HAWKS RIDGE PHASE 1

A division of Lots 1 and 2, in Certified Survey Map No. 4287, recorded on February 25, 2025 as Document No. 1167784, being in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

OWNER / DEVELOPER:	SURVEYOR:
Hawks Ridge Holdings, LLC c/o Bob Tillmann, 1055 Spring Street, Grafton, WI 53024	raSmith William R. Henrichs, PLS 16745 West Bluemound Road Brookfield, WI 53005

1. Bearings are referenced to the West line of the Northeast 1/4 of Section 14, Town 10 North, Range 21 East which is assumed to bear North 02°03'24" West grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD 27).

2. Subdivision Statistics
   Subdivision to contain 24 Lots and 1 Outlot
   Lots are zoned SF-4

At Setback	75 feet (Per Zoning)
Corner Lots	100 feet
Minimum Front Yard	30 feet
Minimum Side Yard	6 / 10 one side
Minimum Side Yard on Corner Lot	30 feet
Minimum Rear Yard	25 feet
Minimun Greenspace Surface Ratio	60%

3. All Drainage Easements shown hereon are granted to the Village of Grafton.

4. All lots to be served by public sanitary sewer and watermain.

5. Wetland delineated by Wetland & Waterway Consulting, LLC, in 2021.

6. Noise Note:
§233.105(1) The lots of this land division may experience noise at the levels exceeding the levels in §Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

LEGEND

( ) INDICATES OVERALL RECORDED AS.
▲ INDICATES FOUND 1" IRON PIPE, UNLESS NOTED.
● INDICATES FOUND NO. 10 (1.27") REBAR.
○ 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

WISCONSIN
WILLIAM R. HENRICHS
S-2419
WAUKESHA
LAND SURVEYOR

2/28/2025
Revised 3/26/2025
Revised 5/22/2025
Revised 7/24/2025

GRAPHIC SCALE
75 0 75 150 300
(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
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16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

SHEET 1 OF 4 SHEETS

S:\169266\dwg\169266 FP11-Phase 1.dwg \ SHEET 1

HAWKS RIDGE PHASE 1

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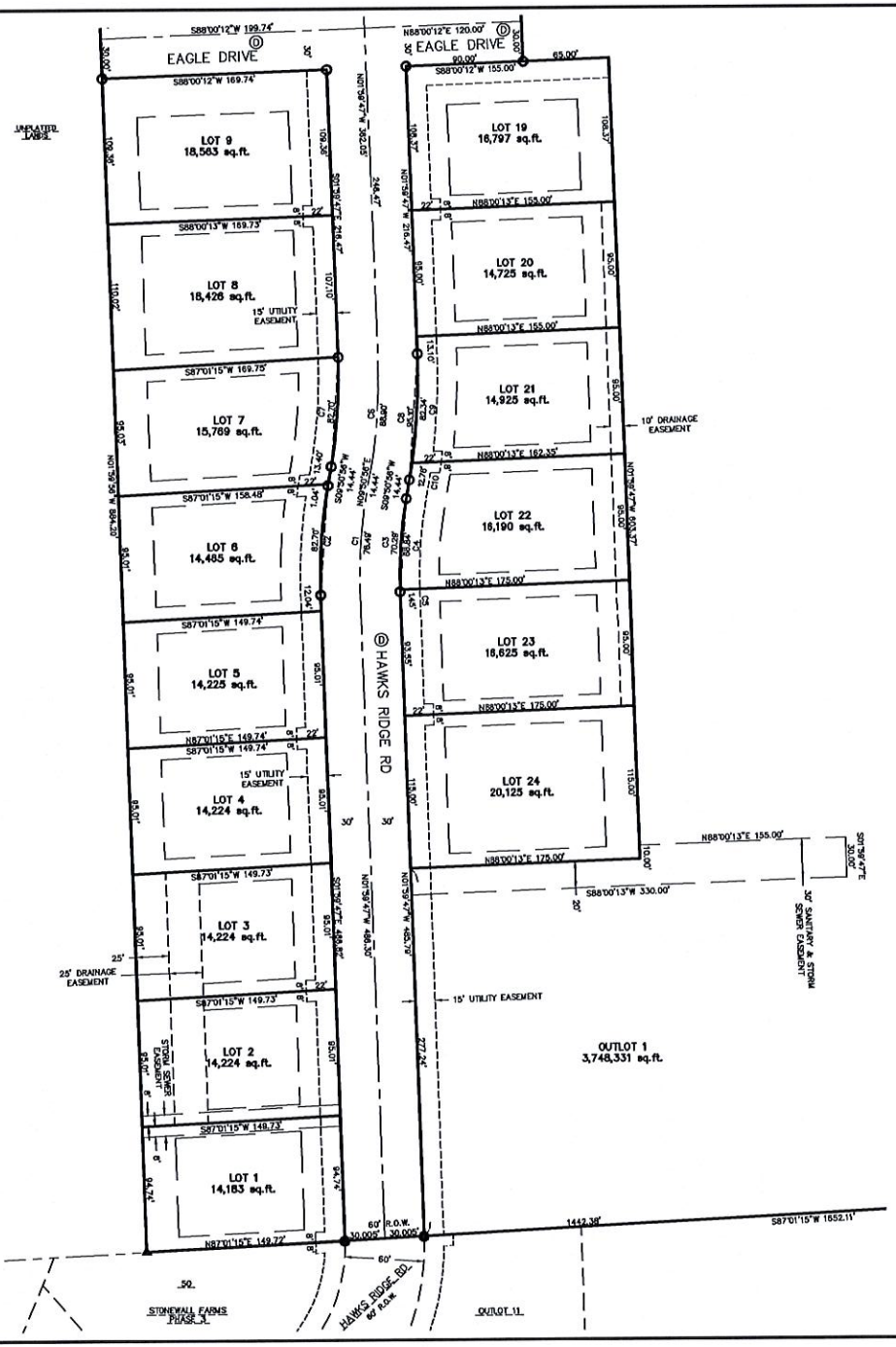

