DEER CREEK ESTATES WEST

BEING ALL OF LOT 1 AND LOT 2, CSM 2446 LOCATED IN THE SE ¼ OF THE SW ¼ OF SECTION 34, T.4N., R.22E., TOWN OF CALEDONIA, AND THE NE ¼ OF THE NW ¼ OF SECTION 3, T.3N., R.22E., TOWN OF MOUNT PLEASANT, IN RACINE COUNTY, WISCONSIN

DEER CREEK ESTATES WEST

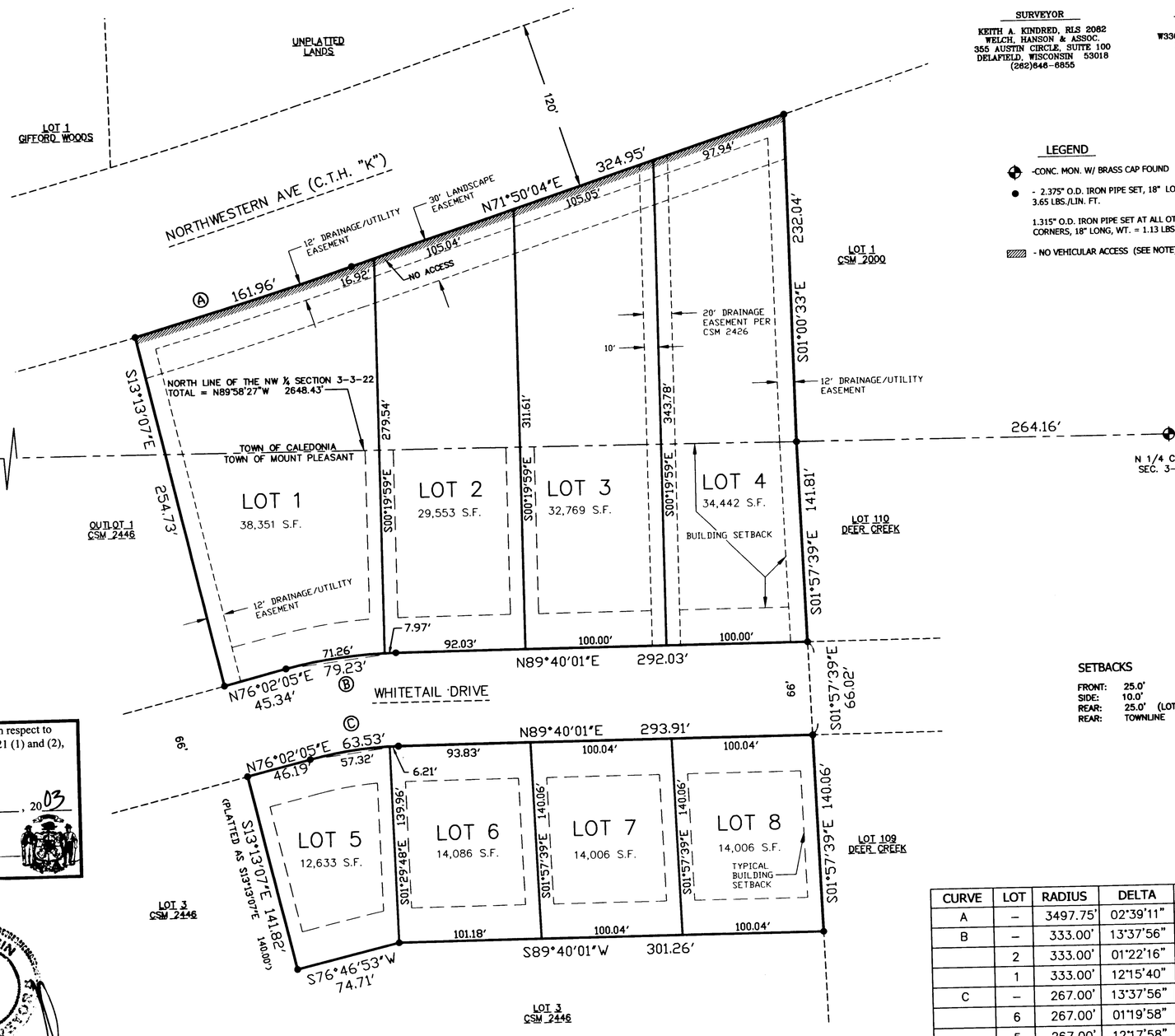
FROM
004-04-22-34-067-251
008-03-22-03-021-010
008-03-22-03-021-020

TO

LOT #		PARCEL #
1		004-04-22-34-101-010
1		008-03-22-03-101-010
2		004-04-22-34-101-020
2		008-03-22-03-101-020
3		004-04-22-34-101-030
3		008-03-22-03-101-030
4		004-04-22-34-101-040
4		008-03-22-03-101-040
5		008-03-22-03-101-050
6		008-03-22-03-101-060
7		008-03-22-03-101-070
8		008-03-22-03-101-080

