SHADY HOLLOW
PHASE 8 SUBDIVISION

Part of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 12, being a part of Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

Notes:

1. All bearings are referenced to the North line of the Northeast 1/4 of Section 12, Township 10 North, Range 21 East, which bears North 85°10'40" East and is referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD -27). All measurements were made to the nearest hundredth of a foot.

2. This development will be served by public sewers. Building permits shall not be issued without the availability of said public sewers.

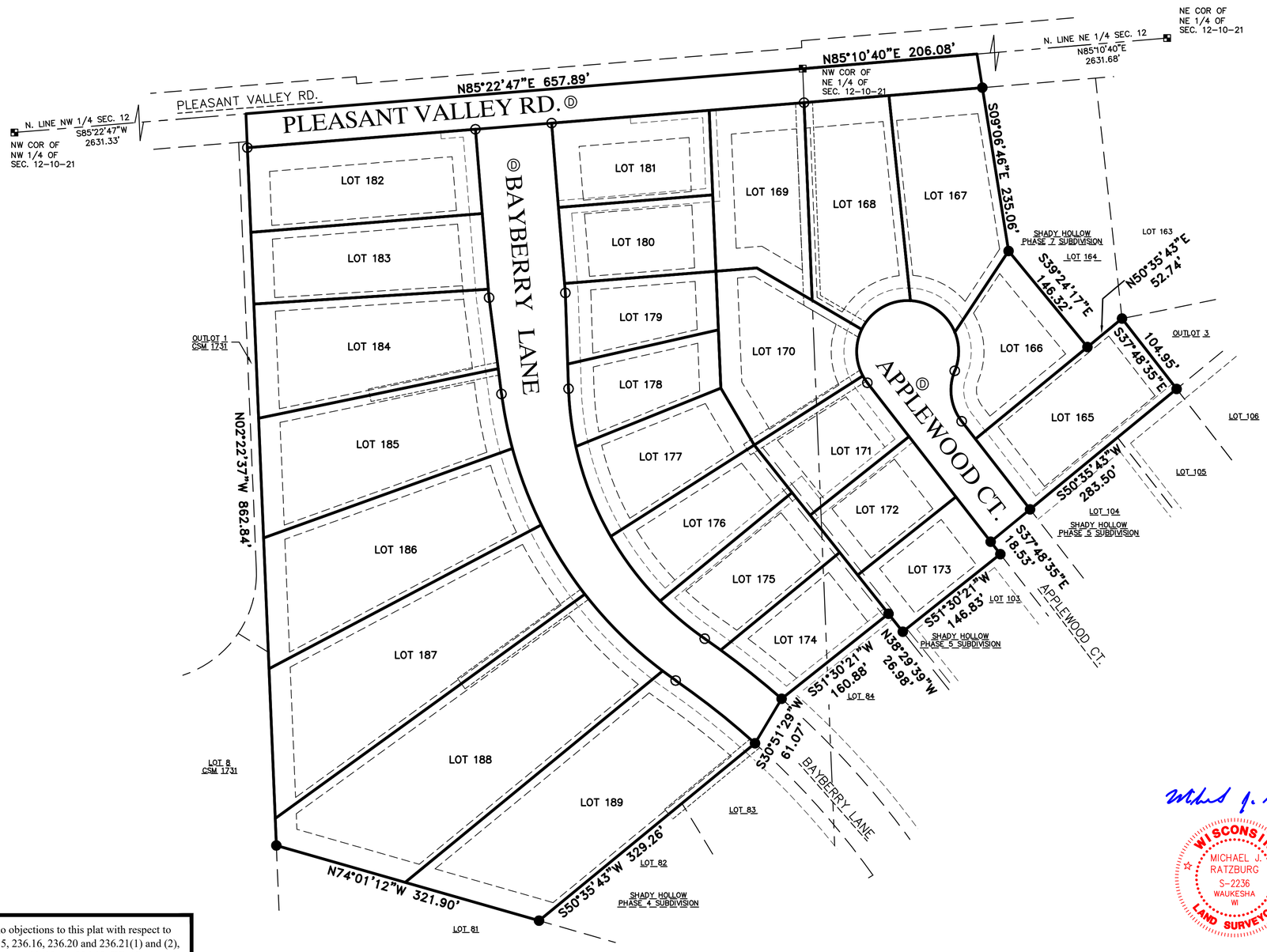
3. All public storm sewer easements are granted to the Village of Grafton.

