## ST. BONAVENTURE EAST FIRST ADDITION

The Redivision of Lots 1 through 16 and Part of Lot 17, and Vacated Theophane Avenue and Valerian Avenue, in St. Bonaventure East, a Recorded Subdivision, and Part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 21, Township 3 North, Range 22 East, in the Village of Sturtevant, Racine County, Wisconsin. There are no objections to this plat with respect to **LOCATION MAP** Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), NE 1/4 of SECTION 21-3-22 Wis Stats, as provided by s. 236.12, Wis. Stats. CANADIAN PACIFIC R.R. 30' STORM DRAINAGE EASE C.T.H. "H" (WISCONSIN ST.) V.1732 P. 259-260 DOC. 1157757 Department of Administration THEOPHANE AVENUE AND VALERIAN AVENU WERE VACATED BY THE VILLAGE OF STURTEVANT BY RESOLUTION NO. R87-26 DATED DECEMBER 1, 1987 AND RECORDED I S 01°43'27" E SCALE |''=60 THE OFFICE OF THE REGISTER OF DEEDS FOR 10' SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT DEDICATED TO THE VILLAGE RACINE COUNTY IN VOLUME 1895 AT PAGE 90TH STREET 30' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE UNPLATTED LANDS PRESERVATION -N 01°43'27" W N 01°43'27" W 632.31 OUTLOT 57.14 UNPLATTED LANDS N 01°43'27" W 417.90 20' SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT DEDICATED TO THE VILLAGE EAST FIRST ADDITION HOMEOWNERS BY 28' SANITARY SEWER & WATERMAIN, ACCESS AND MAINTENANCE EASEMENT DEDICATED TO 5' SANITARY SEWER & WATERMAIN, ACCESS AND MAINTENANCE EASEMENT DEDICATED THE VILLAGE OF STURTEVANT AND RACINE ASSOCIATION FOR STORM WATER DRAINAGE ANDSCAPE, ACCESS AND MAINTENANCE 20' STORMWATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT DEDICATED TO RACINE WATER AND WASTE 10' HYDRANT, ACCESS AND MAINTENANCE LASEMEN DEDICATED TO RACINE WATER AND WASTE  $\prod$ DEDICATED TO RACINE WATER AND WAST 77.22 S 8816'33" W 33.00 \_\_\_ 12' EX. WE ENERGIES EASEMENT V. 1989 P. 621-624 1449.84 EX. 12' WE ENERGIES EASEMENT V. 1989 P. 621-624 (EXISTING DEDICATED PUBLIC RIGHT-OF-WAY) FAST LINE NE 1/4 21-3-22 N 01°43'27" W SEC. 21-3-22 UNPLATTED LANDS N 264,159.93 VILLAGE BOARD RESOLUTION ZONING: ONE AND TWO FAMILY RESIDENCE DISTRICT SURVEYOR'S CERTIFICATE CORPORATE OWNER'S CERTIFICATE OF DEDICATION "RESOLVED that the final plat of St. Bonaventure East First Addition is hereby approved by the Village I, James E Robinson, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of St. Bonaventure TNG8, LLC., a corporation duly organized and existing under and by virtue of the laws of the State of Board of the Village of Sturtevant, subject to the Owner entering into an acceptable agreement with the East First Addition, being a re-division of Lots 1 through 16 and part of Lot 17 and Vacated Theophane Avenue and Valerian Avenue, in St. Wisconsin, as Owner, does hereby certify that said corporation caused the land on this plat to be surveyed, village to provide water, storm water drainage and sanitary sewer." STREET 25' MINIMUM Bonaventure East, a recorded Subdivision, and part of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 3 North, divided, mapped and dedicated as represented hereon. TNG8, LLC. does further certify that this plat is REARYARD 25' MINIMUM Range 22 East, all in the Village of Sturtevant, Racine County, Wisconsin bounded as follows: Commence at a point on the East line of Section 21 required by s 236.10 or s.236.12 to be submitted to the following for approval or objection: Village of I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of the Village of SIDEYARDS For building not over one story high, the sum of the widths of the located S01°43'27"E 17.63 feet from the Northeast corner of said Section 21; thence S88°16'33"W 33.00 feet to the West line of 90th Street and the Sturtevant, Racine County Division of Planning and Development, and Department of Administration. required side yards shall not be less than 18' and no single side yard point of beginning of this description; run thence S01°43'27"E 1449.84 feet along said West line to the North line of Beacon Park Subdivision; thence shall be less than 8' in width. N89°58'41"W 210.10 feet along said North line; thence N01°43'27"W 417.90 feet; thence N58°24'52"W 120.75 feet; thence N01°43'27"W 237.87 feet; IN WITNESS WHEREOF the said TNG8, LLC., Has caused these presents to be signed by Raymond C. thence N46°51'17"E 134.57 feet; thence N01°43'27"W 632.31 feet; thence N88°16'33"E 210.00 feet to the West line of 90th Street and point of Date Signed: VILLAGE OF STURTEVANT Leffler, its Sole Member At Racine, Wisconsin, this \_\_\_\_\_ day of \_\_ , 2008. In the presence of: beginning. For building more than one story high to  $2\frac{1}{2}$  stories high, the sum of the widths of the required side yards shall not be less than 23' and no TNG8, LLC. I further certify that this plat is a correct representation of the exterior boundaries of said land and of the division thereof made; that I have Mary Hanstad, Clerk/Treasurer single side yard shall be less than 8' in width. 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 regulations of the Village of Sturtevant. If a garage is attached to a building, whether one or more stories high, UTILITY EASEMENT PROVISIONS WITNESS: Raymond C. Leffler, Sole Member the sum of the required side yards where such garages are located shall not be less than 12' and no single side yard shall be less than 4' in An easement for electric and communications service is hereby granted by width; provided, however, that there shall not be any projection on such TNG8, LLC, to STATE OF WISCONSIN) January 15, 2008 garage more than 4' above the roof line of the garage. COUNTY OF RACINE ) James E. Robinson S-1283 WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation, doing business as Nielsen Madsen & Barber, S.C. Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2008, Raymond C. Leffler, Sole Member of P. O. Box 188 WISCONSIN BELL, INC., d/b/a AMERITECH WISCONSIN the above-named corporation, to me known to be the person who executed the foregoing instrument as TIME WARNER ENTERTAINMENT CO. LP Racine WI 53401-0188 LEGEND AND NOTES said officer as the deed of said corporation, by its authority, and acknowledged the same. Grantees, BEARING BASE FOR THIS PLAT IS GRID NORTH, their respective successors and assigns, to construct, install, operate, repair, maintain My commission expires: \_\_\_\_\_ WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, and replace from time to time, facilities used in connection with overhead and Notary Public, Racine, Wisconsin BASED UPON NAD 1927. THE EAST LINE OF underground transmission and distribution of electricity and electric energy for such Outlot Ownership and Purpose SEAL SECTION 21-3-22 IS ASSUMED TO BEAR Printed Name: purposes as the same is now or may hereafter be used and for sounds and signals, all in, All outlots of the plat of St. Bonaventure East First Addition shall be maintained by the St. Bonaventure East First Addition Homeowners N 01°43'27" W. over, under, across, along and upon the property shown within those areas on the plat Association for storm water retention purposes and open space and each individual owner shall have an undividuable fractional ownership designated as "Utility Easement Areas" and the property designated on the plat for of the outlots and that Racine County and the Village of Sturtevant shall not be liable for any fees or special assesments in the event ALL DISTANCES MEASURED TO THE NEAREST streets and alleys, whether public or private, together with the right to install service HUNDREDTH OF A FOOT. Racine County or the Village of Sturtevant should become the owner of any lot in the subdivision by reason of delinquency. The developer CONSENT OF CORPORATE MORTGAGEE connections upon, across within and beneath the surface of each lot to serve and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the subdivision an undivided one ALL ANGLES TURNED TO THE NEAREST SECOND Tri City National Bank, a corporation duly organized and existing under and by virtue of the laws of the improvements thereon, or on adjacent lots; also the right to trim or cut down trees, brush eighteenth (1/18th) interest in the outlots. The developer and all subsequent owners warrant and represent that the said outlots for AND COMPUTED TO THE NEAREST HALF SECOND. State of Wisconsin, mortgagee of the above-described land, does hereby consent to the surveying, and roots as may be reasonably required incident to the rights herein given, and the right assessment purposes will have no value per se, and the 1/18th interest in the said outlots would be assessed with each of the buildable dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above DENOTES A 2.375" O.D. IRON PIPE STAKE, to enter upon the subdivided property for all such purposes. The Grantees agree to lots. In the event that the said outlots are not assessed as above, the developer and all subsequent owners warrant and represent that certificate of TNG8, LLC., owner. 18" IN LENGTH, WEIGHT OF 3.65lbs./lin. ft. restore or cause to have restored, the property, as nearly as is reasonably possible, to each will pay 1/18th per buildable lot of the taxes due on said outlots. In the event that these said taxes are not paid, Racine County the condition existing prior to such entry by the Grantees or their agents. This restoration, reserves the right to collect from each and every developer or subsequent owner individually all taxes due. ALL OTHER LOT CORNERS MARKED BY A 1" IN WITNESS WHEREOF the said Tri City National Bank has caused these presents to be signed by John however, does not apply to the initial installation of said underground and/or above DIAMETER IRON PIPE STAKE, 24" IN LENGTH, W. Kis, its Senior Vice-President, at , Wisconsin, and its corporate seal to be ground electric facilities or communication facilities or to any trees, brush or roots which WEIGHT OF 1.13lbs./lin. ft. The Homeowners Association shall maintain said outlots in an unobstructed condition so as to maintain its intended purpose. Construction hereunto affixed this \_\_\_\_\_ day of \_\_\_ , 2008, in the presence of: may be removed at any time pursuant to the rights herein granted. Buildings shall not be of any building, grading, or filling in said outlots is prohibited unless approved by the Village of Sturtevant. Vehicular access other than by DENOTES A FOUND 1" O.D. IRON PIPE STAKE placed over Grantees' facilities or in, upon or over the property within the lines marked maintenance vehicles to said outlots is prohibited. The Homeowners Association grants to the Village the right (but not the responsibility) TRI CITY NATIONAL BANK "Utility Easement Areas" without the prior written consent of Grantees. After installation DENOTES AN EASEMENT (SEE PLAT FOR DETAILS) to enter upon the outlots in order to inspect, repair, or restore said outlots to their intended purpose. Expense incurred by the Village for of any such facilities, the grade of the subdivided property shall not be altered by more said inspection, repair, or restoration of said outlots may be placed against the tax roll for said association and collected as a special DENOTES CONCRETE MONUMENT WITH BRASS CAP. than four inches without the written consent of grantees. charge by the Village. John W. Kis, Senior Vice-President

The grant of easement shall be binding upon and inure to the benefit of the heirs,

successors and assigns of all parties hereto.

SHEET 1 OF 1 SHEET