

CCC # 202220
REVISED
MPL # 2-22-05 48 2-1-2004

James J. Kottling

Tall Oak Woods

Being a redivision of a part of Parcel 3 and all of Outlet 1 of
Certified Survey Map No. 2385, being a part of the SE 1/4 and SW 1/4
of the NE 1/4 of Section 9, T 3 N, R 22 E, in the Village of
Mount Pleasant, Racine County, Wisconsin

Parcel 3
C.S.M. No. 2100

Certification

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

(Signature)

Certified February 23, 2005

(Signature)

Department of Administration



Revised this 11th day of January, 2005

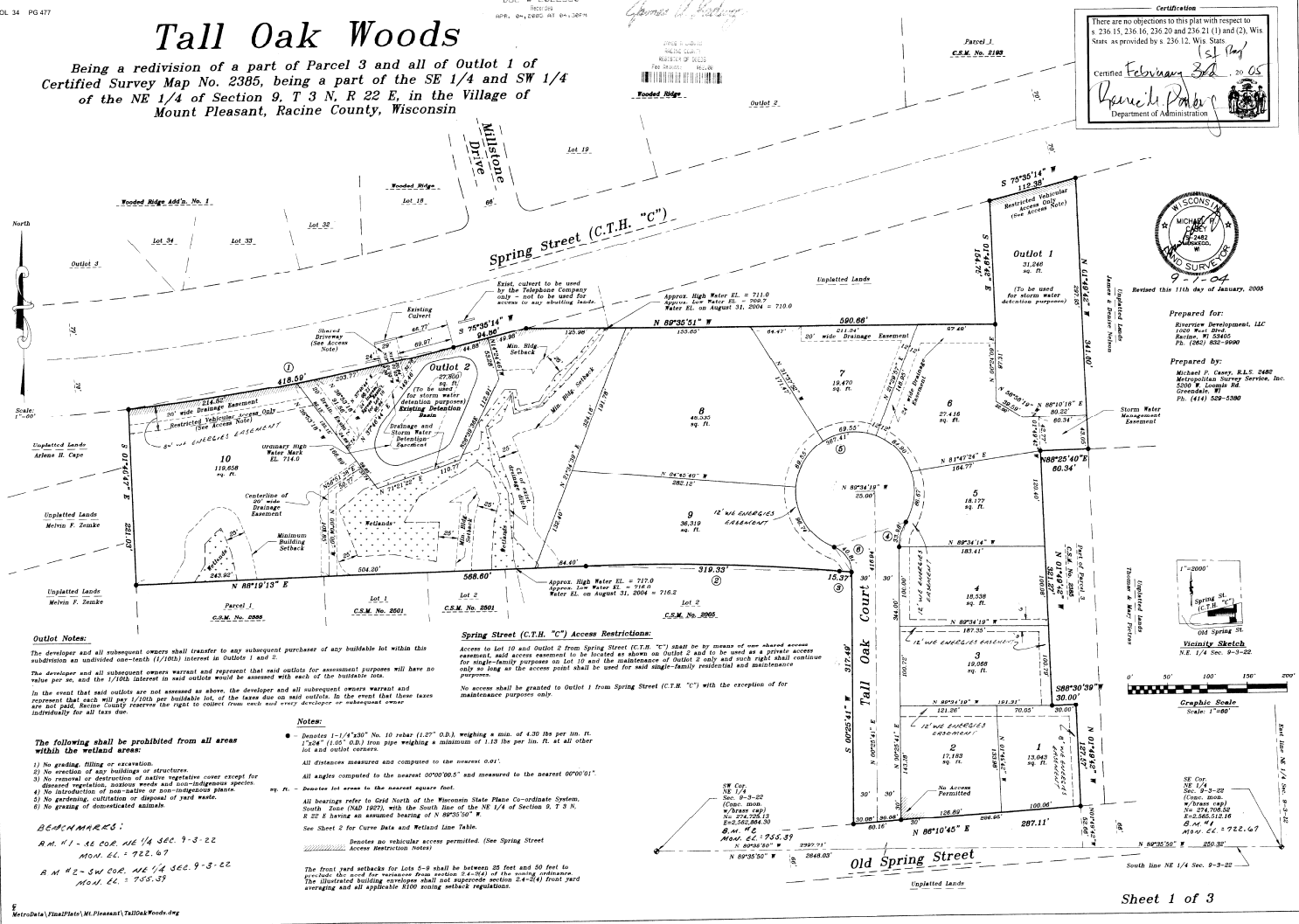
Prepared for:
Riverview Development, LLC
1000 West 20th
Racine, WI 53405
Ph. (262) 882-9900

