED THESE PRESENTS TO BE SIGNED BY Steven D. Jansen, ITS PRESIDENT,
STEVE JANSEN

THIS 7th DAY OF September, 2006.

STATE OF WISCONSIN)
RACINE COUNTY)

PERSONALLY CAME BEFORE ME THIS 7th DAY OF September, 2006, THE ABOVE NAMED STEVE JANSEN, PRESIDENT OF THE VILLAGE OF STURTEVANT, A WISCONSIN CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO ME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES

NOTARY'S SEAL

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 May 4th, 2006

Department of Administration

FROM PT OF LOT#	PARCEL#
PT OF	181-03-22-27-010-000
PT OF	181-03-22-27-011-000
TO	
1	181-03-22-27-011-010
2	181-03-22-27-011-020
3	181-03-22-27-011-030
4	181-03-22-27-011-040
5	181-03-22-27-011-050
6	181-03-22-27-011-060
7	181-03-22-27-011-070
8	181-03-22-27-011-080
9	181-03-22-27-011-090
10	181-03-22-27-011-100
11	181-03-22-27-011-110
12	181-03-22-27-011-120
13	181-03-22-27-011-130
14	181-03-22-27-011-140
15	181-03-22-27-011-150
16	181-03-22-27-011-160
17	181-03-22-27-011-170
18	181-03-22-27-011-180
19	181-03-22-27-011-190
20	181-03-22-27-011-200
21	181-03-22-27-011-210
22	181-03-22-27-011-220
23	181-03-22-27-011-230
24	181-03-22-27-011-240
25	181-03-22-27-011-250
26	181-03-22-27-011-260

VILLAGE TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
RACINE COUNTY)

I, ROGER FREIBURGER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF STURTEVANT, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS DATE ON ANY OF THE LAND INCLUDED IN THE PLAT OF LOUMOS HEIGHTS.

DATED THIS 1st DAY OF SEPTEMBER, 2006.

Roger Freiburger
ROGER FREIBURGER, VILLAGE TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
RACINE COUNTY)

I, ELIZABETH MAJESKI, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF RACINE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS DATE AFFECTING THE LANDS INCLUDED IN THE PLAT OF LOUMOS HEIGHTS.

DATED THIS 7th DAY OF September, 2006.

ELIZABETH MAJESKI, COUNTY TREASURER

CRISPELL-SNYDER, INC.
PROFESSIONAL CONSULTANTS
700 GENEVA PARKWAY / P.O. BOX 550
LAKE GENEVA, WI 53147
(262) 348-5600
PROJECT NO. 05218
MARCH 13, 2006
REV: APRIL 24, 2006