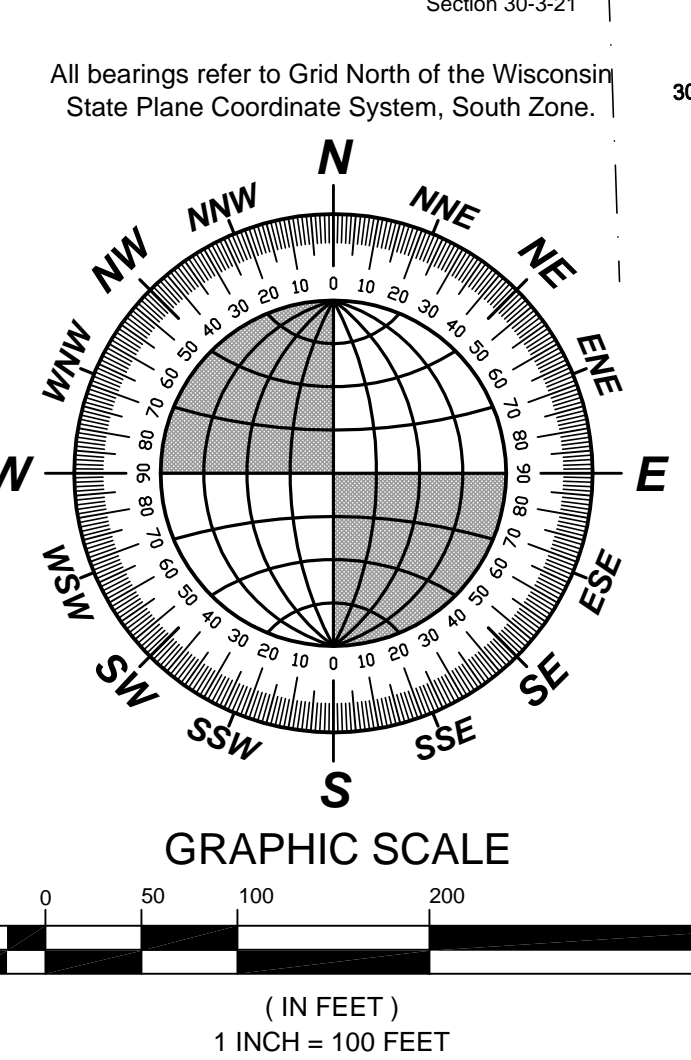


# PRELIMINARY PLAT: CANOPY HILL

Being a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 30 and part of the Southeast 1/4 of the Southeast 1/4 of Section 19 all in Township 3 North, Range 21 East, Village of Union Grove, Racine County, Wisconsin.



**APPROVING AND OBJECTING AUTHORITIES**  
 VILLAGE OF UNION GROVE  
 COUNTY OF RACINE  
 STATE OF WISCONSIN

**SURVEYOR**  
 WILLIAM R. HENRICHS, RLS-2419  
 LANDCRAFT SURVEY AND ENGINEERING, INC.  
 2077 SOUTH 116TH STREET  
 WEST ALLIS, WI 53227

**DEVELOPER**  
 TNGS, LLC  
 C/O RAY LEFFLER  
 6949 MARINER DR.  
 RACINE, WI 53406  
 PH. 262-898-7777

**LANDCRAFT SURVEY AND ENGINEERING, INC.**  
 REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
 2077 SOUTH 116TH STREET, WEST ALLIS, WI 53227  
 PHONE (414) 604-0674 FAX (414) 604-0677  
 info@landcraftse.com

DESIGNED BY: D. BORCH  
 CHECKED BY: W. HENRICHS - 1/11/06  
 APPROVED BY: \_\_\_\_\_  
 TOWN/CITY ENGINEER DATE  
 PROJECT NO.-REVISION: 030606 - 1/11/06

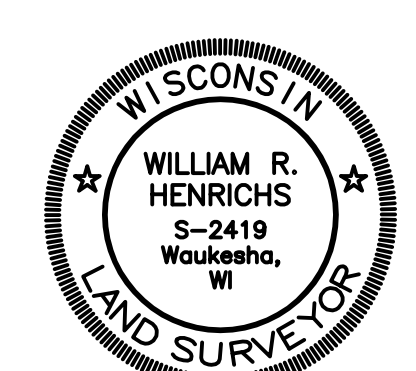
**PRELIMINARY PLAT: CANOPY HILL**  
 VILLAGE OF UNION GROVE, RACINE COUNTY, WISCONSIN  
 PAGE 2 OF 2

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS PRELIMINARY PLAT FULLY COMPLIES WITH THE PROVISIONS OF THE VILLAGE OF UNION GROVE LAND DIVISION ORDINANCE.

