

1460342

MAJESTIC HILLS I

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF STURTEVANT, RACINE COUNTY, WISCONSIN.

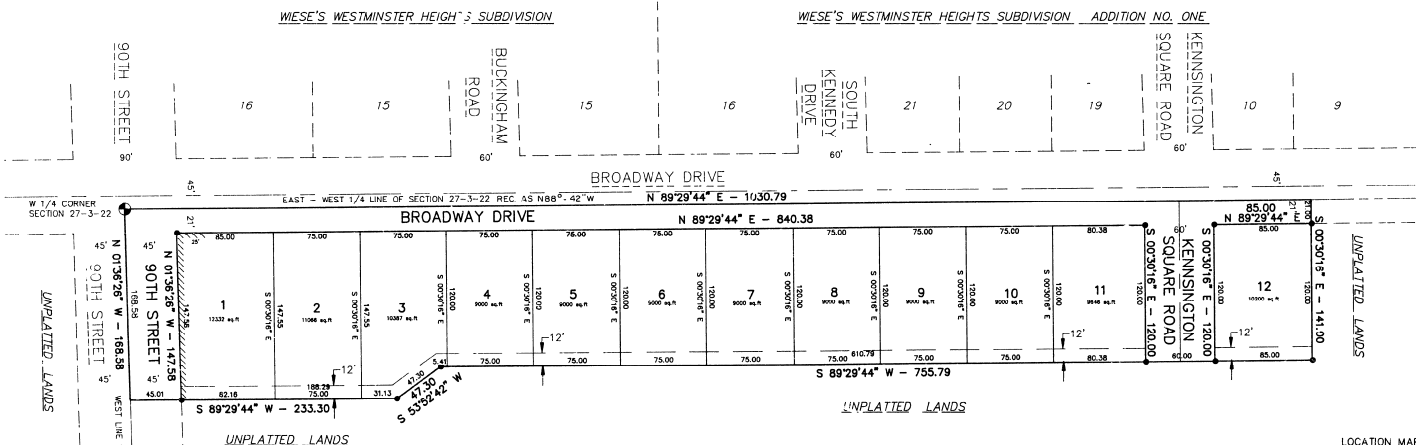
RECORDED
FILED
JAN 30 1993
VOL. 34 PAGE 75
REGISTER OF DEEDS

- FROM: 181-03-22-27-099-010
- PL: 181-03-22-27-038-000
- Lot 1 181-03-22-27-311-010
- Lot 2 181-03-22-27-311-070
- Lot 3 181-03-22-27-311-030
- Lot 4 181-03-22-27-311-040
- Lot 5 181-03-22-27-311-020
- Lot 6 181-03-22-27-311-060
- Lot 7 181-03-22-27-311-050
- Lot 8 181-03-22-27-311-080
- Lot 9 181-03-22-27-311-090
- Lot 10 181-03-22-27-311-100
- Lot 11 181-03-22-27-311-110
- Lot 12 181-03-22-27-311-120



Walter R. Hodgen
9/21/93

REVISED THIS 11 DAY OF NOVEMBER



LEGEND AND NOTES

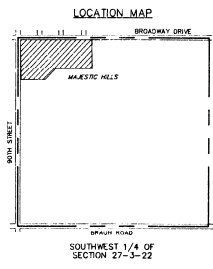
BEARINGS BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM SOUTH ZONE.

ALL DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

ALL ANGLES TURNED TO THE NEAREST SECOND.

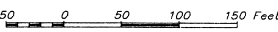
- DENOTES A 1 1/4" DIAMETER IRON REBAR STAKE, 30" IN LENGTH, MINIMUM WEIGHT OF 4.30 lbs./lin. ft.
- ALL OTHER LOT CORNERS MARKED BY A 3/4" DIAMETER IRON ROD STAKE, 24" IN LENGTH, MINIMUM WEIGHT OF 1.50 lbs./lin. ft.
- DENOTES 12" EASEMENT FOR UTILITIES, T.V. CABLE, AND DRAINAGE.
- DENOTES CONCRETE MONUMENT WITH BRASS CAP.
- NO VEHICULAR ACCESS
- 1 AND 2 FAMILY RESIDENTIAL ZONING

REVISED THIS 11 DAY OF NOVEMBER 1993



There are no objections to this plat with respects to Secs. 236.12, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., or by the County Planning Agency.

Certified this 30 day of November, 1993
Deanne A. Starn
Department of Agriculture, Trade & Consumer Protection



MAJESTIC HILLS I
PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 27, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE
VILLAGE OF STURTEVANT, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, WALTER R. MADSEN, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of MAJESTIC HILLS I, located in that part of the Northwest 1/4 of the Southwest 1/4 Section 27, Township 3 North, Range 22 East, in the Village of Sturtevant, Racine County, Wisconsin, bounded as follows: Begin at a standard Racine County monument marking the West 1/4 corner of said Section 27; run thence N89°44'10" W 1010.75 feet along the East-West 1/4 line of said Section; thence S89°10'44" E 141.00 feet; thence S89°29'44" W 75.75 feet; thence S89°22'42" W 47.10 feet; thence S89°29'44" W 211.10 feet to the West line of said Section; thence N61°39'26" W 168.58 feet along the West line of said Section to the 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; and 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 subdivision regulations of the Village of Sturtevant, in surveying and mapping the same.

