VOL 34 PG 728

BLUFFSIDE

Being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 25 and in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, all in Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

Document # **2649383**
RACINE COUNTY REGISTER OF DEEDS
March 01, 2023 3:13 PM

Karie Y. Pope

KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: $50.00

Pages: 3

FROM(ALL OF):	104-04-22-25-029-000
	104-04-22-25-037-000
	104-04-22-25-027-000
	104-04-22-25-094-000
FROM(PART OF):	104-04-22-25-027-040
TO:	
LOT	PARCEL #
1	104-04-22-25-029-101
2	104-04-22-25-029-102
3	104-04-22-25-029-103
4	104-04-22-25-029-104
5	104-04-22-25-029-105
6	104-04-22-25-029-106
7	104-04-22-25-029-107
8	104-04-22-25-029-108
9	104-04-22-25-029-109
10	104-04-22-25-029-110
11	104-04-22-25-029-111
12	104-04-22-25-029-112
13	104-04-22-25-029-113
14	104-04-22-25-029-114
15	104-04-22-25-029-115
16	104-04-22-25-029-116
17	104-04-22-25-029-117
18	104-04-22-25-029-118
19	104-04-22-25-029-119
OUTLOT 1	104-04-22-25-029-121
OUTLOT 2	104-04-22-25-029-122

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The north line of the Northwest 1/4 of Section 25, Township 4 North, Range 22 East has a bearing of S89°47'58"W.

R-2S BUILDING SETBACKS:
STREET SETBACK = 50 FEET
REARYARD = 50 FEET
SIDEYARD = 15 FEET

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°47'58"W	66.00'
L2	S00°12'02"E	66.00'
L3	S00°35'22"W	105.00'
L4	N22°05'02"W	77.08'
L5	N66°15'06"E	91.03'
L6	S89°47'58"W	83.00'
L7	S66°15'06"W	91.03'
L8	S29°07'20"W	66.19'

PREPARED FOR:
Bluffside Estates, LLC
8338 Corporate Drive, Suite 300
Mount Pleasant, WI 53406
262-898-7777

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

LEGEND:
- ○ - Denotes Found 1" Iron Pipe
- ◎ - Denotes Found 2" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- □ - Denotes Set 1-1/4" X 18" Iron Rod, 4.30 LBS./FT.
- SF - Denotes "Square Foot"
- (R) - Denotes "Recorded As"
- LLLL - Denotes No Access

All other corners are marked by a 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

