DOC # 1872982

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

VOL. 34 PAGE 361

DEER CREEK ESTATES

BEING A PART OF THE SW ¼ OF THE SE ¼ OF SECTION 34, T.4N., R.22E., TOWN OF CALEDONIA, AND THE NW ¼, NE ¼, SE ¼ AND SW ¼ OF THE NE ¼, OF SECTION 3 AND THE NE ¼ AND SE ¼ OF THE NW ¼ OF SECTION 3, T.3N., R.22E., TOWN OF MOUNT PLEASANT, IN RACINE COUNTY, WISCONSIN

GENERAL NOTES:
1) ALL EASEMENTS ARE GRANTED TO THE TOWN OF MOUNT PLEASANT AND THE TOWN OF CALEDONIA RESPECTIVE OF THERE LOCATION.
2) LOTS 25, 26 AND 27 FALL WITHIN THE SHORELAND JURISDICTIONAL LIMITS OF HOODS CREEK AND WILL REQUIRE CONDITIONAL USE PERMITS FROM RACINE COUNTY.
3) PURCHASERS OF LOTS WITHIN THIS DEVELOPEMENT SHOULD BE AWARE THAT DEER CREEK DRIVE MAY EVENTUALLY BE EXTENDED TO THE NORTH OF COUNTY TRUCK HIGHWAY "K" AND THAT THE PURPOSE OF SUCH ROAD MAY BE FOR THE HANDLING OF INDUSTRIAL TRAFFIC.
4) MINIMUM FRONT YARD SETBACK ON ALL CUL DE SAC LOTS IS 25 FEET.
5) MAXIMUM FRONT YARD SETBACK ON ALL CUL DE SAC LOTS IS 35 FEET.

LEGEND
○ – 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
1"x18" O.D. IRON PIPE SET AT ALL OTHER LOT CORNERS, WT. = 1.13 LBS./LIN. FT.
⊕ – CONCRETE MONUMENT W/ BRASS CAP FOUND

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, GRID NORTH(NAD1927) ON THE NORTH LINE OF THE NE. 1/4 OF SECTION 3-3-22 AS N89°40'01"E

SCALE: 1" = 100'

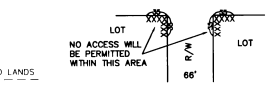
KEITH A. KINDRED S-2082 LAND SURVEYOR WISCONSIN

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

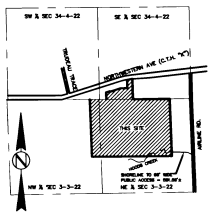
OWNER/SUBDIVIDER
MARK NEUMANN
W330 N8233 Hasslinger Drive
Nashotah, WI 53058
(262) 966-1001

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"

TYPICAL ACCESS RESTRICTION DETAIL



LOCATION MAP



SCALE: 1"=2000'

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

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 October 17th, 20 02
Department of Administration

