

DOC # 1105016
 10/20/04
 MAR. 02, 2004 AT 04:04PM
 NW CORNER
 SEC. 10-3-22
 N. 277,545.76
 E. 2,565,428.09

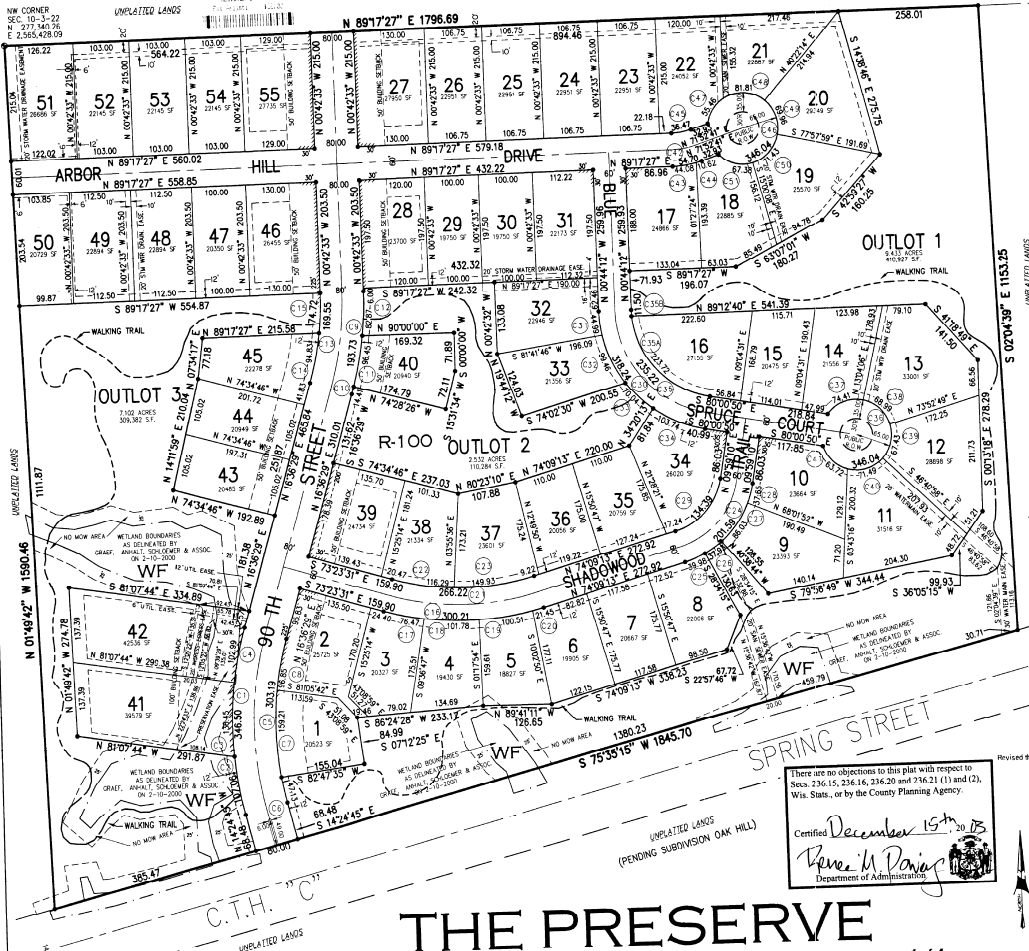
VOL 34 PG 416

UNPLATTED LANDS

N 89°17'27" E 2642.34
 258.01

HEWLETT FARMS SUBDIVISION

NORTH 1/4 CORNER
 SEC. 10-3-22
 N. 277,545.76
 E. 2,565,070.14



OUTLOTS AND LANDS LYING WITHIN THE DESIGNATED PRESERVATION EASEMENTS SHALL BE PRESERVED/PROTECTED BY PROHIBITING THE FOLLOWING ACTIVITIES: GRADING, FILLING, TILING, DRAINING, EXCAVATING, AND DREDGING; ERECTING OF ANY STRUCTURES; REMOVING OR DESTROYING ANY NATIVE VEGETATION OR EXCEPT FOR DISEASED, NON-INDIGENOUS SPECIES OR NOxious WEEDS (AS DEFINED BY LOCAL ORDINANCES); INTRODUCING PLANTS NOT NATIVE OR INDIGENOUS TO THE NATURAL ENVIRONMENT; CREATING A MOUND LANDSCAPE, GARDENING, CULTIVATING OR DEPOSITING OF YARD WASTE OF ANY TYPE; AND GRAZING OF DOMESTICATED ANIMALS, WHERE APPLICABLE.

THE CUL-DE-SAC ISLAND ON BLUE SPRUCE COURT SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

THE CUL-DE-SAC ISLAND ON ARBOR HILL DRIVE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

THE ENTRANCE ISLAND ON 90TH STREET SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

THE HOME OWNERS ASSOCIATION SHALL MAINTAIN OUTLOTS 1, 2, AND 3.

OUTLOT 2 IS A PRESERVATION EASEMENT.