Prepared by:
Michael P. Cawley, R.L.S., S.A.S.
Metropolitan Survey Service, Inc.
5306 W. Lincoln Rd.
Greenfield, WI
Ph. (414) 529-5380

Graphic Scale
Scale: 1"=60'

Vicinity Sketch
N.E. 1/4 Sec. 9-3-22

Old Spring St.
N.E. 1/4 Sec. 9-3-22



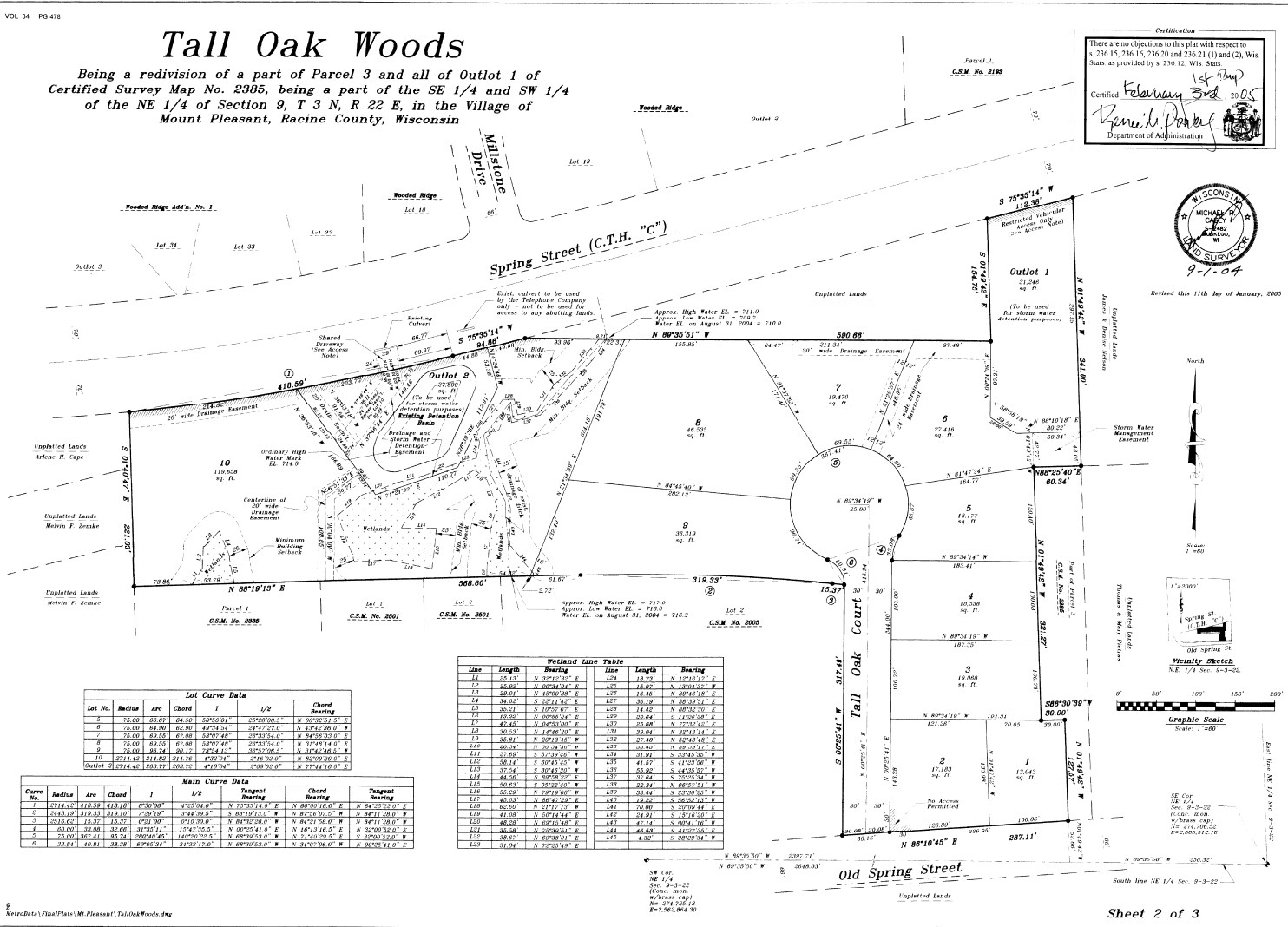
Tall Oak Woods

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Certification
 There are no objections to this plat with respect to
 s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis.
 Stats. as provided by s. 236.12, Wis. Stats.
 Certified February 3rd, 2005
Gene L. Doherty
 Department of Administration



Revised this 11th day of January, 2005



Wetland Line Table

Line	Length	Bearing	Line	Length	Bearing
1	35.13	N. 80°14'25" E	224	18.75	N. 12°16'17" E
2	65.80	N. 80°24'30" E	225	14.00	N. 10°14'31" E
3	39.01	N. 47°09'28" E	226	16.46	N. 38°46'18" E
4	38.00	S. 87°14'48" E	227	36.10	N. 30°29'31" E
5	35.31	S. 87°52'07" E	228	14.42	N. 69°32'30" E
6	38.00	N. 80°24'30" E	229	36.10	N. 30°29'31" E
7	42.45	N. 64°53'00" E	230	85.00	N. 77°32'42" E
8	30.53	N. 14°16'00" E	231	39.04	N. 30°29'31" E
