

# DEER RUN PARK

THAT PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN

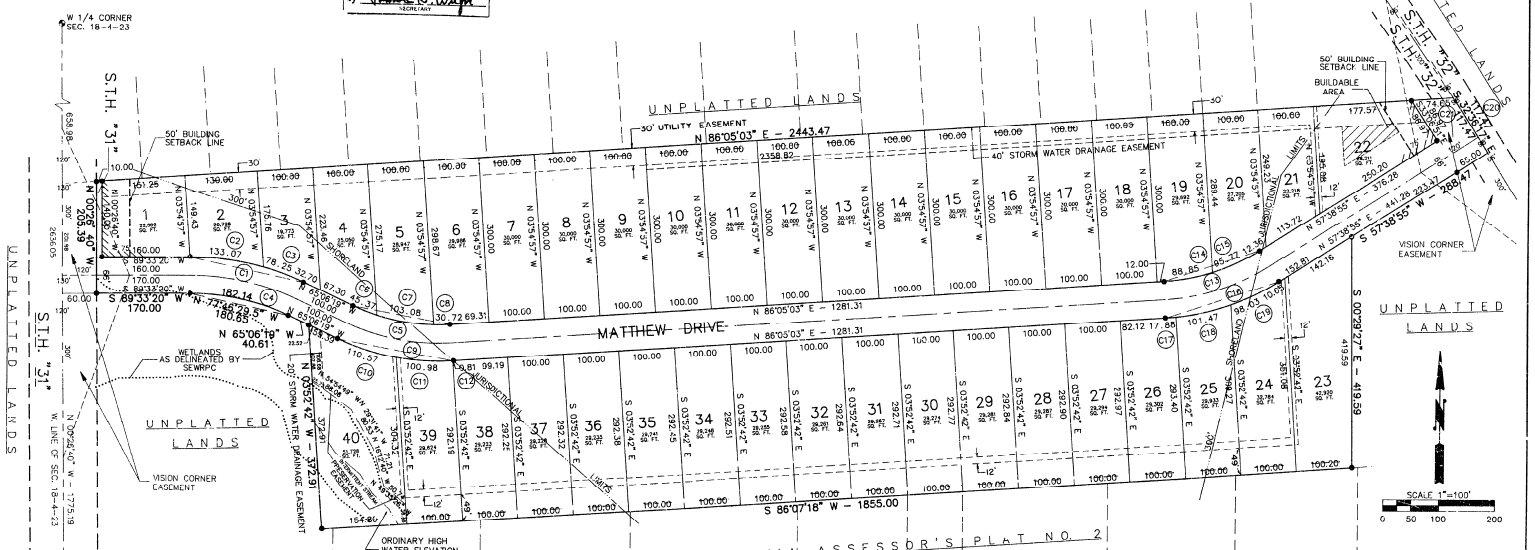


James E. Robinson

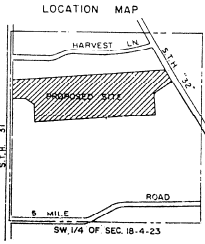
There are no objections to this plat with respects to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. and Hy 33 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.

Certified this 12 day of October, 1993  
 Ilsema A. Stan  
 Department of Agriculture, Trade & Consumer Protection

APPROVED AS A FINAL PLAT.  
 Date MARCH 31 1994  
 Racine City Plan Commission  
 by Thomas N. Wirth



No.	Delta	Radius	Arc Length	Tangent	Chord	Tangent Bearing
1	24°20'21"	477.83	211.29	107.45	209.61	S77°46'28"E
2	15°57'21"	477.83	133.07	66.97	132.64	S82°27'56.5"E
3	9°23'00"	477.83	78.26	39.22	78.17	S84°47'49"E
4	25°20'21"	411.83	182.14	92.58	188.65	S77°46'28"E
5	28°48'38"	356.32	179.77	91.52	177.29	S79°30'38"E
6	27°14'42"	356.32	45.37	22.71	46.34	S84°51'01"E
7	16°34'32"	356.32	103.08	51.90	102.72	S89°41'17"E
8	4°56'24"	356.32	36.72	18.37	36.71	S89°31'59"E
9	28°48'38"	422.32	212.36	108.48	210.13	S79°30'38"E
10	15°00'02"	422.32	110.57	55.60	110.29	S72°36'20"E
11	13°42'00"	422.32	100.88	50.73	100.74	S85°57'21"E
12	0°08'08"	422.32	0.81	0.41	0.81	S86°08'21"E
13	28°26'08"	372.00	184.62	94.25	182.15	N71°51'59"E
14	13°41'04"	372.00	88.85	44.64	88.64	N79°41'31"E
15	14°45'04"	372.00	88.77	44.15	86.51	N79°51'27"E
16	28°26'08"	438.00	217.38	110.98	215.15	N71°51'59"E
17	2°20'20"	438.00	17.88	8.94	17.88	N84°54'53"E
18	12°16'24"	438.00	101.47	50.96	101.24	N77°05'31"E
19	12°49'24"	438.00	38.03	19.22	37.82	N84°03'37"E
20	1°05'30"	5816.70	117.47	58.74	117.47	S32°36'17"E
21	0°05'20"	5745.70	66.97	33.48	66.97	S33°02'52"E