Curve Table								
Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta	Delta/2
C1	76.49	370.00	N3°55'34"E	76.36	N01°59'47.3"W	N09°50'56.1"E	011°50'43.4"	011°50'43.4"
C2	82.70	400.00	N3°55'34"E	82.55	N01°59'47.3"W	N09°50'56.1"E	011°50'43.4"	011°50'43.4"
C3	70.29	340.00	N3°55'34"E	70.17	N01°59'47.3"W	N09°50'56.1"E	011°50'43.4"	011°50'43.4"
C4	68.84	340.00	S4°02'54"W	68.72	S09°50'56.1"W	S01°45'07.9"E	011°36'04.0"	011°36'04.0"
C5	1.45	340.00	S1°52'28"E	1.45	S01°45'07.9"E	S01°59'47.3"E	000°14'39.5"	000°14'39.5"
C6	88.90	430.00	N3°55'34"E	88.74	N09°50'56.1"E	N01°59'47.3"W	011°50'43.4"	011°50'43.4"
C7	82.70	400.00	N3°55'34"E	82.55	N09°50'56.1"E	N01°59'47.3"W	011°50'43.4"	011°50'43.4"
C8	93.10	480.00	N3°55'34"E	94.93	N09°50'56.1"E	N01°59'47.3"W	011°50'43.4"	011°50'43.4"
C9	82.34	480.00	S3°07'53"W	82.23	S01°59'47.3"E	S08°15'33.5"W	010°15'20.8"	010°15'20.8"
C10	12.76	480.00	S9°03'15"W	12.76	S08°15'33.5"W	S09°50'56.1"W	001°35'22.6"	001°35'22.6"
C11	64.07	250.00	N5°20'44"E	63.90	N01°59'47.3"W	N12°41'15.4"E	014°41'02.8"	014°41'02.8"
C12	71.76	280.00	N5°20'44"E	71.56	N01°59'47.3"W	N12°41'15.4"E	014°41'02.8"	014°41'02.8"
C13	71.76	280.00	N5°20'44"E	71.56	N01°59'47.3"W	N12°41'15.4"E	014°41'02.8"	014°41'02.8"
C14	71.76	280.00	N5°20'44"E	71.56	N01°59'47.3"W	N12°41'15.4"E	014°41'02.8"	014°41'02.8"
C15	56.38	220.00	N5°20'44"E	56.23	N01°59'47.3"W	N12°41'15.4"E	014°41'02.8"	014°41'02.8"
C16	2.43	220.00	S12°22'16"W	2.43	S12°41'15.4"W	S12°03'19.8"W	000°37'55.8"	000°37'55.8"
C17	53.98	220.00	S5°01'46"W	53.82	S12°03'19.8"W	S01°59'47.3"E	014°03'07.2"	014°03'07.2"
C18	59.04	100.00	N29°36'04"E	58.19	N12°41'15.4"E	N46°30'52.8"E	033°49'37.4"	033°49'37.4"
C19	78.75	130.00	N29°36'04"E	75.64	N12°41'15.4"E	N46°30'52.8"E	033°49'37.4"	033°49'37.4"
C20	41.33	70.00	S29°36'04"W	40.73	S46°30'52.8"W	S12°41'15.4"W	033°49'37.4"	033°49'37.4"
C21	84.67	100.00	N22°15'29"E	82.17	N48°30'52.8"E	N01°59'55.8"W	048°30'48.6"	048°30'48.6"
C22	59.27	70.00	N22°15'29"E	57.52	N01°59'55.8"W	N46°30'52.8"E	048°30'48.6"	048°30'48.6"
C23	59.27	70.00	N22°15'29"E	57.52	N46°30'52.8"E	N01°59'55.8"W	048°30'48.6"	048°30'48.6"
C24	59.27	70.00	N22°15'29"E	57.52	N46°30'52.8"E	N01°59'55.8"W	048°30'48.6"	048°30'48.6"
C25	110.07	130.00	N22°15'29"E	106.81	N46°30'52.8"E	N01°59'55.8"W	048°30'48.6"	048°30'48.6"
C26	87.03	130.00	S17°10'45"W	85.41	S01°59'55.8"E	S38°21'25.3"W	038°21'21.0"	038°21'21.0"
C27	23.05	130.00	S41°26'09"W	23.02	S38°21'25.3"W	S46°30'52.8"W	010°09'27.6"	010°09'27.6"