9	30.81	N. 57°14'44" E	232	87.40	N. 57°48'48" E
10	35.00	N. 80°24'30" E	233	36.10	N. 30°29'31" E
11	25.69	S. 57°38'49" E	234	91.91	S. 83°45'55" E
12	36.14	S. 69°45'25" E	235	41.07	N. 41°35'06" W
13	37.04	S. 80°46'30" E	236	55.86	N. 44°35'55" E
14	46.56	N. 80°58'58" E	237	92.84	N. 75°25'24" W
15	65.83	S. 80°24'30" E	238	38.38	N. 69°32'30" E
16	55.29	N. 77°19'08" E	239	33.44	S. 87°30'35" E
17	45.00	N. 67°14'44" E	240	14.00	S. 87°30'35" E
18	65.80	N. 77°14'13" E	241	70.00	S. 30°29'31" E
19	41.00	N. 67°14'44" E	242	24.00	N. 12°16'17" E
20	48.38	N. 67°14'44" E	243	42.14	N. 90°14'16" E
21	35.00	N. 80°24'30" E	244	45.00	N. 44°35'55" E
22	36.67	N. 69°38'01" E	245	4.00	S. 87°30'35" E
23	31.84	N. 77°02'19" E			

Lot Curve Data

Lot No.	Radius	Arc	Chord	1/2	Chord Bearing
1	75.00	88.87	44.50	50°48'31"	N. 80°32'20" S. E
2	75.00	84.90	42.45	48°11'54"	N. 81°45'20" S. E
3	75.00	89.55	47.28	53°02'44"	N. 84°58'30" S. E
4	75.00	89.55	47.28	53°02'44"	N. 31°48'14" S. E
5	75.00	96.74	50.12	59°24'13"	N. 31°44'48.5" S. E
10	574.45	174.82	174.78	47°18'34"	N. 67°09'30" S. E
Outlot 1	2774.45	1583.77	1583.72	47°18'34"	N. 77°44'16.0" S. E