4. No permanent structures may be erected nor trees or vegetation planted in easement areas, and said easement grantees have the right to trim or remove such trees and vegetation that may interfere with their proper utilization of the easement.

5. Building setbacks are 30' front yard, 25' rear yard, 30' side yard on corner lots, and 6' or 10' on all other side yards.

6. See sheet 2 for Lot details.

7. As part of the final covenants for the plat, each lot shall be graded to match the approved grading plan on file with the Village's Department of Public Works; each respective property owner is responsible for permanent compliance with the grading plan.

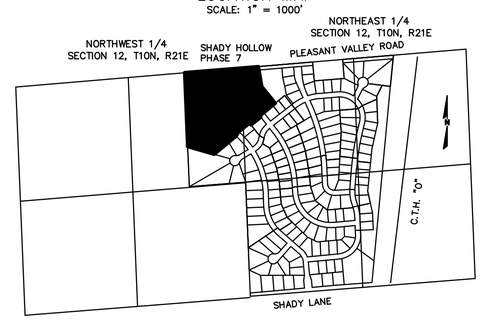


LEGEND

- ● INDICATES NO. 10 (1.27") REBAR, FOUND.
- ○ INDICATES NO. 10 (1.27") REBAR, WT. 4.303 LBS PER LINEAL FOOT AT LEAST 18" IN LENGTH, SET. UNLESS NOTED.

  ALL OTHER LOT & OUTLOT CORNERS HAVE 1" O.D. IRON PIPE, 18" IN LENGTH, WT. 1.68 LBS. PER LINEAL FOOT, SET.
- (D) INDICATES "DEDICATED TO THE PUBLIC FOR ROAD PURPOSES".
- – – – – – – INDICATES BUILDING SETBACK LINE

LOCATION MAP
SCALE: 1" = 1000'



SURVEYOR & ENGINEER
R.A. Smith Inc.
16745 West Bluemound Road
Brookfield, WI 53066
PH. 262-781-1000
FAX 262-797-7373

DEVELOPER
Meadowbrooke Acquisition LLC
1055 Spring Street
Grafton, WI. 53024
Mr. Robert Tillmann
PH. 262-377-2676

WISCONSIN
MICHAEL J. RATZBURG
S-2236
WAUKESHA
WI
LAND SURVEYOR

August 20, 2025
Revised October 6, 2025

GRAPHIC SCALE
40 0 40 80 160
(IN FEET)

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.

