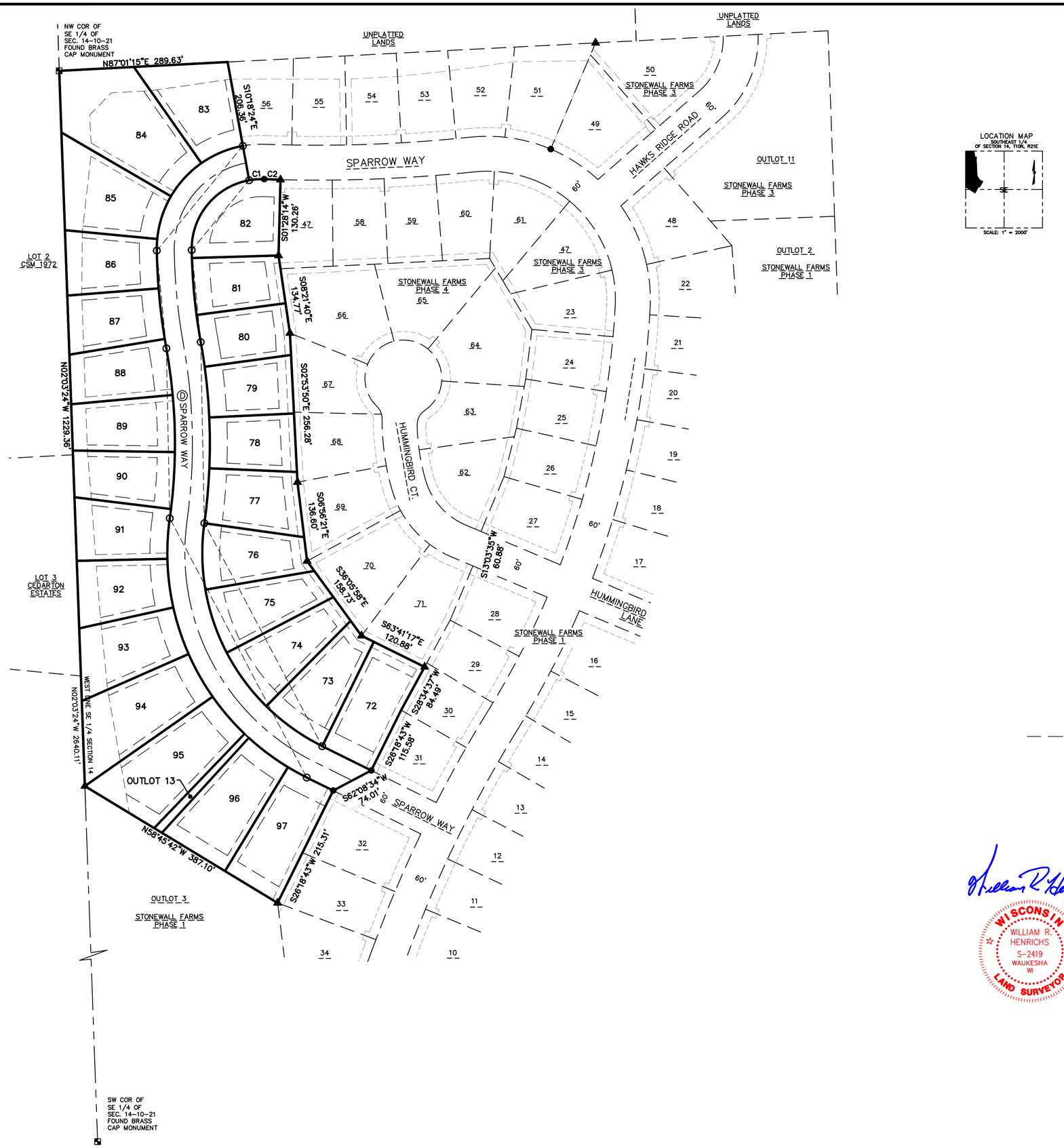


STONEWALL FARMS PHASE 5

Outlot 13, Stonewall Farms Phase 4, being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

LOCATION MAP
SOUTHEAST 1/4 OF SECTION 14, T10N, R21E
SE
SCALE: 1" = 2000'

Surveyor & Engineer:
R.A. Smith, Inc.
16745 West Bluemound Road
Brookfield, WI 53005
Ph. 262-781-1000
Fax 262-797-7373

Owner/Developer:
Bluestem Acquisition, LLC
c/o Bob Tillmann,
1055 Spring Street,
Grafton, WI 53024

1. Bearings are referenced to the West line of the Southeast 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 26 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%

Outlots are zoned PUD

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. 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 DIMENSION
▲ INDICATES FOUND 1" IRON PIPE
● 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.

