

MAJESTIC MANOR WEST

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13,
TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE
TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN

| NUMBER | DELTA | RADIUS | ARC | TANGENT | CHORD BEARING | CHORD | TANGENT BEARING |
|--------|------------|--------|--------|----------|-----------------|-------|-----------------------------|
| C1 | 213°20'3" | 25.00 | 38.98 | 29.22 | N 42°02'25" E | 23.85 | S 89°02'54" E N 00°48'06" W |
| C2 | 68°22'53" | 25.00 | 38.56 | 24.30 | N 44°59'32.5" W | 34.85 | S 89°05'54" E N 00°48'06" W |
| C3 | 50°57'00" | 25.00 | 22.23 | 11.91 | N 26°16'36" W | 21.51 | N 00°48'06" W N 51°45'06" W |
| C4 | 15°32'00" | 25.00 | 25.30 | 13.66 | N 28°14'41" E | 24.24 | N 00°48'06" W N 07°02'54" E |
| C5 | 288°56'40" | 75.00 | 378.23 | INFINITE | N 87°16'45" W | 87.16 | N 57°11'54" E S 14°45'06" E |
| C6 | 44°23'50" | 75.00 | 58.12 | 30.60 | N 34°59'39" E | 56.67 | |
| C7 | 73°48'00" | 75.00 | 67.69 | 37.28 | N 24°32'40" W | 61.59 | |
| C8 | 51°19'24" | 75.00 | 67.18 | 36.03 | N 87°38'58" W | 64.96 | |
| C9 | 33°10'56" | 75.00 | 43.44 | 22.35 | S 50°05'52" W | 42.83 | |
| C10 | 164°43'04" | 75.00 | 71.63 | 36.81 | S 06°08'41" W | 68.74 | |
| C11 | 32°32'04" | 75.00 | 39.97 | 20.47 | S 36°29'04" E | 39.50 | |

FROM 004-04-22-12-004-006

NEW TAX KEY NUMBERS:

- LOT 1 004-04-22-13-051-143
- LOT 2 004-04-22-13-051-144
- LOT 3 004-04-22-13-051-145
- LOT 4 004-04-22-13-051-146
- LOT 5 004-04-22-13-051-147
- LOT 6 004-04-22-13-051-148
- LOT 7 004-04-22-13-051-149
- LOT 8 004-04-22-13-051-150
- LOT 9 004-04-22-13-051-151
- LOT 10 004-04-22-13-051-152
- LOT 11 004-04-22-13-051-153
- LOT 12 004-04-22-13-051-154
- LOT 13 004-04-22-13-051-155
- LOT 14 004-04-22-13-051-156
- LOT 15 004-04-22-13-051-157



Wanda R. Madsen
2/15/2002
REVISED THIS 10TH DAY OF MAY, 2002

LEGEND AND NOTES

BEARING BASE FOR THIS PLAN IS GRID NORTH WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1927, THE NORTH LINE OF THE NE 1/4 OF SECTION 13-4-22 ASSIGNED TO BEAR N 89°03'54" 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 FOUND 2" NOMINAL DIAMETER IRON PIPE STAKE WITH AN OUTSIDE DIAMETER OF 2.175"

● DENOTES A SET 2" NOMINAL DIAMETER IRON PIPE STAKE WITH AN OUTSIDE DIAMETER OF 2.375" AND IS 18" IN MIN. LENGTH, WEIGHT OF 3.0000 LBS. FT.

ALL OTHER LOT CORNERS MARKED BY A 1" DIAMETER IRON PIPE STAKE, 18" IN MIN. LENGTH, WEIGHT OF 1.1300 LBS. FT.

☒ U.S. PUBLIC LAND SURVEY CORNER MARKED BY A 6" x 6" x 36" CONCRETE MONUMENT WITH A BRASS CAP.

☑ U.S. PUBLIC LAND SURVEY CORNER MARKED BY A STANDARD WISCONSIN STATE HIGHWAY COMMISSION MONUMENT WITH A BRASS CAP.

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

--- DENOTES NO VEHICULAR ACCESS.

□ DENOTES BUILDING ENVELOPE.

