

MEADOWDALE ESTATES ADDITION NO. 1



BEING A REDIVISION OF OUTLOTS 2, 3 AND 5 OF MEADOWDALE ESTATES,
BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF
THE NORTHEAST 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE
OF PLEASANT PRARIE, KENOSHA COUNTY, WISCONSIN.

WETLAND #1 LEGAL DESCRIPTION

Commencing at the Southwest Corner of the Northeast 1/4 of Section 23, Town 1 North, Range 22 East; thence N 89°16'52" E along the South line of said Quarter Section, 1046.84 feet; Thence N 09°07'03" E, 133.95 feet; Thence North 80°52'57" West, 11.78 feet to the point of beginning; Thence South 69°48'19" West, 15.38 feet; Thence North 43°15'08" West, 29.69 feet; Thence North 64°53'24" West, 58.92 feet; Thence North 08°45'16" West, 44.50 feet; Thence North 05°47'45" West, 41.48 feet; Thence South 87°18'11" West, 36.01 feet; Thence South 63°35'52" West, 35.27 feet; Thence South 51°42'57" West, 44.55 feet; Thence South 41°42'28" West, 50.14 feet; Thence North 13°15'32" West, 43.10 feet; Thence North 48°55'04" East, 53.38 feet; Thence North 34°19'31" East, 48.19 feet; Thence North 57°09'10" East, 57.17 feet; Thence North 49°04'09" East, 70.65 feet; Thence North 45°58'42" East, 68.57 feet; Thence North 54°57'35" East, 62.07 feet; Thence North 46°34'04" East, 62.34 feet; Thence North 61°51'15" East, 51.42 feet; Thence South 88°03'12" East, 77.96 feet; Thence North 70°57'19" East, 51.62 feet; Thence South 80°41'47" East, 49.27 feet; Thence South 69°16'31" East, 55.29 feet; Thence South 75°29'15" East, 44.03 feet; Thence South 57°04'21" East, 55.51 feet; Thence South 31°46'07" East, 50.06 feet; Thence South 15°41'19" East, 26.12 feet; Thence South 08°57'31" West, 38.46 feet; Thence South 71°16'43" West, 21.87 feet; Thence North 66°27'18" West, 84.38 feet; Thence North 17°07'42" West, 56.72 feet; Thence North 52°31'51" West, 39.04 feet; Thence North 59°05'18" West, 39.27 feet; Thence North 69°59'04" West, 61.86 feet; Thence South 53°04'22" West, 102.22 feet; Thence South 53°47'51" West, 65.07 feet; Thence South 47°29'38" West, 69.77 feet; Thence South 03°04'22" West, 58.76 feet; Thence South 11°46'01" West, 55.71 feet; Thence South 21°52'52" West, 61.53 feet; Thence South 02°35'16" East, 57.58 feet to the point of beginning.

Containing 70,462 square feet (1.618 Acres) More or Less.

LINE	BEARING	LENGTH
L1	N 59°05'18" W	39.27'
L2	N 69°59'04" W	61.86'
L3	S 53°20'44" W	102.22'
L4	S 53°47'51" W	65.07'
L5	S 47°29'38" W	69.77'
L6	S 03°04'22" W	58.76'
L7	S 11°46'01" W	55.71'
L8	S 21°52'52" W	61.53'
L9	S 02°35'16" E	57.58'
L10	S 69°48'19" W	15.38'
L11	N 43°15'08" W	29.69'
L12	N 64°53'24" W	58.92'
L13	N 08°45'16" W	44.50'
L14	N 05°47'45" W	41.48'
L15	S 87°18'11" W	36.01'
L16	S 63°35'52" W	35.27'
L17	S 51°42'57" W	44.55'
L18	S 41°42'28" W	50.14'
L19	N 13°15'32" W	43.10'
L20	N 48°55'04" E	53.38'
L21	N 34°19'31" E	48.19'
L22	N 57°09'10" E	57.17'
L23	N 49°04'09" E	70.65'
L24	N 45°58'42" E	68.57'
L25	N 54°57'35" E	62.07'
L26	N 46°34'04" E	62.34'
L27	N 61°51'15" E	51.42'
L28	S 88°03'12" E	77.96'
L29	N 70°57'19" E	51.62'
L30	S 80°41'47" E	49.27'
L31	S 69°16'31" E	55.29'
L32	S 75°29'15" E	44.03'
L33	S 57°04'21" E	55.51'
L34	S 31°46'07" E	50.06'
L35	S 15°41'19" E	26.12'
L36	S 08°57'31" W	38.46'
L37	S 71°16'43" W	21.87'
L38	N 66°27'18" W	84.38'
L39	N 17°07'42" W	56.72'
L40	N 52°31'51" W	39.04'

SHEET INDEX

- 1 OF 6 – COVER PAGE
- 2 OF 6 – PLAT
- 3 OF 6 – EASEMENTS
- 4 OF 6 – CURVE TABLE AND LINE TABLE
- 5 OF 6 – DEDICATIONS, EASEMENTS & COVENANTS
- 6 OF 6 – SIGNATURE PAGE

MEADOWDALE ESTATES ADDITION NO. 1 LEGAL DESCRIPTION

A REDIVISION OF OUTLOTS 2, 3 AND 5 OF MEADOWDALE ESTATES, BEING A SUBDIVISION IN THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

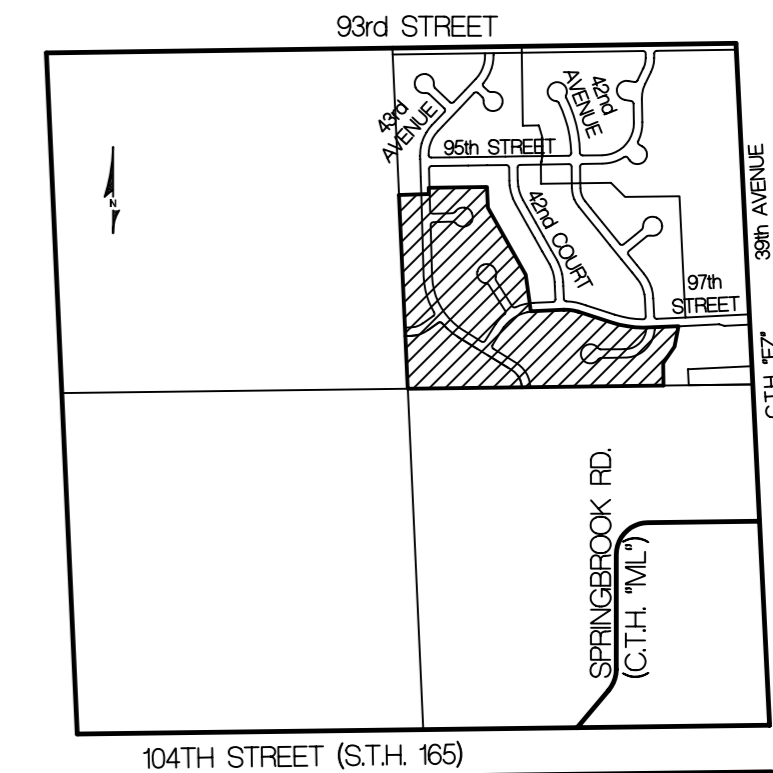
COMMENCING AT SOUTHEAST 1/4 CORNER OF SAID NORTHEAST 1/4 OF SECTION 23; THENCE SOUTH 89°16' 52" WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 898.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°16' 52" WEST ALONG SAID SOUTH LINE, 1998.27 FEET TO THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 02°35' 49" WEST ALONG THE WEST LINE OF SAID 1/4 SECTION, 1510.81 FEET; THENCE NORTH 88°20' 00" EAST 239.99 FEET; THENCE NORTH 01°40' 00" WEST, 48.20 FEET; THENCE NORTH 89°12' 22" E, 453.83 FEET; THENCE SOUTH 02°41' 02" EAST, 161.14 FEET; THENCE SOUTH 29°24' 06" EAST, 598.72 FEET; THENCE SOUTH 08°12' 28" EAST, 221.69 FEET; THENCE SOUTH 06°44'09" EAST, 66.00 FEET; THENCE 22.90 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 317.00 FEET AND WHOSE CHORD BEARS NORTH 85°20' 01" EAST, 22.90 FEET; THENCE NORTH 87°24' 11" EAST, 235.24 FEET; THENCE EASTERLY 113.32 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 317.00 FEET, WHOSE CHORD BEARS SOUTH 82°21' 23" EAST, 112.71 FEET; THENCE SOUTH 72°06' 57" EAST, 274.97 FEET; THENCE EASTERLY 300.93 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH, WHOSE RADIUS IS 833.00 FEET, WHOSE CHORD BEARS SOUTH 82°27' 54" EAST, 299.29 FEET; THENCE NORTH 87°11' 09" EAST, 222.73 FEET; THENCE SOUTH 10°53' 14" EAST, 162.44 FEET; THENCE SOUTH 34°34' 29" WEST, 155.89 FEET; THENCE SOUTH 00°43' 08" EAST, 175.03 FEET TO THE POINT OF BEGINNING.

