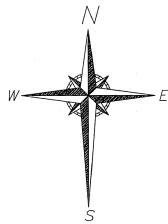
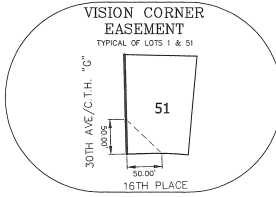
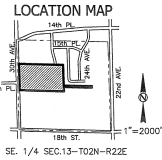


THE MEADOWS AT HUNTER RIDGE

BEING A PART OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 13-2-22, T.2N., R.22E., CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 92) GRID NORTH ON THE WEST LINE OF THE SE 1/4 OF SECTION 13-02-22 AS N01°26'36\"/>



LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LN. FT.
- 1.315" x 18" IRON PIPE SET AT ALL OTHER LOT CORNERS, WT. = 1.68 LBS./LN. FT.
- ⊕ CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

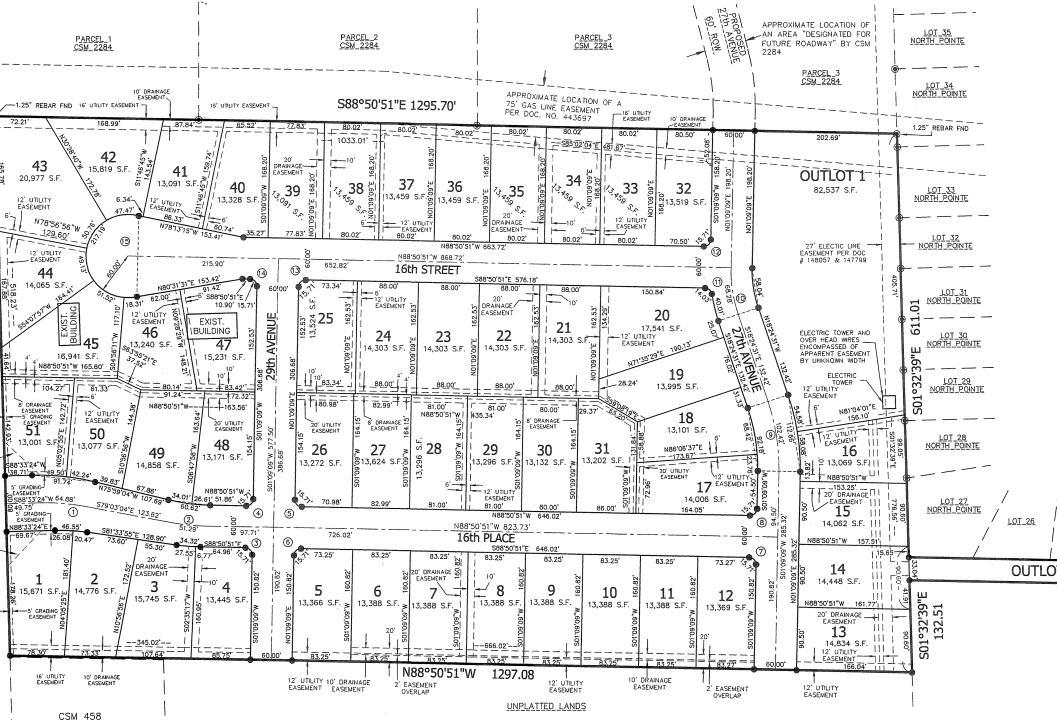
CURVE	LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN. BEARING 1	TAN. BEARING 2
1	NORTH	340.00'	19°27'32"	91.74'	91.46'	N 89°42'50" W	N 88°33'24" E	S 75°59'04" E
1	51	340.00'	08°20'28"	49.50'	49.45'	N 87°16'22" W	N 88°33'24" E	S 75°59'04" E
1	50	340.00'	07°07'34"	42.24'	42.21'	S 79°32'36" E	S 75°59'04" E	S 75°59'04" E
1	CL	300.00'	12°23'32"	64.88'	64.76'	N 85°14'50" W	N 88°33'24" E	S 75°59'04" E
1	SDOUTH	270.00'	09°58'41"	46.55'	46.49'	S 86°30'15.5" E	N 88°33'24" E	S 81°33'55" E
1	1	270.00'	09°58'41"	26.08'	26.07'	N 88°49'25.5" W	N 88°33'24" E	S 81°33'55" E
1	2	270.00'	04°20'40"	20.47'	20.47'	N 93°44'15" W	S 75°59'04" E	S 88°50'51" E
2	49	270.00'	07°18'58"	34.01'	33.98'	N 79°35'33" W	S 75°59'04" E	S 75°59'04" E
2	48	270.00'	09°38'49"	26.61'	26.60'	N 86°01'26.5" W	S 75°59'04" E	S 88°50'51" E
2	CL	300.00'	09°47'47"	51.29'	51.23'	N 89°56'57.5" W	S 75°59'04" E	S 88°50'51" E
2	P SOUTH	270.00'	07°16'57"	34.32'	34.29'	S 85°19'22.5" E	S 81°33'55" E	S 88°50'51" E
2	3	270.00'	12°51'47"	60.62'	60.49'	N 82°24'57.5" W	S 75°59'04" E	S 88°50'51" E
2	4	270.00'	01°26'08"	6.77'	6.76'	N 88°07'47" W	S 75°59'04" E	S 88°50'51" E
3	4	10.00'	90°00'00"	15.71'	14.14'	N 43°50'51" E	S 88°50'51" E	S 01°09'09" W
4	48	10.00'	90°00'00"	15.71'	14.14'	N 46°09'09" W	S 88°50'51" E	N 01°09'09" E
5	26	10.00'	90°00'00"	15.71'	14.14'	N 43°50'51" E	S 88°50'51" E	S 88°50'51" E
6	5	10.00'	90°00'00"	15.71'	14.14'	N 46°09'09" E	N 01°09'09" E	S 88°50'51" E
7	12	10.00'	90°00'00"	15.71'	14.14'	N 43°50'51" E	S 88°50'51" E	S 01°09'09" W
8	17	10.00'	90°00'00"	15.71'	14.14'	N 46°09'09" W	N 01°09'09" E	N 88°50'51" E
9	WEST	270.00'	19°33'40"	92.18'	91.73'	N 88°37'41" E	N 01°09'09" E	N 88°50'51" E
9	17	270.00'	09°09'09"	23.76'	23.75'	S 01°28'07" E	N 01°09'09" E	N 01°09'09" E
9	18	270.00'	14°31'08"	68.23'	68.23'	N 01°08'57" W	N 01°09'09" E	N 18°24'31" W
9	CL	300.00'	19°33'40"	102.42'	101.93'	N 08°37'41" W	N 01°09'09" E	N 18°24'31" W
9	EAST	330.00'	19°33'40"	112.66'	112.12'	N 08°37'41" W	N 01°09'09" E	N 18°24'31" W
9	16	330.00'	10°05'08"	58.08'	58.01'	S 03°33'25" E	N 01°09'09" E	N 01°09'09" E
9	DL1	330.00'	09°28'32"	54.58'	54.51'	N 13°40'15" W	N 01°09'09" E	N 18°24'31" W
10	20	230.00'	09°58'01"	40.01'	39.96'	S 13°25'30.5" E	N 18°24'31" W	N 08°26'30" W
10	CL	200.00'	19°33'40"	68.28'	67.95'	N 08°37'41" E	N 18°24'31" W	N 01°09'09" E
10	DL1	170.00'	19°33'40"	58.04'	57.76'	N 08°37'41" W	N 18°24'31" W	N 01°09'09" E
11	20	10.00'	90°24'21"	14.03'	12.91'	S 48°38'40.5" E	N 08°26'30" W	N 08°50'51" W
12	32	10.00'	90°00'00"	15.71'	14.14'	N 46°09'09" W	S 01°09'09" E	N 88°50'51" W
13	25	10.00'	90°00'00"	15.71'	14.14'	N 46°09'09" E	N 88°50'51" W	S 01°09'09" W
14	47	10.00'	90°00'00"	15.71'	14.14'	N 43°50'51" E	S 88°50'51" W	S 01°09'09" W
15	RDW	60.00'	207°24'10"	217.19'	116.59'	N 01°09'08" W	N 75°08'47" W	N 77°27'03" E
15	42	60.00'	43°19'54"	47.47'	46.24'	S 82°11'16" W	N 75°08'47" W	N 77°27'03" E
15	43	60.00'	48°28'16"	50.76'	49.26'	S 35°17'11" W	N 75°08'47" W	N 77°27'03" E
15	44	60.00'	46°55'06"	49.13'	47.77'	S 12°24'30" E	N 75°08'47" W	N 77°27'03" E
15	45	60.00'	49°11'46"	51.52'	49.95'	S 60°27'56" E	N 75°08'47" W	N 77°27'03" E
15	46	60.00'	17°29'08"	18.31'	18.24'	N 86°11'37" E	N 75°08'47" W	N 77°27'03" E