NORTHWESTERN AVE (C.T.H. "K")
UNPLATTED LANDS
OUTLOT 7
OUTLOT 6 104,298 S.F.
OUTLOT 5 101,130 S.F.
OUTLOT 5 IS ENTIRELY ENCOMPASSED BY A STORM WATER MANAGEMENT EASEMENT
OUTLOT 2 1,548,335 S.F.
OUTLOT 1 13,791 S.F.
DEER CREEK DR.
DOE GLEN COURT
DEER VIEW COURT
RED FAWN COURT
WHITETAIL DR.
175' WEPCO EASEMENT DOC. NO. 899240
UNION PACIFIC RAILROAD
12'DRAINAGE/UTILITY EASEMENT
20'DRAINAGE EASEMENT
20' STORM WATER MANAGEMENT EASEMENT
13' PEDESTRIAN ACCESS EASEMENT
10' PEDESTRIAN ACCESS EASEMENT
20' SANITARY SEWER EASEMENT
12' PEDESTRIAN ACCESS EASEMENT
12' PEDESTRIAN AND STORM WATER MANAGEMENT ACCESS EASEMENT
STORM WATER MANAGEMENT EASEMENT
DRAINAGE EASEMENTS
25' NO MOW BUFFER ZONE SEE DETAIL ON SHEET 3 OF 4
TOWN OF CALEDONIA
TOWN OF MT. PLEASANT
N LINE OF NW 1/4 3-3-22 N.89°58'27"W., 2635.10
N LINE OF NE 1/4 3-3-22 N.89°40'01"E., 2634.16
W LINE OF SE 1/4 34-4-22
WEST LINE NE 1/4 3-3-22
NE CORNER OF THE NW ¼ SEC. 3-3-22
SW CORNER OF THE SE ¼ SEC. 34-4-22
SE CORNER OF THE SE ¼ SEC. 34-4-22
1650.99'
1650.80'
584.62'
1053.66'
1007.29'
1056.41'
1024.33'
1022.48'
409.08'
328.62'
319.00'
241.46'
200.00'
198.16'
279.50'
113.01'
82.28'
35.34'
N01°10'14"W
N88°49'46"E
N71°50'04"E
S01°10'14"E
N89°40'01"E
S89°58'27"E
S00°00'33"E
N00°00'33"W
N79°32'07"E
N86°21'10"E
S89°40'01"W
N06°28'04"E
N34°49'47"W
S34°49'47"E
N89°13'55"E
S89°13'55"E
N89°19'10"E
S89°22'03"E
S88°59'06"W
N88°59'06"E
N00°56'09"E
S00°56'09"E
N73°36'36"E
S73°36'36"E
N16°23'24"W
S16°23'24"W
N73°23'24"W
S73°23'24"W
N01°57'39"W
S01°57'39"W
N81°57'39"W
S81°57'39"W
N89°40'01"E 198.16'
N89°40'01"E 1053.66'
S89°58'27"E 279.50'
N01°10'14"W 241.46'
S01°10'14"E 584.62'
N88°49'46"E 200.00'
N71°50'04"E 113.01'
S00°00'33"E 82.28'
N71°50'04"E 319.00'
N00°00'33"W 2643.02'
N79°32'07"E 133.29'
N86°21'10"E 28.74'
S89°40'01"W 1056.41'
N89°40'01"E 1024.33'
N89°40'01"E 409.08'
S89°13'55"E 328.62'
N89°13'55"E 328.62'
S89°13'55"E 273.68'
N89°13'55"E 273.68'
S89°13'55"E 247.16'
N89°13'55"E 247.16'
S89°13'55"E 298.06'
N89°13'55"E 298.06'
S89°13'55"E 191.60'
N89°13'55"E 240.01'
N89°40'01"E 877.02'
N89°40'01"E 1022.48'
S89°40'01"W 1115.10'
N89°40'01"E 1115.10'
S89°40'01"W 1143.38'
N89°40'01"E 1143.38'
S89°40'01"W 1115.10'
N89°40'01"E 1115.10

VOL 34 PAGE 362

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GENERAL NOTES:
1) ALL DRAINAGE AND STORM SEWER EASEMENTS ARE GRANTED TO THE TOWN OF MOUNT PLEASANT
2) TOWN OF MOUNT PLEASANT IS GIVEN THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENTS AND MAINTAIN THEM AT THE COST OF ADJOINING OWNERS IF SAID OWNERS REFUSE OR NEGLECT TO MAINTAIN SAID DRAINAGE EASEMENTS

SCALE: 1" = 100'