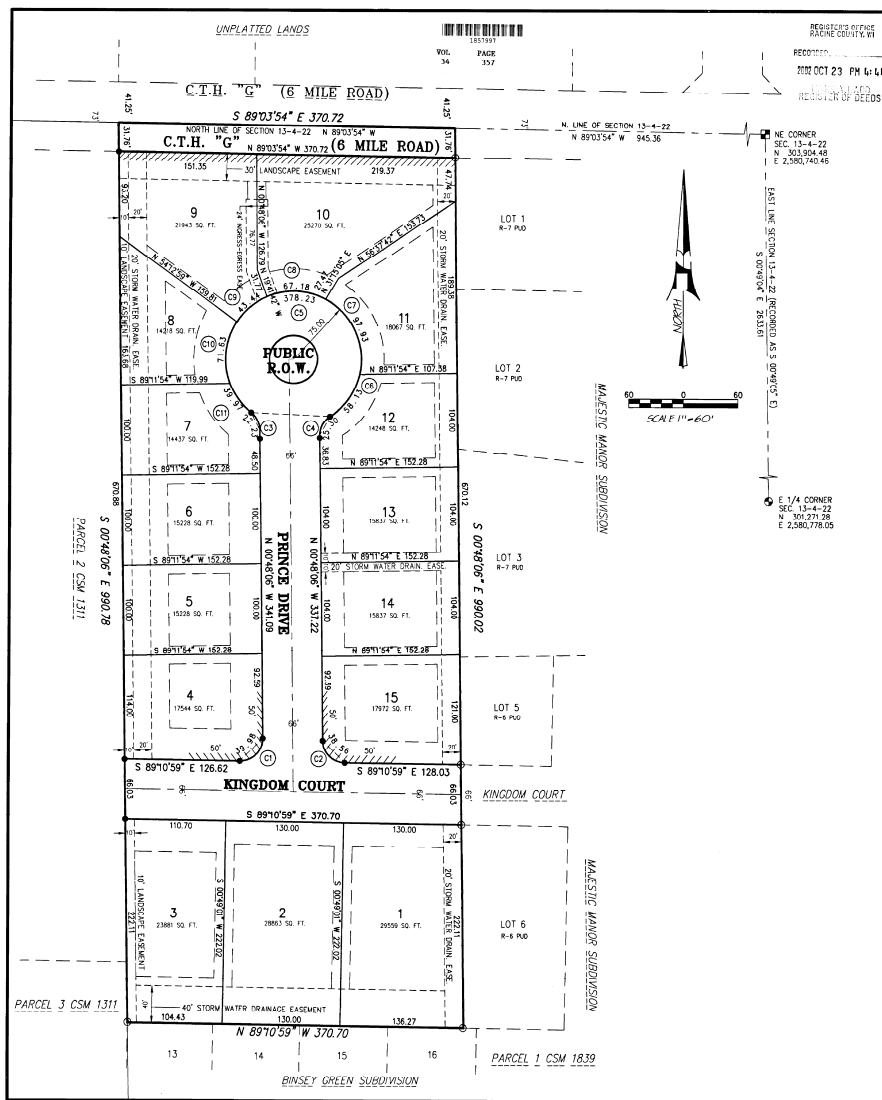
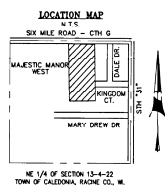
MINIMUM LOT SIZE REQUIREMENTS: (LOTS 1, 2 & 9-15)
R-6 TWO-FAMILY RESIDENTIAL DISTRICT: 10,000 SQ. FT. MIN. BUILDING ENVELOPE, 25' STREET, 25' REAR & 10' SIDEYARD

MINIMUM LOT SIZE REQUIREMENTS: (LOTS 3-8)
R-3A SUBURBAN RESIDENTIAL DISTRICT (SEWERED): 13,500 SQ. FT. MIN. BUILDING ENVELOPE: 35' STREET, 50' REAR & 10' SIDEYARD

THE ISLAND ON PRINCE DRIVE SHALL BE MAINTAINED BY THE OWNERS OF LOTS 7 - 12

There are no objections to this plan with respect to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.

