DOCUMENT
1516335
RECORDED
At Kenosha County, Kenosha, WI 53140
Louise I. Principe, Register of Deeds
on 4/05/2007 at 2:21PM
700143A9 $50.00
RESDEED3 JANK
245

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 February 15th 07
Department of Administration

ASHBURY CREEK SUBDIVISION

THAT PART OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, AND THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, ALL LOCATED IN TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE 4th PRINCIPAL MERIDIAN, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

OWNER & DIVIDER: ALFA LAND, LLC
6040 – 39th Avenue
Kenosha, Wisconsin 53142-7064

SURVEYED & PLATTED BY: AMBIT LAND SURVEYING
P. O. Box 42
Bassett, WI. 53101-0042
262-537-4874

GRAPHIC SCALE
1 inch = 100 feet

GRID NORTH
WISCONSIN COORDINATE SYSTEM
SOUTH ZONE
HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-27)
Bearings are referenced to the east line of the SE. 1/4 of Section 8-T1N-S22E per SEWRPC monumentation

LOCATION SKETCH
TOWNSHIP 1 NORTH, RANGE 22 EAST
1 inch = 2000 feet

TOTAL AREA = 51.85 ACRES
TOTAL LOT AREA = 30.20 ACRES

ZONING DISTRICTS R-4.5, C-1 AND PR-1

WETLANDS FIELD DELINEATED AUGUST 10, 2004 BY WETLAND AND WATERWAY CONSULTING, AND APPROVED BY WISCONSIN DEPARTMENT OF NATURAL RESOURCES ON JANUARY 19, 2005

TYPICAL EASEMENT DESCRIPTION
DEDICATED 20' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT

"A" DEDICATED 70' DIAMETER, 210 SQ. FT. WOODLAND PRESERVATION AND PROTECTION, ACCESS AND MAINTENANCE EASEMENT AREA
"A" CENTER IS 63.85' N 80°57' 05" W FROM NE. CORNER LOT 10
"B" CENTER IS 55.30' S 56°48' 48" W FROM NW. CORNER LOT 64
"C" CENTER IS 42.59' N 75°59' 00" W FROM SE. CORNER LOT 80

OUTLOTS 1, 3 AND 4 ARE HEREBY DEDICATED TO THE ASHBURY CREEK HOMEOWNERS ASSOCIATION, INC.

LEGEND:
- Denotes 6" x 6" Concrete Monument/Brass Cap
- Denotes Iron Pipe Found 1.25 inch O. D.
- Denotes Iron Bar Set 1.25 inch O. D. x 18 inch and 4.30 lbs./lin. ft.
- Denotes Iron Pipe Set 2.375 inch O. D. x 18 inch
- Denotes radius point of woodland preservation easement
- All Other Lot and Outlot Corners are 0.75 inch x 18 inch Iron Bars and 1.052 lbs./lin. ft.
- Denotes Easement and Setback Lines
- VT1 Denotes Vision Triangle with 15 feet of vision clearance space
- VT2 Denotes Vision Triangle with 50 feet of vision clearance space

FOR VISION TRIANGLE DETAIL SEE SHEET 3

ACCESS RESTRICTIONS

1. NO DIRECT VEHICULAR ACCESS ALLOWED TO WILMOT ROAD (COUNTY TRUNK HIGHWAY "C") FROM LOTS 1 THROUGH 6, AND OUTLOT 4.
2. NO DIRECT VEHICULAR ACCESS ALLOWED TO BAIN STATION ROAD FROM LOTS 43, 45 AND 46, AND OUTLOTS 1 AND 2.
3. LOTS 44 AND 45 SHALL SHARE A DRIVEWAY ACCESS TO BAIN STATION ROAD THROUGH LOT 44.

Mark A. Bolender
Wisconsin Registered Land Surveyor S - 1784
Dated at Bassett, Wisconsin this 11th day of January, 2006.
Revised this 31st day of April, 2006
Revised this 10th day of August, 2006
Revised this 16th day of November, 2006
Revised this 4th day of December, 2006
Revised this 9th day of January, 2007

SHEET 1 OF 5 SHEETS