

DATE: 11-15-03
 REC. NO. 1111
 FEB. 15, 2004 AT 11:43 AM
 COUNTY CLERK
 RACINE COUNTY, WISCONSIN

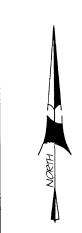
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., or by the County Planning Agency.

Vol. 34 PG 414

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

SANITARY SEWER EASEMENT DETAIL

(PENDING SUBDIVISION THE PRESERVE)
 UNPLATTED LANDS



THE DEVELOPER AND ALL SUBSEQUENT OWNERS SHALL TRANSFER TO ANY SUBSEQUENT PURCHASER OF ANY BUILDABLE LOT WITHIN THE SUBDIVISION AN UNDIVIDED ONE THIRTY EIGHT (1/38) INTEREST IN OUTLOTS 1 AND 2.

THE DEVELOPER AND ALL SUBSEQUENT OWNERS WARRANT AND REPRESENT THAT SAID OUTLOTS FOR ASSESSMENT PURPOSES WILL HAVE NO VALUE PER SE. AND THE 1/38th 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 1/38th 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.

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 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 SHADY OAK TRAIL SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

A HOME OWNERS ASSOCIATION SHALL MAINTAIN OUTLOTS 1 AND 2.

THE CUL-DE-SAC ISLAND ON RED HAWK CIRCLE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. OUTLOT 1 IS A PRESERVATION EASEMENT. OUTLOT 1 IS FOR STORM WATER DRAINAGE AND A PRESERVATION EASEMENT.

THE ENTRY MEDIAN ON 90TH STREET SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

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 27-33-36-38.

THE FRONT YARD SETBACKS FOR LOTS 9-14 AND 28-38 SHALL BE BETWEEN 25 FEET AND 50 FEET TO PRECLUDE THE NEED FOR VARIANCES FROM SECTION 2.4(2) OF THE ZONING ORDINANCE. THE ILLUSTRATED BUILDING ENVELOPES SHALL NOT BE APPROXIMATE SECTION 2.4(2) FRONT YARD AVERAGING AND ALL APPLICABLE ZONING SETBACK REGULATIONS.

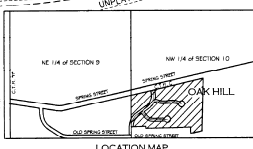
90TH STREET IS A FOUR-LANE COLLECTOR STREET.

LEGEND AND NOTES

- BEARING BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1927. THE WEST LINE OF THE NW 1/4 OF SECTION 10-3-22 IS ASSUMED TO BEAR N 01°49'42" W.
- 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, FOUND.
- DENOTES A 2.375" O.D. IRON PIPE STAKE.
- ALL OTHER LOT CORNERS MARKED BY A 1.315" O.D. DIAMETER IRON PIPE STAKE, 18" IN LENGTH, MINIMUM HEIGHT OF 1.3000/IN. RL.
- 12" DENOTES A 12" EASEMENT FOR UTILITIES, T.V. CABLE, AND DRAINAGE.
- DENOTES CONCRETE MONUMENT WITH BRASS CAP.
- ////// DENOTES NO VEHICULAR ACCESS.
- R-75 ZONING
- - - - - 8" WIDE WOOD CHIP TRAIL
- BUILDABLE AREA DETAIL
- OR AS NOTED

OAK HILL

PART OF THE SE 1/4 OF THE NORTHEAST 1/4, OF SECTION 9 AND PART OF THE SE 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



LOCATION MAP
 PL 1/4 OF SEC. 9 & NW 1/4 OF SEC. 10
 T. 3 N. R. 22 E.
 VILLAGE OF MT. PLEASANT, RACINE CO., WI.
 Revised this 12th day of November, 2003. Revised this 27th day of January, 2004.