SIGNED: *William R. Henrichs*  
 William R. Henrichs, Registered Land Surveyor S-2419

January 11, 2006  
 Rev. April 26, 2006  
 Rev. March 21, 2007



# PRELIMINARY PLAT: CANOPY HILL

Being a part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 30 and part of the Southeast 1/4 of the Southeast 1/4 of Section 19 all in Township 3 North, Range 21 East, Village of Union Grove, Racine County, Wisconsin.

**LEGAL DESCRIPTION:** (Based on Field Survey):  
Part of the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 30 and part of the Southeast 1/4 of the Southeast 1/4 of Section 19 all in Township 3 North, Range 21 East, Village of Union Grove, Racine County, Wisconsin, which is bounded and described as follows:

Commencing at the Southeast corner of said Northeast 1/4;  
Thence S 88°27'58"W, along the south line of said Northeast 1/4, a distance of 299.50 feet to the POINT OF BEGINNING;  
Thence continuing S 88°27'58"W along said line, a distance of 2,344.78 feet to the Southwest corner of said Northeast 1/4;  
Thence N 01°39'09"W, along the west line of said Northeast 1/4, a distance of 2,643.56 feet to the Northwest corner of said Northeast 1/4;  
Thence N 88°27'27"E, along the north line of said Northeast 1/4, a distance of 1,320.92 feet;  
Thence N 01°28'17"W, a distance of 659.56 feet;  
Thence N 88°27'04"E, a distance of 1,275.89 feet to the west right-of-way line of South Colony Avenue (U.S.H. "45"); Thence S 01°27'50"E along said right-of-way line, a distance of 259.65 feet;  
Thence S 88°28'19"W, a distance of 452.44 feet;  
Thence S 01°27'50"E, a distance of 400.10 feet;  
Thence N 88°27'18"E, a distance of 452.44 feet to the west right-of-way line of South Colony Avenue (U.S.H. "45"); Thence S 01°42'28"E along said right-of-way line, a distance of 878.24 feet;  
Thence S 88°16'15"W, a distance of 255.00 feet;  
Thence S 01°42'28"E, a distance of 145.00 feet;  
Thence N 88°18'43"E, a distance of 255.00 feet to the west right-of-way line of South Colony Avenue (U.S.H. "45"); Thence S 01°42'26"E along said right-of-way line, a distance of 143.62 feet;  
Thence S 88°17'32"W along said right-of-way line, a distance of 25.00 feet;  
Thence S 01°42'28"E, along said right-of-way line, a distance of 154.76 feet;  
Thence S 88°27'19"W, a distance of 915.00 feet;  
Thence S 01°42'28"E, a distance of 400.10 feet;  
Thence N 88°28'02"E, a distance of 940.00 feet to the west right-of-way line of South Colony Avenue (U.S.H. "45"); Thence S 01°42'28"E along said right-of-way line, a distance of 222.00 feet;  
Thence S 88°27'58"W, a distance of 164.06 feet;  
Thence S 01°42'30"E, a distance of 303.00 feet;  
Thence S 88°27'58"W, a distance of 90.23 feet;  
Thence S 01°37'32"E, a distance of 147.07 feet to the south line of said Northeast 1/4 and the POINT OF BEGINNING.

Containing 155.8788 acres, more or less.

### NOTES:

1) Proposed House Note:  
The particular style and/or design of the proposed house could be significantly affected by topographic conditions, and that "exposed basement" construction may be necessary to minimize rear yard disturbance. By approving this subdivision as submitted, Racine County does not warrant that each lot shown will accommodate every conceivable type of building style or footprint that may be considered by potential lot owners.

2) Open Space Outlot Notes:  
A) The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the subdivision an undivided one-two hundred eighth (1/208) interest in the Outlots 9-16.  
B) The developer and all subsequent owners warrant and represent that the said outlots 9-16 for assessment purposes will have no value per se, and the 1/208 interest in the said outlots would be assessed with each of the buildable lots.  
C) In the event that the said outlot is not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/208 per buildable lot, of the taxes due on said outlots 9-16. 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.

