

# MAJESTIC MANOR

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN

| NUMBER | DELTA     | RADIUS | ARC    | TANGENT | CHORD BEARING | CHORD  | TANGENT BEARING |
|--------|-----------|--------|--------|---------|---------------|--------|-----------------|
| C1     | 90°00'00" | 25.00  | 39.27  | 25.00   | S 41°03'54" E | 35.36  | N 89°03'54" W   |
| C2     | 18°00'00" | 248.31 | 68.82  | 35.04   | S 08°58'08" W | 68.39  | N 02°58'08" E   |
| C3     | 16°00'00" | 315.31 | 86.05  | 44.31   | N 08°58'08" E | 87.77  | N 02°58'08" E   |
| C4     | 28°00'00" | 318.00 | 161.65 | 82.24   | S 02°28'08" W | 158.24 | N 18°58'08" E   |
| C5     | 28°00'00" | 252.00 | 127.55 | 65.17   | S 02°28'08" W | 128.19 | N 18°58'08" E   |
| C6     | 12°30'30" | 225.00 | 50.38  | 25.40   | S 05°37'28" E | 50.48  | N 12°03'54" W   |
| C7     | 12°30'30" | 281.00 | 65.43  | 32.85   | S 05°37'28" E | 65.29  | N 12°03'54" W   |
| C8     | 90°00'00" | 25.00  | 39.27  | 25.00   | N 49°49'01" E | 35.36  | N 04°49'01" E   |
| C9     | 87°31'36" | 25.00  | 42.35  | 28.52   | S 47°58'47" E | 37.80  | N 04°49'01" E   |
| C10    | 24°30'24" | 207.16 | 80.29  | 45.88   | N 70°48'13" E | 86.58  | S 83°17'25" E   |
| C11    | 32°30'00" | 273.18 | 154.85 | 78.82   | S 74°54'01" W | 152.88 | N 87°02'58" W   |
| C12    | 08°45'12" | 273.18 | 32.20  | 16.12   | S 87°28'25" W | 32.18  | N 87°02'58" W   |
| C13    | 20°30'08" | 273.18 | 88.14  | 48.60   | N 73°48'18" E | 87.61  | N 87°02'58" W   |
| C14    | 05°09'12" | 273.18 | 24.81  | 12.31   | N 80°35'52" E | 24.80  | N 87°02'58" W   |
| C15    | 32°30'00" | 207.16 | 117.51 | 60.38   | N 74°54'01" E | 115.84 | N 87°02'58" E   |
| C16    | 08°54'14" | 273.18 | 154.84 | 78.82   | N 74°54'01" E | 152.88 | N 87°02'58" E   |
| C17    | 22°37'18" | 273.18 | 52.78  | 26.42   | S 87°45'23" W | 52.78  | N 87°02'58" E   |
| C18    | 22°37'18" | 273.18 | 122.15 | 65.11   | N 78°02'58" E | 122.14 | N 87°02'58" E   |

REGISTERED OFFICE  
RACINE COUNTY, WI  
RECORDED  
98 JUL 16 AM 11:47  
MARK A. LADD  
REGISTER OF DEEDS

EXISTING DRIVEWAY ON LOT 15 IS TEMPORARY UNTIL THAT TIME A CROSS ACCESS EASEMENT(S) CAN BE SECURED ALLOWING THE PARCEL ACCESS TO EITHER DALE DRIVE OR KINGDOM COURT. THE DRIVEWAY WILL BE REMOVED AT NO COST TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION.

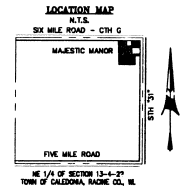
MINIMUM LOT SIZE REQUIREMENTS  
R-8 PUD ZONING: 10,000 SQ. FT. MIN.  
BUILDING ENVELOPE: 25' STREET, 20' REAR & 10' SIDEYARD  
R-7 PUD ZONING: 15,000 SQ. FT. MIN.  
2,000 SQ. FT. PER EFFICIENCY UNIT  
2,500 SQ. FT. PER 1 BEDROOM UNIT  
3,000 SQ. FT. PER 2 OR MORE BEDROOM UNITS  
BUILDING ENVELOPE: 35' STREET, 50' REAR & 20' SIDEYARD



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 ch. Trans 233 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.