INDICATES "DEDICATED TO THE PUBLIC FOR ROAD PURPOSES".

— — — — — — INDICATES BUILDING SETBACK LINE

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

11/17/2023

GRAPHIC SCALE
50 0 50 100 200
1" = 100'

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.

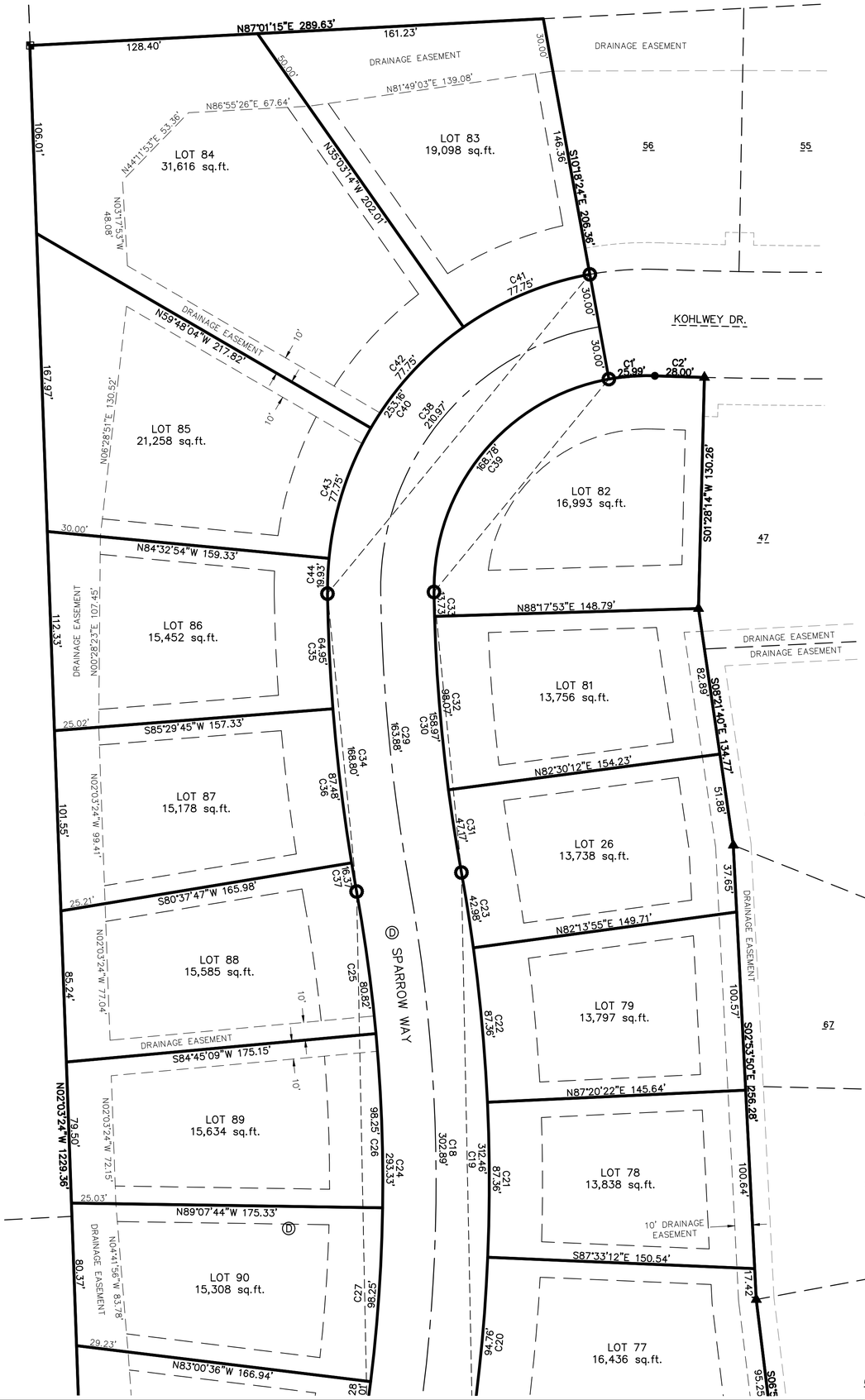
Certified _____, 20____

Department of Administration

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

STONEWALL FARMS
PHASE 5

Outlot 13, Stonewall Farms Phase 4, being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.