WISCONSIN
WILLIAM R. HENRICHS
S-2419
WAUKESHA
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2/28/2025
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25 0 25 50 100
(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.

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S:\5169266\dwg\169266 FP11-Phase 1.dwg \ SHEET 2

HAWKS RIDGE PHASE 1

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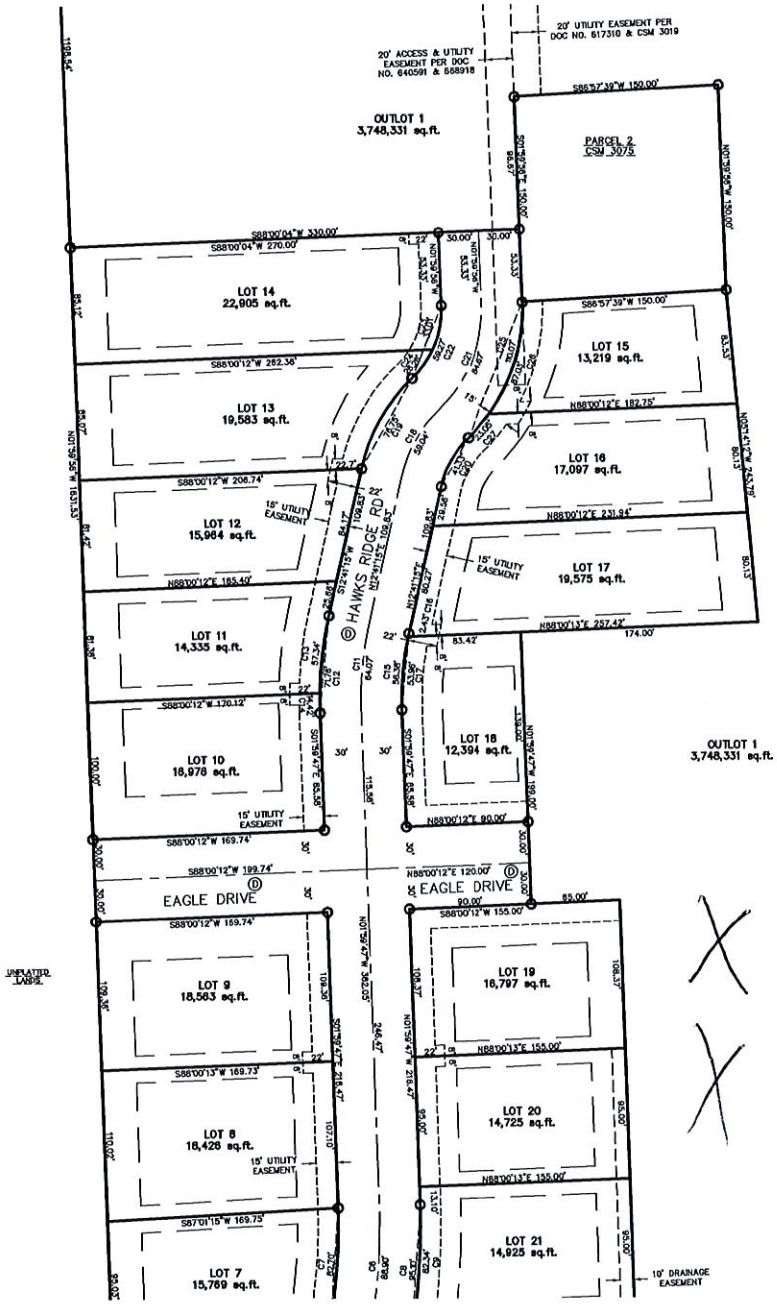

