

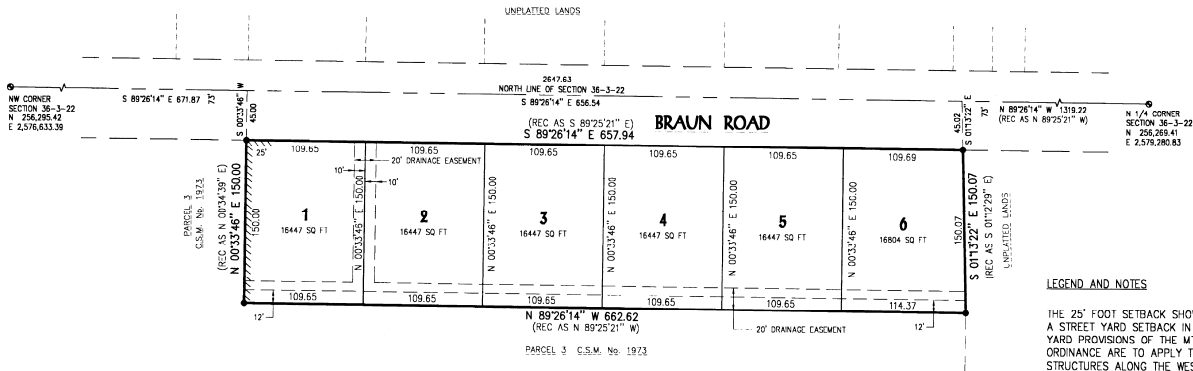
TAYLOR HARBOR

DOCUMENT #
1707227

REGISTERED
1998 APR -1 PM 1:53
MADISON, WISCONSIN
REGISTERED SURVEYOR

VOL. 34
PAGE 285

PARCEL TWO OF CERTIFIED SURVEY MAP No. 1973 VOL. 6 P. 28-30 DOC. #1586294 BEING PART OF THE NORTH-WEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTH-WEST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE TOWN OF MT. PLEASANT, RACINE COUNTY, WISCONSIN



LEGEND AND NOTES

THE 25' FOOT SETBACK SHOWN ON LOT 1 MAY BECOME A STREET YARD SETBACK IN THE FUTURE. THE STREET YARD PROVISIONS OF THE MT. PLEASANT ZONING ORDINANCE ARE TO APPLY TO THE PLACEMENT OF ALL STRUCTURES ALONG THE WEST SIDE OF LOT 1, INCLUDING ALL OUTBUILDINGS.

THE FRONT YARD SETBACK TO BRAUN ROAD SHALL BE A MINIMUM OF 25' FEET AND A MAXIMUM OF 35' FEET.

BEARING BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1927. THE NORTH LINE OF SECTION 36-3-22 ASSUMED TO BEAR S 89°26'14" E.

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" DIAMETER IRON PIPE STAKE, 30" IN LENGTH, WEIGHT OF 3.65lbs./lin. ft.

○ DENOTES A 1" DIAMETER IRON PIPE STAKE, 24" IN LENGTH, WEIGHT OF 1.13lbs./lin. ft.

—|—|— DENOTES A 12" EASEMENT FOR UTILITIES, T.V. CABLE, AND DRAINAGE.

⊙ DENOTES CONCRETE MONUMENT WITH BRASS CAP.

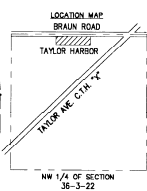
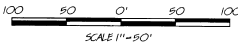
||||| DENOTES NO VEHICULAR ACCESS.