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

Certified February 14, 2023

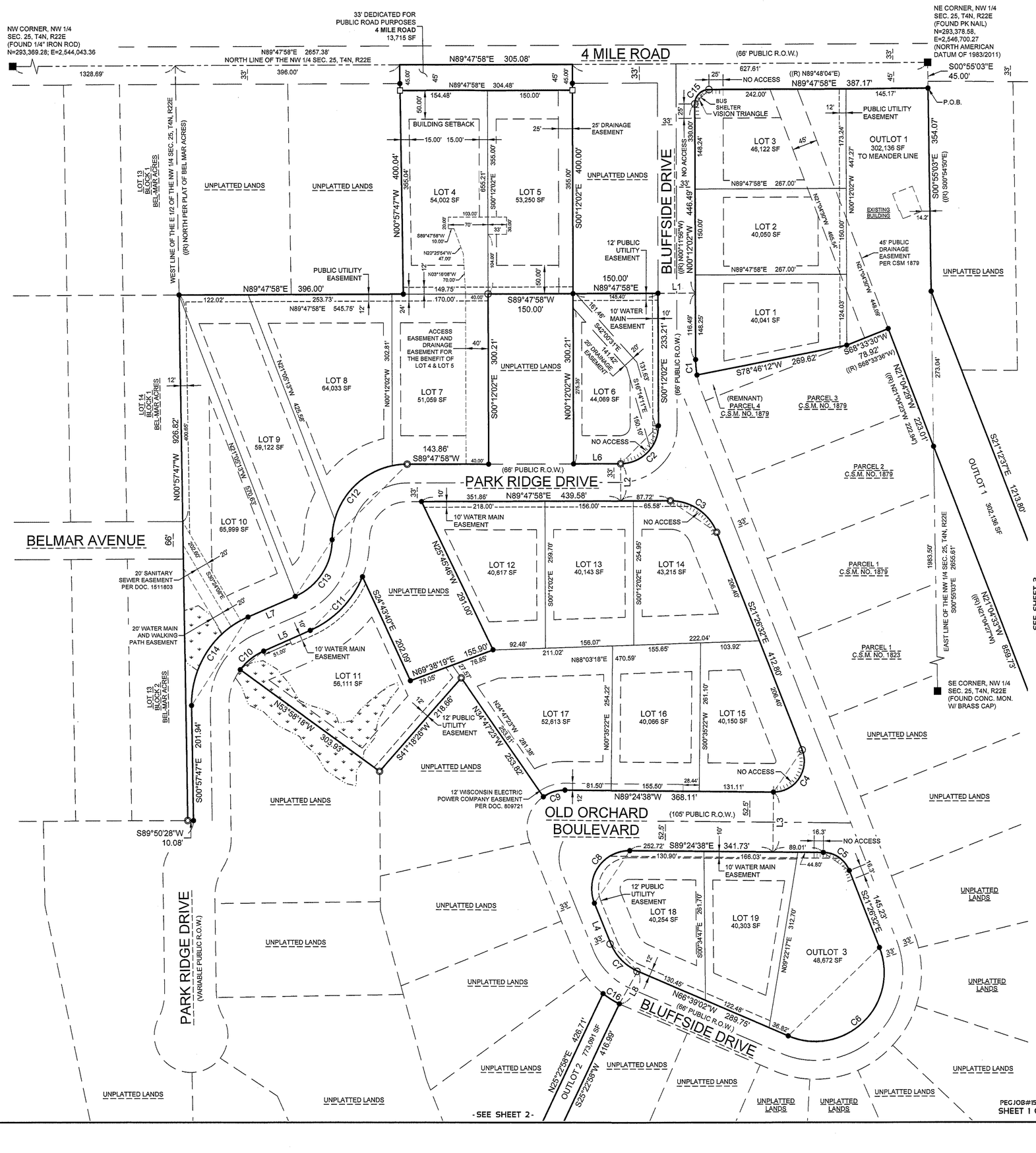
Department of Administration

WISCONSIN JOHN P. KONOPACKI S-2461 PEWAUKEE, WI LAND SURVEYOR

REVISED: FEBRUARY 9, 2023
DECEMBER 20, 2022

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP



www.pinnacle-engr.com

PEG JOB#1543.00
SHEET 1 OF 3

BLUFFSIDE

Being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 25 and in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, all in Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided a part of Parcel 4 of Certified Survey Map No. 1879, as recorded in the Register of Deeds office for Racine County as Document No. 1550236, and additional lands in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 25 AND in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, all in Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 25; Thence South 00°55'03" East along the east line of said Northwest 1/4, 45.00 feet to the south right of way line of Four Mile Road and the Point of Beginning;

Thence continuing South 00°55'03" East along said east line, 354.07 feet; Thence South 21°12'37" East, 1213.80 feet; Thence North 68°47'23" East, 50.00 feet; Thence South 21°12'37" E, 413.50 feet to a Meander Line of the Root River; Thence South 33°49'09" West along said Meander Line, 305.08 feet; Thence South 89°54'32" West, 80.92 feet; thence North 05°59'32" West, 681.07 feet; Thence North 21°04'33" West and then along the northeasterly line of Certified Survey Map No. 1879, 859.73 feet to the aforesaid east line of the Northwest 1/4; Thence North 21°04'29" West along the northeasterly line of said Certified Survey Map No. 1879, 223.01 feet to the north line of said Certified Survey Map; Thence South 68°33'30" West along said north line, 78.92 feet; Thence South 78°46'12" West, 269.62 feet to the east right of way line of Bluffside Drive to a point of curvature; Thence northerly 27.50 feet along the arc of said curve to the right, whose radius is 160.00 feet and whose chord bears North 05°07'28" West, 27.47 feet; Thence North 00°12'02" West along said east right of way line, 116.49 feet to a tie line;