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C8	95.10	460.00	N3°55'34"E	94.93	N09°50'56.1"E	N01°59'47.3"W	011°50'43.4"	011°50'43.4"
C9	82.34	460.00	S3°07'53"W	82.23	S01°59'47.3"E	S08°15'33.5"W	010°15'20.8"	010°15'20.8"
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WAUKESHA
LAND SURVEYOR

2/28/2025
Revised 3/26/2025
Revised 5/22/2025
Revised 7/24/2025

GRAPHIC SCALE
25 0 25 50 100
(IN FEET)

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Certified _____, 20____

Department of Administration

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SHEET 3 OF 4 SHEETS

S:\5169266\dwg\169266 FP11-Phase 1.dwg\SHEET 3

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SURVEYOR'S CERTIFICATE

State of Wisconsin }
:SS
Waukesha county }

I, William R. Henrichs, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped a division of Lots 1 and 2, in Certified Survey Map No. 4287, recorded on February 25, 2025 as Document No. 1167784, being in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

Lots 1 and 2, in Certified Survey Map No. 4287, being in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

Said lands contains 4,257,403 square feet or 97.7365 acres.

That I have made such survey, land division and plat by the direction of HAWKS RIDGE HOLDINGS, 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: February 28, 2025
Revised 3/26/2025
Revised 5/22/2025
Revised 7/24/2025

WISCONSIN
WILLIAM R. HENRICHS
S-2419
WAUKESHA
WI
LAND SURVEYOR

William R. Henrichs
Professional Land Surveyor
Registration No. 2419

OWNER'S CERTIFICATE OF DEDICATION

HAWKS RIDGE HOLDINGS, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

HAWKS RIDGE HOLDINGS, LLC, 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:

1. Village of Grafton
2. Wisconsin Department of Administration

In witness where, said HAWKS RIDGE HOLDINGS, LLC, has caused these presents to be signed by

_____, its sole member, this _____ day of _____, 20_____

HAWKS RIDGE HOLDINGS, LLC
By:

by:_____

State of Wisconsin }
:SS
_____County }

Personally came before me this _____ day of _____, 20_____,

_____ as _____ to me known to be the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the HAWKS RIDGE HOLDINGS, LLC, by its authority.

_____

Notary Public, State of Wisconsin
my commission expires _____

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

VILLAGE TREASURER CERTIFICATE

State of Wisconsin }
:SS
Ozaukee County }

I, Paul Styduhar, being the duly elected qualified and acting Village 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 of _____, 20____, On any of the land included in the Plat of Hawks Ridge Phase 1.

