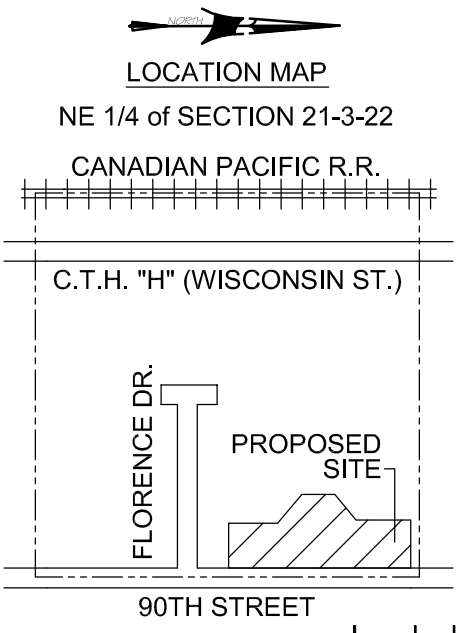
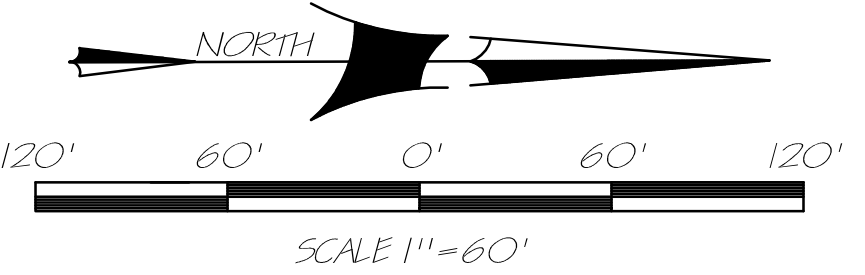


ST. BONAVENTURE EAST FIRST ADDITION

The Redivision 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 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.



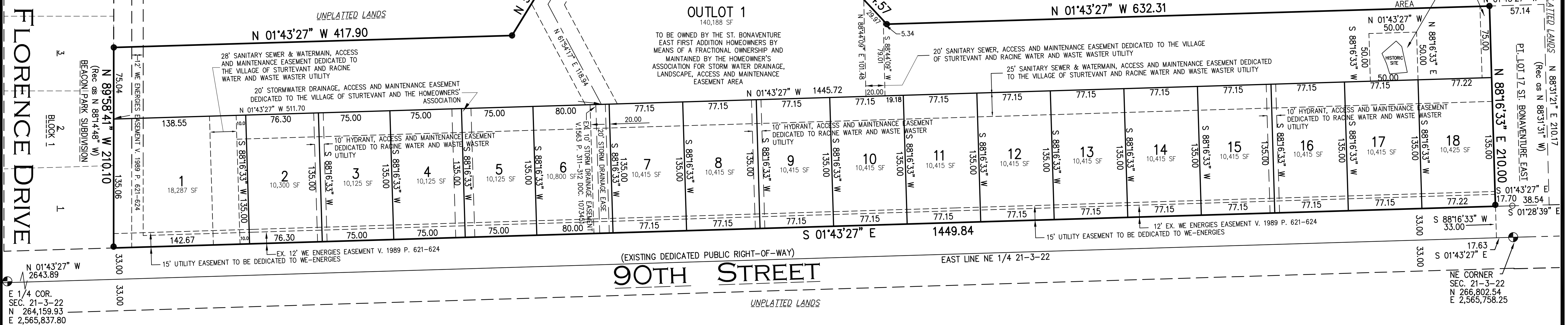
NOTE:
THEOPHANE AVENUE AND VALERIAN AVENUE WERE VACATED BY THE VILLAGE OF STURTEVANT BY RESOLUTION NO. R87-26 DATED DECEMBER 1, 1987 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY IN VOLUME 1895 AT PAGE 745 AS DOCUMENT NO. 1246666



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



SURVEYOR'S CERTIFICATE
I, James E. Robinson, Registered 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 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.

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.

January 15, 2008

James E. Robinson S-1283
Nielsen Madsen & Barber, S.C.
P. O. Box 188
Racine WI 53401-0188

CORPORATE OWNER'S CERTIFICATE OF DEDICATION
TNG8, LLC, 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 on this plat to be surveyed, divided, mapped and dedicated as represented hereon. TNG8, 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 TNG8, LLC., Has caused these presents to be signed by Raymond C. Leffler, its Sole Member At Racine, Wisconsin, this _____ day of _____, 2008. In the presence of:

TNG8, LLC.

Raymond C. Leffler, Sole Member

STATE OF WISCONSIN
COUNTY OF RACINE)
Personally came before me this _____ day of _____, 2008, Raymond C. Leffler, Sole Member of the above-named corporation, to me known to be the person who executed the foregoing instrument as said officer as the deed of said corporation, by its authority, and acknowledged the same.

My commission expires: _____

Notary Public, Racine, Wisconsin
Printed Name: _____

SEAL

CONSENT OF CORPORATE MORTGAGEE
Tri City National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of TNG8, LLC., owner.

IN WITNESS WHEREOF the said Tri City National Bank has caused these presents to be signed by John W. Kis, its Senior Vice-President, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 2008, in the presence of:

TRI CITY NATIONAL BANK
John W. Kis, Senior Vice-President

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 _____, 2008.

Date Signed: _____ VILLAGE OF STURTEVANT
Mary Hanstad, Clerk/Treasurer

UTILITY EASEMENT PROVISIONS
An easement for electric and communications service is hereby granted by TNG8, LLC, to WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation, doing business as WE ENERGIES WISCONSIN BELL, INC., d/b/a AMERITECH WISCONSIN TIME WARNER ENTERTAINMENT CO. LP Grantees,

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 for such purposes as the same is now or may hereafter be used and for sounds and signals, 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 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.

ZONING: ONE AND TWO FAMILY RESIDENCE DISTRICT

SETBACKS:
STREET 25' MINIMUM
REARYARD 25' MINIMUM
SIDEYARDS For building not over one story high, the sum of the widths of the required side yards shall not be less than 18' and no single side yard shall be less than 8' in width.

For building more than one story high to 2 1/2 stories high, the sum of the widths of the required side yards shall not be less than 23' and no single side yard shall be less than 8' in width.

If a garage is attached to a building, whether one or more stories high, the sum of the required side yards where such garages are located shall not be less than 12' and no single side yard shall be less than 4' in width; provided, however, that there shall not be any projection on such garage more than 4' above the roof line of the garage.

LEGEND AND NOTES

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

ALL DISTANCES MEASURED TO THE NEAREST HUNDRETH 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 FOUND 1" O.D. IRON PIPE STAKE

--- DENOTES AN EASEMENT (SEE PLAT FOR DETAILS)

⊙ DENOTES CONCRETE MONUMENT WITH BRASS CAP.