Thence South 89°47'58" West along said tie line, 66.00 feet to the west right of way line of said Bluffside Drive; Thence South 00°12'02" East along said west right of way line, 233.21 feet to a point of curvature; Thence southwesterly 105.24 feet along said west right of way line and the arc of said curve to the right, whose radius is 67.00 feet and whose chord bears South 44°47'58" West, 94.75 feet to a tie line;

Thence South 00°12'02" East along said tie line, 66.00 feet to the south right of way line of Park Ridge Drive; Thence North 89°47'58" East along said south right of way line, 87.72 feet to a point of curvature; Thence southeasterly 105.03 feet along said south right of way line and the arc of said curve to the right, whose radius is 87.52 feet and whose chord bears South 55°49'17" East, 98.84 feet; Thence South 21°26'32" East along the aforesaid west right of way line of Bluffside Drive, 412.80 feet to a point of curvature; Thence southwesterly 105.74 feet along said west right of way line and the arc of said curve to the right, whose radius is 54.08 feet and whose chord bears South 34°34'25" West, 89.69 feet to a tie line;

Thence South 00°35'22" West along said tie line, 105.00 feet to the south right of way line Old Orchard Boulevard; Thence South 89°24'38" East along said south right of way line, 89.01 feet to a point of curvature; Thence southeasterly 59.31 feet along aforesaid west right of way line of Bluffside Drive and the arc of said curve to the right, whose radius is 50.00 feet and whose chord bears South 55°25'35" East, 55.90 feet; Thence South 21°26'32" East along said west right of way line of Bluffside Drive, 145.23 feet to a point of curvature; Thence southwesterly 285.46 feet along said west right of way line and the arc of said curve to the right, whose radius is 121.34 feet and whose chord bears South 45°57'13" West, 224.04 feet; Thence North 66°39'02" West along the north right of way line of said Bluffside Drive, 289.75 feet to a point of curvature and a tie line;

Thence South 29°07'20" West along said tie line, 66.19 feet to the south right of way line of Bluffside Drive; Thence South 25°22'58" West, 416.99 feet; Thence South 07°23'02" East along the south line of the parcel described in Warranty Deed No. 800291, 85.00 feet; Thence South 84°01'26" East along said south line, 139.60 feet; Thence North 31°34'32" East along said south line, 21.90 feet; Thence North 64°24'02" East along said south line, 160.33 feet to a Found 1" Iron Pipe; Thence South 73°38'02" East along the south line of the parcel described in Warranty Deed No. 800434, 192.14 feet; Thence South 07°14'03" East along the south line of the parcel described in Warranty Deed No. 961505, 146.28 feet; Thence North 75°54'29" East along said south line, 257.42 feet to the aforesaid east line of the Northwest 1/4 of Section 25; Thence South 00°55'03" East along said east line, 478.15 feet to the southeast corner of said Northwest 1/4; Thence South 89°52'59" West along the south line of said Northwest 1/4, 1326.60 feet to the west line of the East 1/2 of the Northwest 1/4 and the east line of Overlook Acres, a recorded subdivision; Thence North 00°57'47" West along said east line, 588.87 feet to a Found 1" Iron Pipe; Thence North 75°02'50" East, 164.11 feet to a Found 1" Iron Pipe; Thence North 86°59'41" East, 339.10 feet; Thence South 74°17'42" East, 42.03 feet; Thence North 25°22'58" East, 426.71 feet to the aforesaid south right of way line of Bluffside Drive and a point on a curve; Thence southeasterly 34.01 feet along said south right of way line and the arc of said curve to the left, whose radius is 155.01 feet and whose chord bears South 57°54'11" East, 33.94 feet to the aforesaid tie line;

Thence North 29°07'20" East along said tie line, 66.19 feet to the north right of way line of said Bluffside Drive and a point of curvature; Thence northwesterly 69.24 feet along said north right of way line and the arc of said curve to the right, whose radius is 89.01 feet and whose chord bears North 44°22'02" West, 67.50 feet; Thence North 22°05'02" West along said north right of way, 77.08 feet to a point of curvature; Thence northeasterly 130.99 feet along said north right of way line and the arc of said curve to the right, whose radius is 66.61 feet and whose chord bears North 34°15'10" East, 110.88 feet to the aforesaid south right of way line of Old Orchard Boulevard; Thence South 89°24'38" East along said south right of way line, 252.72 feet to a tie line;