Certified February 12, 1998  
Jeanne Astor  
Department of Administration

January 27, 1998



- LEGEND AND NOTES**
- BEARING BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON JANU 1972. THE EAST LINE OF THE NE 1/4 OF SECTION 13-4-22 ASSUMED TO BEAR S 09°49'04" E.
- ALL DISTANCES MEASURED TO THE NEAREST HUNDRETH 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 3.65lbs./ft. R.
  - ALL OTHER LOT AND MEASUREMENT CORNERS MARKED BY A 1" DIAMETER IRON PIPE STAKE, 24" IN LENGTH, WEIGHT OF 1.13lbs./ft. R.
  - U.S. PUBLIC LAND SURVEY CORNER MARKED BY A 6" x 6" x 3/4" CONCRETE MONUMENT MARKED WITH A BRASS CAP.
  - ⊙ U.S. PUBLIC LAND SURVEY CORNER MARKED BY A STANDARD WISCONSIN STATE HIGHWAY MONUMENT WITH A BRASS CAP.
  - DENOTES A 12" EASEMENT FOR UTILITIES, 1 1/2" CABLE, AND DRAINAGE.
  - DENOTES NO VEHICULAR ACCESS.
  - DENOTES BUILDING ENVELOPE.

E 1/4 CORNER  
SEC. 13-4-22  
N 301°27'28"  
E 2,500.778.05

# MAJESTIC MANOR

**PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN**

### SURVEYOR'S CERTIFICATE

I, MARK R. MADSEN, Registrar of Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of MAJESTIC MANOR in the part of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 4 North, Range 22 East, in the Town of Caledonia, Racine County, Wisconsin, and also known as Lots 1 and 3 of Certified Survey Map No. 1090, as recorded in Volume 3 on Pages 215-217 of Maps as Document No. 1180198 in the office of the Registrar of Deeds for Racine County, and more particularly described as follows: Commence at a point on the North line of said Section 13, located N89°03'54"W 150.00 feet from the Northeast corner of said Section 13; thence S44°50'29"E 43.60 feet to the South right-of-way of Six Mile Road and point of beginning; run thence S44°50'29"E 83.37 feet to the West right-of-way for S.T.H. "31"; thence S00°49'04"E 210.03 feet along said West line; thence N89°03'54"W 339.97 feet; thence S00°49'04"E 289.75 feet to a point on a curve of Northerly convexity whose radius is 273.16 feet and whose chord bears N78°00'23"E 121.14 feet; thence Easterly 122.15 feet along the arc of said curve; thence S89°10'59"E 221.06 feet to the West right-of-way of S.T.H. "31"; thence S00°49'04"E 66.03 feet along said West line; thence N09°10'59"W 210.00 feet; thence S00°49'04"E 359.99 feet to the North line of Binsey Green Subdivision, a recorded plat; thence N89°10'59"W 675.55 feet along said North line; thence N00°49'06"W 588.26 feet to the South right-of-way of Six Mile Road; thence S89°03'54"E 335.72 feet along said South line; thence S00°49'06"W 210.32 feet; thence S89°03'54"E 216.08 feet; thence N00°49'04"W 210.42 feet to the South right-of-way of Six Mile Road; thence S89°03'54"E 281.77 feet to the point of beginning. Containing 14.578 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 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 provisions of the Town of Caledonia Code of General Ordinances, in surveying and mapping the same.

Dated this 27th day of January, 1998

*Mark R. Madsen*  
Mark R. Madsen, S-2771  
Nielsen Madson & Barber, S.C.  
1339 Washington Avenue  
Racine, WI 53403



### TOWN BOARD RESOLUTION

"RESOLVED that the final plat of MAJESTIC MANOR is hereby approved by the Town Board of the Town of Caledonia, 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 Caledonia on 1/19/98

Date Signed: 1/19/98  
*Wendy A. Christensen*  
Wendy Christensen, Clerk  
Town of Caledonia

### TOWN TREASURER'S CERTIFICATE

I, James Woolings, 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 MAJESTIC MANOR.

