

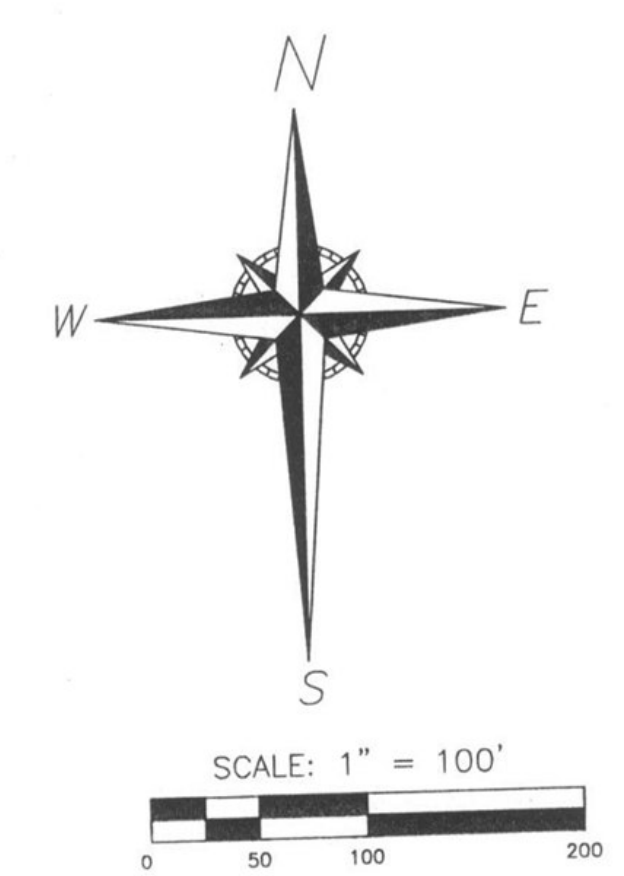
HERITAGE HEIGHTS

BEING ALL OF THE NE 1/4 OF THE SE 1/4 SECTION 3, T.1N., R.21E., CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN

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. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



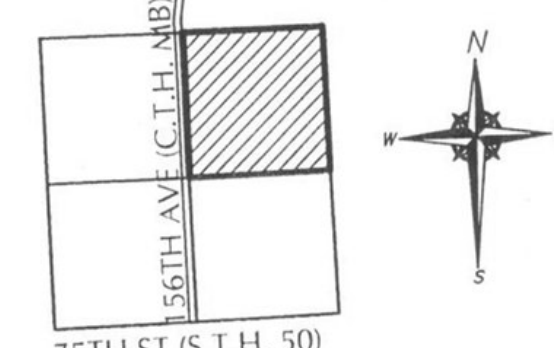
BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE EAST LINE OF THE SE 1/4 OF SECTION 3-1-21 AS S02°26'26"E.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LEGEND

- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- - 1.315"x18" IRON PIPE SET AT ALL OTHER LOT CORNERS, WT. = 1.68 LBS./LIN. FT.
- ⊙ - CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)



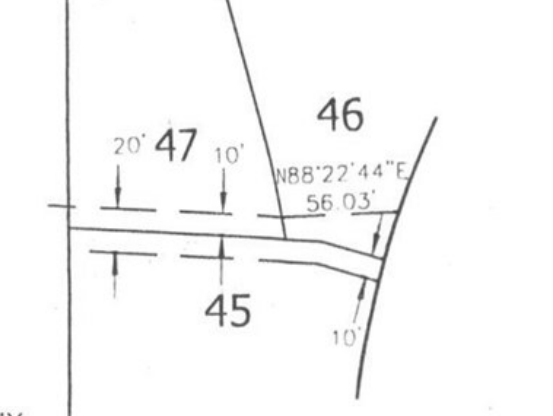
LOCATION SKETCH
SE 1/4 SEC 3 T1N R21E
1" = 2000'

GENERAL NOTES:

- 1) ALL EASEMENTS GRANTED TO CITY OF KENOSHA, EXCEPT UTILITY EASEMENTS (SEE "UTILITY EASEMENT PROVISIONS" NOTE ON SHEET 1)
- 2) CITY OF KENOSHA IS GIVEN THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENTS AND MAINTAIN THEM AT THE COST OF ALL OWNERS OF PROPERTY WITHIN THE SUBDIVISION IF SAID OWNERS REFUSE OR NEGLECT TO MAINTAIN SAID DRAINAGE EASEMENTS.
- 3) OUTLOT 2 IS ENTIRELY ENCOMPASSED BY A DRAINAGE EASEMENT, ALL LANDS OUTSIDE OF THE WETLANDS IN OUTLOT 3 ARE ENCOMPASSED BY A DRAINAGE EASEMENT.
- 4) THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOT 1 AND 102 OR OUTLOT 3 TO C.T.H. "MB".
- 5) WETLAND LIMITS DELINEATED BY ALICE THOMPSON, MAY 2004. WETLANDS LOCATED BY WELCH HANSON ASSOCIATES OR
- 6) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- 7) THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT SHALL BE LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED OVER THE VISION CORNER OF ADJACENT LOTS.
- 8) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT 1; AND KENOSHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- 9) 20'(FT) DRAINAGE EASEMENTS ALONG LOTS 17-18; LOTS 23-24; 58-60; LOTS 81-82; LOTS 89-90; AND THE DRAINAGE EASEMENT ALONG THE BACKS OF LOTS 90-102 ARE CONSIDERED 100-YEAR OVERLAND FLOW PATHS.
- 10) NO CONSTRUCTION OR CHANGE IN THE GRADE IS ALLOWED IN THOSE AREAS DESIGNATED AS STORM WATER OVERFLOW CHANNELS FOR THE 100 YEAR STORM EXCEPT CHAIN LINK FENCE WITHOUT FILLER SLATS MAY BE INSTALLED.

LINE	LENGTH	BEARING
L1	28.20	N80°06'25"E
L2	62.58	S68°11'42"E
L3	102.40	S85°02'52"E
L4	70.60	S63°57'32"E
L5	31.80	S00°41'18"E
L6	54.35	S20°38'44"E
L7	40.57	S02°08'34"W
L8	31.88	S35°47'30"W
L9	20.31	S91°55'12"W
L10	109.63	S75°29'53"W
L11	82.12	S46°03'55"W
L12	18.86	S06°28'04"E
L13	47.70	S22°51'34"E
L14	85.84	S75°10'31"E
L15	40.50	S44°16'38"E
L16	44.74	S57°01'04"E
L17	56.46	S51°07'42"E

DETAIL OF DRAINAGE EASEMENT
N.T.S.



UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by REGENCY HILLS - HERITAGE HEIGHTS, LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY, Wisconsin Bell, Inc., d/b/a SBC Ameritech Wisconsin and Time-Warner Entertainment Co. Lp, Grantees

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 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 Grantees agree 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 Grantees or their agents. This restoration, 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 Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. 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 grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



1" = 100'
REVISED THIS _____ DAY OF _____ 20__



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