OUTLOTS 1 AND 3 ARE FOR PRESERVATION AND STORM WATER DRAINAGE.

THE DEVELOPER AND ALL SUBSEQUENT OWNERS SHALL TRANSFER TO ANY SUBSEQUENT PURCHASER OF ANY BUILDABLE LOT WITHIN THE SUBDIVISION AN UNDIVIDED ONE-FIFTY-FIFTH (1/55) INTEREST IN OUTLOTS 1, 2, AND 3.

THE DEVELOPER AND ALL SUBSEQUENT OWNERS WARRANT AND REPRESENT THAT SAID OUTLOTS FOR ASSESSMENT PURPOSES WILL HAVE NO VALUE PER SE AND THE 1/55TH INTEREST IN SAID OUTLOTS WOULD BE ASSESSED WITH EACH IN THE EVENT THAT SAID OUTLOTS ARE NOT ASSESSED AS ABOVE.

THE DEVELOPER AND ALL SUBSEQUENT OWNERS WARRANT AND REPRESENT THAT EACH WILL PAY 1555# PER BUILDABLE LOT, OF THE TAXES DUE ON SAID OUTLOTS.

IN THE EVENT THAT THESE SAID TAXES ARE NOT PAID, RACINE COUNTY RESERVES THE RIGHT TO COLLECT FROM EACH AND EVERY DEVELOPER OR SUBSEQUENT OWNER INDIVIDUALLY FOR ALL TAXES DUE.

90TH STREET SHALL BECOME A FOUR-LANE COLLECTOR STREET IN THE FUTURE.

THE LOCATION OF THE TRAIL MAY VARY TO AVOID NATURAL FEATURES.

THE CONSTRUCTION DISTURBANCE DISTANCE SHALL NOT EXCEED 25 FEET AROUND THE PERIMETER OF THE DWELLINGS ON LOTS 1-7, 35-38 AND 41-43.

THE MINIMUM SETBACK FROM 90TH STREET IS 50 FEET.

THE FRONT YARD SETBACKS FOR LOTS 10-14 AND 18-22 SHALL BE BETWEEN 35 FEET AND 60 FEET TO PRECLUDE THE NEED FOR VARIANCES FROM SECTION 2.4-2(4) OF THE ZONING ORDINANCE. THE ILLUSTRATED BUILDING ENVELOPES SHALL NOT SUPERCEDE SECTION 2.4-2(4) FRONT YARD AVERAGING AND ALL APPLICABLE R100 ZONING SETBACK REGULATIONS.

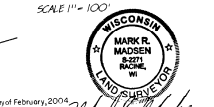
LOTS 41 AND 42 ARE NOT BUILDABLE UNTIL DNR APPROVAL IS OBTAINED FOR THE COMMON DRIVEWAY CROSSING.

UNPLATTED LANDS

S 02°04'39" E 1153.25

N 00°13'08" E 278.29

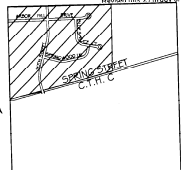
SCALE 1" = 100'



LEGEND AND NOTES
 BEARING BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON MAD 1827. THE NORTH LINE OF THE NW 1/4 OF SECTION 10-3-22 IS ASSUMED TO BEAR N 89°17'27" E.
 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 2.375" O.D. IRON PIPE STAKE, 18" IN LENGTH, WEIGHT OF 3.650# PER FT.
 ALL OTHER LOT CORNERS MARKED BY A 1.315" O.D. DIAMETER IRON PIPE STAKE, 18" IN LENGTH, MINIMUM WEIGHT OF 1.138#/IN. FL.
 DENOTES A 12" EASEMENT FOR UTILITIES, T.V. CABLE, AND DRAINAGE.
 DENOTES CONCRETE MONUMENT WITH BRASS CAP.
 DENOTES NO VEHICULAR ACCESS.
 R-100 ZONING
 5' WIDE WOOD CHIP TRAIL

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., or by the County Planning Agency.

Certified December 15th 2015
 Renee M. Peris
 Department of Administration



LOCATION MAP
 NW 1/4 OF SECTION 10
 T. 3 N. R. 22 E.
 VILLAGE OF MT. PLEASANT, RACINE CO., WI.

BEARABLE AREA DETAIL
 25' FROM
 20' FROM
 15' FROM
 10' FROM
 5' FROM

THE PRESERVE

PART OF THE NE 1/4, NW 1/4 AND SW 1/4 OF THE NORTHWEST 1/4, OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

SHEET 1 OF 2 SHEETS

SURVEYOR'S CERTIFICATE

I, MARK R. MADSEN, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of THE PRESERVE in that part of the Northeast 1/4, Northwest 1/4, and Southeast 1/4 of Section 10, Township 3 North, Range 22 East, in the Village of Mt. Pleasant, Racine County, Wisconsin, described as follows: Begin at a concrete monument with a brass cap marking the Northwest corner of said Section 10; run thence N89°17'27"E 1766.69 feet along the North line of the Northwest 1/4 of said Section 10, thence S02°04'39"E 1153.33 feet to the North right-of-way line of C.T.M. "C" (Flying Streets) thence S78°58'15"W 1445.70 feet along said North line to the West line of the Northwest 1/4 of said Section 10, thence N07°49'42"W 1590.45 feet along said West line 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 provisions of the Village of Mt. Pleasant Land Division Ordinance.

