

# RIVERWOODS

PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 22 EAST IN THE CITY OF KENOSHA COUNTY, WISCONSIN.

### CONSERVANCY AND WETLAND PRESERVATION EASEMENTS:

LANDS LYING WITHIN LOTS 12, 13, 14 AND 15 AND OUTLOT 2 OF THE RIVERWOODS SUBDIVISION ARE WITHIN THE DESIGNATED PRESERVATION EASEMENTS AREAS AS SHOWN ON THE RECORDED PLAT AND SHALL BE PRESERVED AND PROTECTED BY THE FOLLOWING RESTRICTIONS ON USE:

A) NO MORE GRADING, FILLING OR VEGETATIVE REMOVAL INCLUDING TREE CLEARING IS ALLOWED EXCEPT THAT WHICH IS MINIMALLY NECESSARY TO ACCOMMODATE THE PROPOSED BUILDING OF A SINGLE FAMILY HOME AND ITS ATTACHED GARAGE, PORCHES, ATTACHED DECKS AND REQUIRED WALKWAYS;

B) TREE REMOVAL BY THE BUYER FOR THE ERECTION OF A DWELLING WILL BE IN CLOSE PROXIMITY OF THE BUILDING SITE. THE NUMBER OF TREES TO BE REMOVED FOR THE FOUNDATION OF THE DWELLING (AS DESCRIBED IN "A" ABOVE) IS TO BE MINIMAL;

C) REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E. TREES, SHRUBS, WILDFLOWERS, HEDGES, GRASSES AND THE LIKE, SHALL BE PROHIBITED WITH THE EXCEPTION OF DEAD OR DISEASED VEGETATION REMOVAL AND NOXIOUS WEEDS, AS DEFINED IN THE LOCAL MUNICIPALITY WEED CONTROL ORDINANCE. AT LEAST 85% OF THE ENVIRONMENTAL CORRIDOR'S NATURAL QUALITIES SHALL BE RETAINED.

OUTLOT OWNERSHIP:  
OWNERS OF LOTS WITHIN THIS PLAT SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP OF OUTLOT 2 (SEE DECLARATION OF RESTRICTIONS FOR FURTHER DETAILS)

OUTLOT 1 AND 3 OWNERSHIP IS TO BE RETAINED AND MAINTENANCE PERFORMED BY REGENCY HILLS - RIVERWOODS, LLC. OUTLOT 1 AND 3 TO BE USED FOR FUTURE DEVELOPMENT.

THE CITY OF KENOSHA AND KENOSHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

NOTE:  
PUBLIC UTILITY AND STORM SEWER EASEMENTS SHOWN HEREON ARE GRANTED TO THE CITY OF KENOSHA

60 FOOT TEMPORARY TURN AROUND EASEMENT GRANTED TO THE CITY OF KENOSHA

REFER TO RECORDED EASEMENT CONVEYANCE DOCUMENTS FOR FURTHER INFORMATION REGARDING EASEMENTS.

WETLANDS DELINEATED BY WETLANDS AND WATERWAYS CONSULTING IN FEB, 2005 AND MARCH, 2006. OHWM MARKED IN APRIL, 2006. ALL WERE FIELD LOCATED BY NATIONAL SURVEY AND ENGINEERING IN FEBRUARY 2005 AND APRIL 2006.

### LEGEND

• INDICATES 1.315" OUTSIDE DIAMETER IRON PIPE FOUND, UNLESS OTHERWISE NOTED.

○ INDICATES 1.27" REBAR, WT. 4.03 LBS. PER LINEAL FOOT, 18" IN LENGTH. SET.

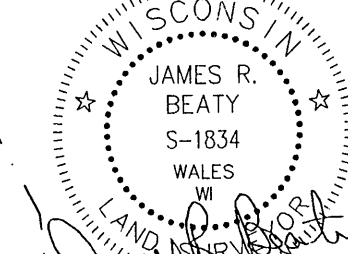
ALL OTHER LOT CORNERS HAVE 1"(1.315" OUTSIDE DIAMETER) X 18" IRON PIPE, WT. 1.68 LBS. PER LINEAL FOOT SET, UNLESS OTHERWISE NOTED.

ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT.

PLAT REFERENCED TO THE STATE PLANE COORDINATE SYSTEM SOUTH ZONE IN WHICH THE EAST LINE OF THE NE 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 22 EAST BEARS N01°44'14"W (NAD27). VERTICAL DATUM (NGVD 1929)

① DEDICATED TO THE PUBLIC FOR STREET PURPOSES

REVISED: AUGUST 19, 2008

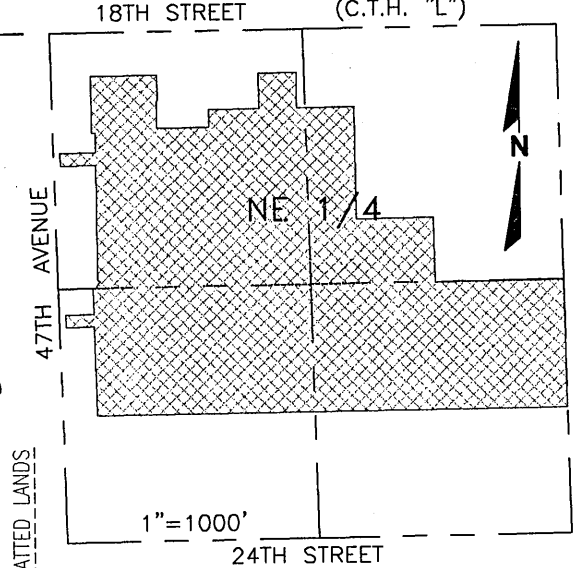


DATE: DECEMBER 18, 2006  
REVISED: JANUARY 25, 2007  
REVISED: FEBRUARY 15, 2007  
REVISED: MARCH 28, 2007  
REVISED: MAY 16, 2007  
REVISED: JUNE 28, 2007  
REVISED: AUGUST 16, 2007  
REVISED: SEPTEMBER 6, 2007  
REVISED: OCTOBER 5, 2007  
REVISED: NOVEMBER 12, 2007  
REVISED: NOVEMBER 19, 2007  
REVISED: JANUARY 10, 2008  
REVISED: MAY 20, 2008

I, *James R. Beaty*, R.L.S. 1346  
HAVE REVISITED THIS PLAT TO  
CORRECT THE STREET NAMES  
8-19-2008

### VICINITY MAP

NE 1/4 OF SEC. 23, T 2 N, R 22 E.