Thence North 00°35'22" East along said tie line, 105.00 feet to the north right of way line of said Old Orchard Boulevard; Thence North 89°24'38" West along said north right of way line, 368.11 feet to a point of curvature; Thence southwesterly 40.64 feet along the arc of said curve to the left, whose radius is 66.61 feet and whose chord bears South 73°06'44" West, 40.01 feet; Thence North 34°47'23" West, 253.82 feet; Thence South 41°18'26" West, 218.66 feet; Thence North 53°58'18" West, 303.93 feet to the south right of way line of Park Ridge Drive and a point on a curve; Thence northeasterly 52.19 feet along said south right of way line and the arc of said curve to the right, whose radius is 101.00 feet and whose chord bears North 51°26'53" East, 51.61 feet; Thence North 66°15'06" East along said south right of way line, 91.03 feet to a point of curvature; Thence northeasterly 135.95 feet along said south right of way line and the arc of said curve to the left, whose radius is 175.00 feet and whose chord bears North 43°59'48" East, 132.55 feet; Thence South 24°43'40" East, 202.09 feet; Thence North 69°38'19" East, 155.90 feet; Thence North 25°45'46" West, 291.00 feet to the aforesaid south right of way line of Park Ridge Drive; Thence North 89°47'58" East along said south right of way line, 351.86 feet to a tie line;

Thence North 00°12'02" West along said tie line, 66.00 feet to the north right of way line of said Park Ridge Drive; Thence South 89°47'58" West along said north right of way line, 83.00 feet; Thence North 00°12'02" West, 300.21 feet; Thence South 89°47'58" West, 150.00 feet; Thence South 00°12'02" East, 300.21 feet to the aforesaid north right of way line of Park Ridge Drive; Thence South 89°47'58" West along said north right of way line, 143.86 feet to a point of curvature; Thence southwesterly 208.92 feet along said north right of way line and the arc of said curve to the left, whose radius is 133.00 feet and whose chord bears South 44°47'58" West 188.09 feet to a point of reverse curve; Thence southwesterly 126.42 feet along said north right of way line and the arc of said reverse curve to the right, whose radius is 109.00 feet and whose chord bears South 33°01'32" West, 119.45 feet; Thence South 66°15'06" West along said north right of way line, 91.03 feet to a point of curvature; Thence southwesterly 195.91 feet along said north right of way line and the arc of said curve to the left, whose radius is 167.00 feet and whose chord bears South 32°38'39" West, 184.87 feet; Thence South 00°57'47" East along the west right of way line of the aforesaid Park Ridge Drive, 201.94 feet; Thence South 89°50'28" West, 10.08 feet to the east line of Bel-Mar Acres; Thence North 00°57'47" West along said east line, 926.82 feet; Thence North 89°47'58" East, 396.00 feet; Thence North 00°57'47" West, 400.04 feet to the north line of the aforesaid Northwest 1/4; Thence North 89°47'58" East along said north line, 305.08 feet; Thence South 00°12'02" East, 400.00 feet; Thence North 89°47'58" East, 150.00 feet to the aforesaid west right of way line Bluffside Drive and a tie line;

Thence North 89°47'58" East along said tie line, 66.00 feet to the aforesaid east right of way line of Bluffside Drive; Thence North 00°12'02" West along said east right of way line, 330.00 feet to a point of curvature; Thence northeasterly 39.27 feet along said east right of way line and the arc of said curve to the right, whose radius is 25.00 feet and whose chord bears North 44°47'58" East, 35.36 feet to the south right of way line of the aforesaid Four Mile Road; Thence North 89°47'58" East along said south right of way line, 387.17 feet to the Point of Beginning.

Including the said land between the Meander Line and the Center Line of the Root River.

Dedicating the Northerly portion of subject property as graphically shown for public right of way purposes.

Containing 2,071,005 square feet (47.5437 acres) Gross to the centerline of the Root River. Net land area is 2,035,118 square feet (46.7198 acres) to the Meander Line of the Root River, more or less.

That I have made such survey, land division and map by the direction of Bluffside Estates, LLC, owner of said land.