September 21, 1993

Signed: *Walter R. Madsen*

Walter R. Madsen, S-898
WILSON MADSEN & BARBER
1339 Washington Avenue
Racine, Wisconsin 53403



REVISED THIS 11 DAY OF NOVEMBER, 1933

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

NIELSEN IRON WORKS, INC., 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. NIELSEN IRON WORKS, INC. 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 Planning & Development, and Department of Agriculture, Trade & Consumer Protection.

IN WITNESS WHEREOF the said NIELSEN IRON WORKS, INC. has caused these presents to be signed by Clayton H. Nielsen, its President, at Racine, Wisconsin, and its corporate seal affixed hereto this 21st day of September, 1993. In presence of:

WITNESS: *Barbara Pauls*
STATE OF WISCONSIN)
COUNTY OF RACINE)
NIELSEN IRON WORKS, INC.
Clayton H. Nielsen
Clayton H. Nielsen, President

Personally came before me this 21st day of September, 1993, Clayton H. Nielsen, President 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: March 20, 1994
SEAL: *Walter R. Madsen*
NOTARY PUBLIC, RACINE, WISCONSIN
NWSO THE GREAT SEAL, INC.

OWNER'S CERTIFICATE OF DEDICATION

INDUSTRIAL LEASING, a Wisconsin Partnership, as Owner, does hereby certify that it caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. INDUSTRIAL LEASING 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 Planning & Development, and Department of Agriculture, Trade & Consumer Protection.

In the presence of:
WITNESS: *Barbara Pauls*
INDUSTRIAL LEASING
Clayton H. Nielsen
Clayton H. Nielsen, Partner

STATE OF WISCONSIN)
COUNTY OF RACINE)
Personally came before me this 21st day of September, 1993, Clayton H. Nielsen, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires: March 20, 1994
SEAL: *Walter R. Madsen*
NOTARY PUBLIC, RACINE, WISCONSIN
NWSO THE GREAT SEAL, INC.

My commission expires: March 20, 1994
SEAL: *Walter R. Madsen*
NOTARY PUBLIC, RACINE, WISCONSIN
NWSO THE GREAT SEAL, INC.

My commission expires: March 20, 1994
SEAL: *Walter R. Madsen*
NOTARY PUBLIC, RACINE, WISCONSIN
NWSO THE GREAT SEAL, INC.

VILLAGE BOARD RESOLUTION

"RESOLVED that the final plat of MAJESTIC HILLS I is hereby approved by the Town Board of the Village of Sturtevant, subject to the Owner entering an acceptable agreement with the Village to provide roads, 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.
Dated: 3-23-94
Barbara Pauls
Barbara Pauls, Clerk/Treasurer
VILLAGE OF STURTEVANT

VILLAGE TREASURER'S CERTIFICATE

I, Barbara Pauls, being the duly elected, qualified, and acting Treasurer for the Village of Sturtevant, do hereby certify that the records of my office show no unpaid taxes, or unpaid special assessments on any of the lands contained in the plat of MAJESTIC HILLS I.

Dated: 3-23-94
Barbara Pauls
Barbara Pauls, Clerk/Treasurer
VILLAGE OF STURTEVANT

COUNTY TREASURER'S CERTIFICATE

I, Elizabeth Majeski, being the duly elected, qualified, and acting Treasurer for the County of Racine do hereby certify that the records of my office show no unpaid taxes, or unpaid special assessments on any of the lands contained in the plat of MAJESTIC HILLS I.

Dated: 11/21/93
Elizabeth Majeski
Elizabeth Majeski, Treasurer
RACINE COUNTY

There are no objections to the plat with respects to Secs. 236-15, 236-16, 236-20 and 236-21 (1) and (2), Wis. Stat., or by the County Planning Agency.
Certified this 30th day of November, 1993
John A. Starn
Department of Agriculture, Trade & Consumer Protection

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted to NIELSEN IRON WORKS, INC. & INDUSTRIAL LEASING, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY

and

WISCONSIN BELL, Grantee.

Their respective successors and assigns, to construct, install, operate, repair, maintain and replace from line to line, 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 sources 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 abovementioned 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 lines, brush or roots which may be removed at any time pursuant to the rights herein granted. Nothing shall not be placed over Grantee's facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantee. After installation of any such facilities, the grade of the abovesaid easement shall not be altered by more than four inches without the written consent of Grantee.

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

11/21/93 of 10