### INGRESS EGRESS NOTES:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. "45".

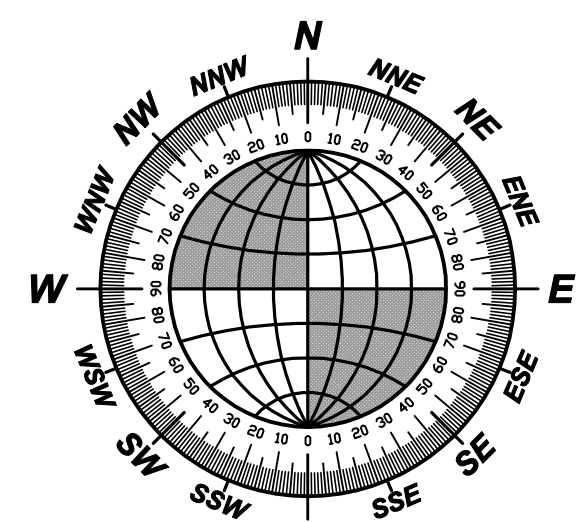
### HIGHWAY SETBACK NOTE:

This restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation.

### HIGHWAY NOISE NOTE:

The lots of this land division may experience noise at levels exceeding the levels in S. Tr. 405.04, Table. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highway's through-lane capacity.

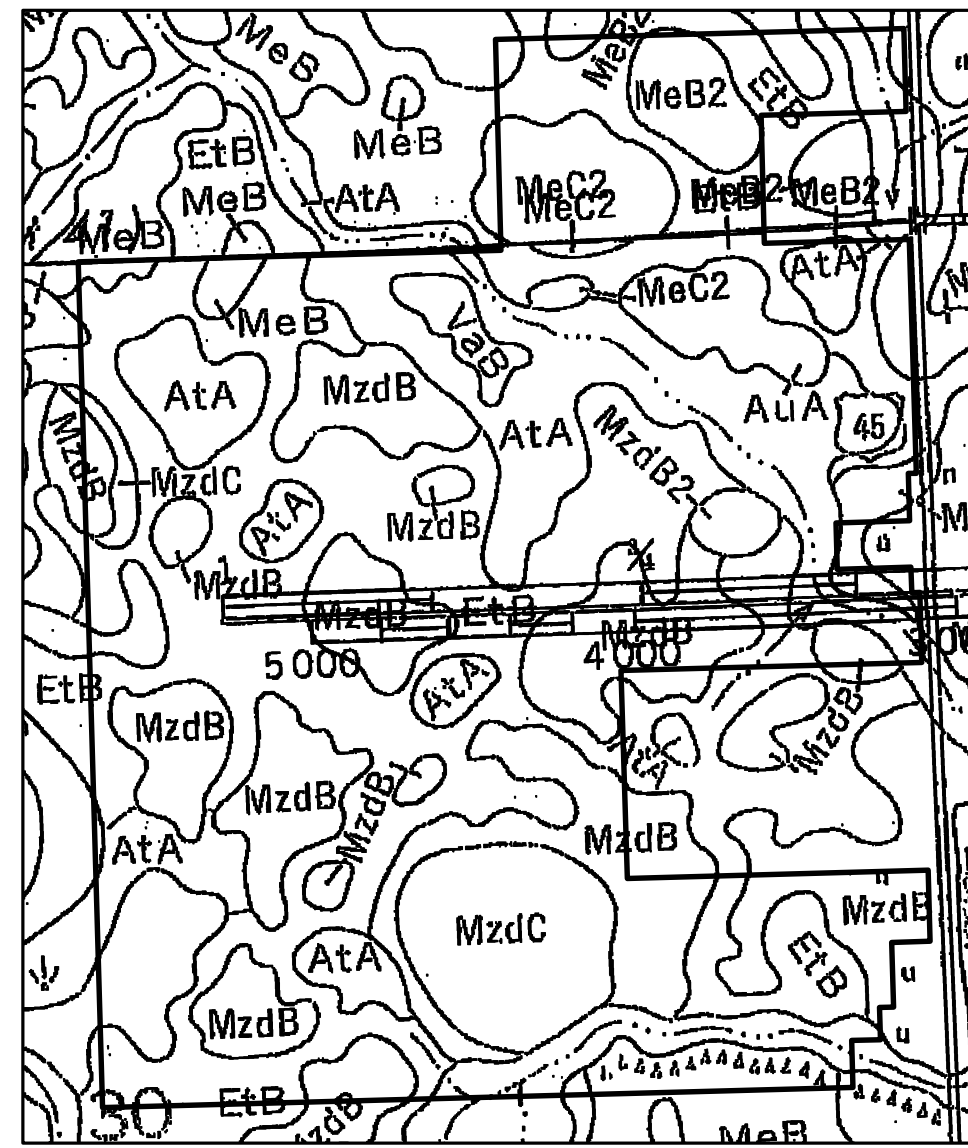
All bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone.