Main Curve Data

Curve No.	Radius	Arc	Chord	1/2	Tangent Bearing	Chord Bearing	Tangent Bearing
1	3214.42	418.59	418.18	69°30'00"	S. 73°35'14.0" E	N. 80°30'18.0" E	N. 84°25'32.0" E
2	1443.19	319.33	319.10	72°01'00"	S. 80°19'03.0" E	N. 87°50'05.0" E	N. 84°11'38.0" E
3	1816.62	19.37	19.37	0°01'00"	S. 84°32'38.0" E	N. 84°32'38.0" E	N. 84°11'38.0" E
4	69.00	35.88	35.86	31°00'00"	N. 80°58'44.0" E	N. 48°17'01.0" E	N. 30°30'52.0" E
5	35.00	36.74	36.74	0°00'00"	N. 69°38'51.0" E	N. 71°40'28.5" E	S. 30°30'52.0" E
6	33.84	41.81	41.80	69°03'34"	S. 42°37'22.0" E	N. 64°30'06.0" E	N. 60°54'41.0" E

W:\Data\1\Plat\TallOak\TallOakWoods.dwg

Tall Oak Woods

Being a redivision of a part of Parcel 3 and all of Outlot 1 of Certified Survey Map No. 2385, being a part of the SE 1/4 and SW 1/4 of the NE 1/4 of Section 9, T 3 N, R 22 E, in the Village of Mount Pleasant, Racine County, Wisconsin

SEVEREYOR'S CERTIFICATE

STATE OF WISCONSIN
MILWAUKEE COUNTY) SS

I, Michael P. Casey, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped TALL OAK WOODS, being a re-division of a part of Parcel 3 and all of Outlot 1 of Certified Survey Map No. 2385, being a part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 9, Town 3 North, Range 22 East, in the Village of Mount Pleasant, Racine County, Wisconsin, more particularly described as follows: Commencing at the Southeast corner of said Northeast 1/4, thence N 0°25'50" W along the South line of said Northeast 1/4, 666.66 feet to a point; thence S 74°42' 30" W, 20.00 feet to a point on the North line of Old Spring Street, said point being the point of beginning of the lands to be described; thence containing N 14°42' 30" W, 127.57 feet to a point; thence S 80°50' 30" W, 200.00 feet to a point; thence N 14°42' 30" W, 321.37 feet to a point; said South line, 112.38 feet to a point; thence N 14°42' 30" W, 141.00 feet to a point on the South line of Spring Street, (C.T.N. "C") thence S 75°55' 14" W along course; thence S 90°00' 00" W, 34.00 feet to a point; thence containing Southerly along said South line 418.59 feet along the arc of a curve whose center is to the Northwest, whose radius is 3714.62 feet, and whose chord bears S 80°50' 30" W, 418.59 feet to a point; thence S 14°42' 30" W, 321.37 feet to a point; thence N 80°12' 13" W, 506.00 feet to a point; thence Easterly 319.33 feet along the arc of a curve whose center is to the South, whose radius is 2442.19 feet and whose chord bears S 87°50' 00" E, 319.33 feet to a point; thence containing Easterly 45.75 feet along the arc of a curve whose center is to the South, whose radius is 2516.02 feet and whose chord bears S 87°12' 30" E, 45.75 feet to a point; thence S 0°25' 50" W, 317.49 feet to a point on the North line of Old Spring Street; thence S 0°25' 50" E, along said North line, 287.11 feet to the point of beginning. Said lands containing 433,200 square feet (9.95 acres).

That such plat is a correct representation of all relevant boundaries of the land surveyed and the subdivision thereof made.

