

V-34 P-200

# WOODLAND HILLS

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE TOWN OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

37-2003 P40-21  
RECORDED

DOCUMENT #  
1584285

WISCONSIN PLATS

FROM 008-01-22-12-497-010  
008-01-22-12-498-000  
PT 008-01-22-12-484-000

NEW P'S

- 1 008-01-22-12-497-010
- 2 008-01-22-12-497-010
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- 4 008-01-22-12-497-010
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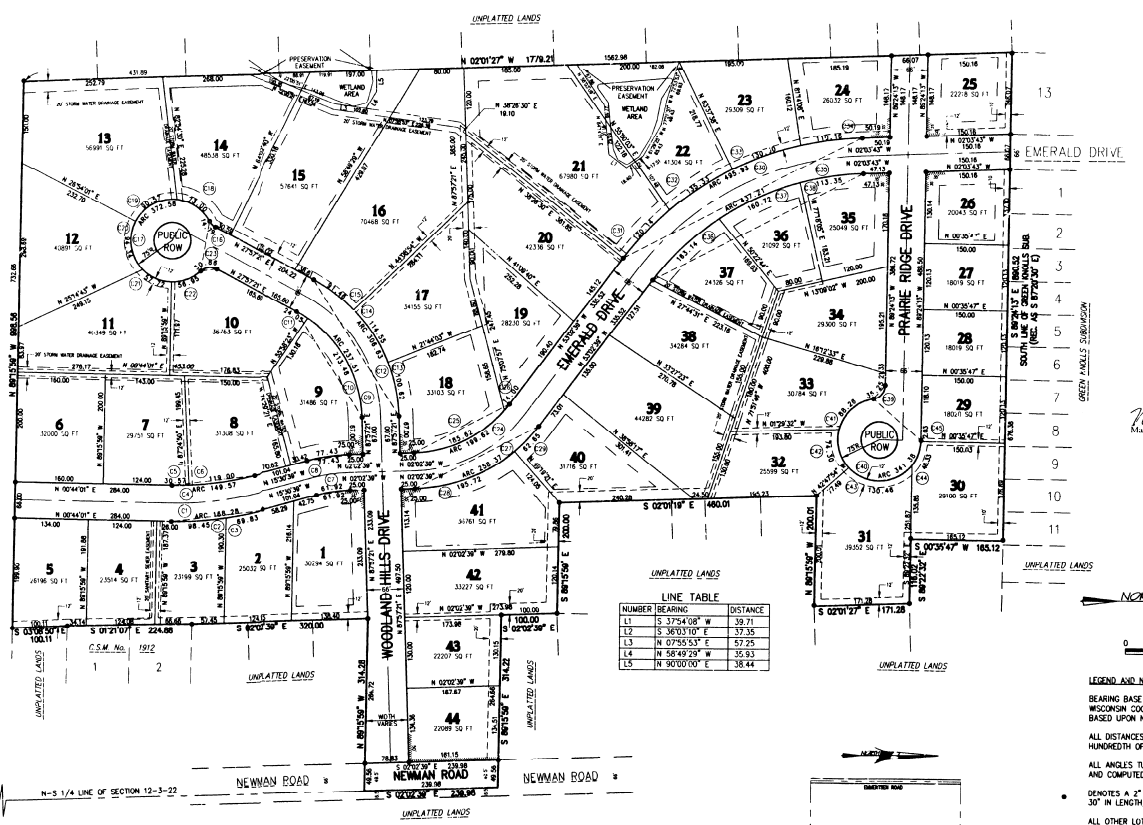
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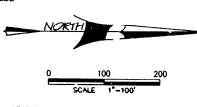
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SOUTH 1/4 CORNER SECTION 12-3-22  
N 272.628 E  
E 257.617 S



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 37°48'00" W	39.71
L2	S 56°13'10" E	37.35
L3	N 07°55'33" E	57.25
L4	N 56°49'29" W	55.93
L5	N 50°10'00" E	38.64



**LEGEND AND NOTES**

BEARING BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1927.