**LEGEND AND NOTES**

ALL DISTANCES MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.

ALL ANGLES TURNED TO THE NEAREST SECOND.

- DENOTES A 1 1/4" IRON REBAR STAKE, 30" IN LENGTH, MINIMUM WEIGHT OF 4.30 LBS. PER LINEAL FOOT.
- DENOTES CONCRETE MONUMENT WITH A BRASS CAP.
- DENOTES NO VEHICULAR ACCESS.
- - - - - DENOTES 12" EASEMENT FOR UTILITIES, T.V. CABLE, AND DRAINAGE
- R-3 ZONING.

**VISION CORNER EASEMENT**

LOTS 1 AND 22 ARE HEREBY SUBJECT TO A VISION CORNER EASEMENT, AS SHOWN ON THIS PLAT, IN THAT NOTHING MAY BE GROWN, STORED OR ERECTED TO A HEIGHT ABOVE 2 FEET ABOVE GROUND SURFACE.

1461133

# DEER RUN PARK

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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. and Hy 33 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.

Certified this 12 day of October, 1993

*Clara A. Astor*  
Department of Agriculture, Trade & Consumer Protection

### SURVEYOR'S CERTIFICATE

I, JAMES E. ROBINSON, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of DEER RUN PARK, located in that part of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 18, Township 4 North, Range 23 East, in the Town of Caledonia, Racine County, Wisconsin bounded as follows: Commence at a point on the West line of said Section 18 located N00°26'40"W 1775.19 feet from a standard Racine County monument marking the southwest corner of said Section; run thence N89°33'20"E 60.00 feet to the existing right of way of S.T.H. #31 and the point of beginning of this description; run thence N00°26'40"W 205.35 feet along said right of way; thence N06°05'07"E 2443.47 feet to the centerline of S.T.H. #32 and point on a curve to the right of Easterly convexity, whose radius is 5810.70 feet and whose chord bears S32°36'17"E 117.47 feet; thence Southeasterly 211.47 feet along the arc of said curve and the centerline of said highway; thence S57°38'55"W 288.47 feet; thence S00°29'27"E 419.59 feet to the North line of Caledonia Assessor's Plat No. 2, a recorded plat; thence S86°07'19"W 1855.00 feet along said North line; thence N03°52'42"W 372.91 feet; thence N00°06'19"W 40.81 feet to the point of curvature of a curve to the left of Northerly convexity whose radius is 411.83 feet and whose chord bears S77°46'25"W 188.65 feet; thence Northeasterly 192.14 feet along the arc of said curve; thence S89°33'20"W 170.00 feet 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 Town of Caledonia, in surveying and mapping the same.

June 3, 1993 Signed: *James E. Robinson*  
James E. Robinson, S-1283  
NIELSEN MOUSEN & BARBER  
1139 Washington Avenue  
Racine, Wisconsin 53403



### CONSENT OF INDIVIDUAL MORTGAGEE

NORMA DECK and JOSEPH DOMANIK, mortgagees of part of the above-described land, do hereby consent to the surveying, dividing, mapping, and dedication of the land described herein, and do hereby consent to the above certificate of NEWPORT DEVELOPMENT CORP.

WITNESS the hand and seal of said Mortgagees this 25 day of MARCH, 1994.

*Norma Deck*  
*Joseph Domanik*

### CERTIFICATE OF PLANNING & DEVELOPMENT COMMITTEE

APPROVED as a final plat this 26 day of SEPTEMBER, 1994.

Dated: MARCH 31, 1994  
*Frank A. Rieker*  
Frank A. Rieker, Director of Planning & Development  
RACINE COUNTY

### COMMON COUNCIL RESOLUTION

"RESOLVED that the final plat of DEER RUN PARK, located in the Town of Caledonia, is hereby approved by the Common Council of the City of Racine."