CONTAINING: 45.039 ACRES (1,961,893 SQUARE FEET).

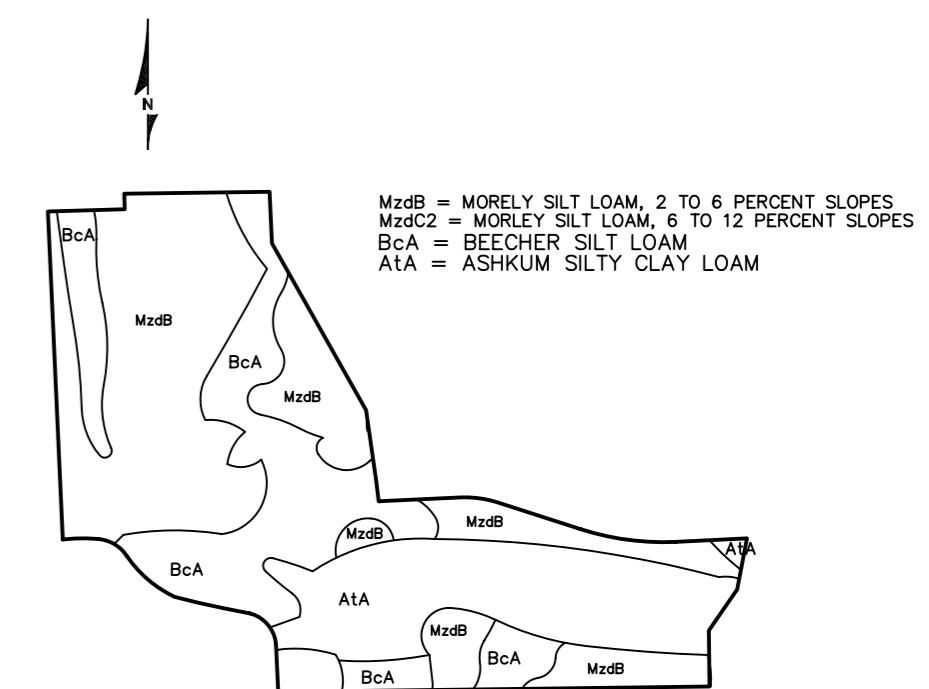
LOT TABLE	
OUTLOT 6	288,424 SQ. FT.
OUTLOT 7	160,902 SQ. FT.
LOT 68	25,483 SQ. FT.
LOT 69	28,108 SQ. FT.
LOT 70	29,234 SQ. FT.
LOT 71	40,345 SQ. FT.
LOT 72	27,569 SQ. FT.
LOT 73	30,654 SQ. FT.
LOT 74	25,892 SQ. FT.
LOT 75	24,600 SQ. FT.
LOT 76	31,748 SQ. FT.
LOT 77	24,731 SQ. FT.
LOT 78	24,937 SQ. FT.
LOT 79	24,219 SQ. FT.
LOT 80	28,248 SQ. FT.
LOT 81	30,569 SQ. FT.
LOT 82	26,514 SQ. FT.
LOT 83	23,274 SQ. FT.
LOT 84	24,418 SQ. FT.
LOT 85	28,881 SQ. FT.
LOT 86	29,828 SQ. FT.
LOT 87	24,264 SQ. FT.
LOT 88	27,512 SQ. FT.
LOT 89	31,567 SQ. FT.
LOT 90	24,625 SQ. FT.
LOT 91	23,453 SQ. FT.
LOT 92	22,478 SQ. FT.
LOT 93	22,164 SQ. FT.
LOT 94	23,433 SQ. FT.
LOT 95	32,201 SQ. FT.
LOT 96	33,453 SQ. FT.
LOT 97	31,512 SQ. FT.
LOT 98	28,760 SQ. FT.
LOT 99	27,419 SQ. FT.
LOT 100	27,035 SQ. FT.
LOT 101	44,236 SQ. FT.
LOT 102	75,170 SQ. FT.
LOT 103	33,616 SQ. FT.
LOT 104	31,241 SQ. FT.
LOT 105	34,531 SQ. FT.
LOT 106	46,029 SQ. FT.
LOT 107	24,975 SQ. FT.
LOT 108	27,638 SQ. FT.

VICINITY MAP

APPROXIMATE SCALE 1" = 1500'
SECTION 23-1-22



SOIL MAP



EXISTING SOIL INFORMATION FROM THE "SOIL SURVEY FOR KENOSHA AND RACINE COUNTIES, WISCONSIN", BY THE USDA, SOIL CONSERVATION SERVICES, 1970.

EXISTING ZONING: R-3, URBAN SINGLE FAMILY RESIDENTIAL DISTRICT
C-1, LOWLAND RESOURCE CONSERVANCY DISTRICT

MINIMUM SETBACK REQUIREMENTS:

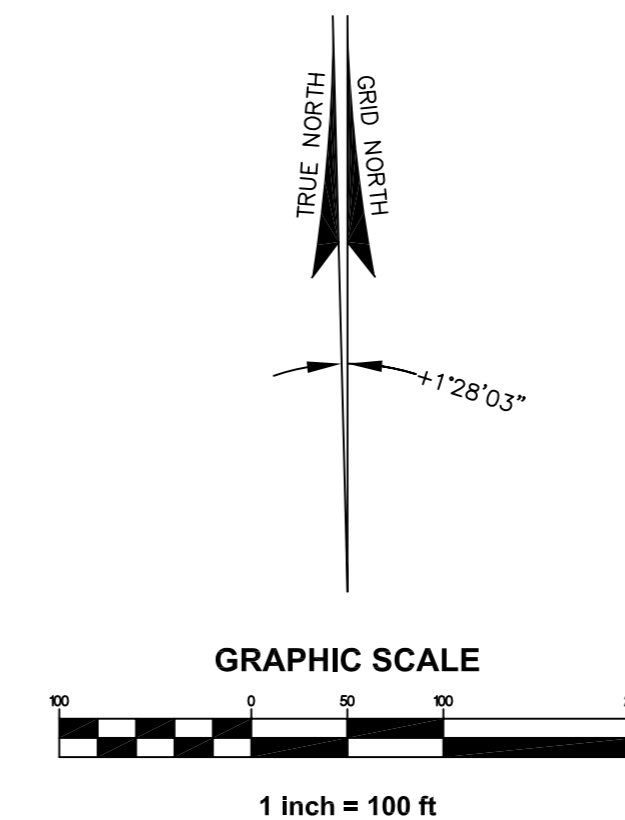
30 FT. STREET SETBACK
10 FT. SIDE SETBACK
25 FT. REAR SETBACK
25 FT. WETLAND SETBACK

OWNER:
CRESTWOOD DEVELOPMENT, LLC
19275 W. CAPITOL DRIVE
BROOKFIELD, WI 53045
(262) 790-6000

TOTAL GROSS AREA: 45.039 AC. (1,961,893 S.F.)
OUTLOT 6 AREA: 6.621 AC. (288,424 S.F.)
OUTLOT 7 AREA: 3.694 AC. (160,902 S.F.) (1.618 AC. WETLANDS, 70,462 S.F.)
DEDICATED RIGHT-OF-WAY AREA: 6.528 AC. (284,356 S.F.)
SUM OF LOTS: 28.195 AC. (1,228,211 S.F.)
TOTAL NET AREA: 36.893 AC. (1,607,075 S.F.)

NUMBER OF DWELLING UNITS: 41 DWELLING UNITS (LOTS 68 THROUGH 108)
NUMBER OF DWELLING UNITS PER NET ACRE: 41 DWELLING UNITS / 36.893 AC. = 1.11 UNITS/ACRE.

AVERAGE LOT SIZE (EXCLUDING RIGHT-OF-WAYS AND OUTLOTS): 1,961,893 S.F.
- 284,356 S.F. (RIGHT-OF-WAYS)
- 288,424 S.F. (OUTLOT 6)
- 160,902 S.F. (OUTLOT 7)
1,228,211 S.F. (28.195 AC.) / 41 LOTS = 29,956 S.F./LOT



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

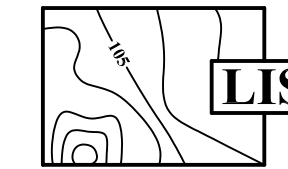
I, MARK L. WERTZ, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE FINAL PLAT OF "MEADOWDALE ESTATES ADDITION NO. 1" IS A TRUE REPRESENTATION THEREOF, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, OF THE WISCONSIN STATE STATUTES AND CHAPTER 18 OF THE VILLAGE OF PLEASANT PRAIRIE CODE OF ORDINANCES.