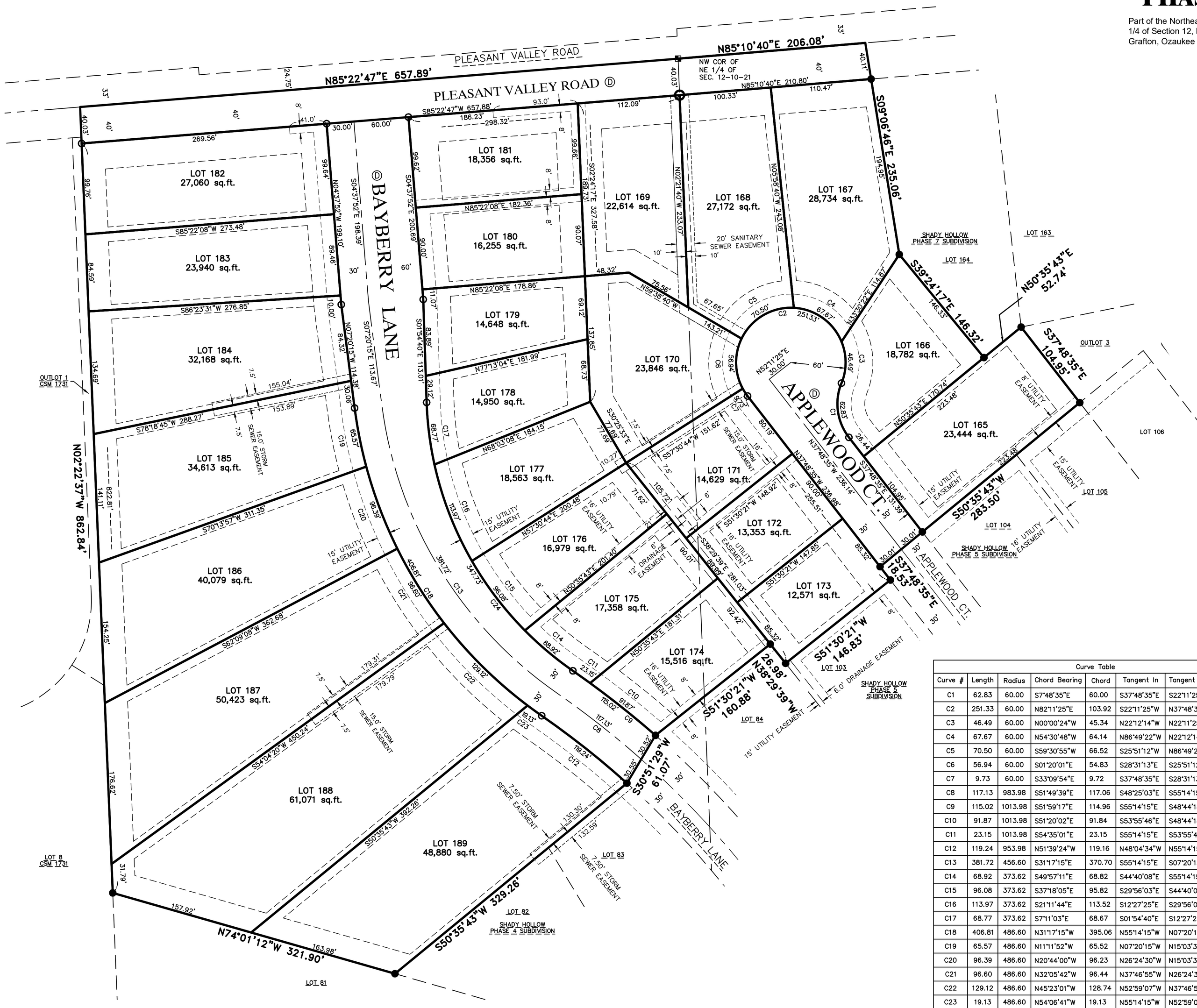
Certified _____, 20_____

Department of Administration

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

SHADY HOLLOW
PHASE 8 SUBDIVISION

Part of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 12, being a part of Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.



GRAPHIC SCALE
30 0 30 60 120
(IN FEET)