0 50 100 200

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

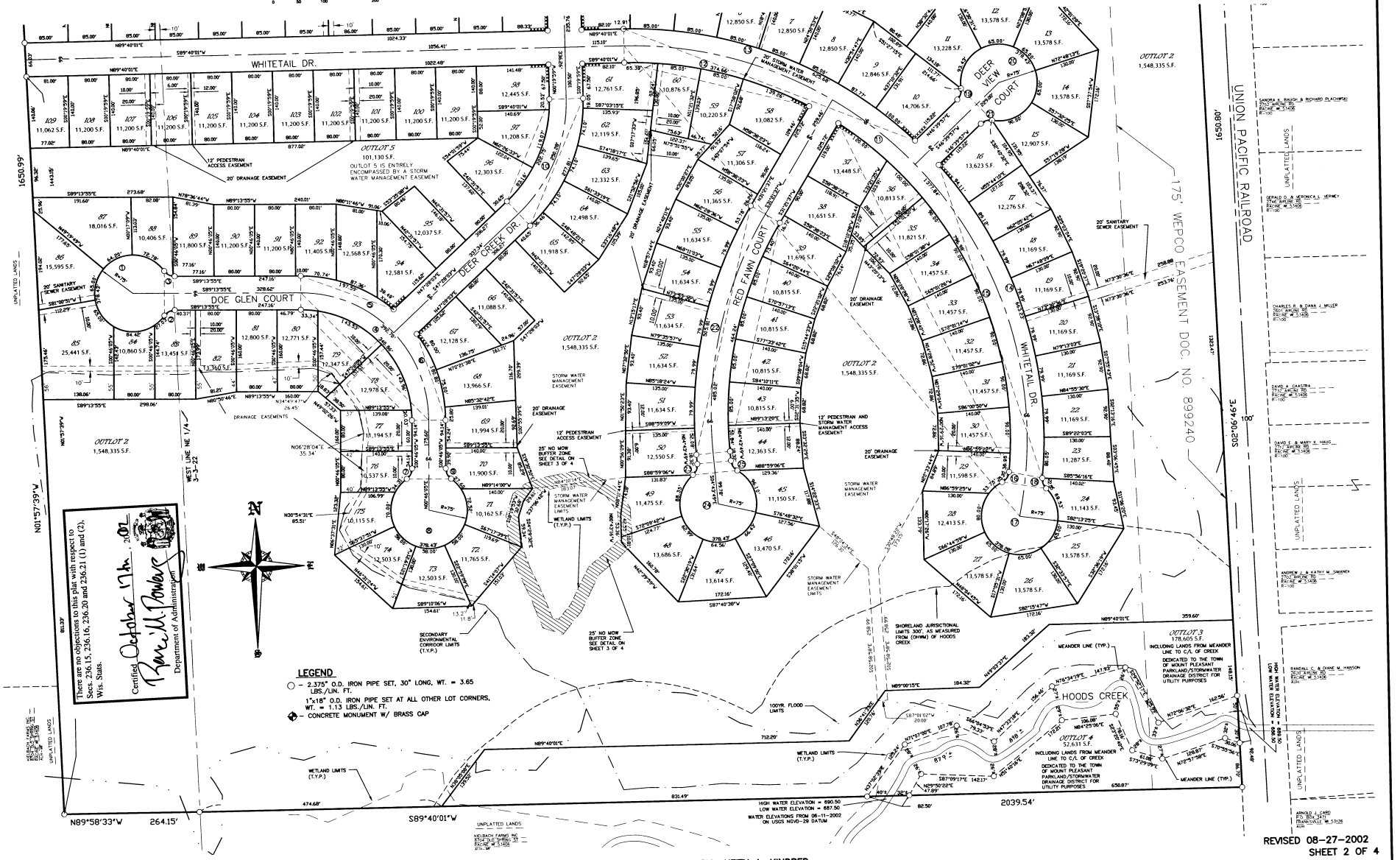
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WISCONSIN KEITH A. KINDRED S-2082 LAND SURVEYOR



Certified October 17th, 2002
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.
Department of Administration

REVISED 08-27-2002

THIS INSTRUMENT DRAFTED BY KEITH A. KINDRED

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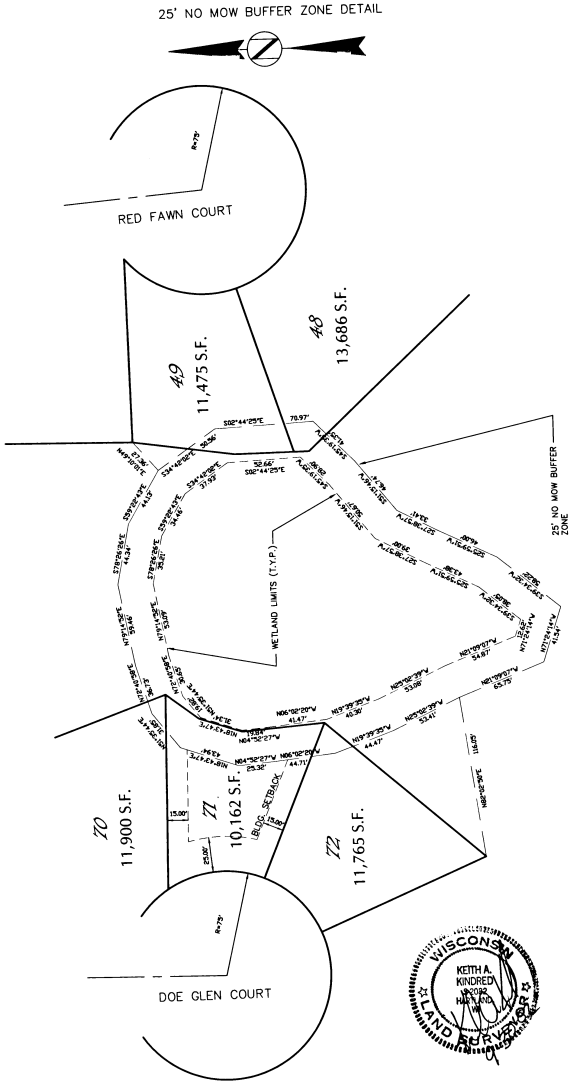
DEER CREEK ESTATES