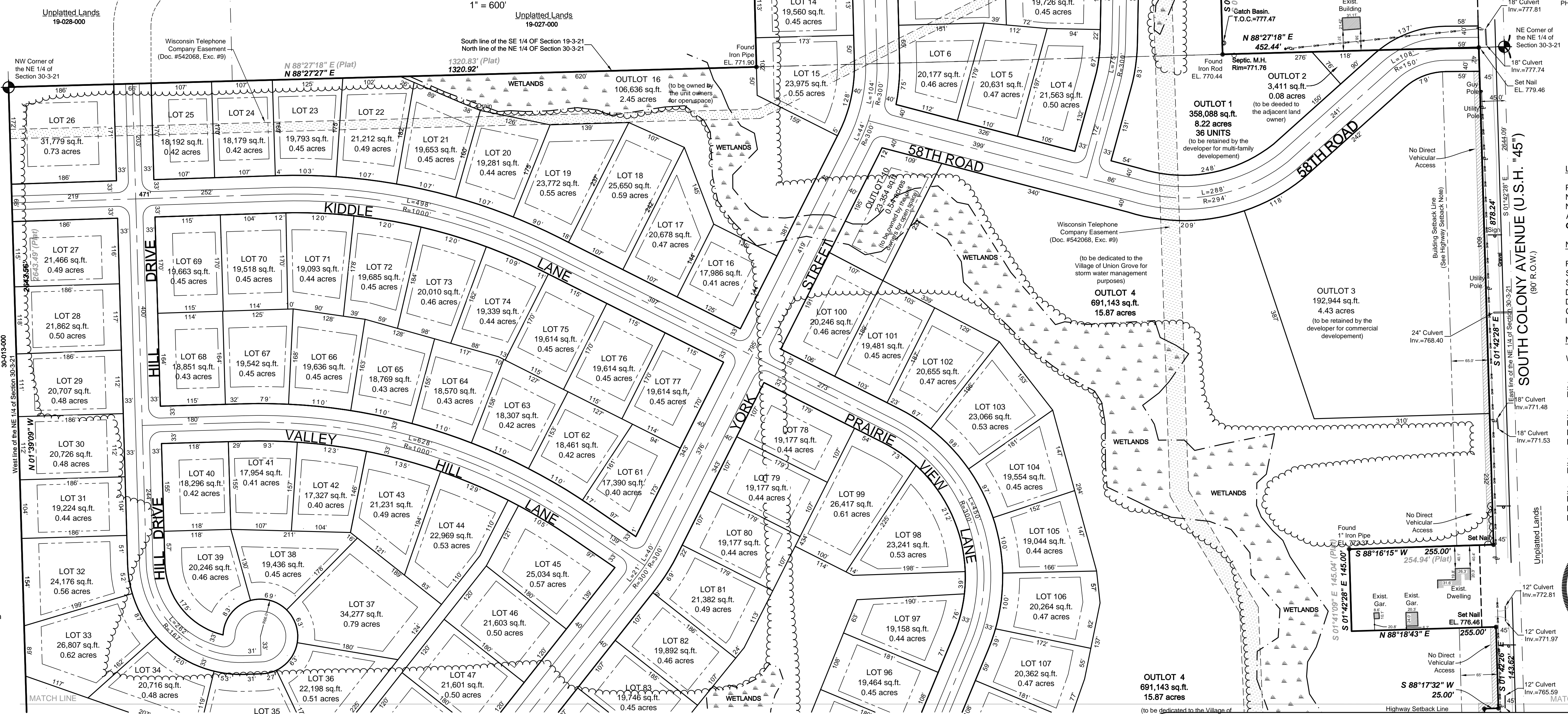
GRAPHIC SCALE



(IN FEET)  
1 INCH = 100 FEET



SOILS MAP  
1" = 600'



### WETLAND PRESERVATION RESTRICTION

- Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal of topsoil or other earthen materials shall be prohibited.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, diseased or dying vegetation at the discretion of a forester or naturalist and the approval of Racine County.
- Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited.
- The introduction of plant material not indigenous to the existing environment of the Wetland area shall be prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- Construction of buildings is prohibited.

### VISION CORNER EASEMENT RESTRICTION

Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs, any other structure shall be limited to 24 inches above the intersection elevation. No access to any roadway shall be permitted over the vision corners from the adjacent lots.

### BASEMENT RESTRICTION

Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of groundwater near the surface, may require soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.