THIS _____ DAY OF _____, 20____

MARK L. WERTZ, RLS S-1915

MEADOWDALE ESTATES ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 2, 3 AND 5 OF MEADOWDALE ESTATES,
BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF
THE NORTHWEST 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE
OF PLEASANT PRARIE, KENOSHA COUNTY, WISCONSIN.



LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS
9722 WATERTOWN PLANK ROAD
BUILDING 5-5
WATKINS, WI 53226
T 414-362-9515 F 414-362-9516

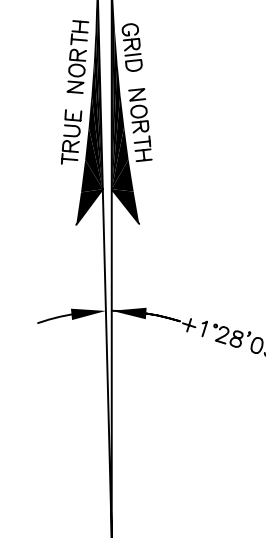
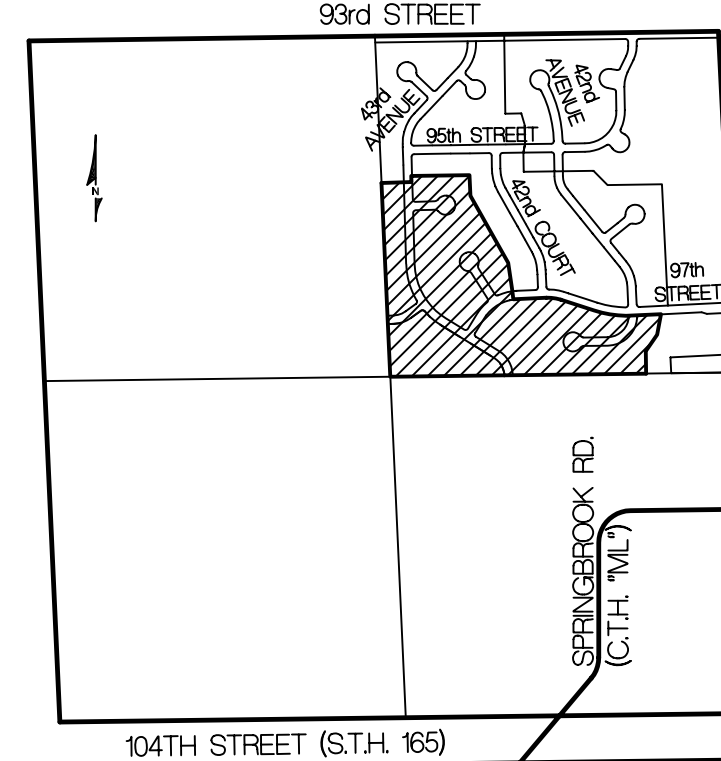
NORTHWEST CORNER
NORTHEAST 1/4
SECTION 23-1-22
(CONCRETE MONUMENT
WITH BRASS CAP)
N 203,149.70
E 2,575,636.77

SANDY
UNPLANNED

SOUTHWEST CORNER
NORTHEAST 1/4
SECTION 23-1-22
(CONCRETE MONUMENT
WITH BRASS CAP)
N 200,488.24
E 2,575,757.48

VICINITY MAP

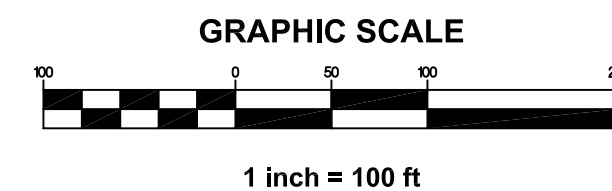
APPROXIMATE SCALE 1" = 1500'
SECTION 23-1-22



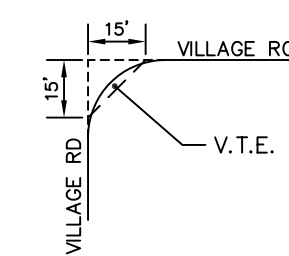
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



- (A) DEDICATED STORMWATER MANAGEMENT, ACCESS, DRAINAGE AND MAINTENANCE EASEMENT.
- (B) DEDICATED UTILITY EASEMENT AREAS GRANTED TO WE ENERGIES, SBC, AND TIME WARNER CABLE.
- (C) DEDICATED PUBLIC STREET
- (D) DEDICATED SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT
- (E) RESTRICTED WOODLAND PRESERVATION, PROTECTION, ACCESS AND MAINTENANCE EASEMENT AREA (SUBJECT TO A RESTRICTIVE COVENANT RUNNING WITH THE LAND)
- (F) DEDICATED WETLAND PRESERVATION AND PROTECTION, ACCESS AND MAINTENANCE EASEMENT AREA (SUBJECT TO A RESTRICTIVE COVENANT RUNNING WITH THE LAND)
- (G) NO DRIVEWAY ACCESS WITHIN 100' AS MEASURED FROM THE CENTERLINE OF THE INTERSECTION TO THE CENTERLINE OF THE DRIVEWAY
- (H) V.T.E. = DEDICATED VISION TRIANGLE EASEMENT PER VILLAGE ORDINANCE, ILLUSTRATION #2 (SEC. 12.13-1)



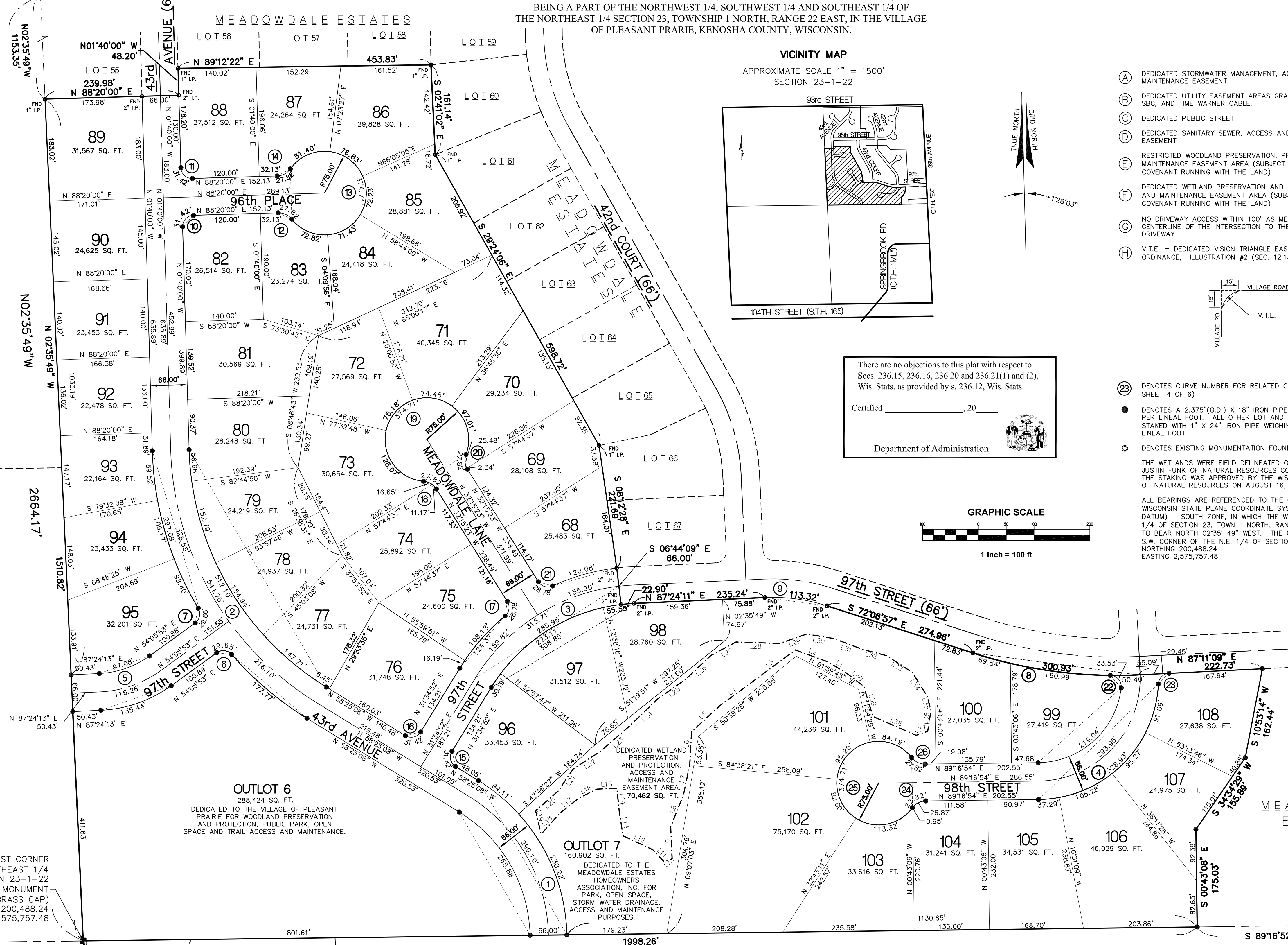
- (23) DENOTES CURVE NUMBER FOR RELATED CURVE DATA (SEE SHEET 4 OF 6)

- DENOTES A 2.375"(O.D.) X 18" IRON PIPE WEIGHING 3.65 LBS. PER LINEAL FOOT. ALL OTHER LOT AND OUTLOT CORNERS ARE STAKED WITH 1" X 24" IRON PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT.