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CURVE	LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN. BEARING 1	TAN. BEARING 2
1	–	75.00'	289°05'56"	378.43'	87.00'	S00°46'05"W	S36°13'07"W	S34°40'57"E
1	83	75.00'	20°38'54"	27.03'	26.88'	S46°32'34"W	S36°13'07"W	–
1	84	75.00'	64°29'30"	84.42'	80.03'	S89°06'46"W	–	–
1	85	75.00'	49°39'20"	65.00'	62.98'	N33°48'49"W	–	–
1	86	75.00'	49°39'20"	65.00'	62.98'	N15°50'31"E	–	–
1	87	75.00'	49°02'40"	64.20'	62.26'	N65°11'31"E	–	–
1	88	75.00'	55°36'12"	72.78'	69.96'	S62°29'03"E	–	S34°40'57"E
2	83	25.00'	54°32'58"	23.80'	22.91'	N63°29'36"E	N36°13'07"E	S89°13'55"E
3	R/W	25.00'	54°32'58"	23.80'	22.91'	S61°57'26"E	S34°40'57"E	S89°13'55"E
3	88	25.00'	48°01'58"	20.96'	20.35'	S58°41'56"E	S34°40'57"E	–
3	89	25.00'	06°31'00"	2.84'	2.84'	S85°58'25"E	–	S89°13'55"E
4	CL	250.00'	90°00'00"	392.70'	353.55'	S44°13'55"E	S89°13'55"E	S00°46'05"W
4	R/W	217.00'	90°00'00"	340.86'	306.88'	S44°13'55"E	S89°13'55"E	S00°46'05"W
4	80	217.00'	08°48'10"	33.34'	33.31'	S84°49'50"E	S89°13'55"E	–
4	79	217.00'	37°53'50"	143.53'	140.93'	S61°28'50"E	–	–
4	78	217.00'	38°00'38"	143.96'	141.33'	S23°31'36"E	–	–
4	77	217.00'	05°17'22"	20.03'	20.03'	S01°52'36"E	–	S00°46'05"W
5	R/W	283.00'	40°00'11"	197.59'	193.60'	S69°13'49.5"E	S89°13'55"E	S49°13'44"E
5	92	283.00'	14°19'20"	70.74'	70.56'	S82°04'15"E	S89°13'55"E	–
5	93	283.00'	17°41'12"	87.36'	87.01'	S66°03'59"E	–	S49°13'44"E
5	94	283.00'	07°59'39"	39.49'	39.45'	S53°13'33.5"E	–	–
6	R/W	283.00'	36°36'15"	180.80'	177.74'	S17°32'02.5"E	S35°50'10"E	S00°46'05"W
6	67	283.00'	16°11'48"	80.00'	79.73'	S27°44'16"E	S35°50'10"E	–
6	68	283.00'	15°11'04"	75.00'	74.78'	S12°02'50"E	–	–
6	69	283.00'	05°13'23"	25.80'	25.79'	S01°50'36.5"E	–	S00°46'05"W
7	76	25.00'	54°32'58"	23.80'	22.91'	S28°02'34"W	S00°46'05"W	S55°19'03"W
8	R/W	75.00'	289°05'56"	378.43'	87.00'	S89°13'55"E	S55°19'03"W	N53°46'53"W
8	76	75.00'	26°12'38"	34.31'	34.01'	S42°12'44"W	S55°19'03"W	–
8	75	75.00'	53°28'34"	70.00'	67.49'	S02°22'08"W	–	–