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Racine.

Dated: MARCH 31, 1994  
*Racine M. Norton*  
Racine M. Norton, Clerk  
CITY OF RACINE

### TOWN BOARD RESOLUTION

"RESOLVED that the final plat of DEER RUN PARK is hereby approved by the Town Board of the Town of Caledonia, subject to the Owners' entering an acceptable agreement with the Town to provide roads, storm water drainage and sanitary sewer."

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Caledonia.

Dated: MARCH 31, 1994  
*Ann Smith*  
Ann Smith, Clerk  
TOWN OF CALEDONIA

### TOWN TREASURER'S CERTIFICATE

I, James Woolrage, being the duly elected, qualified, and acting Treasurer for the Town of Caledonia, 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 DEER RUN PARK.

Dated: MARCH 31, 1994  
*James Woolrage*  
James Woolrage, Treasurer  
TOWN OF CALEDONIA

### COUNTY BOARD RESOLUTION

"RESOLVED that the final plat of DEER RUN PARK, located in the Town of Caledonia, is hereby approved by the Board of Supervisors Racine County."

I hereby certify that the foregoing is a copy of a resolution adopted by the Board of Supervisors of Racine County.

Dated: April 4, 1994  
*Joan Kennert*  
Joan Kennert, Clerk  
RACINE COUNTY

### COUNTY TREASURER'S CERTIFICATE

I, Elisabeth Majewski, 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 DEER RUN PARK.

Dated: May 29, 1994  
*Elisabeth Majewski*  
Elisabeth Majewski, Treasurer  
RACINE COUNTY

### ACCESS RESTRICTION

As Owner, we hereby restrict: all lots in that no owner, possessor, user, nor licensee, nor any other person shall have any right of direct vehicular ingress or egress with SRH #31 or SRH #32 as shown on this plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public in accordance with Section 236.2(3), Wisconsin Statutes, and SHALL be enforceable by the Wisconsin Department of Transportation.

Newport Development Corp. by Raymond C. Leffler, its President

### UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

NEWPORT DEVELOPMENT CORP., Grantor, to  
WISCONSIN ELECTRIC POWER COMPANY  
and  
WISCONSIN BELL, Grantees.

their respective successors and assigns, to construct, install, operate, repair, maintain 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 electric and communications service upon, across within and beneath the surface of each lot to serve hereinafter thereon, or on adjacent lots, also the right to trim or cut down trees, brush and roots as may be reasonably required in order to maintain hereon 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 the application of these provisions. This restriction, however, does not apply to the 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 area 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 have to the benefit of the heirs, successors and assigns of all parties hereto.

From: S&L-04-23-18-123-000  
To: S&L-04-23-18-122-000

New Numbers:

LOT	PARCEL NO.
1	004-04-23-18-101-016
2	004-04-23-18-101-020
3	004-04-23-18-101-030
4	004-04-23-18-101-040
5	004-04-23-18-101-050
6	004-04-23-18-101-060
7	004-04-23-18-101-080
8	004-04-23-18-101-090
9	004-04-23-18-101-100
10	004-04-23-18-101-110
11	004-04-23-18-101-120
12	004-04-23-18-101-130
13	004-04-23-18-101-140
14	004-04-23-18-101-150
15	004-04-23-18-101-160
16	004-04-23-18-101-170
17	004-04-23-18-101-180
18	004-04-23-18-101-190
19	004-04-23-18-101-200
20	004-04-23-18-101-210
21	004-04-23-18-101-220
22	004-04-23-18-101-230
23	004-04-23-18-101-240
24	004-04-23-18-101-250
25	004-04-23-18-101-260
26	004-04-23-18-101-270
27	004-04-23-18-101-280
28	004-04-23-18-101-290
29	004-04-23-18-101-300
30	004-04-23-18-101-310
31	004-04-23-18-101-320
32	004-04-23-18-101-330
33	004-04-23-18-101-340
34	004-04-23-18-101-350
35	004-04-23-18-101-360
36	004-04-23-18-101-370
37	004-04-23-18-101-380
38	004-04-23-18-101-390
39	004-04-23-18-101-400
40	004-04-23-18-101-410

Form 1003 (10-19)

APPROVED AS A FINAL PLAT.  
Date MARCH 31, 1994  
Racine County Plan Commission  
by *Theresa N. Woychik*  
SECRET

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SHEET 2 OF 2 SHEETS