ALL DISTANCES MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGLES TURNED TO THE NEAREST SECOND AND COMPUTED TO THE NEAREST HALF SECOND.

- DENOTES A 2" DIAMETER IRON PIPE STAKE, 30" IN LENGTH, WEIGHT OF 3.6588 lb./in. ft.
- ALL OTHER LOT CORNERS MARKED BY A 1" DIAMETER IRON PIPE STAKE, 24" IN LENGTH, WEIGHT OF 1.1386 lb./in. ft.
- - - DENOTES AN EASEMENT FOR UTILITIES, T.V. CABLE, AND DRAINAGE.
- ⊙ DENOTES CONCRETE MONUMENT WITH BRASS CAP.
- DENOTES NO VEHICULAR ACCESS.
- DENOTES BUILDING 30' MAX. HGT., 25' STREET, 25' R&B & 8.12' SIDEYARDS.

R-100 ZONING

There are no objections to this plat with respect to lots 21a, 15, 25b, 16, 23b, 20 and 23b, 21 (1) and (2), Wis. Stat.

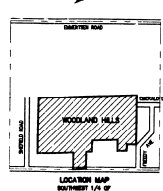
Certified this 18<sup>th</sup> of March, 1997

*Jeanne A. Stone*  
Department of Commerce

LANDS LYING WITHIN THE DESIGNATED PRESERVATION EASEMENTS SHALL BE PRESERVED AND PROTECTED BY PROHIBITING THE FOLLOWING: GRADING, FILLING OR EXCAVATION; THE ERECTION OF ANY BUILDING; THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE CORNERS (EXCEPT DISEASED VEGETATION AND NOXIOUS WEEDS); THE INTRODUCTION OF PLANTS NOT INDIGENOUS TO THE EXISTING ENVIRONMENT; AND THE GARDENING, CULTIVATING AND DEPOSITING OF YARD WASTE OF ANY TYPE.

THE CUL-DE-SAC ISLAND ON WOODLAND HILLS DRIVE SHALL BE MAINTAINED BY THE PROPERTY OWNERS OF LOTS 14 THRU 14.

THE CUL-DE-SAC ISLAND ON PRAIRIE RIDGE DRIVE SHALL BE MAINTAINED BY THE PROPERTY OWNERS OF LOTS 29 THRU 33.