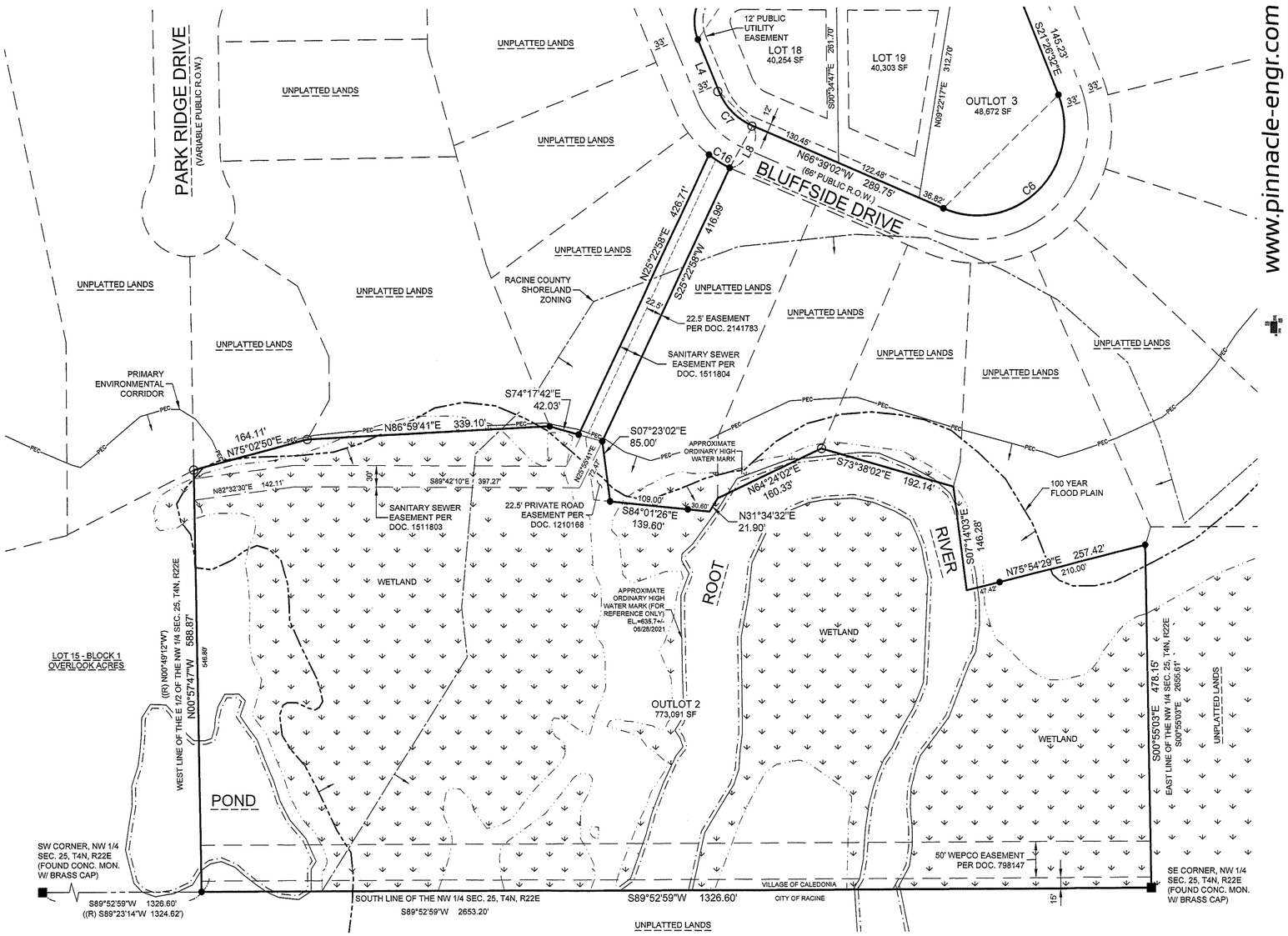
That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

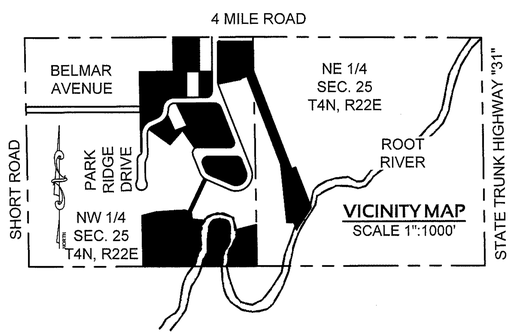
That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the land within the subdivision.