Certified *Mary J. ...* 20 02
Renee L. ...
Department of Administration



MAJESTIC MANOR WEST

PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13,
TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE
TOWN OF CALEDONIA, 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 MAJESTIC MANOR WEST in that part of the Northeast 1/4 of Section 13, Township 4 North, Range 22 East, in the Town of Caledonia, Racine County, Wisconsin, more particularly described as follows: Begin at a point on the North line of said Section 13, located N89°03'54"W 943.36 feet from the Northeast corner of said Section 13; run thence S07°48'06"E 990.02 feet along the West line and West line extended of Majestic Manor Subdivision, a recorded plat, to the North line of Hasey Green Subdivision, a recorded plat, thence N89°19'59"W 270.70 feet along said North line to the East line of Certified Survey Map No. 1311, a recorded map; thence N00°48'06"W 990.78 feet along said East line and East line extended to the North line of said Section 13; thence S89°03'54"E 370.72 feet along the North line of said Section 13 to the point of beginning. Containing 8.429 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 Town of Caledonia Code of General Ordinances, in surveying and mapping the same.

Dated this 25th day of February, 2002
REVISED THIS 10TH DAY OF MAY, 2002

Mark R. Madsen
Mark R. Madsen, S-2271
Nicholas Madsen & Barber, S.C.
1339 Washington Avenue
Racine, WI 53403



TOWN BOARD RESOLUTION

"RESOLVED that the final plat of MAJESTIC MANOR WEST 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 sewer."

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Caledonia on _____

Date Signed: *10/16/02*

Wendy Christensen
Wendy Christensen, Clerk
Town of Caledonia

TOWN TREASURER'S CERTIFICATE

I, James Woolrage, 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 MAJESTIC MANOR WEST.

Date: *10/16/02*

James Woolrage
James Woolrage, Treasurer
Town of Caledonia

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

NEWPORT GROUP LTD., Grantee, to

WE ENERGIES

and

AMERITECH, Grantee,

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 Grantee agrees 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 Grantee 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 sit, 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 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.

COUNTY BOARD RESOLUTION

"RESOLVED that the final plat of MAJESTIC MANOR WEST, 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.

Date: *10-21-02*

Ann Remort
Ann Remort, Clerk
Racine County



COUNTY TREASURER'S CERTIFICATE

I, Elizabeth Macewski, being the duly elected, qualified, and acting Treasurer for the County of Racine do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes, or unpaid special assessments as of *Oct 22, 2002*, on any of the lands contained in the plat of MAJESTIC MANOR WEST.

Date: *10/22/02*

Elizabeth Macewski
Elizabeth Macewski, Treasurer
Racine County WISCONSIN

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

NEWPORT GROUP LTD., 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 this plat to be surveyed, divided, mapped and dedicated as represented on this plat. NEWPORT GROUP LTD. 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 Caledonia, Racine County Division of Planning & Development, and Department of Administration.

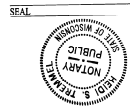
IN WITNESS WHEREOF the said NEWPORT GROUP LTD. has caused these presents to be signed by Raymond C. Lettier, President of Racine, Wisconsin, and its seal affixed hereunto this *14th* day of *October*, 2002. In presence of:

NEWPORT GROUP LTD.
Raymond C. Lettier
Raymond C. Lettier, President
WITNESS: *Heidi S. Tremmel*

STATE OF WISCONSIN COUNTY OF RACINE

Personally came before me this *14th* day of *October*, 2002, Raymond C. Lettier, President of the above-named corporation, to me known to be the person who executed the foregoing instrument as said President as the deed of said corporation, by its authority, and acknowledged the same.

My commission expires: *4-1-06*
Heidi S. Tremmel
Notary Public, Racine, Wisconsin
Printed Name: *Heidi S. Tremmel*



CERTIFICATE OF PLANNING & DEVELOPMENT DIRECTOR

APPROVED as a final plat this *18th* day of *MARCH*, 2002.

Date: *16 Oct 02*

Arnold L. Clement
Arnold L. Clement, Director of
Planning & Development
Racine County

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 *May 31st*, 2002
Berna J. Donare
Department of Administration