CENTER OF SECTION 13-2-22

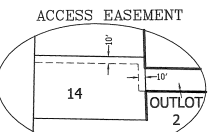
UNPLATTED LANDS

LOT 62 HUNTER'S RIDGE

LOT 63 HUNTER'S RIDGE



NOTE:
 IF OUTLOT 2 IS NOT DEEDED OVER TO ADJACENT LOT OWNERS WITHIN EIGHTEEN (18) MONTHS OF RECORDING OF THIS PLAT, OWNERSHIP IS THEN TRANSFERRED TO THE HOME OWNERS ASSOCIATION OF THE MEADOWS OF HUNTER RIDGE.
 IF OUTLOT 2 IS TRANSFERRED TO THE HOME OWNERS ASSOCIATION OF THE MEADOWS OF HUNTER RIDGE, LOT 14 WILL HAVE A TEN (10) FOOT ACCESS EASEMENT RUNNING ALONG THE NORTH AND EAST LINE OF SAID PROPERTY UP TO THE SOUTHWEST LOT CORNER OF OUTLOT 2. (SEE DETAIL BELOW)
 IF OUTLOT 2 IS NOT TRANSFERRED TO THE HOME OWNERS ASSOCIATION OF THE MEADOWS OF HUNTER RIDGE, NO ACCESS EASEMENT WILL EXIST.



- GENERAL NOTES:**
- 1) ALL EASEMENTS ARE GRANTED TO THE MUNICIPALITY UNLESS OTHERWISE STATED.
 - 2) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT 1; DEVELOPERS SHALL RETAIN OWNERSHIP OF OUTLOT 2, AND KENOSHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
 - 3) THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO 30th AVENUE / C.T.H. "G".
 - 4) NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER RESTRICTION. NO VEGETATION WITHIN THE VISION CORNER RESTRICTION MAY EXCEED 30 INCHES IN HEIGHT.
 - 5) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
 - 6) OUTLOT 1 IS ENTIRELY ENCOMPASSED BY A DRAINAGE EASEMENT
 - 7) EXISTING BUILDINGS TO BE RAZED (SHOWN ON LOTS 45 & 47)

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 July 10th 2016
 Peter A. Tufte
 Department of Administration