8	74	75.00'	44°18'30"	58.00'	56.56'	S46°31'24"E	–	–
8	73	75.00'	44°18'30"	58.00'	56.56'	N89°10'06"E	–	–
8	72	75.00'	44°18'30"	58.00'	56.56'	N44°51'36"E	–	–
8	71	75.00'	55°24'10"	72.52'	69.73'	N04°59'44"W	–	–
8	70	75.00'	21°05'04"	27.60'	27.44'	N43°14'21"W	–	N53°46'53"W
9	70	25.00'	54°32'58"	23.80'	22.91'	N26°30'24"W	N53°46'53"W	N00°46'05"E
10	CL	300.00'	47°48'02"	250.28'	243.09'	N23°34'02"E	N47°28'03"E	N00°19'59"W
10	W	267.00'	47°48'02"	222.75'	216.35'	N23°34'02"E	N47°28'03"E	N00°19'59"W
10	96	267.00'	17°50'44"	83.16'	82.83'	N38°32'41"E	N47°28'03"E	–
10	97	267.00'	25°33'04"	119.07'	118.09'	N16°50'47"E	–	N00°19'59"W
10	98	267.00'	04°24'14"	20.52'	20.52'	N01°52'08"E	–	N00°19'59"W
10	E	333.00'	47°48'02"	277.81'	269.83'	N23°34'02"E	N47°28'03"E	–
10	65	333.00'	06°16'24"	36.46'	36.44'	N44°19'51"E	N47°28'03"E	–
10	64	333.00'	12°44'58"	74.10'	73.95'	N34°49'10"E	–	–
10	63	333.00'	12°44'58"	74.10'	73.95'	N22°04'12"E	–	–
10	62	333.00'	12°44'58"	74.10'	73.95'	N09°19'14"E	–	–
10	61	333.00'	03°16'44"	19.06'	19.05'	N01°18'23"E	–	N00°19'59"W
11	CL	770.00'	102°31'30"	1377.84'	1201.23'	S39°04'14"E	S89°40'01"W	S12°11'31"W
12	R/W	737.00'	29°07'37"	374.66'	370.64'	S75°46'10.5"E	S89°40'01"W	S61°12'22"E
12	61	737.00'	05°05'01"	65.39'	65.37'	S87°47'28.5"E	S89°40'01"W	–
12	60	737.00'	06°36'30"	85.00'	84.96'	S81°56'43"E	–	–
12	59	737.00'	06°36'30"	85.00'	84.96'	S75°20'13"E	–	–
12	58	737.00'	10°49'36"	139.27'	139.06'	S66°37'10"E	–	S61°12'22"E
13	R/W	803.00'	44°38'37"	625.68'	609.97'	S68°00'40.5"E	S89°40'01"W	S45°41'22"E
13	3	803.00'	00°55'16"	12.91'	12.91'	S89°52'21"E	S89°40'01"W	–
13	4	803.00'	06°03'54"	85.00'	84.96'	S86°22'46"E	–	–
13	5	803.00'	06°03'54"	85.00'	84.96'	S80°18'52"E	–	–
13	6	803.00'	06°03'54"	85.00'	84.96'	S74°14'58"E	–	–
13	7	803.00'	06°03'54"	85.00'	84.96'	S68°11'04"E	–	–
13	8	803.00'	06°03'54"	85.00'	84.96'	S62°07'10"E	–	–
13	9	803.00'	06°15'45"	87.77'	87.73'	S55°57'20.5"E	–	–
13	10	803.00'	07°08'06"	100.00'	99.93'	S49°15'25"E	–	S45°41'22"E