Date: _____

_____
Paul Styduhar, Village Treasurer

VILLAGE BOARD RESOLUTION

Resolved that the plat known as Hawks Ridge Phase 1, 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

VILLAGE PLAN COMMISSION

Resolved that the plat known as Hawks Ridge Phase 1, in the Village of Grafton, Ozaukee County, Wisconsin, has been approved by the Village of Grafton Plan Commission.

Date: _____

_____
Chairman, Daniel Delorit

Date: _____

_____
Secretary,

COUNTY TREASURER'S CERTIFICATE

I, Joshua Morrison, 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 _____, 20____, affecting the lands included in the Plat of Hawks Ridge Phase 1.

Date: _____

_____
Sandra Tretow, County Treasurer

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

HAWKS RIDGE HOLDINGS, LLC , Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee,

WISCONSIN BELL, INC. d/b/a/ 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 overhead and 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
CREATIVITY BEYOND ENGINEERING
N16W23217 Stone Ridge Drive, Suite 110
Waukesha, WI 53188
(262) 781-1000
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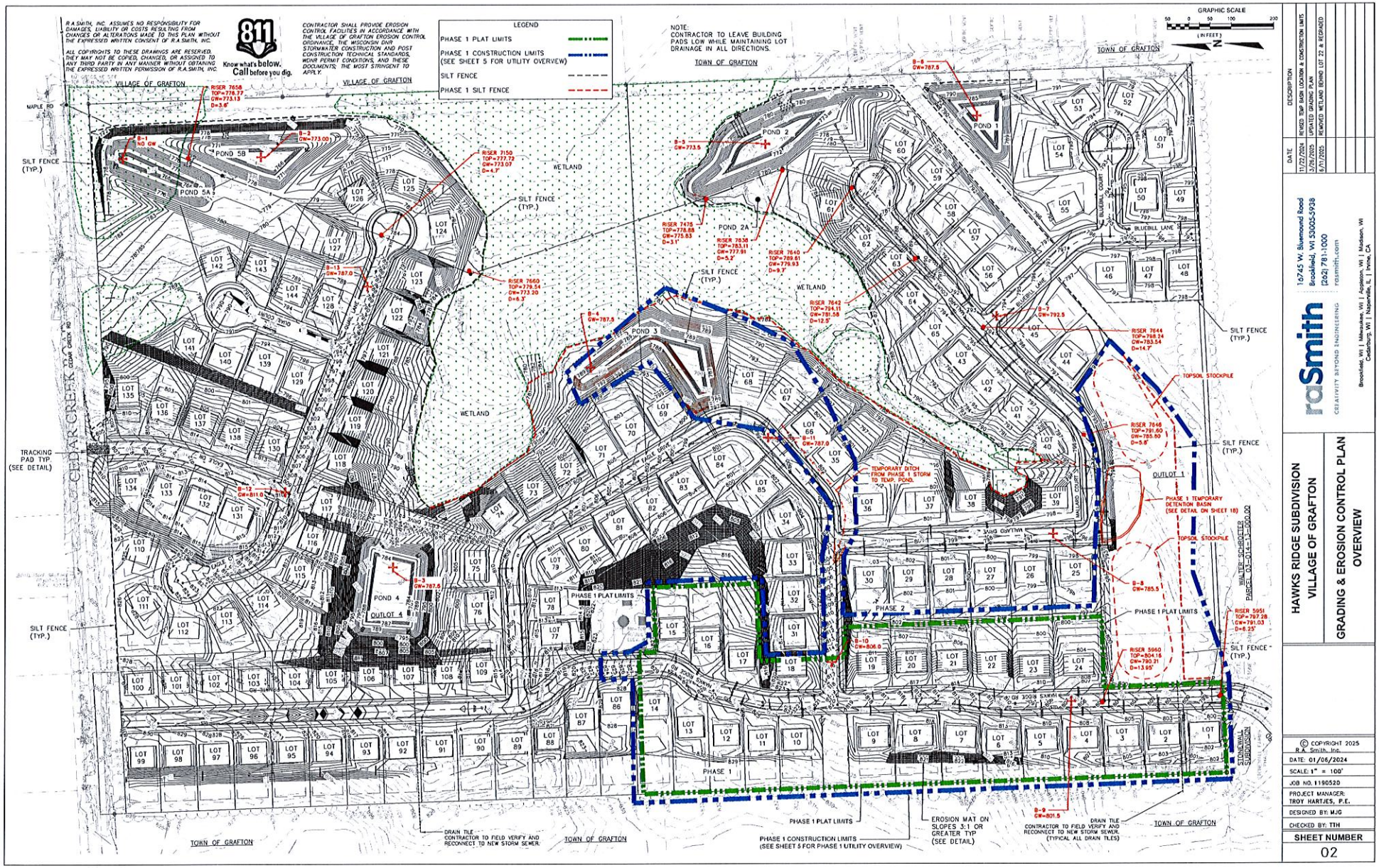
S:\5169266\dwg\169266 FP11-Phase 1.dwg \SHEET 4