R-100 ZONING

TAYLOR HARBOR SUBDIVISION

ORIGINAL TAX KEY NO: 008-03-22-36-086-040

NEW TAX KEY NOS:
 LOT 1: 008-03-22-36-541-010
 LOT 2: 008-03-22-36-541-020
 LOT 3: 008-03-22-36-541-030
 LOT 4: 008-01-22-36-541-040
 LOT 5: 008-01-22-36-541-050
 LOT 6: 008-03-22-36-541-060



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 August 26th 1999

Barbara M. Pinsky
Department of Administration



Mark R. Wladan
8-17-99

TAYLOR HARBOR

PARCEL TWO OF CERTIFIED SURVEY MAP No. 1973 VOL. 6 P. 28-30 DOC. #1586294 BEING PART OF THE NORTH-WEST 1/4 AND THE NORTH-EAST 1/4 OF THE NORTH-WEST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE TOWN OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, MARK R. MADSEN, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of TAYLOR HARBOR located in that part of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 3 North, Range 22 East, in the Town of Mt. Pleasant, Racine County, Wisconsin, described as follows: Commence at the Northwest corner of said Section; thence S89°26'14"E 671.87 feet along the North line of said Section; thence S00°23'46"W 45.00 feet to the point of beginning; run thence S89°26'14"E 657.94 feet; thence S01°13'22"E 150.07 feet; thence N89°26'14"W 662.62 feet; thence N00°33'46"E 150.00 feet to the point of beginning. Containing 2.274 Acres. 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 Mt. Pleasant Land Division Ordinance.

Dated this 17th day of August, 1999

Mark R. Madsen
Mark R. Madsen, S-2271
Nelson Madsen & Barber, S.C.
P. O. Box 188
Racine WI 53401-0188



OWNER'S CERTIFICATE OF DEDICATION

JAMES J. KRAHN, as Owner, does hereby certify that he caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. JAMES J. KRAHN does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Mt. Pleasant, Racine County, Division of Planning & Development, City of Racine and Department of Administration.

IN THE PRESENCE OF:

Witness: *Cheryl Michelli*
Printed Name: Cheryl Michelli

Witness: *James J. Krahn*
Printed Name: James J. Krahn

STATE OF WISCONSIN COUNTY OF RACINE

Personally came before me this 17th day of August, 1999, James J. Krahn, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires March 6, 2001

SEAL

Karen Williams
Notary Public, Racine, WI
Printed Name: Karen Williams



TOWN BOARD RESOLUTION

"RESOLVED that the final plat of TAYLOR HARBOR is hereby approved by the Town Board of the Town of Mt. Pleasant, subject to the Owner entering into an acceptable agreement with the Town to provide roads, storm water drainage and sanitary sewer."

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Mt. Pleasant on July 26, 1999.

Date Signed: Oct. 27, 1999

Joey Kovac
Joey Kovac, Clerk, TOWN OF MT. PLEASANT

TOWN TREASURER'S CERTIFICATE

I, Joann Kovac, being the duly elected, qualified and acting Treasurer for the Town of Mt. Pleasant, 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 TAYLOR HARBOR.

Date Signed: Oct. 27, 1999

Joann Kovac
Joann Kovac, Treasurer, TOWN OF MT. PLEASANT

COUNTY BOARD RESOLUTION

"RESOLVED that the final plat of TAYLOR HARBOR, located in the Town of Mt. Pleasant, 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.

Date Signed: Oct. 27, 1999

Joan Clement
Joan Clement, Clerk, RACINE COUNTY



COUNTY TREASURER'S CERTIFICATE

I, Elizabeth Maffei, being the duly elected, qualified and acting Treasurer for the County of Racine do hereby certify that the records of my office show no unrecruited tax sales, no unpaid taxes or unpaid special assessments as of 10-28-99 on any of the lands contained in the plat of TAYLOR HARBOR.

Date Signed: 10-28-99

Elizabeth Maffei
Elizabeth Maffei, Treasurer, RACINE COUNTY

CERTIFICATE OF PLANNING & DEVELOPMENT DIRECTOR

APPROVED as a final plat this 6th day of JULY, 1999.

Date Signed: Oct. 27, 1999

Arnold L. Clement
Arnold L. Clement, Director of Planning & Development, RACINE COUNTY

COMMON COUNCIL RESOLUTION

"RESOLVED that the final plat of TAYLOR HARBOR, located in the Town of Mt. Pleasant, 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 Signed: 10-28-99

Karen Norton
Karen Norton, Clerk, CITY OF RACINE



UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by JAMES J. KRAHN, Grantor

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 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 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 herein.

Form 11 OUSP-1 090

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stat.
Certified August 26th, 1999
Bernard A. Donke
Department of Administration