V-34 P-201

# WOODLAND HILLS

PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE TOWN OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING
C1	1974.40*	593.55	108.28	84.71	S 07°21'01" E
C2	09.3012*	593.55	98.45	49.34	N 00°44'01" E
C3	06.7447*	593.55	89.83	34.96	S 17°09'25" E
C4	26.1446*	527.55	149.57	73.29	N 07°21'01" W
C5	03.9191*	527.55	30.57	15.19	N 00°02'55" W
C6	12.9528*	527.55	119.00	59.75	S 09°02'55" E
C7	13.0000*	281.81	81.91	31.10	N 08°46'39" W
C8	13.7800*	228.81	77.43	36.90	S 08°46'39" E
C9	60.7000*	228.81	237.01	130.95	S 57°57'21" E
C10	53.2540*	228.81	213.46	117.19	S 50°59'28" W
C11	06.9241*	228.81	24.03	12.03	N 30°59'28" E
C12	60.7000*	292.81	306.63	169.05	S 57°57'21" E
C13	19.4124*	292.81	109.62	50.61	S 78°06'39" W
C14	12.7450*	292.81	114.52	58.01	N 57°03'57" E
C15	17.5346*	292.81	81.46	46.10	N 36°54'14" E
C16	32.9436*	250.00	14.79	7.67	S 44°54'23" W
C17	284.3756*	75.00	372.58	195.81E	S 80°27'53" E
C18	55.4556*	75.00	73.00	33.68	S 33°58'27" W
C19	89.1128*	75.00	36.57	17.73	N 28°30'15" W
C20	17.9434*	75.00	84.24	34.56	S 60°01'59" E
C21	44.9256*	75.00	57.72	30.38	N 22°46'59" E
C22	43.2033*	75.00	56.95	29.93	S 21°01'15" E
C23	70.4556*	25.00	30.86	17.74	S 07°24'35" E
C24	51.9000*	224.26	199.62	106.97	S 27°32'39" E
C25	47.2238*	224.26	185.62	98.50	N 20°40'22" E
C26	03.9434*	224.26	14.08	7.09	S 54°05'22" E
C27	51.9000*	290.26	258.37	138.45	N 27°32'39" E
C28	38.3680*	290.26	192.72	101.74	S 21°21'39" E
C29	17.2700*	290.26	62.65	31.45	N 46°51'59" W
C30	50.5854*	557.35	495.03	265.73	N 27°35'11" E
C31	17.2700*	557.35	120.14	60.31	S 46°32'07" W
C32	17.2700*	557.35	135.33	68.00	N 33°44'13" W
C33	13.2340*	557.35	130.30	65.45	N 20°05'01" W
C34	11.7829*	557.35	110.16	55.29	N 07°43'27" W
C35	50.9536*	491.35	437.21	234.27	N 27°33'11" E
C36	19.0126*	491.35	163.14	82.33	N 42°31'56" W
C37	18.4428*	491.35	160.72	81.98	N 24°36'59" W
C38	151.502*	491.35	113.35	58.63	S 08°40'14" E
C39	80.4736*	25.00	52.29	27.27	S 40°02'25" E
C40	269.4736*	75.00	341.38	198.81E	S 40°02'25" E
C41	67.2536*	75.00	88.26	50.04	S 42°19'25" E
C42	58.6542*	75.00	74.30	42.52	S 75°34'56" W
C43	39.3946*	75.00	136.46	88.85	N 02°57'48" W
C44	39.3946*	75.00	46.33	23.93	N 70°59'22" W
C45	01.3100*	75.00	23.53	12.02	S 68°37'38" E

### TOWN BOARD RESOLUTION

"RESOLVED that the final plat of WOODLAND HILLS is hereby approved by the Town Board of the Town of Mt. Pleasant, subject to the Owner entering into 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 Mt. Pleasant on January 27, 1997  
Date Signed: 6/23/97  
*Jean M. Kovac*  
Jean M. Kovac, Clerk  
Town of Mt. Pleasant

### TOWN TREASURER'S CERTIFICATE

I, Jean M. Kovac, being the duly elected, qualified, and acting Treasurer for the Town of Mt. Pleasant, 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 WOODLAND HILLS.

Date: 6/23/97  
*Jean M. Kovac*  
Jean M. Kovac  
Town of Mt. Pleasant

### COUNTY BOARD RESOLUTION

"RESOLVED that the final plat of WOODLAND HILLS, located in the Town of Mt. Pleasant, is hereby approved by the Board of Supervisors of Racine County."

I hereby certify that the foregoing is a copy of a resolution adopted by the Board of Supervisors of Racine County on 6/23/97  
Date: 6/23/97  
*Jean M. Kovac*  
Jean M. Kovac  
RACINE COUNTY

### COUNTY TREASURER'S CERTIFICATE

I, Elizabeth 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 unremitted tax sales and no unpaid taxes, or unpaid special assessments on any of the lands contained in the plat of WOODLAND HILLS.

Date: 6/23/97  
*Elizabeth Majewski*  
Elizabeth Majewski, Treasurer  
RACINE COUNTY

### CERTIFICATE OF PLANNING & DEVELOPMENT DIRECTOR

APPROVED as a first plat this 23rd day of February, 1997

Date: 5/29/97  
*Frank A. Riepen*  
Frank A. Riepen, Director of Planning & Development  
RACINE COUNTY

### CONSENT OF CORPORATE MORTGAGEE

MUTUAL SAVINGS BANK, a corporation duly organized and existing under 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 herein, and does hereby consent to the above certificate of Cedarwood Homes, L.L.C.