That I have made such survey, land division and plat by the direction of RIVERVIEW DEVELOPMENT, LLC, owner of said land.

That I have fully complied with the provision of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Mount Pleasant in surveying, dividing and mapping the same.

8-1-04

Michael P. Casey
Michael P. Casey
Registered Land Surveyor S-2482



Revised this 11th day of January, 2005

OWNER'S CERTIFICATE OF DESIGNATION

RIVERVIEW DEVELOPMENT, LLC, as owner, does hereby certify that it has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Mount Pleasant.

RIVERVIEW DEVELOPMENT, LLC does hereby certify that this plat is required by S.236.10 or S.236.12 to be submitted in the following for approval or objection:

- 1. Department of Administration
- 2. Village of Mount Pleasant
- 3. Racine County Division of Planning and Development.

IN WITNESS WHEREOF, the said RIVERVIEW DEVELOPMENT, LLC has caused these presents to be signed by Raymond C. Laffer, Managing Member of RIVERVIEW DEVELOPMENT, LLC, on this 29th day of March, 2005.

RIVERVIEW DEVELOPMENT, LLC

Raymond C. Laffer
Raymond C. Laffer, Managing Member

STATE OF WISCONSIN
MILWAUKEE COUNTY) SS

Personally came before me this 29th day of March, 2005, Raymond C. Laffer, Managing Member of RIVERVIEW DEVELOPMENT, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Raymond C. Laffer
Notary Public
My Commission Expires 4-2-10

CONSENT OF CORPORATE MORTGAGEE

TRI CITY NATIONAL BANK, A CORPORATION ONLY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SUBDIVISION, RECONSTRUCTION, RECONSTRUCTION AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE RECONSTRUCTION OF RIVERVIEW DEVELOPMENT, LLC AS OWNERS OF SAID LAND.

IN WITNESS WHEREOF, THE SAID TRI CITY NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN W. KIS, SENIOR VICE PRESIDENT, AND IS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 29th day of March, 2005.

JOHN W. KIS, SENIOR VICE PRESIDENT

STATE OF WISCONSIN
MILWAUKEE COUNTY) SS

HEREUNTO CAME BEFORE ME THIS 29th day of March, 2005, JOHN W. KIS, SENIOR VICE PRESIDENT OF TRI CITY NATIONAL BANK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH OFFICER OF SAID CORPORATION AND RECOGNIZES THE SAME.



John W. Kis
Notary Public
STATE OF WISCONSIN
MY COMMISSION EXPIRES 4-2-10

FROM
151-03-22-09-001-011
151-03-22-09-001-050

TO
LOT #

LOT #	PARCEL #
1	151-03-22-09-001-110
2	151-03-22-09-001-120
3	151-03-22-09-001-130
4	151-03-22-09-001-140
5	151-03-22-09-001-150
6	151-03-22-09-001-160
7	151-03-22-09-001-170
8	151-03-22-09-001-180
9	151-03-22-09-001-190
10	151-03-22-09-001-200

UTILITY EASEMENT PROVISION

An easement for electric and communications service is hereby granted by RIVERVIEW DEVELOPMENT, LLC (Grantor) to WE ENERGY, INC. (Grantee).

WE ENERGY, INC. shall, at its expense, 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 in use of this Grantee be used and for sound and signals, all its devices, under, across, along and upon the property herein within those areas of the plat designated as "Utility Easement Areas" and the Grantee shall have the right to install, service, construct upon, access, widen and beneath the surface of such lot to construct improvements thereon or on adjacent lots; also the right to trim or cut down trees, brush and cause as may be reasonably 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 Grantee or their agents. This restriction, however, does not apply to the natural incursions or uses of underground and/or above ground electric facilities or communication facilities or to any trees, brush or crops which may be removed at any time pursuant to the rights herein granted. Building shall not be placed over Grantee's facilities or in, upon, or over the easement 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 the Grantee. The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties herein.

