

OWNER/DEVELOPER:
HORNS CORNERS PRESERVE, LLC
CHARLIE HUTCHINSON
W64N631 HANOVER AVE.
CEDARBURG, WI 53012

ENGINEER:
ELLEN ENGINEERING CONSULTANTS, LLC
700 PILGRIM PARKWAY - SUITE 100
ELM GROVE, WI 53122

SURVEYOR:
LANDTECH SURVEYING, LLC
JOHN DOWNING
955 LEXINGTON DR.
OCONOMOWOC, WI 53066

REVIEWING AUTHORITIES:
• TOWN OF CEDARBURG
• CITY OF CEDARBURG (EXTRATERRITORIAL)
• CITY OF MEQUON (EXTRATERRITORIAL)
• OZAUKEE COUNTY ENVIRONMENT AND LAND USE COMMITTEE
• WI DEPARTMENT OF ADMINISTRATION

TOTAL PARCEL AREA
SUBDIVISION AREA GROSS = 313,061 S.F. OR 7.187 ACRES
LESS R.O.W. DEDICATION = 312,231 S.F. OR 7.168 ACRES

PROPOSED DEVELOPMENT = 6 LOTS - 1 OUTLOT

ZONING DATA - R2 SINGLE FAMILY RESIDENTIAL DISTRICT

- MINIMUM LOT AREA = 40,000 S.F.
- MINIMUM BUILDING AREA = 1500 S.F.
- MINIMUM LOT WIDTH = 150 FEET
- MINIMUM FRONTAGE (CUL-DE-SAC) 75 FEET
- MAX BUILDING HEIGHT = 35 FEET

BUILDING SETBACKS

- FRONT = 75'
- SIDE = 25'
- REAR = 25'
- WETLANDS = 10'

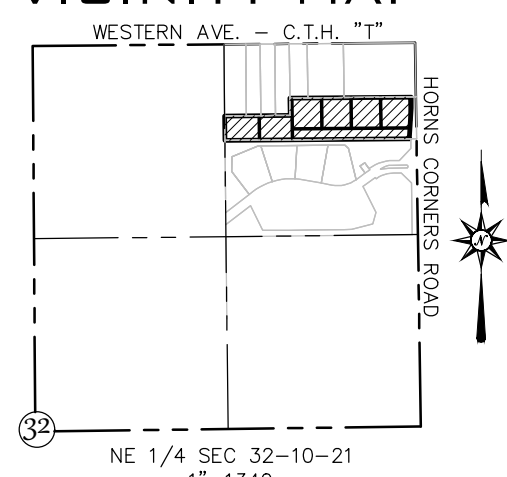
LANDSCAPE YARDS

- FRONT (STREET) = 40'

PARCEL ADDRESS:
461 HORNS CORNERS RD.