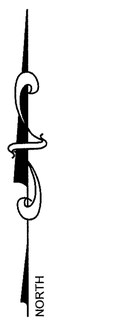
Date: DECEMBER 20, 2022
Revised: FEBRUARY 9, 2023

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor S-2461







GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The north line of the Northwest 1/4 of Section 25, Township 4 North, Range 22 East has a bearing of S89°47'58"W.

LEGEND:

- ○ - Denotes Found 1" Iron Pipe
- ◎ - Denotes Found 2" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- SF - Denotes "Square Foot"
- (R) - Denotes "Recorded As"

All other corners are marked by a 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

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

Certified February 14, 2023

Department of Administration

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

www.pinnacle-engr.com

PEG JOB#1543.00
SHEET 2 OF 3

VOL 34 PG 730

BLUFFSIDE

Being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 25 and in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, all in Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

REVISED: FEBRUARY 9, 2023
DECEMBER 20, 2022

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

Certified February 14, 2023

Department of Administration

OWNER'S CERTIFICATE OF DEDICATION

Bluffside Estates, 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 company caused the land described on this plat to be surveyed, divided, dedicated and mapped as represented on this plat.

Bluffside Estates, LLC, as owner, does further certify that this plat is required by s. 236.10 or s. 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Caledonia
2. Racine County
3. Department of Administration

IN WITNESS WHEREOF, the said Bluffside Estates, LLC, has caused these presents to be signed by (name - print) Raymond C. Leffler, Member, at (city) Mt. Pleasant, Racine County, Wisconsin, on this 28th day of February, 2023

In the presence of: Bluffside Estates, LLC

Raymond C. Leffler
Name (signature) - Member

STATE OF WISCONSIN)
RACINE COUNTY) SS

Personally came before me this 28th day of February, 2023 (name) Raymond C. Leffler Member, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Nancy Lynn Washburn
Notary Public
Name: Nancy Lynn Washburn
State of Wisconsin
My Commission Expires: 3-8-2025

NANCY LYNN WASHBURN
Notary Public
State of Wisconsin

CONSENT OF CORPORATE MORTGAGEE

Tri-City National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, dedicating and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said Tri City National Bank, has caused these presents to be signed by John Kalden, its V.P, this 28th day of February, 2023

2-28-23
Date

Name (signature) - Title

STATE OF WISCONSIN)
Racine COUNTY) SS

Personally came before me this 28th day of February, 2023 John Kalden, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Nancy Lynn Washburn
Notary Public
Name: Nancy Lynn Washburn
State of Wisconsin
My Commission Expires: 3-8-2025

NANCY LYNN WASHBURN
Notary Public
State of Wisconsin

VILLAGE APPROVAL

Approved by the Village of Caledonia on this 7 day of NOVEMBER, 2022

2/24/2023
Date

Joslyn M. Hoeffert, Village Clerk

VILLAGE OF CALEDONIA CERTIFICATE OF FINANCE

I, Wayne Krueger, being the duly elected, qualified and acting Village of Caledonia Finance Director, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 24 day of February, 2023, on any of the land included on this plat.

2/24/2023
Date

Wayne Krueger
Wayne Krueger, Village Finance Director

RACINE COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
RACINE COUNTY) SS

I, Jeff Latus, being duly elected, qualified and acting Treasurer of Racine County, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of 1st day of March, 2023, on any of the lands in the subdivision plat of BLUFFSIDE.