- DENOTES EXISTING MONUMENTATION FOUND.

THE WETLANDS WERE FIELD DELINEATED ON JULY 5, 2005 BY JUSTIN FUNK OF NATURAL RESOURCES CONSULTING, INC. AND THE STAKING WAS APPROVED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES ON AUGUST 16, 2005.

ALL BEARINGS ARE REFERENCED TO THE GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD 1927 DATUM) - SOUTH ZONE, IN WHICH THE WEST LINE OF THE N.E. 1/4 OF SECTION 23, TOWN 1 NORTH, RANGE 22 EAST IS TAKEN TO BEAR NORTH 02°35'49" WEST. THE COORDINATES OF THE S.W. CORNER OF THE N.E. 1/4 OF SECTION 23-1-22 ARE: NORTHING 200,488.24 EASTING 2,575,757.48



OUTLOT 6
288,424 SQ. FT.
DEDICATED TO THE VILLAGE OF PLEASANT PRARIE FOR WOODLAND PRESERVATION AND PROTECTION, PUBLIC PARK, OPEN SPACE AND TRAIL ACCESS AND MAINTENANCE.

OUTLOT 7
160,902 SQ. FT.
DEDICATED TO THE MEADOWDALE ESTATES HOMEOWNERS ASSOCIATION, INC. FOR PARK, OPEN SPACE, STORM WATER DRAINAGE, ACCESS AND MAINTENANCE PURPOSES.

DEDICATED WETLAND CONSERVANCY ACCESS AND MAINTENANCE EASEMENT

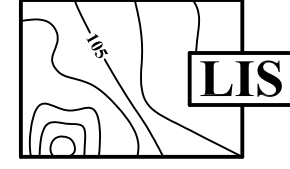
OUTLOT 1
MEADOWDALE ESTATES

UNPLANNED LANDS

S 89°16'52" W 696.75'
(RECORDED AS 696.74')
SOUTHEAST CORNER
NORTHEAST 1/4
SECTION 23-1-22
(CONCRETE MONUMENT
WITH BRASS CAP)
N 200,522.06
E 2,578,452.31

MEADOWDALE ESTATES ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 2, 3 AND 5 OF MEADOWDALE ESTATES,
BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF
THE NORTHEAST 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE
OF PLEASANT PRARIE, KENOSHA COUNTY, WISCONSIN.



LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS

9722 WATERTOWN BLANK ROAD
BUILDING S-5
WALWATONA, WI 53226
T 414-362-9515 F 414-362-9516

WETLAND #1 LEGAL DESCRIPTION

Commencing at the Southwest Corner of the Northeast 1/4 of Section 23, Town 1 North, Range 22 East; thence N 89°16'52" E along the South line of said Quarter Section, 1046.84 feet; Thence N 09°07'03" E, 133.95 feet; Thence North 80°52'57" West, 11.78 feet to the point of beginning; Thence South 69°48'19" West, 15.38 feet; Thence North 43°15'08" West, 29.69 feet; Thence North 64°53'24" West, 58.92 feet; Thence North 08°45'16" West, 44.50 feet; Thence North 05°47'45" West, 41.48 feet; Thence South 87°18'11" West, 36.01 feet; Thence South 63°35'52" West, 35.27 feet; Thence South 51°42'57" West, 44.55 feet; Thence South 41°42'28" West, 50.14 feet; Thence North 13°15'32" West, 43.10 feet; Thence North 48°55'04" East, 53.38 feet; Thence North 34°19'31" East, 48.19 feet; Thence North 57°09'10" East, 57.17 feet; Thence North 49°04'09" East, 70.65 feet; Thence North 45°58'42" East, 68.57 feet; Thence North 54°57'35" East, 62.07 feet; Thence North 46°34'04" East, 62.34 feet; Thence North 61°51'15" East, 51.42 feet; Thence South 88°03'12" East, 77.96 feet; Thence North 70°57'19" East, 51.62 feet; Thence South 80°41'47" East, 49.27 feet; Thence South 69°16'31" East, 55.29 feet; Thence South 75°29'15" East, 44.03 feet; Thence South 57°04'21" East, 55.51 feet; Thence South 31°46'07" East, 50.06 feet; Thence South 15°41'19" East, 26.12 feet; Thence South 08°57'31" West, 38.46 feet; Thence South 71°16'43" West, 21.87 feet; Thence North 66°27'18" West, 84.38 feet; Thence North 17°07'42" West, 56.72 feet; Thence North 52°31'51" West, 39.04 feet; Thence North 59°05'18" West, 39.27 feet; Thence North 69°59'04" West, 61.86 feet; Thence South 53°20'44" West, 102.22 feet; Thence South 53°47'51" West, 65.07 feet; Thence South 47°29'38" West, 69.77 feet; Thence South 03°04'22" West, 58.76 feet; Thence South 11°46'01" West, 55.71 feet; Thence South 21°52'52" West, 61.53 feet; Thence South 02°35'16" East, 57.58 feet to the point of beginning.

Containing 70,462 square feet (1.618 Acres) More or Less.

LINE	BEARING	LENGTH
L1	N 59°05'18" W	39.27'
L2	N 69°59'04" W	61.86'
L3	S 53°20'44" W	102.22'
L4	S 53°47'51" W	65.07'
L5	S 47°29'38" W	69.77'
L6	S 03°04'22" W	58.76'
L7	S 11°46'01" W	55.71'
L8	S 21°52'52" W	61.53'
L9	S 02°35'16" E	57.58'
L10	S 69°48'19" W	15.38'
L11	N 43°15'08" W	29.69'
L12	N 64°53'24" W	58.92'
L13	N 08°45'16" W	44.50'
L14	N 05°47'45" W	41.48'
L15	S 87°18'11" W	36.01'
L16	S 63°35'52" W	35.27'
L17	S 51°42'57" W	44.55'
L18	S 41°42'28" W	50.14'
L19	N 13°15'32" W	43.10'
L20	N 48°55'04" E	53.38'
L21	N 34°19'31" E	48.19'
L22	N 57°09'10" E	57.17'
L23	N 49°04'09" E	70.65'
L24	N 45°58'42" E	68.57'
L25	N 54°57'35" E	62.07'
L26	N 46°34'04" E	62.34'
L27	N 61°51'15" E	51.42'
L28	S 88°03'12" E	77.96'
L29	N 70°57'19" E	51.62'
L30	S 80°41'47" E	49.27'
L31	S 69°16'31" E	55.29'
L32	S 75°29'15" E	44.03'
L33	S 57°04'21" E	55.51'
L34	S 31°46'07" E	50.06'
L35	S 15°41'19" E	26.12'
L36	S 08°57'31" W	38.46'
L37	S 71°16'43" W	21.87'
L38	N 66°27'18" W	84.38'
L39	N 17°07'42" W	56.72'
L40	N 52°31'51" W	39.04'