GRAPHIC SCALE
20 0 20 40 80
1" = 40'

	Curve Table							
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C/L	C1	25.99	120.00	N85°53'56"E	25.94	N79°41'36"E	S87°53'43"E	12°24'41"
C/L	C2	28.00	2530.00	S88°12'44"E	28.00	S87°53'43"E	S88°31'46"E	00°38'02"
C/L	C3	500.39	400.00	N27°51'02"W	468.39	N63°41'17"W	N07°59'13"E	71°40'30"
E. R.O.W.	C4	462.86	370.00	S27°51'02"E	433.26	S07°59'13"W	S63°41'17"E	71°40'30"
LOT 73	C5	118.69	370.00	S54°29'55"E	118.18	S45°18'33"E	S63°41'17"E	18°22'44"
LOT 74	C6	114.72	370.00	S36°25'36"E	114.26	S27°32'38"E	S45°18'33"E	17°45'55"
LOT 75	C7	114.72	370.00	S18°39'40"E	114.26	S09°46'43"E	S27°32'38"E	17°45'55"
LOT 76	C8	114.72	370.00	S00°53'45"E	114.26	S07°59'13"W	S09°46'43"E	17°45'55"
W. R.O.W.	C9	537.91	430.00	N27°51'02"W	503.52	N07°59'13"E	N63°41'17"W	71°40'30"
LOT 91	C10	69.76	430.00	N3°20'20"E	69.69	N01°18'32"W	N07°59'13"E	09°17'45"
LOT 92	C11	84.27	430.00	N06°55'23"W	84.13	N12°32'13"W	N01°18'32"W	11°13'41"
LOT 93	C12	84.27	430.00	N18°09'03"W	84.13	N23°45'54"W	N12°32'13"W	11°13'41"
LOT 94	C13	84.27	430.00	N29°22'44"W	84.13	N34°59'35"W	N23°45'54"W	11°13'41"
LOT 95	C14	84.27	430.00	N40°36'25"W	84.13	N46°13'15"W	N34°59'35"W	11°13'41"
O.L. 13	C15	10.00	430.00	N46°53'14"W	10.00	N47°33'12"W	N46°13'15"W	1°19'57"
LOT 96	C16	84.27	430.00	N53°10'03"W	84.13	N58°46'53"W	N47°33'12"W	11°13'41"
LOT 97	C17	36.82	430.00	N61°14'05"W	36.81	N63°41'17"W	N58°46'53"W	04°54'24"
C/L	C18	302.89	950.00	N01°08'50"W	301.61	N07°59'13"E	N10°16'52"W	18°16'04"
E. R.O.W.	C19	312.46	980.00	S01°08'50"E	311.13	S07°59'13"W	S10°16'52"E	18°16'04"
LOT 77	C20	94.76	980.00	S05°13'00"W	94.72	S02°26'48"W	S07°59'13"W	05°32'25"
LOT 78	C21	87.36	980.00	S00°06'25"E	87.33	S02°39'38"E	S02°26'48"W	05°06'26"
LOT 79	C22	87.36	980.00	S05°12'51"E	87.33	S07°46'05"E	S02°39'38"E	05°06'26"
LOT 80	C23	42.98	980.00	S09°01'28"E	42.98	S10°16'52"E	S07°46'05"E	02°30'47"
W. R.O.W.	C24	293.33	920.00	N01°08'50"W	292.09	N07°59'13"E	N10°16'52"W	18°16'04"
LOT 88	C25	80.82	920.00	N07°45'51"W	80.80	N05°14'51"W	N10°16'52"W	05°02'00"
LOT 89	C26	98.25	920.00	N02°11'17"W	98.20	N00°52'16"E	N05°14'51"W	06°07'07"
LOT 90	C27	98.25	920.00	N03°55'50"E	98.20	N06°59'24"E	N00°52'16"E	06°07'07"
LOT 91	C28	16.01	920.00	N07°29'18"E	16.01	N07°59'13"E	N06°59'24"E	00°59'49"
C/L	C29	163.88	1000.00	N05°35'10"W	163.70	N10°16'52"W	N00°53'28"W	09°23'23"
E. R.O.W.	C30	158.97	970.00	S05°35'10"E	158.79	S00°53'28"E	S10°16'52"E	09°23'23"
LOT 80	C31	47.17	970.00	S08°53'17"E	47.16	S07°29'42"E	S10°16'52"E	02°47'10"
LOT 81	C32	98.07	970.00	S04°35'54"E	98.03	S01°42'07"E	S07°29'42"E	05°47'35"
LOT 82	C33	13.73	970.00	S01°17'48"E	13.72	S00°53'28"E	S01°42'07"E	00°48'39"
W. R.O.W.	C34	168.80	1030.00	N05°35'10"W	168.61	N00°53'28"W	N10°16'52"W	09°23'23"
LOT 86	C35	64.95	1030.00	N02°41'52"W	64.94	N04°30'15"W	N00°53'28"W	03°36'46"
LOT 87	C36	87.48	1030.00	N06°56'14"W	87.45	N09°22'13"W	N04°30'15"W	04°51'58"
LOT 88	C37	16.37	1030.00	N09°49'32"W	16.37	N10°16'52"W	N09°22'13"W	00°54'38"
C/L	C38	210.97	150.00	N39°24'04"E	194.01	N00°53'28"W	N79°41'36"E	80°35'05"
LOT 82	C39	168.78	120.00	S39°24'04"W	155.20	S79°41'36"W	S00°53'28"E	80°35'05"
W. R.O.W.	C40	253.16	180.00	N39°24'04"E	232.81	N79°41'36"E	N00°53'28"W	80°35'05"
LOT 83	C41	77.75	180.00	N67°19'11"E	77.14	N54°56'46"E	N79°41'36"E	24°44'50"
LOT 84	C42	77.75	180.00	N42°34'21"E	77.14	N30°11'56"E	N54°56'46"E	24°44'50"
LOT 85	C43	77.75	180.00	N17°49'31"E	77.14	N05°27'06"E	N30°11'56"E	24°44'50"
LOT 86	C44	19.93	180.00	N02°16'49"E	19.92	N00°53'28"W	N05°27'06"E	06°20'34"