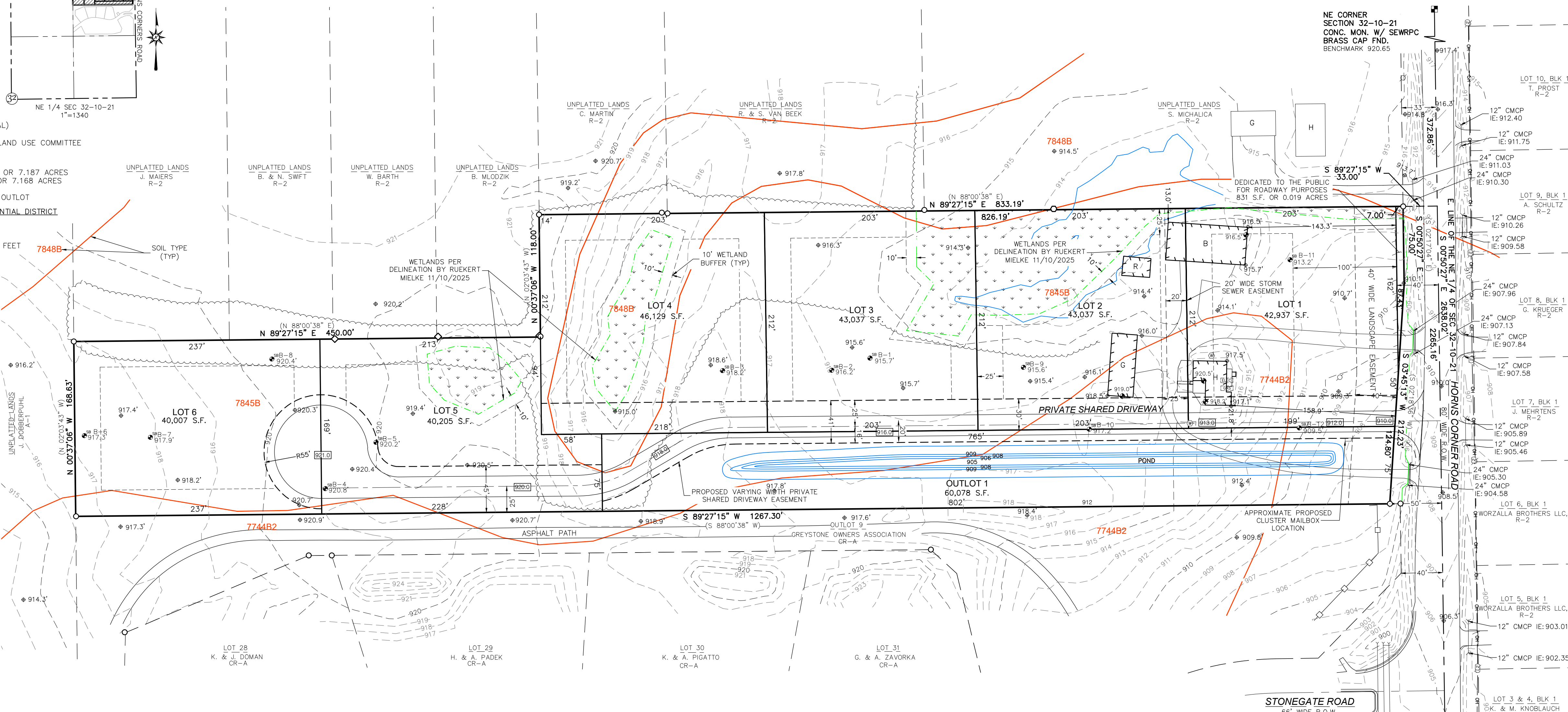
PARCEL ID:
030320101000

VICINITY MAP



PRELIMINARY PLAT HORNS CORNERS PRESERVE

LOT 1 OF CERTIFIED SURVEY MAP 3629, RECORDED IN THE OZAUKEE COUNTY REGISTER OF DEEDS OFFICE NOVEMBER 03, 2006 AS DOCUMENT NO. 0852071, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 21 EAST, IN THE TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

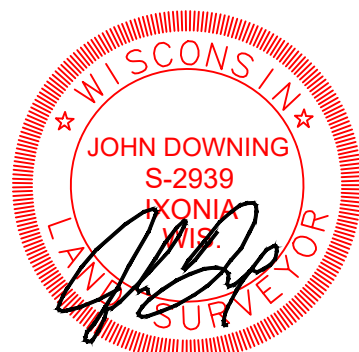


NOTES:

- TITLE COMMITMENT PROVIDED PREPARED BY KNIGHT BARRY TITLE GROUP DATED SEPTEMBER 09, 2025, FILE NO. 2350270 WITH THE FOLLOWING EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL:
 - EXCEPTION 12.: EASEMENTS, RESTRICTIONS AND OTHER MATTERS SHOWN ON CERTIFIED SURVEY MAP NO. 3629 RECORDED NOVEMBER 3, 2006 AS DOCUMENT NO. 0852071.
 - EXCEPTION 13.: NOTICE OF ASSESSMENT ROLL CHANGE AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 15, 2006 AS DOCUMENT NO. 0852827.
- DIGGERS HOTLINE LOCATE TICKET NUMBERS: 20261312682, 20261312694.
- THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- SEE LOT 2 FOR BUILDING SETBACK DETAIL.
- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOT NO. 1. OZAUKEE COUNTY SHALL NOT BE LIABLE OF ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- PORTIONS OF OUTLOT 1 SHALL BE USED FOR STORMWATER MANAGEMENT, OPEN SPACE AND PRIVATE ROADWAY EASEMENT.
- ALL EXISTING BUILDINGS SHOWN ON LOT 1 AND LOT 2 ARE TO BE RAZED.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM LOT 1 TO HORNS CORNERS ROAD.
- AN IMPACT FEE FOR NEW LOTS SHALL BE PAID PER TOWN CODE.
- MAILBOXES WILL BE LOCATED IN A CLUSTER MAILBOX WITHIN OUTLOT 1 IN A AGREED UPON LOCATION BETWEEN THE DEVELOPER AND THE POST OFFICE.

LEGAL DESCRIPTION PER TITLE POLICY:

LOT 1 OF CERTIFIED SURVEY MAP NO. 3629 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OZAUKEE COUNTY, WISCONSIN, ON NOVEMBER 3, 2006, AS DOCUMENT NO. 0852071, BEING A REDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 21 EAST, TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939

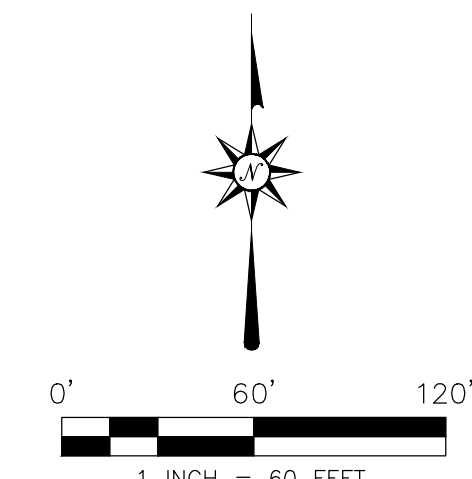


LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

LEGEND

	SECTION CORNER MONUMENT
	FOUND 3/4 REBAR" OR NOTED
	FOUND 1\"/>
	SET 0.75\"/>
	TREE LINE
	WETLANDS
	HOUSE
	BARN
	GARAGE
	OUTBUILDING RUINS
	SOILS PER GIS
	SOIL TYPE
	WELL



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, OZAUKEE COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SEC. 32-10-21 MEASURED AS S00°50'27\"/>

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

REV: 07/29/2026
REV: 07/22/2026
REV: 06/24/2026
REV: 05/11/2026
04/02/2026
PROJ. NO: 26070
SHEET 1 OF 1