Curve Table							
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C1	62.83	60.00	S7°48'35"E	60.00	S37°48'35"E	S22°11'25"W	60°00'00"
C2	251.33	60.00	N82°11'25"E	103.92	S22°11'25"W	N37°48'35"W	240°00'00"
C3	46.49	60.00	N00°00'24"W	45.34	N22°12'14"W	N22°11'25"E	44°23'38"
C4	67.67	60.00	N54°30'48"W	64.14	N86°49'22"W	N22°12'14"W	64°37'08"
C5	70.50	60.00	S59°30'55"W	66.52	S25°51'12"W	N86°49'22"W	67°19'26"
C6	56.94	60.00	S01°20'01"E	54.83	S28°31'13"E	S25°51'12"W	54°22'24"
C7	9.73	60.00	S33°09'54"E	9.72	S37°48'35"E	S28°31'13"E	09°17'22"
C8	117.13	983.98	S51°49'39"E	117.06	S48°25'03"E	S55°14'15"E	06°49'13"
C9	115.02	1013.98	S51°59'17"E	114.96	S55°14'15"E	S48°44'18"E	06°29'57"
C10	91.87	1013.98	S51°20'02"E	91.84	S53°55'46"E	S48°44'18"E	05°11'28"
C11	23.15	1013.98	S54°35'01"E	23.15	S55°14'15"E	S53°55'46"E	01°18'29"
C12	119.24	953.98	N51°39'24"W	119.16	N48°04'34"W	N55°14'15"W	07°09'42"
C13	381.72	456.60	S31°17'15"E	370.70	S55°14'15"E	S07°20'15"E	47°54'01"
C14	68.92	373.62	S49°57'11"E	68.82	S44°40'08"E	S55°14'15"E	10°34'08"
C15	96.08	373.62	S37°18'05"E	95.82	S29°56'03"E	S44°40'08"E	14°44'04"
C16	113.97	373.62	S21°11'44"E	113.52	S12°27'25"E	S29°56'03"E	17°28'38"
C17	68.77	373.62	S7°11'03"E	68.67	S01°54'40"E	S12°27'25"E	10°32'46"
C18	406.81	486.60	N31°17'15"W	395.06	N55°14'15"W	N07°20'15"W	47°54'01"
C19	65.57	486.60	N11°11'52"W	65.52	N07°20'15"W	N15°03'30"W	07°43'15"
C20	96.39	486.60	N20°44'00"W	96.23	N26°24'30"W	N15°03'30"W	11°21'00"
C21	96.60	486.60	N32°05'42"W	96.44	N37°46'55"W	N26°24'30"W	11°22'26"
C22	129.12	486.60	N45°23'01"W	128.74	N52°59'07"W	N37°46'55"W	15°12'12"
C23	19.13	486.60	N54°06'41"W	19.13	N55°14'15"W	N52°59'07"W	02°15'08"
C24	347.73	373.62	S28°34'28"E	335.32	S01°54'40"E	S55°14'15"E	53°19'35"

WISCONSIN
MICHAEL J. RATZBURG
S-2236
WAUKESHA
WI
LAND SURVEYOR

August 20, 2025
Revised October 6, 2025

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

raSmith
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SHADY HOLLOW
PHASE 8 SUBDIVISION

Part of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 12, being a part of Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

SURVEYOR'S CERTIFICATE

State of Wisconsin }
:SS
Waukesha County }

I, Michael J. Ratzburg, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped all that part of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 12, being a part of Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin, bounded and described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of said Section 12; thence North 85° 10' 40" East along the North line of said 1/4 Section a distance of 206.08 feet to the Northwest corner of Shady Hollow Subdivision Phase 7: thence South 09° 06' 46" East along the West line of said Shady Hollow Subdivision Phase 7 a distance of 235.06 feet to a point; thence South 39° 24' 17" East along said West line 146.32 feet to a point; thence North 50° 35' 43" East along said West line 52.74 feet to a point; thence South 37° 48' 35" East along said West line 104.95 feet to a point in the Northerly line of Shady Hollow Subdivision Phase 5; thence South 50° 35' 43" West along said Northerly line 283.50 feet to a point; thence South 37° 48' 35" East along said Northerly line 18.53 feet to a point; thence South 51° 30' 21" West along said Northerly line 146.83 feet to a point in the Easterly line of Shady Hollow Subdivision Phase 4; thence North 38° 29' 39" West 26.98 feet along said Easterly line to the Northeast corner of said Shady Hollow Subdivision Phase 4; thence South 51° 30' 21" West along the North line of said Shady Hollow Subdivision Phase 4 a distance of 160.88 feet to a point; thence South 30° 51' 29" West along said North line 61.07 feet to a point; thence South 50° 35' 43" West along said North line 329.26 feet to a point; thence North 74° 01' 12" West along said North line 321.90 feet to a point in the East line of Certified Survey Map No. 1731; thence North 02° 22' 37" West along said East line 862.84 feet to a point in the North line of the Northeast 1/4 of said Section 12; thence North 85° 22' 47" East along said North line 657.90 feet to the point of beginning.