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____

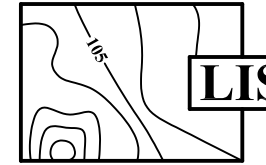
Department of Administration



CURVE	LOT	ARC LENGTH	RADIUS	CURVE TABLE				
				CENTRAL ANGLE	CHORD	CHORD BEARING	TANGENT BEARING	TANGENT BEARING
1	CL	299.10'	300.00'	57°07'24"	286.86'	N 29°51'26" W	N 01°17'44" W	N 58°25'08" W
	NE ROW	332.33'	333.00'	57°10'50"	318.71'	N 29°49'43" W	N 01°14'19" W	N 58°25'08" W
	OUTLOT 7	238.22'	333.00'	40°59'14"	233.17'	N 21°43'56" W		
	96	94.11'	333.00'	16°11'35"	93.80'	N 50°19'21" W		
	OUTLOT 6	265.86'	267.00'	57°03'07"	255.02'	N 29°53'35" W	N 01°22'01" W	N 58°25'08" W
2	CL	544.78'	550.00'	56°45'08"	522.78'	S 30°02'34" W	N 58°25'08" W	N 01°40'00" W
	NE ROW	512.10'	517.00'	56°45'08"	491.42'	S 30°02'34" E	N 58°25'08" W	N 01°40'00" W
	77	147.71'	517.00'	16°22'12"	147.21'	S 50°14'02" E		
	78	154.94'	517.00'	17°10'14"	154.36'	S 33°27'49" E		
	79	152.79'	517.00'	16°55'58"	152.23'	S 16°24'43" E		
	80	56.66'	517.00'	06°16'44"	56.63'	S 04°48'22" E		
	SW ROW	297.09'	583.00'	29°11'48"	293.88'	S 16°15'54" E	N 30°51'48" W	N 01°40'00" W
	93	89.52'	583.00'	08°47'52"	89.43'	S 06°03'56" E		
	94	109.17'	583.00'	10°43'43"	109.01'	S 15°49'43" E		
	95	98.40'	583.00'	09°40'13"	98.28'	S 26°01'42" E		
	OUTLOT 6	177.77'	583.00'	17°28'14"	177.08'	S 49°41'01" E	N 58°25'08" W	N 40°56'54" W
3	CL	315.71'	350.00'	51°40'59"	305.12'	S 57°25'21" W	N 31°34'52" E	N 83°15'51" E
	68	120.08'	383.00'	17°57'48"	119.59'	S 74°16'57" W	S 83°15'51" W	S 65°18'03" W
	NW ROW	124.37'	383.00'	18°36'20"	123.83'	N 40°53'02" E	N 31°34'52" E	N 50°11'12" E
	75	108.18'	383.00'	16°11'03"	107.82'	S 42°05'40" W		
	76	16.19'	383.00'	02°25'17"	16.19'	S 32°47'30" W		
	OVERALL	308.85'	317.00'	55°49'20"	296.78'	S 59°29'31" W	N 31°34'52" E	N 87°24'11" E
	96	30.19'	317.00'	05°27'21"	30.17'	S 34°18'32" W		
	97	223.11'	317.00'	40°19'31"	218.53'	S 57°11'58" W		
	98	55.55'	317.00'	10°02'27"	55.48'	S 82°22'58" W		
	SUBD.	22.90'	317.00'	04°08'20"	22.90'	N 85°20'01" E	N 83°15'51" E	N 87°24'11" E
	SE ROW	285.95'	317.00'	51°40'59"	276.35'	N 57°25'21" E		
	CL SW	159.82'	350.00'	26°09'45"	158.43'	N 44°39'44" E		
	CL NE	155.90'	350.00'	25°31'14"	154.61'	N 70°30'14" E		
4	CL	293.96'	185.00'	91°02'23"	263.99'	N 43°45'43" E	N 01°45'29" W	N 89°16'54" E
	SE ROW	328.93'	218.00'	86°27'04"	298.60'	N 46°03'22" E	N 02°49'50" E	N 89°16'54" E
	105	37.29'	218.00'	09°48'03"	37.25'	N 84°22'52" E		
	106	105.28'	218.00'	27°40'17"	104.26'	N 65°38'42" E		
	107	95.27'	218.00'	25°02'20"	94.51'	N 39°17'24" E		
	108	91.09'	218.00'	23°56'24"	90.43'	N 14°48'02" E		
	99	219.04'	152.00'	82°34'05"	200.58'	N 47°59'52" E	S 06°42'49" W	N 89°16'54" E
5	CL	116.26'	200.00'	33°18'20"	114.63'	N 70°45'03" E	N 54°05'53" E	N 87°24'13" E
	95	97.08'	167.00'	33°18'20"	95.71'	N 70°45'03" E	N 54°05'53" E	N 87°24'13" E
	OUTLOT 6	135.44'	233.00'	33°18'20"	133.54'	N 70°45'03" E	N 54°05'53" E	N 87°24'13" E
6	OUTLOT 6	29.65'	20.00'	84°57'13"	27.01'	N 83°25'30" W	S 40°56'54" E	N 54°05'53" E
7	95	29.66'	20.00'	84°57'41"	27.01'	N 11°37'03" E	N 54°05'53" E	N 30°51'48" W
8	S ROW	300.93'	833.00'	20°41'55"	299.29'	S 82°27'54" E	N 87°11'09" E	S 72°06'56" E
	99	180.99'	833.00'	12°26'56"	180.63'	S 83°07'25" E		
	100	69.54'	833.00'	04°47'00"	69.52'	S 74°30'27" E		
	98TH ST.	50.40'	833.00'	03°27'58"	50.39'	S 88°55'08" E		
9	OUTLOT 7	113.32'	317.00'	20°28'52"	112.71'	S 82°21'23" E	S 72°06'57" E	N 87°24'11" E
10	82	31.42'	20.00'	90°00'00"	28.28'	S 43°20'00" W	N 88°20'00" E	N 01°40'00" W
11	88	31.42'	20.00'	90°00'00"	28.28'	S 46°40'00" E	N 01°40'00" W	N 88°20'00" E
12	83	27.82'	30.00'	53°07'48"	26.83'	N 65°06'06" W	N 88°20'00" W	S 38°32'12" E
13	ROW	374.71'	75.00'	286°15'37"	90.00'	N 01°40'00" W	S 38°32'12" E	S 35°12'12" W
	83	72.82'	75.00'	55°37'44"	69.99'	S 66°21'04" E		
	84	71.43'	75.00'	54°34'04"	68.76'	N 58°33'02" E		
	85	72.23'	75.00'	55°10'55"	69.47'	N 03°40'32" E		
	86	76.83'	75.00'	58°41'38"	73.51'	N 53°15'44" W		
	87	81.40'	75.00'	62°11'15"	77.47'	S 66°17'49" W		
14	87	27.82'	30.00'	53°07'48"	26.83'	N 61°46'06" E	S 35°12'12" W	S 88°20'00" W
15	96	31.42'	20.00'	90°00'00"	28.28'	S 13°25'08" E	N 58°25'08" W	N 31°34'52" E
16	76	31.42'	20.00'	90°00'00"	28.28'	N 76°34'52" E	S 58°25'08" E	N 31°34'52" E
17	75	28.78'	20.00'	82°26'35"	26.36'	N 08°57'54" E	N 50°11'12" E	N 32°15'23" W
18	ROW	27.82'	30.00'	53°07'48"	26.83'	N 58°49'17" W	N 32°15'23" W	N 85°23'11" W
	74	11.17'	30.00'	21°19'31"	11.10'	N 42°55'08" W		
	73	16.65'	30.00'	31°48'17"	16.44'	N 69°29'03" W		
19	ROW	374.71'	75.00'	286°15'37"	90.00'	S 57°44'37" W	N 85°23'11" W	S 20°52'25" W
	73	128.07'	75.00'	97°50'23"	113.07'	S 36°28'00" E		
	72	75.18'	75.00'	57°25'58"	72.07'	S 41°10'11" W		
	71	74.45'	75.00'	56°52'26"	71.43'	N 81°40'37" W		
	70	97.01'	75.00'	74°06'49"	90.39'	N 16°10'59" W		
20	ROW	27.82'	30.00'	53°07'48"	26.83'	S 05°41'29" E	S 20°52'25" W	S 32°15'23" E
	70	25.48'	30.00'	48°39'52"	24.72'	S 03°27'31" E		
	69	2.34'	30.00'	04°27'56"	2.34'	S 30°01'25" E		
21	68	28.78'	20.00'	82°26'34"	26.36'	S 73°28'40" E	S 32°15'23" E	N 65°18'03" E
22	99	33.53'	20.00'	96°03'42"	29.74'	N 41°19'02" W	S 89°20'53" E	S 06°42'49" W
23	109	29.45'	20.00'	84°21'19"	26.86'	S 45°00'30" W	N 02°49'50" E	N 87°11'09" E
24	ROW	27.82'	30.00'	53°07'48"	26.83'	S 62°43'00" W	S 89°16'54" W	S 36°09'06" W
	103	0.95'	30.00'	01°48'58"	0.95'	N 37°03'35" E		
	104	26.87'	30.00'	51°18'51"	25.98'	N 63°37'29" E		
25	ROW	374.71'	75.00'	286°15'37"	90.00'	S 00°43'06" E	S 36°09'06" W	S 37°35'17" E
	101	95.20'	75.00'	72°43'52"	88.94'	S 41°43'35" W		
	102	82.00'	75.00'	62°38'28"	77.97'	S 25°57'35" E		
	103	113.32'	75.00'	86°34'05"	102.84'	N 79°26'06" E		
	OUTLOT 7	84.19'	75.00'	64°19'12"	79.84'	N 69°44'53" W		
26	ROW	27.82'	30.00'	53°07'49"	26.83'	S 64°09'12" E	S 37°35'17" E	N 89°16'54" E

MEADOWDALE ESTATES ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 2, 3 AND 5 OF MEADOWDALE ESTATES,
BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF
THE NORTHEAST 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE
OF PLEASANT PRARIE, KENOSHA COUNTY, WISCONSIN.



LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS

9722 WATERTOWN PLANK ROAD
BUILDING S-5
WAUKESHA, WI 53126
T 414-962-9515 F 414-962-9516

DEDICATION AND EASEMENT PROVISIONS:

1. The fee interest in each area shown on this Plat as a Dedicated Public Street (see NOTE C) is hereby dedicated, given, granted and conveyed by Crestwood Development LLC (hereinafter referred to as the "Subdivider" or "Grantor") to the Village of Pleasant Prairie, its successors and assigns (hereinafter collectively referred to as the "Village") for public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, medians, islands, street signs and lights, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, street trees and other landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interest is subject to the following: (1) a temporary nonexclusive easement, coextensive with the area of each such Dedicated Public Street, hereby retained by the Subdivider for the construction, installation, repair, replacement and maintenance of such public street improvements pursuant to a development agreement between the Subdivider and the Village dated as of _____ (subject to the rights of the Village to perform the same functions); (2) a nonexclusive easement hereby reserved by the Subdivider for the owners of lots or outlots shown on this Plat which are adjacent to each such Dedicated Public Street for the planting and maintenance of grass, the maintenance and replanting of street trees, and for the construction, installation, repair, replacement, maintenance and use of such driveways in the area between the roadway and their lot, outlot or parcel as are approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions); and (3) a nonexclusive easement hereby reserved by the Subdivider for the Meadowdale Estates Homeowners Association, Inc. (hereinafter referred to as the "Homeowners Association") with respect to the cul-de-sac islands shown on this Plat within 98th Street, Meadowdale Lane and 96th Place, for purposes of planting, installing, maintaining and replacing landscape elements in such islands in accordance with Village-approved plans, and all related ingress and egress (subject to the rights of the Village to perform the same functions); and in the event of any conflict between the rights of the Village under its fee interest in the Dedicated Public Streets and the rights of the Subdivider, or of the Homeowners Association, or of the owner of any lot, outlot or parcel, pursuant to the easements retained or reserved herein, the rights of the Village shall be deemed to be superior.

The Subdivider shall be responsible for all costs associated with the initial construction or installation, repair, alteration, replacement, planting and maintenance of the public street improvements and shall warranty those improvements including, without limitation, pavement, curbs and gutters, street signs and lights, sanitary sewer system improvements, water system improvements, storm sewer and drainage system improvements, utility and communication facilities, street trees and other landscaping and for all related ingress and egress referred to herein, in accordance with the terms and conditions of the referenced Development Agreement. Notwithstanding the foregoing, upon the initial installation of the street trees and other landscaping elements within the area of each such Dedicated Public Street(s), the owner(s) of such lots shall be responsible for the maintenance (which maintenance shall include without limitation, watering, mowing grass, weeding, removing of trash and debris, trimming trees and shrubs and replacing dead or dying plant materials) of the street trees and landscaping elements contained within the area of each such Dedicated Public Street(s). After the initial installation, dedication and the Village's acceptance, and the expiration of the one (1) year warranty period, Subdivider shall be relieved of any maintenance obligations with respect to such street trees and landscaping elements.

2. A perpetual easement coextensive with each area shown on this Plat as a Dedicated Utility Easement (see NOTE B) is hereby dedicated, given, granted and conveyed by the Subdivider (the "Grantor") to WE Energies, SBC and Time Warner Cable, Inc. and their respective successors and assigns (collectively, the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communications lines and other related facilities to serve the lots and outlots shown on this Plat in accordance with Village-approved plans and for any related ingress and egress. To the extent possible, all such utility and communications lines and facilities shall be installed underground. These utility easements specifically include the right to trim or cut trees, brush and roots as may be reasonably required incident to the rights herein granted, and the right to enter upon the land herein divided for such limited purposes. Upon the installation of the utility cables and the related appurtenances, the elevation of the existing ground surface within the easement area shall not be altered by more than four (4) inches of the final grade without the written approval of the Utility and Communications Grantees. The Grantor shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the condition existing prior to installing such utilities within the communication easement areas on which such easements are located as does not interfere with the purpose of the utility easements and the use of such easements by the Utility and Communications Grantees, unless a separate agreement is entered into between the Grantor and Utility and Communications Grantees regarding the transfer of the restoration and maintenance responsibilities to the Utility and Communications Grantees. No buildings, fences, or structures of any kind shall be placed within the utility and communications easement areas without the prior written approval of the Utility and Communication Grantees.

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street rights-of-way with prior written approval from the Village, subject to the requirements of applicable Village ordinances. Further, each Utility and Communications Grantee(s) shall be responsible for promptly restoring the public street areas and public highway areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the Utility and Communications Grantees do not restore the easement areas to a vegetatively stabilized condition, the Grantor shall be ultimately responsible for the costs of such restoration and may pursue its remedies against the respective Utility and Communications Grantee(s). Under no circumstances shall any Utility and Communications Grantee(s) conduct any open cutting of public roadways after the crushed aggregate base course is installed without prior written approval of the Village. Any such private utility or communications facilities shall be promptly relocated, at the cost of the Utility and Communications Grantee(s), upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village and the rights of the Utility and Communications Grantee(s) in such public street areas, the Village's rights shall be deemed to be superior. These utility easements shall be exclusive, except for: (1) the corresponding utility easements dedicated herein to the other Utility and Communications Grantees; and (2) such other easements as may be dedicated on this Plat with respect to the same area or any portion thereof and (3) such use, planting, care and maintenance of the easement areas by the owners of the lots, outlots or parcels on which such easements are located as will not interfere with the improvements, uses and purposes of the Utility and Communications Grantees.

3. A perpetual nonexclusive easement coextensive with each area shown on this plat as a Dedicated Wetland Preservation and Protection, Access and Maintenance Easement (see NOTE F) is hereby dedicated, given, granted and conveyed by the Subdivider to the Village for wetland conservancy protection and maintenance purposes and uses and for related ingress and egress. Notwithstanding such easements, the Village shall have no obligation to exercise its rights under these easements.

4. A perpetual easement coextensive with each area shown on this Plat as a Dedicated Stormwater Management, Access, Drainage and Maintenance Easement (see NOTE A) is hereby dedicated, given, granted and conveyed by the Subdivider to the Village for stormwater management and drainage system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. These stormwater management, access and drainage easements shall be exclusive, except for: (1) such other easements as may be dedicated on this Plat with respect to the same area or any portion thereof; and (2) such use, planting, care and maintenance of the easement areas by the owner(s) of the lots or outlots on which such easements are located as will not interfere with the improvements, uses and purposes of the Village; and (3) such future street, driveway or other uses of the easement areas that might interfere with the Village's rights unless approved by the Village in writing. In the event of any conflicts between the rights of the Village pursuant to these easements and the rights of any other persons or entities with respect to the Dedicated Storm Water Management, Access, Drainage and Maintenance Easement areas, the Village's rights under this easement shall be deemed to be superior.

5. The fee interest in each of the areas shown on this Plat as Outlot 7 is hereby dedicated, given, granted and conveyed by the Subdivider to the Homeowners Association. Such fee interest shall be subject to: (1) restrictive covenants imposed by this Plat on such areas; and (2) easements dedicated on this Plat to the Village for stormwater drainage improvements, uses and purposes, and/or wetland conservancy area protection and maintenance purposes and uses, and/or access and maintenance purposes, and/or storm water management and drainage system improvements, uses and purposes, and/or planting and landscape purposes. None of the easements referred to herein shall relieve the Homeowners Association from its obligations with respect to Outlot 7 pursuant to restrictive covenants imposed by this Plat.

6. The fee interest in the area shown on this Plat as Outlot 6 is hereby dedicated, given, granted and conveyed by the Subdivider to the Village. This Outlot 6 is subject to the easements, dedications, and to the restrictive covenants imposed by this Plat. The Subdivider shall be responsible for completing all related construction, installation, necessary repairs, alterations, landscaping and all required maintenance to this Outlot 6, until said Outlot is formally accepted by the Village. Notwithstanding the foregoing, the Subdivider shall not be responsible in any manner for the construction, installation, necessary repairs, landscaping and/or any required maintenance relating to the dedicated sanitary sewer and related easement within said Outlot 6. All Woodland Preservation and Protection, Public Park, Open Space and Trail, Access and Maintenance areas as shown as Outlot 6 shall be preserved, protected and maintained as such. No filling or other activity or condition detrimental to their function as Woodland Preservation and Protection, Public Park, Open Space and Trail, Access and Maintenance areas shall occur or exist within such areas or on the surrounding lands without the written approval of the Village. The obligations contained within this section shall run with the land, shall be binding upon Subdivider, its successors, assigns and successors-in-title, in their capacity as owners and shall benefit and be enforceable by the Village. The Subdivider, its successors, assigns and successors-in-title thereof shall be relieved of any preservation, protection or maintenance obligations they may have as owners.

7. A perpetual easement coextensive with each area shown on this Plat as a Dedicated Vision Triangle Easement (see NOTE H) is hereby dedicated, given, granted and conveyed by the Subdivider to the Village for the purposes of preserving and maintaining a clear field of vision, from the standpoint of motorists, over and across such areas. The rights of the Village pursuant to these easements shall take precedence over the rights of any other persons or entities in these vision triangle easement areas.

8. A perpetual easement coextensive with each area shown on this Plat as a Dedicated Sanitary Sewer, Access and Maintenance Easement is hereby dedicated, given, granted and conveyed by the Subdivider to the Village for public sanitary sewerage system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. These sanitary sewer easements shall be exclusive, except for (1) such other easements as may be dedicated on this Plat with respect to the same area or any portion thereof; (2) such use, planting, care and maintenance of the easement areas by the owner(s) of the Lot(s) and/or Outlot(s) on which such easements are located as will not interfere with the improvements, uses and purposes of the Village; and (3) such future street, driveway or other uses of the easement areas that might interfere with the Village's rights as may be approved by the Village in writing. In the event of any conflicts between the rights of the Village pursuant to these sanitary sewer easements and the rights of any other persons or entities with respect to the Dedicated Sanitary Sewer Easement areas, the Village's rights under these easements shall be deemed to be superior.

DEVELOPMENT NOTES:

- Turn-a-round (cul de sac) radius is 75'.
- Cul-de-sac island radius is 29' typical.
- Street R-O-W width is 66' typical.
- Street width back of curb to back of curb is 37' typical.
- Subject property is currently undeveloped.
- All roads, including the cul-de-sacs are herein dedicated to the Village as Public Streets and shall be constructed to Village Urban Cross-Section specifications.
- Wetland delineation performed by Natural Resources Consulting, Inc. in April 2005, field verified by the Department of Natural Resources on August 16, 2005.
- Street trees shall be planted approximately every 50 feet along all public streets within the R-O-W, per the Landscaping Plans.
- All references on this plat to dedications or restrictions running with the land are references to dedications or restrictions which the Subdivider hereby makes with this Plat.
- The location and widths describing all private utility or communication easements, outside of public streets and within which improvements including electric, telephone, and cable TV are to be constructed or installed pursuant to a Development Agreement between the Subdivider and the Village of Pleasant Prairie are laid out on various sheets of this Plat and are parallel to Street Lines, Lot Lines, or Easement Lines, and the width of all Easements are as indicated on the Plat.
- This Plat contains Residential Lots 68-108 and Outlots 6 & 7.
- All Lots in this Plat shall be subject to the following building offset restrictions:
 - Street Setback abutting a Village Street is 30 feet
 - Side Setback is 10 feet
 - Rear Setback is 25 feet
 - Side and Rear Setback to a Wetland is 25 feet
- All driveways for corner lots abutting local Village streets shall be located a minimum of 100 feet as measured from the centerline of the driveway to the centerline of the abutting street. (See NOTE G)
- Lots 99 and 100 shall have no direct driveway access to 97th Street.
- Lots 89-97, and 101-106 shall be restricted with a Woodland Preservation and Protection, Access and Maintenance Area.
- Outlot 6 is dedicated to the Village for Woodland Preservation and Protection, Public Park, Open Space and Trail, Access and Maintenance Purposes.

RESTRICTIVE COVENANTS:

1. The Subdivider hereby covenants that the Homeowner's Association (collectively the "Owners") shall have the obligation of maintaining the trees, shrubs and other landscape elements planted and installed in the Meadowdale Lane, 96th Place and 98th Street cul-de-sac islands shown on this Plat, in accordance with the Landscape Plan approved by the Village. Such maintenance shall include, without limitation, watering, mowing grass, weeding, removing trash or debris, trimming trees and shrubs and replacing dead or dying plant materials in accordance with such standards. This restrictive covenant shall run with the land, shall be binding upon the Homeowner's Association, and shall benefit and be enforceable by the Village, and by the Subdivider. The Subdivider, its successors, assigns and successors-in-title, shall be relieved of any landscaping and maintenance obligations they may have as owners of any such lots or portions thereof under this covenant as a result of the landscaping and maintenance activities of the Homeowners Association.

To the extent that the Village performs any such maintenance activities, the Homeowner's Association (collectively the "Owners") shall be liable for any costs which may be incurred by the Village, which the Village may recover from the Homeowner's Association as special assessments or special charges under Section 66.0627 (or successor or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it herein, the Village shall have no obligation to do anything pursuant to its rights granted herein.

2. The Subdivider hereby covenants that the owner(s) of such lots in Meadowdale Estates Addition No. 1 shall have the obligation of maintaining the street trees abutting their lots/outlots and landscaping elements contained within the area of each such Dedicated Public Street(s) in accordance with the Landscape Plan approved by the Village. Such maintenance shall include, without limitation, watering, mowing grass, weeding, removing trash or debris, trimming trees and shrubs and replacing dead or dying plant materials in accordance with such standards. This restrictive covenant shall run with the land, shall be binding upon the owner(s) of such lots, and shall benefit and be enforceable by the Village and by the Subdivider. The Subdivider, its successors, assigns and successors-in-title, shall be relieved of any landscaping and maintenance obligations they may have as owners of any such lots or portions thereof under this covenant as a result of the landscaping and maintenance activities of the Owner(s), upon the dedication and the Village's acceptance of said improvements and the expiration of the one (1) year warranty provided by the Subdivider.

To the extent that the Village performs any such maintenance activities, the owner(s) of such lots shall be liable for any costs which may be incurred by the Village, which the Village may recover from such owner(s) as special assessments or special charges under Section 66.0627 (or successor or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it herein, the Village shall have no obligation to do anything pursuant to its rights granted herein.

3. The Subdivider hereby covenants that each area shown within Outlot 7, on this Plat as a "Wetland Preservation and Protection, Access and Maintenance Area" shall be protected and maintained as a wetland area and that no filling, dredging, cutting, or other activity or condition detrimental to its function as a wetland area shall occur or exist within such area or on any surrounding land shown on this Plat without written approval of the Village, its successors and assigns and the Wisconsin Department of Natural Resources (WDNR). This covenant shall run with the land, shall be binding on the Homeowner's Association and the Subdivider, its successors, assigns and successors-in-title in their capacity as owner(s) of Outlot 7 shown on this Plat or any portion thereof and shall benefit and be enforceable by the Village and the WDNR.

4. The Subdivider hereby covenants that each area designated as a Restricted Woodland Preservation and Protection, Access and Maintenance Easement Area (See NOTE E) as shown on this plat shall be preserved, protected and maintained as such by the owner(s) of each such lot or portion thereof subject to this covenant. No tree removal, filling or other activity or condition detrimental to the preservation of existing trees shall occur or exist within such areas without written approval of the Village and the Homeowner's Association. The obligations contained within this section and as imposed by this plat shall run with the land, shall be binding upon the Subdivider, its successors, assigns and successors-in-title, in their capacity as owners of any lots and shall benefit and be enforceable by the Homeowners Association and the Village.

To the extent that the Village performs any such maintenance activities, the owner(s) of such lots shall be liable for any costs which may be incurred by the Village, which the Village may recover from such owner(s) as special assessments or special charges under Section 66.0627 (or successor or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it herein, the Village shall have no obligation to do anything pursuant to its rights granted herein.

5. The fee interest in the areas shown on the Final Plat of Meadowdale Estates as Outlots 1 and 4 have been previously dedicated, given, granted and conveyed to the Homeowner's Association. The Homeowner's Association shall have the obligation of maintaining the stormwater management, drainage and retention basins located within such Outlots 1 and 4 in a functional, neat and nuisance free condition to handle the stormwater in the Development. Such maintenance shall include, without limitation and as needed, seeding or sodding, maintaining erosion control methods to protect the drainageways; ditching to reestablish design capacity; removing of trash, debris, leaves and brush; clearing and repairing catch basin structures; mowing and weeding to prevent nuisance conditions. The Homeowner's Association and each Owner are bound by the restrictive covenants relating to such Outlots 1 and 4 as are contained in the Declaration and such similar covenants as are contained in the Final Plat for Meadowdale Estates and the Final Plat for Meadowdale Estates Addition No. 1.