### OUTLOT NOTES:

- Outlots 1 and 6 are to be retained by the developer for multi-family development.
- Outlots 3 is to be retained by the developer for commercial development.
- Outlot 4 is to be dedicated to the Village of Union Grove for storm water management purposes and is to be owned and maintained by the Village of Union Grove.
- Outlot 11 is to be reserved for storm water management purposes and is to be owned and maintained by the Homeowners Association.
- Outlot 2 is to be deeded to the adjacent land owner.
- Outlot 5 is to be deeded to the adjacent land owner.

LANDCRAFT SURVEY AND ENGINEERING, INC.  
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
2077 SOUTH 116TH STREET, WEST ALLIS, WI 53227  
PHONE (414) 604-0674 FAX (414) 604-0677  
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DESIGNED BY: D. BORCH  
CHECKED BY: W. HENRICHS - 1/11/06  
APPROVED BY:  
TOWN/CITY ENGINEER DATE  
PROJECT NO.-REVISION: 030606 - 1/11/06

0 1" SCALE 1"=100'

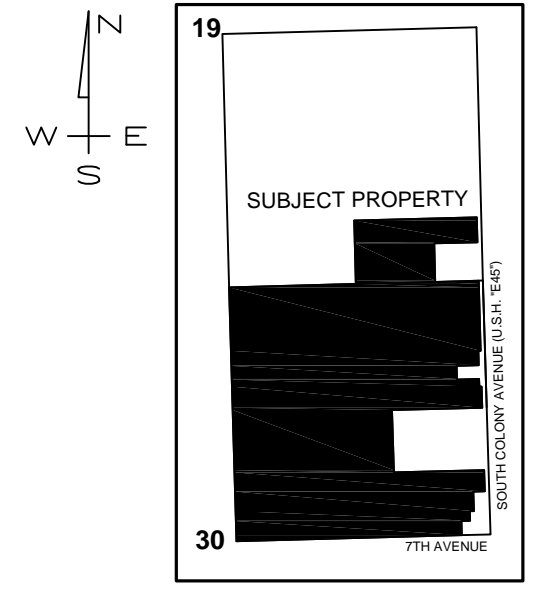
## PRELIMINARY PLAT: CANOPY HILL

VILLAGE OF UNION GROVE, RACINE COUNTY, WISCONSIN  
PAGE 1 OF 2

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND BUILDINGS THEREON, BOUNDARY FENCES, APPROPRIATE EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

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SIGNED: *William R. Henrichs*  
William R. Henrichs, Registered Land Surveyor S-2419  
January 11, 2006  
Rev. April 26, 2006  
Rev. March 21, 2007



VICINITY SKETCH  
1" = 1000'  
NORTH EAST 1/4 OF SECTION 30  
SOUTHEAST 1/4 OF SECTION 19  
TOWNSHIP 3 NORTH  
RANGE 21 EAST

APPROVING AND OBJECTING AUTHORITIES  
VILLAGE OF UNION GROVE  
COUNTY OF RACINE  
STATE OF WISCONSIN

SURVEYOR  
WILLIAM R. HENRICHS, RLS-2419  
LANDCRAFT SURVEY AND ENGINEERING, INC.  
2077 SOUTH 116TH STREET  
WEST ALLIS, WI 53227

DEVELOPER  
Newport Group, Ltd.  
C/O RAY LEFFLER  
6949 MARINER DR.  
RACINE, WI 53406  
PH. 262-898-7777

LOT AREA CALCULATIONS  
Proposed Number of Units - 208 Units  
Net Single Family Density - 2.08 du/ac  
Net Duplex Density - 4.85 du/ac  
Average Lot Size - 0.48 acres  
Gross Density - 1.33 du/ac

NET SITE CALCULATIONS  
Right of Way Area - 22.48 Acres  
Single Family Area - 67.97 Acres  
Single Family Units - 142 Units  
Duplex Area - 13.62 Acres  
Duplex Units - 66 Units  
Commercial Area - 4.43 Acres  
Institutional Area - 4.55 Acres

NET OUT AREAS  
Wetlands - 7.79 Acres

ZONING:  
R-90 - Single Family Residence District

ZONING REQUIREMENTS:  
Min. front setback - 30 feet  
Min. sideyard - 10 feet  
Min. rear yard - 30 feet

ZONING:  
RM - Multiple-Family Residence District

ZONING REQUIREMENTS:  
Min. front setback - 25 feet  
Min. sideyard - 20 feet  
Min. rear yard - 30 feet