3/1/23
Date

Jeff Latus, Racine County Treasurer

NOTES:

1. Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0111D, 55101C0113D AND 55101C0114D effective MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Floodplain is shown by graphic plotting only.
2. OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 with the existing building and Outlot 2 shall be retained and maintained by the Developer and or their assignees. Outlot 3 of the plat of BLUFFSIDE shall be maintained by the BLUFFSIDE Homeowners Association for storm water retention purposes. Each individual lot owner shall have an undividable fractional ownership of Outlot 3 and that Racine County and the Village of Caledonia shall not be liable for any fees or special assessments in the event Racine County or the Village of Caledonia should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlot 3 in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said Outlot 3 is prohibited unless approved by the Village of Caledonia. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlot 3 in order to inspect, repair, or restore said Outlot to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlot 3 may be placed against the tax roll for said association and collected as a special charge by the Village. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the plat of BLUFFSIDE an undividable one-nineteenth (1/19th) interest in Outlot 3. The developer and all subsequent owners warrant and represent that said Outlot 3 for assessment purposes will have no value per se, and the 1/19th interest in said outlot would be assessed with each of the buildable lots. In the event that said Outlot 3 is not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/19th per buildable lot, of the taxes due on said outlots. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.
3. Primary Environmental Corridor graphically shown per the Southeastern Wisconsin Regional Planning Commission Regional Map Server 2010 Environmental Corridors.
4. Wetlands delineated by Heartland Ecological Group INC. on September 15, 2020. Wetlands on Outlot 1 and Outlot 2 graphically shown per Racine County Mapbook.
5. Any land below the ordinary high-water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
6. Watermain Easement - Lots 6, 10, 11, 12, 13, 14, 18 & 19 have an easement dedicated to the Village of Caledonia and the Village of Caledonia Utility District for access, repair and maintenance of the water main. No fences, trees, shrubs or structures of any kind may be placed within the easement area.
4. Vertical Datum: North American Datum of 1983/2011. Reference Benchmark: 1/4" Iron Rod at the Northwest corner of the Northwest 1/4 Section 25, Town 4 North, Range 22 East, Elevation = 698.50.

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

BLUFFSIDE ESTATES, LLC., Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as WE Energies, Grantee

WISCONSIN BELL, INC., d/b/a AT&T WISCONSIN, a Wisconsin Corporation, Grantee

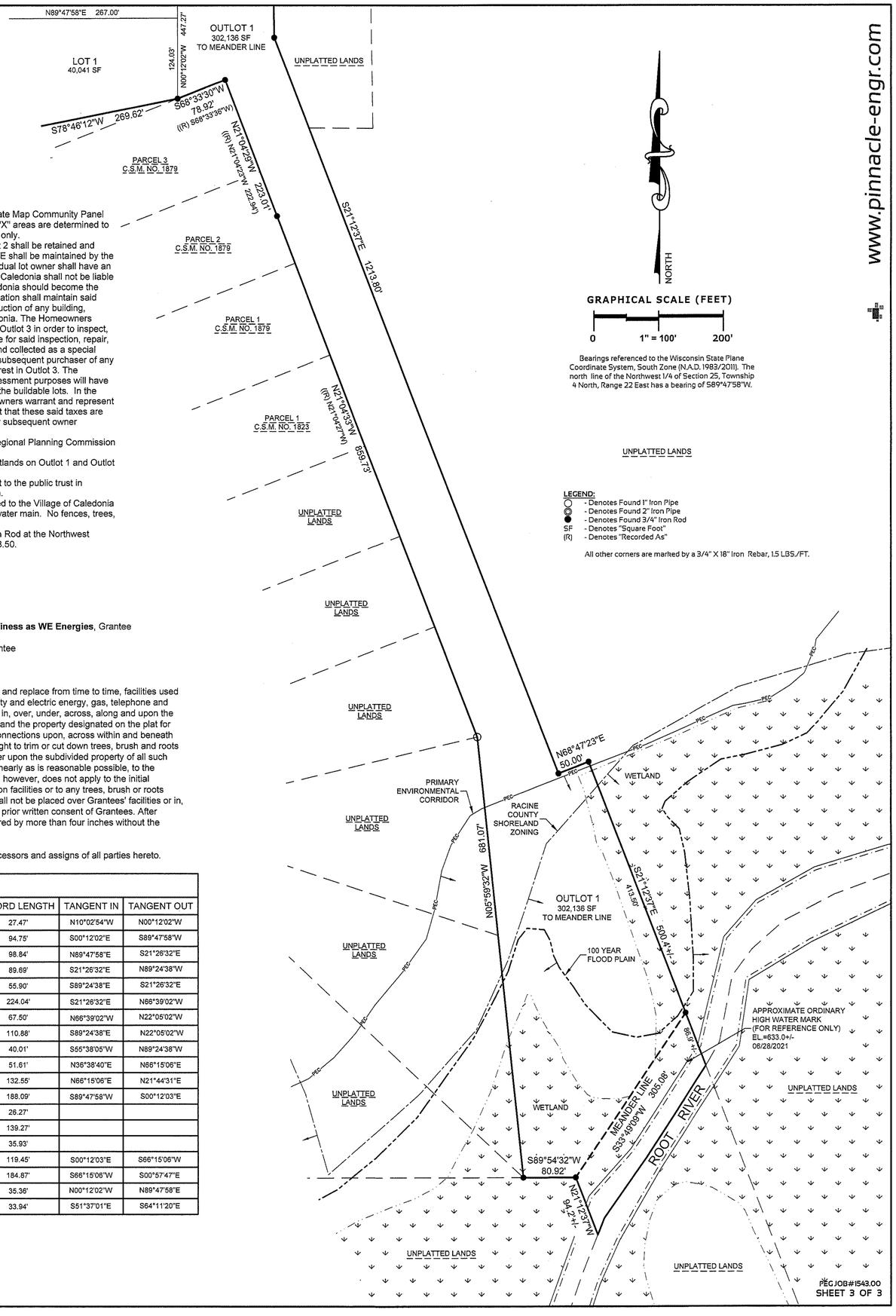
and **TIME WARNER ENTERTAINMENT COMPANY, L.P.**, Grantee,