DATE	DESCRIPTION
11/22/2024	REVISED TOP HIGH LOCATION & CONSTRUCTION LIMITS
3/26/2025	UPDATED GRADING PLAN
6/11/2025	REMOVED WETLAND BEHIND LOT 22 & REPAIRED

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rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cadiz, MO | Naperville, IL | Irvine, CA

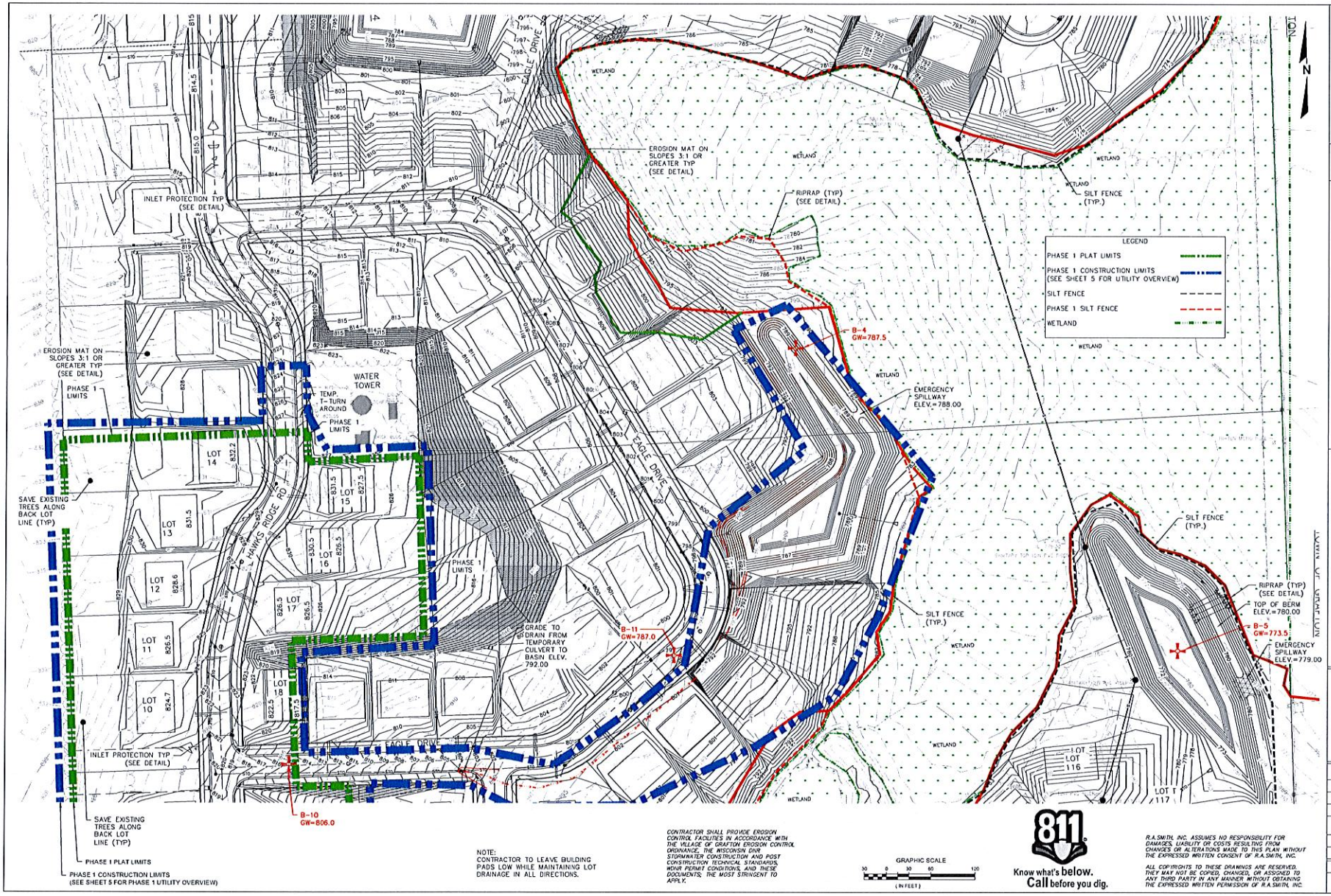
HAWKS RIDGE SUBDIVISION
VILLAGE OF GRAFTON
GRADING & EROSION CONTROL PLAN OVERVIEW