SURVEYORS CERTIFICATE

VOL 34 PG 415

I, MARK R. MADSEN, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of OAK HILL in that part of the Southeast 1/4 of the Northeast 1/4 of Section 9, and part of the Southwest 1/4, and the Northwest 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 point on the West line of said Section 10 located N17°42'W 38.10 feet from a concrete monument with a brass cap marking the West 1/4 corner of said Section 10; run thence S80°12'42"W 66.04 feet along the Centerline of "Old Spring Street"; thence N01°49'42"W 121.86 feet parallel with the West line of the Northwest 1/4 of said Section 10 to the point of curvature of a curve of Northwestly convexity whose radius is 473.00 feet and whose chord bears N12°29'14"E 448.87 feet; thence Northwesterly 252.87 feet along the arc of said curve to the West line of the Northwest 1/4 of Section 10; thence N60°55'59"W 58.44 feet to the West line of the Northwest 1/4 of said Section 10; thence N01°49'42"W 391.07 feet along said West line; thence N17°35'18"E 1534.71 feet along the South right way line of C.T.A. "C" (Spring Street); thence S01°24'27"E 1077.96 feet to the North line of Old Spring Street; thence S89°05'59"W 12.23 feet along said North line to the point of curvature of a curve of Southwesterly convexity, whose radius is 850.58 feet and whose chord bears S77°47'41"W 287.65 feet; thence Southwesterly 288.75 feet along the arc of said curve and North line of Old Spring Street; thence S 82°29'09"W 97.31 feet along the said North line; thence N01°49'42"W 130.00 feet; thence S60°39'57"W 776.08 feet; thence N01°49'42"W 45.78 feet; thence S80°25'09"W 307.00 feet; thence S61°49'42"E 210.38 feet 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 Control Ordinance.

October 1, 2003 Mark R. Madsen

Mark R. Madsen, S-2271
Nelson Madsen & Barber, S.C.
P. O. Box 198
Racine WI 53401-0198

Witness this 12th day of November, 2003.
Revised this 27th day of January, 2004.



CORPORATE OWNERS CERTIFICATE OF VALIDATION

RIVERSVIEW DEVELOPMENT, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, the Owner, does hereby certify that said corporation owned the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. RIVERSVIEW DEVELOPMENT, LLC, does further certify that this plat is required by s.236.10 to 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.

IN WITNESS WHEREOF the said RIVERSVIEW DEVELOPMENT, LLC, has caused these presents to be signed by Raymond C. Luffler, Member, and Wolf Koppelman, Member, at Racine, Wisconsin, and its seal affixed hereto this 10th day of January, 2004.

Witness: Raymond C. Luffler, Member
Wolf Koppelman, Member

RIVERSVIEW DEVELOPMENT, LLC
Raymond C. Luffler, Member
Wolf Koppelman, Member

STATE OF WISCONSIN (COUNTY OF RACINE)

Personally came before me this 27th day of January, 2004, Raymond C. Luffler, Member and Wolf Koppelman, 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



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

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, LLC.

IN WITNESS WHEREOF, the said TRI CITY NATIONAL BANK has caused these presents to be signed by John Kis, Jr. its Senior Vice-President, at Racine, Wisconsin, this 27th day of January, 2004. In the presence of:

Witness: Heidi S. Trammel

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

STATE OF WISCONSIN (COUNTY OF RACINE)

Personally came before me this 27th day of January, 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



Heidi S. Trammel
Notary Public, Racine, WI

SEAL

Table with columns: NUMBER, RADIUS, DELTA, ANGLE, ARC LENGTH, TANGENT, CHORD BEARING, CHORD LENGTH, BACK BEARING. Contains curve data for various points and bearings.

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by RIVERSVIEW DEVELOPMENT, LLC, Grantor

to

WE ENERGIES

and

SBC, Grantee

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 is now or may hereafter be used and for sounds and signals, all in, over, under, across, along and upon the property above 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 of the lots shown hereon, or on adjacent lots, and the right to trim or cut down trees, brush and other vegetation that may be reasonably required to be removed to the condition existing prior to such entry by the Grantee's or their agents. This reservation, 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 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 six 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.

FROM TAX KEY NO. (PART OF) 81-151-03-22-10-403-000

NEW TAX KEY NUMBERS: LOT 1 151-03-22-10-403-010, LOT 2 151-03-22-10-403-200, LOT 3 151-03-22-10-403-020, LOT 4 151-03-22-10-403-030, LOT 5 151-03-22-10-403-040, LOT 6 151-03-22-10-403-050, LOT 7 151-03-22-10-403-060, LOT 8 151-03-22-10-403-070, LOT 9 151-03-22-10-403-080, LOT 10 151-03-22-10-403-090, LOT 11 151-03-22-10-403-100, LOT 12 151-03-22-10-403-110, LOT 13 151-03-22-10-403-120, LOT 14 151-03-22-10-403-130, LOT 15 151-03-22-10-403-140, LOT 16 151-03-22-10-403-150, LOT 17 151-03-22-10-403-160, LOT 18 151-03-22-10-403-170, LOT 19 151-03-22-10-403-180, LOT 20 151-03-22-10-403-190

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
Heidi S. Trammel
Department of Administration

OAK HILL

PART OF THE SE 1/4 OF THE NORTHEAST 1/4, OF SECTION 9 AND PART OF THE SE 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