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, 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, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonable required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonable 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 or communication 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 the 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.

CURVE TABLE

CURVE NO.	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	LOT 1	27.50'	160.00'	009°50'52"	N05°07'28"W	27.47'	N10°02'54"W	N00°12'02"W
C2	LOT 6	105.24'	67.00'	090°00'00"	S44°47'58"W	94.75'	S00°12'02"E	S89°47'58"W
C3	LOT 14	105.03'	87.52'	068°45'30"	S55°49'17"E	98.84'	N89°47'58"E	S21°26'32"E
C4	LOT 15	105.74'	54.08'	112°01'54"	S34°34'25"W	89.69'	S21°26'32"E	N89°24'38"W
C5	OUTLOT 3	59.31'	50.00'	067°58'06"	S55°25'35"E	55.90'	S89°24'38"E	S21°26'32"E
C6	OUTLOT 3	285.46'	121.34'	134°47'30"	S45°57'13"W	224.04'	S21°26'32"E	N66°39'02"W
C7	LOT 18	69.24'	89.01'	044°34'00"	N44°22'02"W	67.50'	N66°39'02"W	N22°05'02"W
C8	LOT 18	130.99'	66.61'	112°40'24"	N34°15'10"E	110.88'	S89°24'38"E	N22°05'02"W
C9	LOT 17	40.64'	66.61'	034°57'18"	S73°06'44"W	40.01'	S55°38'05"W	N89°24'38"W
C10	LOT 11	52.19'	101.00'	029°36'26"	N51°26'53"E	51.61'	N36°38'40"E	N66°15'06"E
C11	LOT 11	135.95'	175.00'	044°30'35"	N43°59'48"E	132.55'	N66°15'06"E	N21°44'31"E
C12	ROW	208.92'	133.00'	090°00'01"	S44°47'58"W	188.09'	S89°47'58"W	S00°12'03"E
	LOT 7	26.31'	133.00'	011°20'01"	S84°07'58"W	26.27'		
	LOT 8	146.57'	133.00'	063°08'33"	S46°53'41"W	139.27'		
	LOT 9	36.04'	133.00'	015°31'27"	S07°33'41"W	35.93'		
C13	LOT 9	126.42'	109.00'	066°27'08"	S33°01'32"W	119.45'	S00°12'03"E	S66°15'06"W
C14	LOT 10	195.91'	167.00'	067°12'53"	S32°38'39"W	184.87'	S66°15'06"W	S00°57'47"E
C15	LOT 3	39.27'	25.00'	090°00'00"	N44°47'58"E	35.36'	N00°12'02"W	N89°47'58"E
C16	OUTLOT 2	34.01'	155.01'	012°34'19"	S57°54'11"E	33.94'	S51°37'01"E	S64°11'20"E



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