October 1, 2003 *Mark R. Madsen*

Mark R. Madsen, S-221
Neuman Nielsen & Barber, S.C.
P. O. Box 159
Racine WI 53404-0158
REVISED THIS 12TH DAY OF NOVEMBER, 2003.
Revised this 27th day of January, 2004.



UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by RIVERSVIEW DEVELOPMENT, L.L.C., Owner

to
WE ENERGIES
and
AMERITECH, Grantees

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with underground transmission and distribution of electricity and electric energy for such purposes as the same in now or may hereafter be used and for sound 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 as 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, and the right to enter upon the subdivided property for all such work and such other purposes 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 be restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Owner or its assignee. This restoration, however, does not apply to the utility installation of said underground and/or above ground electric facilities or communication facilities or to any lines, trench or rock which may be removed at any time pursuant to the rights herein granted. Buildings shall 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.

CORPORATE OWNERS CERTIFICATE OF DEDICATION

RIVERSVIEW DEVELOPMENT, L.L.C., 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. RIVERSVIEW DEVELOPMENT, L.L.C. 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 Mt. Pleasant, Racine County Division of Planning & Development, and Department of Administration.

I, IN WITNESS WHEREOF the said RIVERSVIEW DEVELOPMENT L.L.C. has caused these presents to be signed by Raymond C. Laffer, Member, and Wolf Kromdoerfer, Member, at Racine, Wisconsin, and its seal affixed hereto this 27th day of February, 2004, in presence of:

Christine Ruppel
WITNESS
Christine Ruppel
WITNESS

RIVERSVIEW DEVELOPMENT L.L.C.
Raymond C. Laffer
Raymond C. Laffer, Member
Wolf Kromdoerfer
Wolf Kromdoerfer, Member

STATE OF WISCONSIN
COUNTY OF RACINE

Personally came before me this 27th day of FEB., 2004 Raymond C. Laffer, Member and Wolf Kromdoerfer, Member of the above-named corporation, to me known to be the persons who executed the foregoing instrument as said Members as the deed of said corporation, by its authority, and acknowledged the same.

My commission expires 4/2/06

SEAL



Heidi S. Tremmel
Notary Public, Racine, Wisconsin
Printed Name: Heidi S. Tremmel

VILLAGE BOARD RESOLUTION

"RESOLVED that the plat of THE PRESERVE is hereby approved by the Village Board of the Village of Mt. Pleasant, subject to the Owner entering into 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 Mt. Pleasant on *October 13, 2003*

Date Signed: *March 1, 2004*

Mark Edmonds
Mark Edmonds, Clerk, VILLAGE OF MT. PLEASANT

VILLAGE TREASURER'S CERTIFICATE

I, Julie Edmonds, being the duly elected, qualified and acting Treasurer for the Village 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 THE PRESERVE.

Date Signed: *March 1, 2004*

Julie Edmonds
Julie Edmonds, Treasurer, VILLAGE OF MT. PLEASANT

COUNTY TREASURER CERTIFICATE

I, Elizabeth Majelski, 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 tax sales, no unpaid taxes or unpaid special assessments as of *March 1, 2004* on any of the lands contained in the plat of THE PRESERVE.

Date Signed: *March 2, 2004*

Elizabeth Majelski
Elizabeth Majelski, Treasurer, RACINE COUNTY

CONSENT OF CORPORATE MORTGAGEE

TRI CITY NATIONAL 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 hereon, and does hereby consent to the above certificate of RIVERSVIEW DEVELOPMENT, L.L.C.

IN WITNESS WHEREOF the said TRI CITY NATIONAL BANK has caused these presents to be signed by John Kis, its Senior Vice-President, at Racine, Wisconsin, this 1st day of March, 2004, in the presence of:

Christine Ruppel
WITNESS
NAME *Christine R. Ruppel*

TRI CITY NATIONAL BANK
John Kis
John Kis, Sr. Vice-President

STATE OF WISCONSIN
COUNTY OF RACINE

Personally came before me this 1st day of March, 2004, John Kis, Sr. 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 the same.

My commission expires 4-2-06

SEAL



Heidi S. Tremmel
Notary Public, Racine, WI

FORM 151-03-22-10-004-000

Table with columns: CURVE TABLE, NUMBER, DELTA, RADIUS, ARC, TANG, CHORD, BEARING, DISTANCE, BEARING. Contains detailed survey data for various points and bearings.

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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., or by the County Planning Agency.

Certified December 15th, 2003
Barbara M. Powers
Department of Administration

THE PRESERVE
PART OF THE NE 1/4, NW 1/4 AND SW 1/4 OF THE NORTHWEST 1/4,
OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE
VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN