



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.  
Certified January 7<sup>th</sup>, 1999  
James A. Stone  
Department of Administration

# RIVERSVIEW PARK SUBDIVISION

PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN

APPROVED AS A FINAL PLAT  
Date MAY 12 1999  
Racine City Plan Commission  
By: *Richard A. Kammann*

CURVE TABLE						
NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	(CHORD)
1	18°42'44"	113.00	28.31	18.28	S 78°07'47" W	35.04
2	18°42'44"	183.00	59.77	30.15	N 78°07'47" E	58.50
3	90°00'00"	15.00	23.56	15.00	S 42°29'09" W	21.21
4	125°07'00"	15.00	19.07	11.07	S 35°38'38" E	17.81
5	29°09'00"	80.00	41.40	14.91	N 73°12'09" E	83.52
6	51°41'18"	80.00	72.17	38.75	N 49°31'42" W	68.75
7	50°42'00"	80.00	70.79	37.90	N 0°40'00" E	68.51
8	60°29'00"	80.00	84.47	48.68	N 78°08'00" E	80.00
9	51°10'00"	80.00	71.45	38.30	S 66°53'50" E	68.10
10	69°01'00"	80.00	96.38	50.01	S 08°47'59" E	90.65
11	143°32'00"	80.00	19.84	8.87	S 34°44'43" E	15.58
12	44°17'30"	15.00	11.80	6.10	S 18°37'54" W	11.31
13	90°00'00"	15.00	23.56	15.00	N 47°30'51" W	21.21
14	08°18'40"	274.80	44.42	22.28	S 82°50'48" W	44.42
15	08°18'40"	340.80	55.15	27.84	S 82°50'48" W	55.08
16	03°23'32"	1845.38	87.43	48.73	S 79°54'15" W	97.41
17	84°35'00"	15.00	12.02	13.53	S 30°32'35" E	20.10
18	59°30'00"	15.00	15.82	8.50	S 37°20'23" E	14.92
19	29°19'58"	80.00	41.71	19.71	N 87°29'58" E	80.84
20	29°19'58"	80.00	36.40	16.52	N 48°07'52" W	36.08
21	72°54'44"	80.00	100.80	56.40	N 02°02'03" E	84.34
22	51°21'10"	80.00	71.70	38.46	N 81°50'00" E	68.33
23	52°38'00"	80.00	73.43	39.53	N 68°11'09" W	70.88
24	109°12'30"	80.00	98.08	51.02	S 04°74'08" E	92.86
25	28°54'08"	80.00	38.40	18.32	S 44°08'10" W	38.09
26	59°38'04"	15.00	15.82	8.50	S 27°18'41" W	14.82
27	92°15'00"	15.00	24.23	13.69	N 48°17'48" W	21.68
28	10°38'00"	1845.58	305.87	153.38	N 89°45'11" W	305.43
29	08°18'40"	1845.58	178.42	88.29	N 87°59'38" E	178.34
30	04°38'28"	1845.58	128.45	64.78	S 86°40'54" E	128.42
31	17°18'40"	1578.58	478.33	238.89	S 86°50'48" W	478.53
32	01°54'54"	1578.58	52.80	28.40	N 79°09'58" E	52.78
33	04°04'52"	1578.58	112.51	56.28	N 82°09'48" E	112.48
34	04°04'52"	1578.58	112.05	56.05	N 86°14'11" E	112.03
35	04°04'00"	1578.58	112.18	56.10	S 89°41'50" E	112.14
36	03°08'58"	1578.58	86.81	43.42	S 88°05'11" E	86.80
37	82°00'00"	15.00	21.47	13.04	S 43°30'51" E	19.68
38	87°34'34"	15.00	25.85	17.24	N 48°35'32" E	22.83
39	175°29'29"	1004.44	313.33	157.63	N 06°32'27" E	312.98
40	07°43'22"	1004.44	135.37	67.79	N 0°28'50" E	135.27
41	07°08'11"	1004.44	124.52	62.34	S 08°33'12" W	124.44
42	03°02'52"	1004.44	53.43	26.72	S 135°7'44" W	53.42
43	181°02'27"	187.00	52.83	28.54	S 08°27'45" W	52.41
44	163°21'44"	838.44	270.88	136.38	N 05°45'18" E	268.82
45	02°35'54"	838.44	42.56	21.28	S 01°12'54" E	42.55
46	07°14'10"	838.44	118.52	58.34	N 03°12'08" E	118.44
47	06°42'10"	838.44	109.78	54.86	N 10°40'08" E	109.72

### CORPORATE OWNERS CERTIFICATE OF DEDICATION

RIVERSVIEW RACINE LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin as Owner, does hereby certify that said corporation caused the land described on the plat to be surveyed, divided, mapped and dedicated as represented on the plat. RIVERSVIEW RACINE LLC does further certify that the plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Caledonia, Racine County Division of Planning & Development, City of Racine and Department of Administration.

IN WITNESS WHEREOF the said RIVERSVIEW RACINE LLC has caused these presents to be signed by Raymond C. Laffer, Member, and Wolf Korfmeier, Member, at Racine, Wisconsin, and its seal affixed hereto this 11<sup>th</sup> day of May, 1999, in presence of:

*Raymond C. Laffer*  
Raymond C. Laffer, Member  
*Wolf Korfmeier*  
Wolf Korfmeier, Member

STATE OF WISCONSIN  
COUNTY OF RACINE

Personally came before me this 11<sup>th</sup> day of May, 1999, Raymond C. Laffer, Member, and Wolf Korfmeier, Member of the above-named corporation, to me known to be the persons who executed the foregoing instrument as said Members of the said corporation, by its authority, and acknowledged the same.

My commission expires 4/1/02  
*Heidi S. Thremmel*  
Heidi S. Thremmel, Notary Public, Wisconsin  
Printed Name: Heidi S. Thremmel

SEAL  
TOWN BOARD RESOLUTION

"RESOLVED that the final plat of RIVERSVIEW PARK SUBDIVISION is hereby approved by the Town Board of the Town of Caledonia, subject to the Owner entering into an acceptable agreement with the Town to provide roads, storm water drainage and sanitary sewers."

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Caledonia on 11/11/99.

Date Signed 5/11/99  
*Wendy Christensen*  
Wendy Christensen, Clerk  
TOWN OF CALEDONIA

TOWN TREASURER'S CERTIFICATE

I, James Wouragge, being the duly elected, qualified, and acting Treasurer for the Town of Caledonia, do hereby certify that the records of my office show no unpaid taxes, or unpaid special assessments on any of the lands contained in the plat of RIVERSVIEW PARK SUBDIVISION.

Date: 5/12/99  
*James Wouragge*  
James Wouragge, Treasurer  
TOWN OF CALEDONIA

COUNTY BOARD RESOLUTION

"RESOLVED that the final plat of RIVERSVIEW PARK SUBDIVISION, located in the Town of Caledonia, is hereby approved by the Board of Supervisors of Racine County."

I hereby certify that the foregoing is a copy of a resolution adopted by the Board of Supervisors of Racine County on 5-12-99.

Date: 5-12-99  
*John Rammert*  
John Rammert, Clerk  
RACINE COUNTY

COUNTY TREASURER'S CERTIFICATE

I, Elizabeth Mehlhoff, being the duly elected, qualified, and acting Treasurer for the County of Racine do hereby certify that the records of my office show no unrecorded tax sales and no unpaid taxes, or unpaid special assessments as of 11/11/99, on any of the lands contained in the plat of RIVERSVIEW PARK SUBDIVISION.

Date: May 11, 1999  
*Elizabeth Mehlhoff*  
Elizabeth Mehlhoff, Treasurer  
RACINE COUNTY

### CERTIFICATE OF PLANNING & DEVELOPMENT DIRECTOR

APPROVED as a final plat the 18<sup>th</sup> day of JANUARY, 1999.  
Date: 11 MAY 99  
*Frank A. Reiter*  
Frank A. Reiter, Director  
Planning & Development  
RACINE COUNTY

COMMON COUNCIL RESOLUTION

"RESOLVED that the final plat of RIVERSVIEW PARK SUBDIVISION, located in the Town of Caledonia, is hereby approved by the Common Council of the City of Racine."

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Racine.  
Date: 5-11-99  
*Kathleen Norton*  
Kathleen Norton, Clerk  
CITY OF RACINE

### 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 RACINE LLC.

IN WITNESS WHEREOF, the said TRI-CITY NATIONAL BANK has caused these presents to be signed by John Ka, its Assistant Vice-President, in Racine, Wisconsin, this 11<sup>th</sup> day of May, 1999, in the presence of:

*John Ka*  
John Ka, Assistant Vice-President  
*Karen M. Norton*  
Karen M. Norton, Vice-President

STATE OF WISCONSIN  
COUNTY OF RACINE

Personally came before me this 11<sup>th</sup> day of May, 1999, John Ka, Assistant Vice-President of the above-named corporation to me known to be the person who executed the foregoing instrument as said officer of said corporation, by its authority, and acknowledged the same.

My commission expires 4/1/02  
*Heidi S. Thremmel*  
Heidi S. Thremmel, Notary Public, Wisconsin  
Printed Name: Heidi S. Thremmel

SEAL  
UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by RIVERSVIEW RACINE LLC, to

WISCONSIN ELECTRIC POWER COMPANY  
and  
AMERITECH, 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/or underground transmission and distribution of electricity and electric energy for such purposes as the same in now or may hereafter be used for and for records 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 contiguous to the plat as 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 right 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 Grantee's facilities or in, upon or over the property within the lines indicated "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 four 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.

### SURVEYOR'S CERTIFICATE

I, MARK R. MADSEN, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of RIVERSVIEW PARK SUBDIVISION, the exterior boundaries of which are described as that part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 31, Township 4 North, Range 23 East, in the Town of Caledonia, Racine County, Wisconsin, described as follows: Commence at the West 1/2 corner of said Section 31, run thence S00°59'50"E 1321.91 feet along the West line of said Section, thence N87°29'07"E 684.18 feet to the intersection of the East line of Mona Park Road with the North line of Mona Park, an unrecorded plat, and the point of beginning of the description; run thence N11°30'59"W 681.18 feet along the Easterly line of Mona Park Road to the South line of Still Meadows, a recorded plat; thence N87°31'00"E along said South line and South line projected, 1183.18 feet, thence S02°28'50"E 224 feet, thence S05°19'50"W 108.78 feet, thence N87°31'00"E 54.70 feet to a meander point being S87°11'01"W 227 feet, more or less, to the center of the main channel of Root River; thence along a meander line S05°19'50"W 122.28 feet, continuing along said meander line, S05°19'48"W 118.85 feet, thence, continuing along said meander line S02°52'15" S 302.97 feet to a meander point being S87°29'09"W 202 feet, more or less, from the center of said river channel; thence S14°29'09"W 1633.46 feet to the point of beginning.

I further certify that the 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 duly complied with Chapter 236 of the Wisconsin Statutes and the Land Division Control Ordinance for the Town of Caledonia, in surveying, dividing and mapping the same.

Signed: *Mark R. Madsen*  
Mark R. Madsen, S 2271  
NIELSEN MADSEN & BARBER, S.C.  
1338 Washington Avenue  
Racine, Wisconsin 53403



REVISED THIS 28TH DAY OF APRIL, 1995