LEGEND

[ ] INDICATES OVERALL DIMENSION

▲ INDICATES FOUND 1" IRON PIPE

● INDICATES FOUND NO. 10 (1.27") REBAR.

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Ⓓ INDICATES "DEDICATED TO THE PUBLIC FOR ROAD PURPOSES".

— — — — — — INDICATES BUILDING SETBACK LINE

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

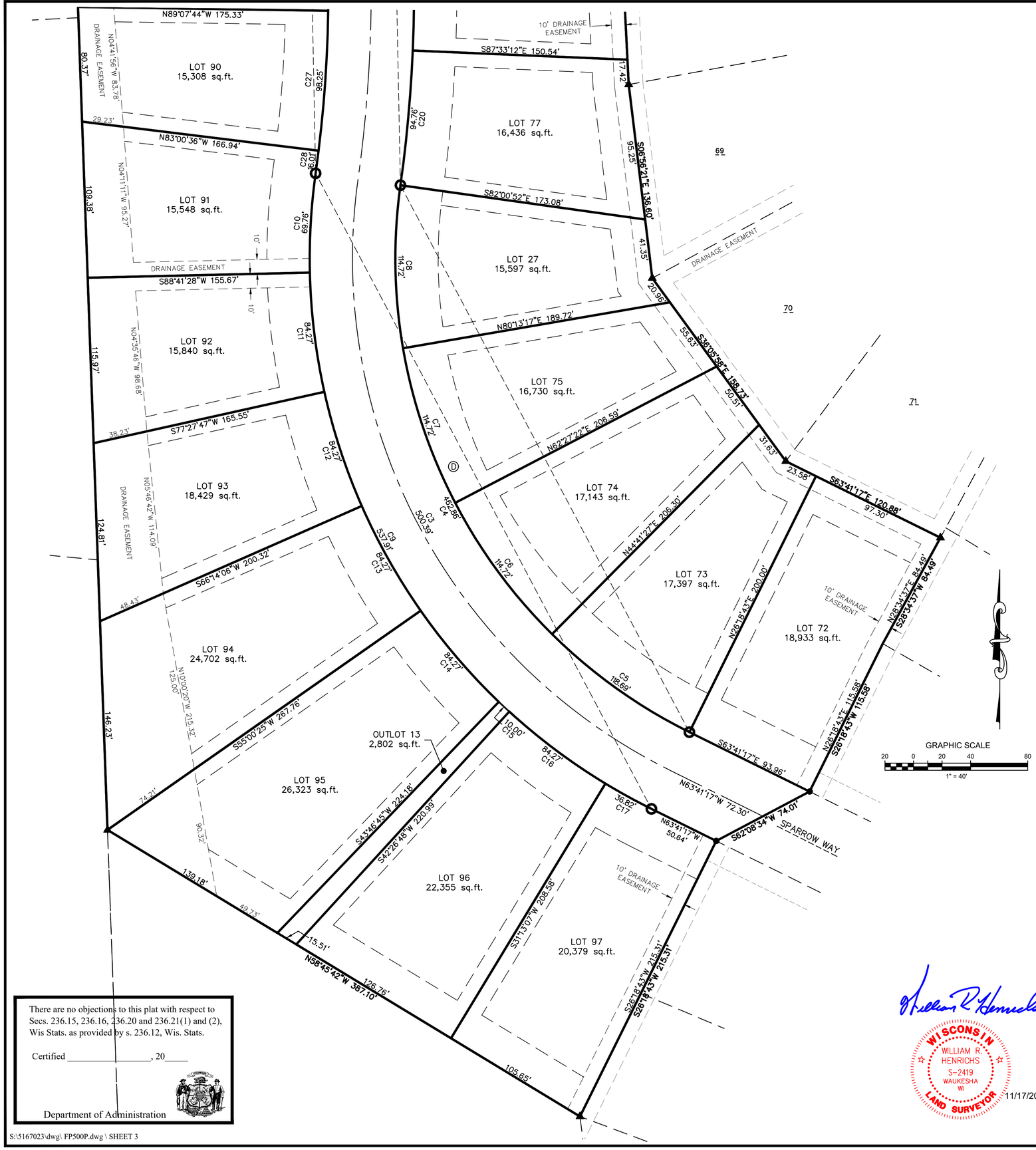
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STONEWALL FARMS
PHASE 5