© COPYRIGHT 2025 R.A. Smith, Inc.

DATE: 01/06/2024
SCALE: 1" = 100'
JOB NO. 1190520
PROJECT MANAGER: TROY HARTJES, P.E.
DESIGNED BY: MJG
CHECKED BY: TH

SHEET NUMBER
02

C:\1190520\Hawks Ridge\Engineering\Sheets\Hawks Ridge Subdivision\1190520 GP01_Hawks Grad_OVERVIEW.dwg, 6/11/2025 3:46:37 PM, mjg



NOTE:
CONTRACTOR TO LEAVE BUILDING PADS LOW WHILE MAINTAINING LOT DRAINAGE IN ALL DIRECTIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF GRAFTON EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, WDNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

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DATE	DESCRIPTION
11/22/2024	REVISED TEMP BASIN LOCATION & CONSTRUCTION LIMITS
3/26/2025	UPDATED GRADING PLAN

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HAWKS RIDGE SUBDIVISION
VILLAGE OF GRAFTON
GRADING & EROSION CONTROL PLAN
CENTRAL

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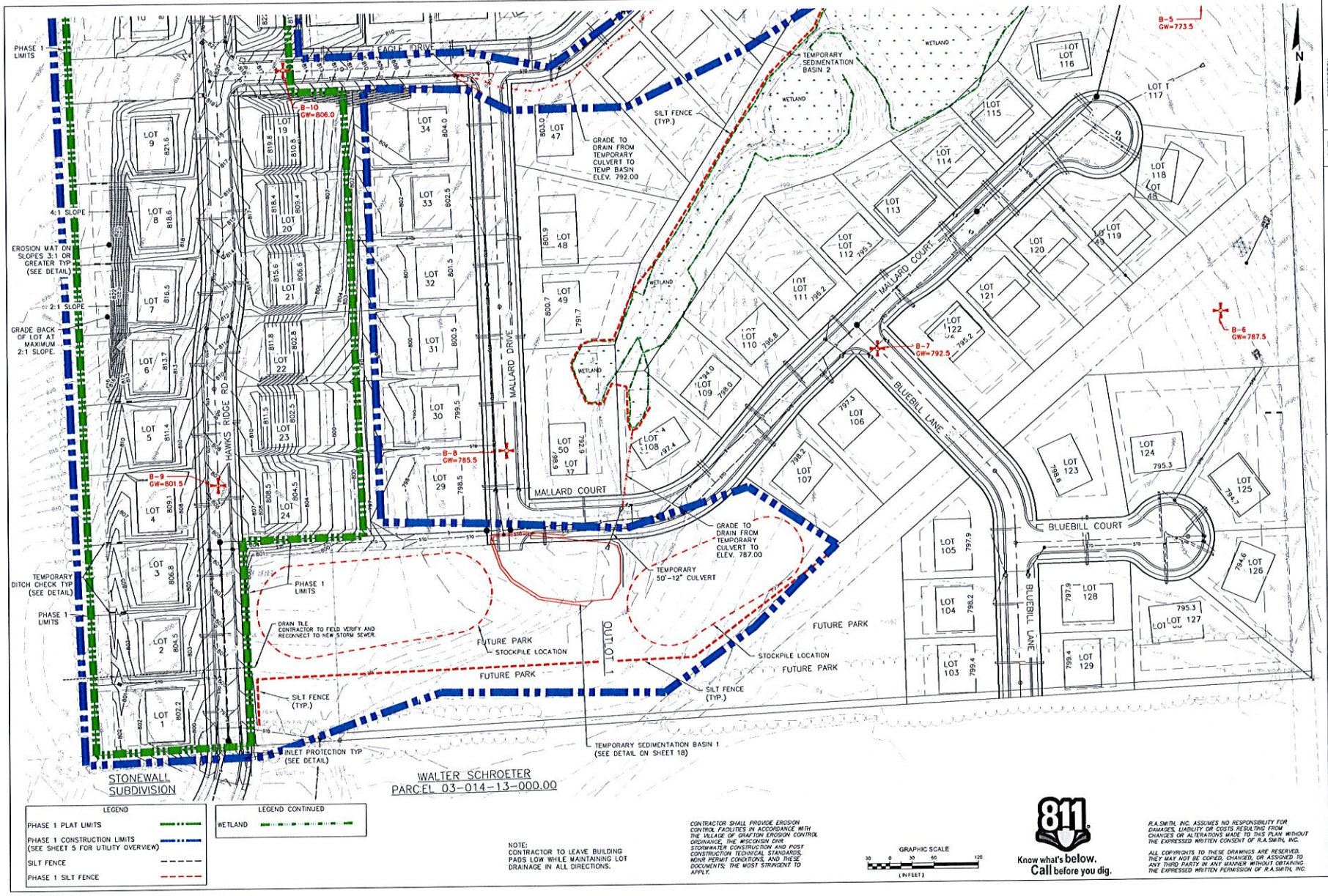
R.A. Smith, Inc.