Date: 1-29-98  
*James Woolings*  
James Woolings, Treasurer  
Town of Caledonia

### UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

MAJESTIC NORTH DEVELOPMENT CORP., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY

and

AMERITECH, 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 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 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 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 Grantors or their agents. This restriction, however, does not apply to the initial 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 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.

AS OWNER I HEREBY RESTRICT ALL LOTS AND OUTLOTS (EXCEPT FOR 1 EXISTING TEMPORARY COMMERCIAL DRIVEWAY ON LOT 15 AS SPECIFIED ON THE PLAT) IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH S.T.H. "31" AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO 236.293, STATS. AND SHALL BE ENFORCEABLE BY THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION.

Majestic North Development Corp. by Bruce Nielsen, Its President

### CORPORATE OWNER'S CERTIFICATE OF DEDICATION

MAJESTIC NORTH DEVELOPMENT CORP., 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. MAJESTIC NORTH DEVELOPMENT CORP. 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: Town of Caledonia, City of Oak Creek, Racine County Division of Planning & Development, Department of Administration, and Department of Transportation.

IN WITNESS WHEREOF the said MAJESTIC NORTH DEVELOPMENT CORP. has caused these presents to be signed by Bruce Nielsen, President, at Racine, Wisconsin, and its seal affixed hereto this 27th day of January, 1998. In presence of:

*Bruce Nielsen*  
MAJESTIC NORTH DEVELOPMENT CORP.  
Bruce Nielsen, President

WITNESS:

STATE OF WISCONSIN  
COUNTY OF RACINE

Personally came before me this 15th day of March, 1998, Bruce Nielsen, of the above-named corporation, to me known to be the person who executed the foregoing instrument as said President of said corporation, by its authority, and acknowledged the same.

My commission expires: 12-31-01

SEAL



*Janet M. Arlke*  
Notary Public, Racine, Wisconsin  
Printed Name: Janet M. Arlke

### COUNTY BOARD RESOLUTION

"RESOLVED that the final plat of MAJESTIC MANOR, located in the Town of Caledonia, 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.

Date: 7/14/98  
*Joan Farnert*  
Joan Farnert, Clerk  
Racine County

### COUNTY TREASURER'S CERTIFICATE

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

Date: 4/29/98  
*Elizabeth Majerzky*  
Elizabeth Majerzky, Treasurer  
Racine County

### CERTIFICATE OF PLANNING & DEVELOPMENT DIRECTOR

APPROVED as a final plat this 16th day of February, 1998

Date: 2-03-98  
*Frank A. Rowley*  
Frank A. Rowley, Director of Planning & Development  
Racine County

### ~~CITY OF OAK CREEK (Extra-jurisdictional Jurisdiction)~~

~~"RESOLVED that the final plat of MAJESTIC MANOR located in the Town of Caledonia, Racine County, is hereby approved by the City Council of the City of Oak Creek."~~

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

~~Date: \_\_\_\_\_  
*Beverly A. Barotta, Clerk*  
Beverly A. Barotta, Clerk  
CITY OF OAK CREEK~~

FROM  
004-04-22-13-004-006  
004-04-22-13-004-010  
NEW P'S  
LOT 1 004-04-22-13-051-010  
LOT 2 004-04-22-13-051-020  
004-04-22-13-051-020  
LOT 3 004-04-22-13-051-030  
004-04-22-13-051-030  
LOT 4 004-04-22-13-051-040  
004-04-22-13-051-040  
LOT 5 004-04-22-13-051-050  
004-04-22-13-051-050  
LOT 6 004-04-22-13-051-060  
004-04-22-13-051-060  
LOT 7 004-04-22-13-051-070  
004-04-22-13-051-070  
LOT 8 004-04-22-13-051-080  
004-04-22-13-051-080

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 ch. Trans 233 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.  
Certified February 12<sup>th</sup>, 1998  
*Joanne A. Steim*  
Joanne A. Steim  
Department of Administration