DOC # 1895624
Recorded
APR. 14, 2003 AT 05:00PM

MARK LADD
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: $50.00



SURVEYOR
KEITH A. KINDRED, RLS 2082
WELCH, HANSON & ASSOC.
355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WISCONSIN 53018
(262)646-6855

OWNER/SUBDIVIDER
MARK NEUMANN
W330 N6233 Hasslinger Drive
Nashotah, WI 53058
(262) 966-1001

WELCH HANSON ASSOCIATES
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WISCONSIN 53018
262-646-6855
FAX 262-646-6864
EMAIL INFO@WELCHHANSON.COM

N
W E
S

SCALE 1" = 50'
0 25 50 100

LEGEND
- -CONC. MON. W/ BRASS CAP FOUND
- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
  1.315" O.D. IRON PIPE SET AT ALL OTHER LOT CORNERS, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- - NO VEHICULAR ACCESS (SEE NOTE)

BEARINGS ARE REFERENCED TO STATE PLANE COORDINATES, SOUTH ZONE (NAD 1927) ON THE NORTH LINE OF THE NW. 1/4 OF SECTION 3-3-22 AS N89°58'27"W

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LOCATION MAP

SETBACKS
FRONT: 25.0'
SIDE: 10.0'
REAR: 25.0' (LOTS 5-8)
REAR: TOWNLINE (LOTS 1-4)

GENERAL NOTES:
1) ALL EASEMENTS ARE GRANTED TO THE TOWN OF MOUNT PLEASANT AND THE TOWN OF CALEDONIA RESPECTIVE OF THERE LOCATION.
2) ALL LOTS ARE TO BE SERVED BY PUBLIC SANITARY SEWER AND MUNICIPAL PUBLIC WATER.
3) DIRECT VEHICULAR ACCESS FROM ANY LOT TO C.T.H. "K" IS PROHIBITED.
4) LOTS 1-4 CANNOT BE FURTHER DIVIDED.

LOT AREAS:	LOT1	LOT2	LOT3	LOT4
CALEDONIA	17,868sq.ft.	15,223sq.ft.	18,503sq.ft.	20,523sq.ft
MOUNT PLEASANT	20,482sq.ft.	14,329sq.ft.	14,267sq.ft.	13,918sq.ft.

CURVE	LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN. BEARING 1	TAN. BEARING 2
A	–	3497.75'	02°39'11"	161.96'	161.95'	N73°09'39.5"E	N74°29'15"E	N71°50'04"E
B	–	333.00'	13°37'56"	79.23'	79.04'	S82°51'03"W	S76°02'05"W	S89°40'01"W
	2	333.00'	01°22'16"	7.97'	7.97'	S88°58'53"W	S76°02'05"W	–
	1	333.00'	12°15'40"	71.26'	71.12'	S82°09'55"W	–	S89°40'01"W
C	–	267.00'	13°37'56"	63.53'	63.38'	S82°51'03"W	S76°02'05"W	S89°40'01"W
	6	267.00'	01°19'58"	6.21'	6.21'	S89°00'02"W	S76°02'05"W	–
	5	267.00'	12°17'58"	57.32'	57.21'	S82°11'04"W	–	S89°40'01"W

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.

Certified March 4th, 2003

Bernie M. Ponke
Department of Administration

WISCONSIN KEITH A. KINDRED S-2082 HARTLAND, WI LAND SURVEYOR

PROJECT # 13185

THIS INSTRUMENT DRAFTED BY BRYCE D. KACZOR

DEER CREEK ESTATES WEST

BEING ALL OF LOT 1 AND LOT 2, CSM 2446 LOCATED IN THE SE ¼ OF THE SW ¼ OF SECTION 34, T.4N., R.22E., TOWN OF CALEDONIA, AND THE NE ¼ OF THE NW ¼ OF SECTION 3, T.3N., R.22E., TOWN OF MOUNT PLEASANT, IN RACINE COUNTY, WISCONSIN

WELCH HANSON ASSOCIATES

ENGINEERS • ARCHITECTS
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355 AUSTIN CIRCLE, SUITE 100
DELAFIELD, WISCONSIN 53018
262-646-6855
FAX 262-646-6864
EMAIL INFO@WELCHHANSON.COM

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Registered Land Surveyor hereby certify;

That I have surveyed, mapped and divided being all of Lot 1 and Lot 2, CSM 2446 located in the SE 1/4 of the SW 1/4 of Section 34, T4N, R22E, Town of Caledonia, and the NE 1/4 of the NW 1/4 of Section 3, T3N, R22E, Town of Mount Pleasant, Racine County, Wisconsin.

Commencing at the North 1/4 corner of said Section 3; thence N.89°-58'-27"W., along the North line of the NW 1/4 of said Section 3, 264.16 feet to the point of beginning of the hereinafter described lands; thence S.01°-57'-39"E., 141.81 feet to a point; thence S.89°-40'-01"W., 292.03 feet to a point; thence 79.23 feet along an arc of a curve to the left, with a radius of 333.00 feet, whose chord bears S.82°51'03"W., 79.04 feet to a point; thence S.76°-02'-05"W., 45.34 feet to a point; thence N.13°-13'-07"W., 254.73 feet to a point; thence 161.96 feet along an arc of a curve to the left, with a radius of 3497.75 feet, whose chord bears N.73°-09'-39.5"E., 161.95 feet to a point; thence N.71°-50'-04"E., 324.95 feet to a point; thence S.01°-00'-33"E., 232.04 feet to the point of beginning. Also including the following described lands. Commencing at the North 1/4 corner of said Section 3; thence N.89°-58'-27"W., along the North line of the NW 1/4 of said Section 3, 264.16 feet a the point; thence S.01°-57'-39"E., 141.81 feet to a point; thence S.01°-57'-39"E., 66.02 feet to a point; thence S.01°-57'-39"E., 140.06 feet to a point; thence S.89°-40'-01"W., 301.26 feet to a point; thence S.76°-46'-53"W., 74.71 feet to a point; thence N.13°-13'-07"W., 141.82 feet to a point; thence N.76°-02'-05"E., 46.19 feet to a point; thence 63.53 feet along an arc of a curve to the right, with a radius of 267.00 feet, whose chord bears N.82°-51'-03"E., 63.38 feet to a point; thence N.89°-40'-01"E., 293.91 feet to the point of beginning. Said lands contain 4,752,286 square feet (109.10 acres).

That I have made such survey, land division and plat by the direction of Neumann Enterprises Inc., owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of Kenosha in surveying, dividing and mapping the same.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the City of Elkhorn in surveying, dividing and mapping the same.

Dated this 30th day of January, 2003.

Keith A. Kindred, RLS 2082

WISCONSIN KEITH A. KINDRED S-2082 HARTLAND, WI LAND SURVEYOR

OWNER'S CERTIFICATE OF DEDICATION

As Owner, Mark W. Neumann, I hereby certify:

That I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S236.10 or S236.12 to be submitted to the following for objection or approval:

1) Department of Administration
2) Racine County
3) Town of Caledonia
4) Town of Mount Pleasant

WITNESS the hand and seal of said owners this 4th day of April, 2003

In presence of:

STATE OF WISCONSIN
COUNTY

Personally came before me this 4th day of APRIL 2003 the above named Mark Neumann, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public

KENOSHA County, Wisconsin

My Commission expires 9/11/05

SONNIE SCHAEFFER NOTARY PUBLIC STATE OF WISCONSIN

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.

Certified March 4th, 2003

Department of Administration

TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Mount Pleasant on this 10 day of March, 2003.

Juliet Edmands, Clerk

Joseph Clementi, Chairman

TOWN OF MOUNT PLEASANT PLANNING COMMISSION APPROVAL:

Approved by the Planning Commission of the Town of Mount Pleasant on this 10 day of March, 2003.

Juliet Edmands, Clerk

Joseph Clementi, Chairman

TOWN OF CALEDONIA PLANNING COMMISSION APPROVAL:

Approved by the Planning Commission of the Town of Caledonia on this 9th day of April, 2003.

Wendy Christensen, Clerk

Susan Greenfield, Chairman

TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Caledonia on this 9th day of April, 2003.

Wendy Christensen, Clerk

Susan Greenfield, Chairman

RACINE COUNTY ECONOMICAL DEVELOPMENT & LAND USE PLANNING COMMITTEE APPROVAL:

Approved as a final plat this 20th day of JANUARY, 2003.

Arnold L. Clement, Director Date
Planning Development

RACINE COUNTY BOARD APPROVAL:

Resolved that the plat of DEER CREEK ESTATES WEST, in the Town of CALEDONIA / MT. PLEASANT, is hereby approved by the Board of Supervisors of Racine County.

I hereby certify that the foregoing is a copy of a resolution adopted by the Board of Supervisors of Racine County.

Joan C. Rennert, County Clerk Date April 14, 2003

BOARD OF SUPERVISORS RACINE CO., WIS.

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
SS
RACINE COUNTY)

I Elizabeth A. Majeski, being the duly elected, qualified and acting Treasurer of the County of Racine, do hereby certify that the records in my office show no undeemed tax sales and no unpaid taxes or unpaid special assessments as of this date affecting any of the land in the plat of DEER CREEK ESTATES WEST.

Elizabeth A. Majeski, Racine County Treasurer Date April 14, 2003

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)
SS
RACINE COUNTY)

I, James Woolrage, being the duly elected, qualified and acting Treasurer of the Town of Caledonia, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this date on any of the land in the plat of .

James Woolrage, Treasurer Date 4-9-03

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN)
SS
RACINE COUNTY)

I, Juliet Edmands, being the duly elected, qualified and acting Treasurer of the Town of Mount Pleasant, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this date on any of the land in the plat of Deer Creek West.

Juliet Edmands, Treasurer Date 4-4-03

PROJECT # 13185

THIS INSTRUMENT DRAFTED BY BRYCE D. KACZOR