Said land contains 753,336 square feet or 17.2942 acres.

That I have made such survey, land division and plat by the direction of Meadowbrooke Acquisitions LLC, owner of said land.

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

That I have fully complied with the provisions of chapter 236 of the Wisconsin statutes and the subdivision regulations of the Village of Grafton in surveying, dividing and mapping the same.

Date: August 20, 2025
Revised October 6, 2025

WISCONSIN MICHAEL J. RATZBURG S-2236 WAUKESHA WI LAND SURVEYOR

Michael J. Ratzburg
Professional Land Surveyor
Registration No. 2236

UTILITY EASEMENT RESTRICTIONS

All electric distribution lines and all telephone lines from which lots are individually served shall be underground, except that associated equipment and facilities which are appurtenant to underground electric and communication systems, such as, but not limited to, substation, pad-mount transformers, switches, and above-grade pedestal mounted terminal boxes, may be located above ground level. Such facilities shall be located within easements here in specified, and grade level of such easements after installation of underground lines shall not be altered more than six inches by the subdivider, the subdivider's agent, or by subsequent owners of the lots in which such easements are located, except with the written consent of the utility or utilities involved.

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

CORPORATE OWNER'S CERTIFICATE

Meadowbrooke Acquisitions LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said company has caused the land described on this Plat to be surveyed, divided, dedicated and mapped as represented on this Plat.

Meadowbrooke Acquisitions LLC does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Village of Grafton
Wisconsin Department of Administration

IN Witness Whereof, Meadowbrooke Acquisitions LLC, has caused these presents to be signed by it's

Managing Member on this _____ day of _____ 2025.

By: _____
Robert Tillmann

State of Wisconsin }
:SS
_____ County }

Personally came before me this _____ day of _____, 2025.

Robert Tillmann, of Meadowbrooke Acquisitions LLC, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of Meadowbrooke Acquisitions LLC, by their authority.

_____
Notary Public, State of Wisconsin

My commission expires _____

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin }
:SS
Ozaukee County }

I, Sandra Tretow, being the duly elected, qualified and acting treasurer of the County of Ozaukee, do hereby certify that the

records in my office show no unredeemed tax sales or unpaid special assessments as of _____, 2025, affecting the lands included in the Plat of Shady Hollow Phase 8 Subdivision

Date: _____ _____
Sandra Tretow, County Treasurer

VILLAGE TREASURER CERTIFICATE

State of Wisconsin }
:SS
Ozaukee County }

I,_____, being the duly elected qualified and acting treasurer of the Village of Grafton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as

_____ , 2025, on any of the land included in the Plat of Shady Hollow Phase 8 Subdivision

Date: _____ _____
Village Treasurer

VILLAGE BOARD RESOLUTION

Resolved that the plat known as Shady Hollow Phase 8 Subdivision, In the Village of Grafton, Ozaukee County, Wisconsin, which has been filed for approval, be and hereby is approved as required by chapter 236 of the Wisconsin State Statutes.

Date: _____ _____
Village President, Daniel Delorit

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Grafton.

Date: _____ _____
Village Clerk, Kaity Olsen

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Meadowbrooke Acquisition LLC, Grantor, to WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee, WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation,Grantee, and Spectrum Mid-America, LLC, Grantee, their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, 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, theron, 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, natural gas facilities, or telephone and cable TV 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 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 hereto.

raSmith
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