IN WITNESS WHEREOF, the said MUTUAL SAVINGS BANK has caused these presents to be signed by Glenn W. Collins, its Vice-President, at Madison, Wisconsin, this 20th day of June, 1997. In the presence of:

*Gloria J. Rodak*  
NAME: Gloria J. Rodak  
MUTUAL SAVINGS BANK  
*Glenn W. Collins*  
NAME: Glenn W. Collins  
Vice-President  
Mutual Savings Bank

### STATE OF WISCONSIN

Personally came before me this 20 day of June, 1997, Glenn W. Collins, Vice-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 to me.

My commission expires: 7/19/97  
*James H. Axtell*  
Notary Public, Racine, Wisconsin  
Printed Name: James H. Axtell

SEAL

### SURVEYOR'S CERTIFICATE

I, MARK R. MADSEN, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of WOODLAND HILLS, located in that part of the Northeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows: Commence at a concrete monument with a brass cap marking the South corner of said Section 12; thence S89°02'39" W 117.00 feet along the North-South 1/2 line of said Section 12 to the point of beginning of this description; run thence N89°15'59" W 314.28 feet; thence S02°32'39" E 320.00 feet; thence S01°21'07" E 234.88 feet; thence S02°08'59" E 100.01 feet; thence N89°15'59" W 408.50 to the West line of the East 1/2 of said Southwest 1/4; thence N02°01'27" W 1779.21 feet along said West line to the South line of Green Knolls Subdivision as laid out; thence S89°13'17" E 100.00 feet; thence S89°13'17" E 180.50 feet along the South line of Green Knolls Subdivision; thence S89°13'17" E 165.12 feet; thence S89°22'24" E 116.02 feet; thence S01°37'11" E 171.28 feet; thence N89°15'59" W 200.01 feet; thence S02°01'19" E 460.01 feet; thence S89°15'59" E 300.00 feet; thence S02°02'39" E 100.00 feet; thence S89°15'59" E 344.22 feet to the North-South 1/2 line of said Section, thence S02°02'39" E 230.98 feet along said 1/2 Section line to the point of beginning. Containing 39.973 acres.

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 surveys, land divisions, and plat by the direction of the Owner, and that I have fully complied with Chapter 236 of the Wisconsin Statutes and the Land Division Control Ordinance for the Town of Mt. Pleasant, in surveying and mapping the same.

March 14, 1997

*Mark R. Madsen*  
Mark R. Madsen, R.S.  
NIELSEN MADSEN & BARBERS, C.  
1339 Washington Avenue  
Racine, Wisconsin 53403

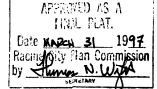


### COMMON COUNCIL RESOLUTION

"RESOLVED that the final plat of WOODLAND HILLS, located in the Town of Mt. Pleasant, 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.

Date: March 31, 1997  
*Karen Newton*  
Karen Newton, Clerk  
CITY OF RACINE



### UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by CEDARWOOD HOMES, L.L.C., Grantor, to

and

Wisconsin Bell, Grantee.

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 routes and appurtenances, wires, lines, poles, towers, masts and other 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 and beneath the surface of each lot to serve improvements thereon, or on adjacent lots, also the right to him or cut down trees, brush and stumps as may be reasonably required incident to the rights herein given, and the right to enter upon all the subdivided property for all such purposes. The Grantee agrees 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 Grantee or their agents. This restriction, however, does not apply to the initial installation of and underground and/or above-ground electric facilities or communication facilities or to any trees, brush or stumps which may be removed at any time pursuant to the rights herein granted. Buildings 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 subdivided property 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.