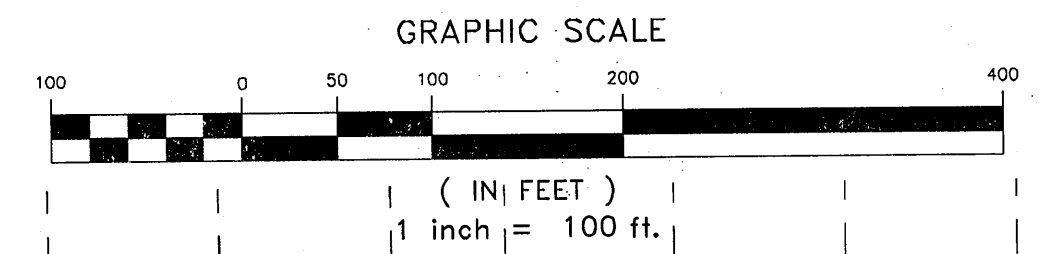


There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

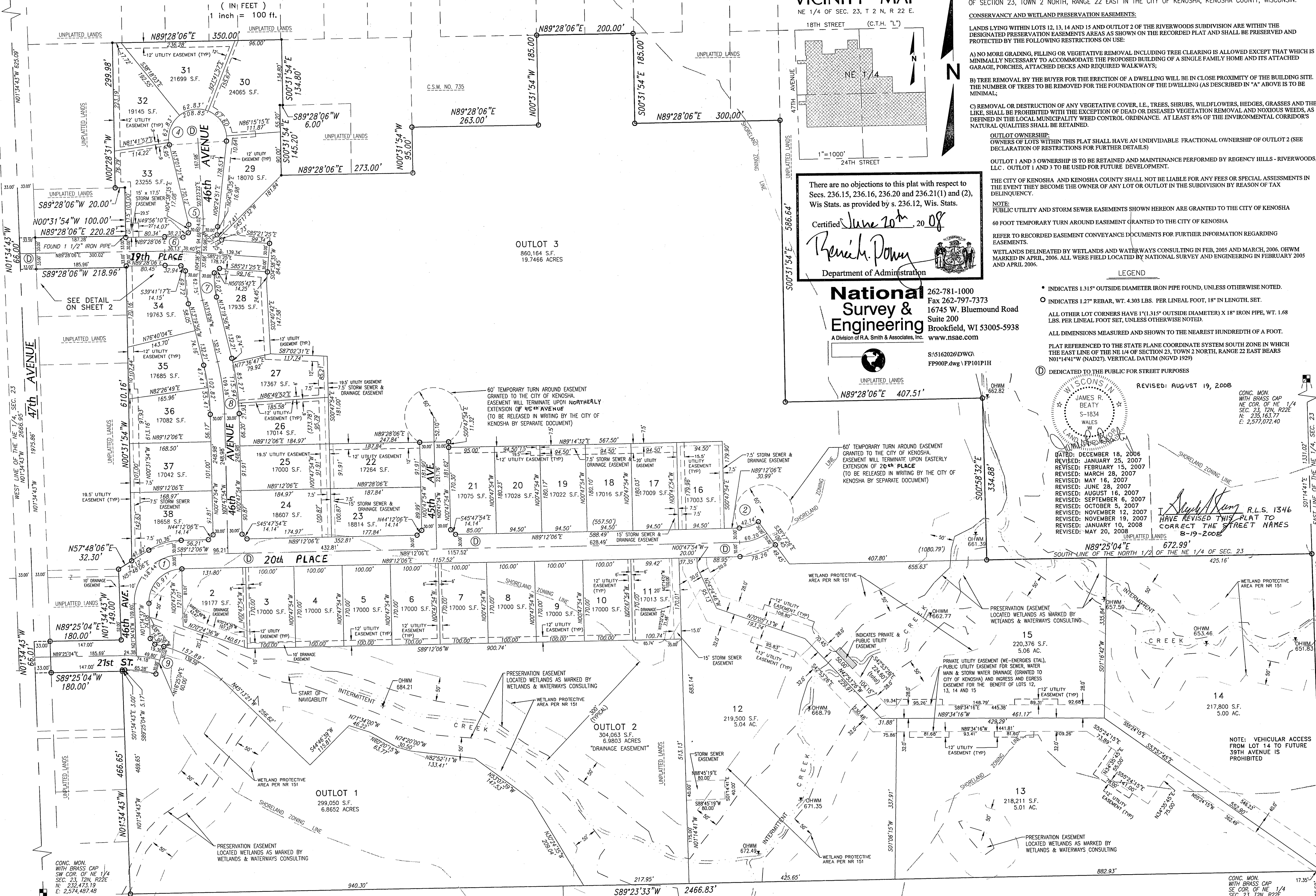
Certified *June 20<sup>th</sup>*, 2008  
*Benich Pomy*  
Department of Administration

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Brookfield, WI 53005-5938  
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CONC. MON. WITH BRASS CAP NW COR. OF NE 1/4 SEC. 23, T2N, R22E N: 235,139.10 E: 2,574,414.01



CONC. MON. WITH BRASS CAP SW COR. OF NE 1/4 SEC. 23, T2N, R22E N: 232,473.19 E: 2,574,487.48

CONC. MON. WITH BRASS CAP NE COR. OF NE 1/4 SEC. 23, T2N, R22E N: 232,502.38 E: 2,577,130.23