DATE: 01/06/2024
SCALE: 1" = 60'
JOB NO. 1190520
PROJECT MANAGER: TROY HARTJES, P.E.
DESIGNED BY: DJM/WJG
CHECKED BY: TTH

SHEET NUMBER
03

J:\1190520\Hawks Ridge Veg\Sheets\Hawks Ridge Subdivision\1190520 GP01_HawksRidge_CENTRAL 4/17/2025 2:04:13 PM mgp



LEGEND

- PHASE 1 PLAT LIMITS
- PHASE 1 CONSTRUCTION LIMITS (SEE SHEET 5 FOR UTILITY OVERVIEW)
- SILT FENCE
- PHASE 1 SILT FENCE

LEGEND CONTINUED

- WETLAND

NOTE:
CONTRACTOR TO LEAVE BUILDING PADS LOW WHILE MAINTAINING LOT DRAINAGE IN ALL DIRECTIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE VILLAGE OF GRAFTON EROSION CONTROL ORDINANCE, THE WISCONSIN DNR STORMWATER CONSTRUCTION AND POST CONSTRUCTION TECHNICAL STANDARDS, NDNR PERMIT CONDITIONS, AND THESE DOCUMENTS; THE MOST STRINGENT TO APPLY.

GRAPHIC SCALE
30 0 30 60 120
(IN FEET)

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DATE	DESCRIPTION
11/22/2024	REVISED TEMP BASIN LOCATION & CONSTRUCTION LIMITS
1/31/2025	UPDATED GRADING PLAN
6/11/2025	REMOVED WETLAND BEHIND LOT 22 & REGRADED

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
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Cedarburg, WI | Naperville, IL | Irvine, CA

HAWKS RIDGE SUBDIVISION
VILLAGE OF GRAFTON
GRADING & EROSION CONTROL PLAN SOUTH

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DATE: 01/06/2024
SCALE: 1" = 60'
JOB NO. 1190520
PROJECT MANAGER: TROY HARTJES, P.E.
DESIGNED BY: DJW/MJG
CHECKED BY: TTH
SHEET NUMBER 04

c:\1190520\Hawks Ridge Valley\Sheets\Hawks Ridge Subdivision\1190520 GP01_HawksDrp South PH 1, 6/11/2025 3:49:24 PM, mig