Outlot 13, Stonewall Farms Phase 4, being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.



	Curve Table							
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C/L	C3	500.39	400.00	N27°51'02"W	468.39	N63°41'17"W	N07°59'13"E	71°40'30"
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LOT 77	C20	94.76	980.00	S05°13'00"W	94.72	S02°26'48"W	S07°59'13"W	05°32'25"
LOT 78	C21	87.36	980.00	S00°06'25"E	87.33	S02°39'38"E	S02°26'48"W	05°06'26"
LOT 79	C22	87.36	980.00	S05°12'51"E	87.33	S07°46'05"E	S02°39'38"E	05°06'26"
LOT 80	C23	42.98	980.00	S09°01'28"E	42.98	S10°16'52"E	S07°46'05"E	02°30'47"
W. R.O.W.	C24	293.33	920.00	N01°08'50"W	292.09	N07°59'13"E	N10°16'52"W	18°16'04"
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LOT 89	C26	98.25	920.00	N02°11'17"W	98.20	N00°52'16"E	N05°14'51"W	06°07'07"
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LOT 84	C42	77.75	180.00	N42°34'21"E	77.14	N30°11'56"E	N54°56'46"E	24°44'50"
LOT 85	C43	77.75	180.00	N17°49'31"E	77.14	N05°27'06"E	N30°11'56"E	24°44'50"
LOT 86	C44	19.93	180.00	N02°16'49"E	19.92	N00°53'28"W	N05°27'06"E	06°20'34"

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

LEGEND

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STONEWALL FARMS
PHASE 5

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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

Outlot 10 in Stonewall Farms Phase 3, being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

Said land contains 954,143 square feet.

That I have made such survey, land division and plat by the direction of BLUE STEM ACQUISITION, 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: November 17, 2023

William R. Henrichs
Professional Land Surveyor
Registration No. 2419

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

OWNER'S CERTIFICATE OF DEDICATION

BLUE STEM ACQUISITION, 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.

BLUE STEM ACQUISITION, 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
3. Wisconsin Department of Transportation

In witness where, said BLUE STEM ACQUISITION, LLC, has caused these presents to be signed by

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

BLUE STEM ACQUISITION, 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 BLUE STEM ACQUISITION, 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

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 Stonewall Farms Phase 5.

Date: _____

_____
Joshua Morrison, County Treasurer

VILLAGE TREASURER CERTIFICATE

State of Wisconsin }
:SS
Ozaukee County }

I, Amy Barnhart, 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 Stonewall Farms Phase 5.

Date: _____

_____
Amy Barnhart, Village Treasurer

VILLAGE BOARD RESOLUTION

Resolved that the plat known as Stonewall Farms Phase 5, 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, James Brunnquell

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

BLUE STEM ACQUISITION 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
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