To the extent that the Village performs any such maintenance activities, the owner(s) of Lots 1-67 of Meadowdale Estates and the owner(s) of Lots 68-108 of Meadowdale Estates Addition No. 1 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such owner(s) as special assessments or special charges under Section 66.0627 (or successor or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it herein, the Village shall have no obligation to do anything pursuant to its rights granted herein

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



MEADOWDALE ESTATES ADDITION NO. 1

BEING A REDIVISION OF OUTLOTS 2, 3 AND 5 OF MEADOWDALE ESTATES,
BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF
THE NORTHEAST 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE
OF PLEASANT PRARIE, KENOSHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN }
COUNTY OF MILWAUKEE } SS

I, MARK L. WERTZ, registered land surveyor, do hereby certify:

That I have surveyed, divided and mapped "Meadowdale Estates Addition No. 1" being located bounded and described as follows:

A REDIVISION OF OUTLOTS 2, 3 AND 5 OF MEADOWDALE ESTATES, BEING A SUBDIVISION IN THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST 1/4 CORNER OF SAID NORTHEAST 1/4 OF SECTION 23; THENCE SOUTH 89°16' 52" WEST ALONG THE SOUTH LINE OF SAID 1/4 SECTION, 696.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°16' 52" WEST ALONG SAID SOUTH LINE, 1998.26 FEET TO THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 02°35' 49" WEST ALONG THE WEST LINE OF SAID 1/4 SECTION, 1510.82 FEET; THENCE NORTH 88°20' 00" EAST 239.98 FEET; THENCE NORTH 01°40' 00" WEST, 48.20 FEET; THENCE NORTH 89°12' 22" E, 453.83 FEET; THENCE SOUTH 02°41' 02" EAST, 161.14 FEET; THENCE SOUTH 29°24' 06" EAST, 598.72 FEET; THENCE SOUTH 08°12' 28" EAST, 221.69 FEET; THENCE SOUTH 06°44'09" EAST, 66.00 FEET; THENCE 22.90 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 317.00 FEET AND WHOSE CHORD BEARS NORTH 85°20' 01" EAST, 22.90 FEET; THENCE NORTH 87°24' 11" EAST, 235.24 FEET; THENCE EASTERLY 113.32 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 317.00 FEET, WHOSE CHORD BEARS SOUTH 82°21' 23" EAST, 112.71 FEET; THENCE SOUTH 72°06' 57" EAST, 274.96 FEET; THENCE EASTERLY 300.93 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH, WHOSE RADIUS IS 833.00 FEET, WHOSE CHORD BEARS SOUTH 82°27' 54" EAST, 299.29 FEET; THENCE NORTH 87°11' 09" EAST, 222.73 FEET; THENCE SOUTH 10°53' 14" WEST, 162.44 FEET; THENCE SOUTH 34°34' 29" WEST, 155.89 FEET; THENCE SOUTH 00°43' 08" EAST, 175.03 FEET TO THE POINT OF BEGINNING.

CONTAINING: 45.039 ACRES (1,961,893 SQUARE FEET).

That I have made such survey, land division and plat under the direction of Crestwood Development LLC, owner of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Development Control Ordinance of the Village of Pleasant Prairie in surveying, dividing and mapping the same.

Date: _____

Mark L. Wertz, RLS
Registered Land Surveyor, S-1915

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

MEADOWDALE ESTATES HOMEOWNERS ASSOCIATION, INC., a Wisconsin Corporation duly organized and existing under and by the virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

MEADOWDALE ESTATES HOMEOWNERS ASSOCIATION, INC., does further certify that this plat is required by Section 236.10, or Section 236.12 to be submitted to the following for approval or objection:

- Village of Pleasant Prairie
- Wisconsin Department of Administration

In Witness Whereof, the said MEADOWDALE ESTATES HOMEOWNERS ASSOCIATION, INC., has caused these presents to be signed by Vincent Kuttemperoor, Board of Directors and countersigned by Ajay Kuttemperoor, Board of Directors, at _____, Wisconsin, on this _____ day of _____, 20__.

Vincent Kuttemperoor, Board of Directors

Ajay Kuttemperoor, Board of Directors

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS

Personally came before me on this _____ day of _____, 20__, Vincent Kuttemperoor, Board of Directors, and Ajay Kuttemperoor, Board of Directors of the above named corporation to me known to be such board of directors of said corporation and acknowledged that they executed the foregoing instrument as the deed of said corporation, by its authority.

Notary Public, State of Wisconsin
My Commission Expires: _____

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

CRESTWOOD DEVELOPMENT LLC, a Wisconsin limited liability company duly organized and existing under and by the virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

CRESTWOOD DEVELOPMENT LLC, does further certify that this plat is required by Section 236.10, or Section 236.12 to be submitted to the following for approval or objection:

- Village of Pleasant Prairie
- Wisconsin Department of Administration

In Witness Whereof, the said CRESTWOOD DEVELOPMENT LLC, has caused these presents to be signed by Vincent Kuttemperoor, Manager and Member and countersigned by Ajay Kuttemperoor, Member, at _____, Wisconsin, on this _____ day of _____, 20__.

Vincent Kuttemperoor, Manager and Member

Ajay Kuttemperoor, Member

STATE OF WISCONSIN }
COUNTY OF WAUKESHA } SS

Personally came before me on this _____ day of _____, 20__, Vincent Kuttemperoor, as Manager and Member, and Ajay Kuttemperoor, Member of the above named limited liability company to me known to be such manager and members of said limited liability company and acknowledged that they executed the foregoing instrument as the deed of said limited liability company, by its authority.

Notary Public, State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE AND SUBORDINATION OF MORTGAGEES INTERESTS:

FOUNDATIONS BANK, a corporation duly 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 surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of CRESTWOOD DEVELOPMENT LLC, owner.

FOUNDATIONS BANK, hereby subordinates its interests, which it has acquired through a Real Estate Mortgage in the principal amount of approximately _____ between Crestwood Development LLC and FOUNDATIONS BANK, (or so much as is outstanding) and recorded in the offices of the Register of Deeds in Kenosha County on _____ as Document Number _____, in those areas described on this Final Plat as being dedicated to the Village of Pleasant Prairie and in those public improvements constructed and installed in such areas and further subordinates its interests to the Restrictive Covenants Running with the Land as appear on this Final Plat, and to those rights given to the Village as set forth in the Declaration of Restrictions, Covenants, and Easements for Meadowdale Estates Addition No. 1.

IN WITNESS WHEREOF, the said FOUNDATIONS BANK, has caused these presents to be signed by GREGORY P. KOLTON, its PRESIDENT AND CEO at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20__.

FOUNDATIONS BANK

GREGORY P. KOLTON
PRESIDENT AND CEO

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

Personally came before me this _____ day of _____, 20__, GREGORY P. KOLTON, as PRESIDENT AND CEO of FOUNDATIONS BANK, and acknowledged that he executed the foregoing instrument as such officer of FOUNDATIONS BANK, and by its authority.

Notary Public, State of Wisconsin
My Commission Expires: _____

VILLAGE BOARD CERTIFICATE:

We hereby certify that the Final Plat of Meadowdale Estates Addition No. 1 in the Village of Pleasant Prairie submitted for approval by Crestwood Development LLC, developer of said lands, was approved by the Village Board of the Village of Pleasant Prairie on _____, 20__, by Resolution No. _____, and that any and all conditions of such approval have been satisfied.

By: _____
John P. Steinbrink
Village President

Attested By: _____
Jane M. Romanowski, CMC
Village Clerk

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

Personally came before me this _____ day of _____, 20__, John P. Steinbrink, Village President, and Jane M. Romanowski, CMC, Village Clerk, and acknowledged that they executed the foregoing instrument as President and Village Clerk of the Village of Pleasant Prairie and by its authority.

Notary Public, State of Wisconsin
My Commission Expires: _____

(SEAL)

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

I, Teri M. Jacobson, being the duly elected, qualified and acting Treasurer of Kenosha County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ 20__, affecting the lands included in this plat of Meadowdale Estates Addition No. 1.

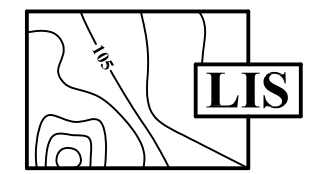
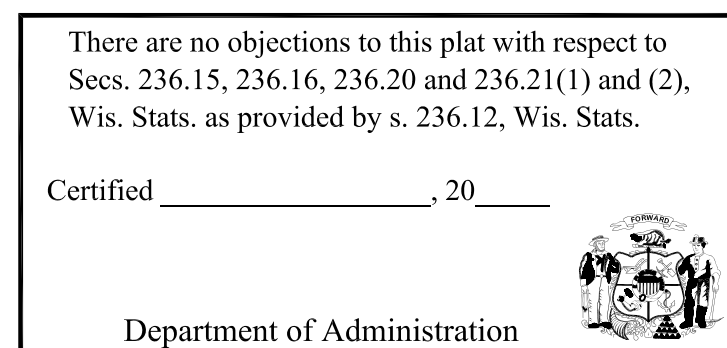
By: _____
Teri M. Jacobson, County Treasurer

VILLAGE TREASURER'S CERTIFICATE:

STATE OF WISCONSIN }
COUNTY OF KENOSHA } SS

I, Kathleen M. Goessl, being the duly qualified and acting Treasurer of Pleasant Prairie, do hereby certify that the records in my office show no unpaid taxes or special assessments as of _____ 20__, affecting the lands included in this plat of Meadowdale Estates Addition No. 1.

By: _____
Kathleen M. Goessl, Village Treasurer



LAND INFORMATION SERVICES, INC.
ENGINEERS, SURVEYORS & CONSULTANTS
9722 WATERTOWN PLANK ROAD
BUILDING S-5
WAUKESHA, WI 53226
T 414-302-9515 F 414-302-9516