CURVE	LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN. BEARING 1	TAN. BEARING 2
14	R/W	803.00'	47°19'22"	663.23'	644.54'	S17°19'03"E	S40°58'44"E	S06°20'38"W
14	16	803.00'	06°42'54"	94.11'	94.06'	S37°37'17"E	S40°58'44"E	–
14	17	803.00'	06°21'32"	89.12'	89.07'	S31°05'04"E	–	–
14	18	803.00'	05°42'27"	79.99'	79.96'	S25°03'04.5"E	–	–
14	19	803.00'	05°42'27"	79.99'	79.96'	S19°20'37.5"E	–	–
14	20	803.00'	05°42'27"	79.99'	79.96'	S13°38'10.5"E	–	–
14	21	803.00'	05°42'27"	79.99'	79.96'	S07°55'43.5"E	–	–
14	22	803.00'	05°42'27"	79.99'	79.96'	S02°13'16.5"E	–	–
14	23	803.00'	05°42'41"	80.05'	80.01'	S03°29'17.5"W	–	S06°20'38"W
15	R/W	737.00'	61°57'30"	796.97'	758.71'	S25°05'39"E	S56°04'24"E	S05°53'06"W
15	37	737.00'	09°19'44"	120.00'	119.87'	S51°24'32"E	S56°04'24"E	–
15	36	737.00'	07°46'30"	100.01'	99.93'	S42°51'25"E	–	–
15	35	737.00'	06°59'48"	90.00'	89.94'	S35°28'16"E	–	–
15	34	737.00'	06°59'48"	90.00'	89.94'	S28°28'28"E	–	–
15	33	737.00'	06°59'48"	90.00'	89.94'	S21°28'40"E	–	–
15	32	737.00'	06°59'48"	90.00'	89.94'	S14°28'52"E	–	–
15	31	737.00'	06°59'48"	90.00'	89.94'	S07°29'04"E	–	–
15	30	737.00'	06°59'48"	90.00'	89.94'	S00°29'16"E	–	–
15	29	737.00'	02°52'28"	36.97'	36.97'	S04°26'52"W	–	S05°53'06"W
16	R/W	25.00'	57°45'53"	25.20'	24.15'	S34°46'02.5"W	S05°53'06"W	S63°38'59"W
17	R/W	75.00'	288°59'04"	378.28'	87.12'	S80°50'33"E	S63°38'59"W	N45°20'05"W
17	29	75.00'	25°47'00"	33.75'	33.47'	S50°45'29"W	S63°38'59"W	–
17	28	75.00'	61°07'00"	80.00'	76.26'	S07°18'29"W	–	–
17	27	75.00'	49°39'28"	65.00'	62.99'	S48°04'45"E	–	–
17	26	75.00'	49°39'28"	65.00'	62.99'	N82°15'47"E	–	–
17	25	75.00'	49°39'28"	65.00'	62.99'	N32°36'19"E	–	–
17	24	75.00'	53°06'40"	69.52'	67.06'	N18°46'45"W	–	N45°20'05"W
18	24	25.00'	51°40'43"	22.55'	21.79'	N19°29'43.5"W	N45°20'05"W	N06°20'38"E
19	10	25.00'	54°32'58"	23.80'	22.91'	N19°23'28"E	N46°39'57"E	N07°53'01"W
20	R/W	75.00'	289°05'56"	378.43'	87.00'	N43°20'03"W	N07°53'01"W	N78°47'05"W
20	11	75.00'	71°22'30"	93.43'	87.50'	N27°48'14"E	N07°53'01"W	–
20	12	75.00'	49°39'22"	65.00'	62.98'	N88°19'10"E	–	–
20	13	75.00'	49°39'22"	65.00'	62.98'	S42°01'28"E	–	–
20	14	75.00'	49°39'22"	65.00'	62.98'	S07°37'54"W	–	–
20	15	75.00'	68°45'20"	90.00'	84.70'	S66°50'15"W	–	S46°39'57"W
21	16	25.00'	54°32'58"	23.80'	22.91'	S73°56'26"W	N78°47'05"W	S46°39'57"W
22	CL	770.00'	36°05'26"	485.02'	477.04'	N13°18'54"E	N04°43'49"W	N31°21'37"E
22	W	803.00'	36°05'26"	505.81'	497.49'	N13°18'54"E	N04°43'49"W	–
22	50	803.00'	03°42'58"	52.08'	52.07'	N02°52'20"W	N04°43'49"W	–
22	51	803.00'	05°42'27"	79.99'	79.96'	N01°50'22.5"E	–	–
22	52	803.00'	05°42'27"	79.99'	79.96'	N07°32'49.5"E	–	–
22	53	803.00'	05°42'27"	79.99'	79.96'	N13°15'16.5"E	–	–
22	54	803.00'	05°42'27"	79.99'	79.96'	N18°57'43.5"E	–	–
22	55	803.00'	05°42'27"	79.99'	79.96'	N24°40'10.5"E	–	–
22	56	803.00'	03°50'13"	53.77'	53.76'	N29°26'30.5"E	–	N31°21'37"E
22	E	737.00'	36°05'26"	464.24'	456.60'	N13°18'54"E	N04°43'49"W	N31°21'37"E
22	44	737.00'	03°57'09"	50.84'	50.83'	N02°45'14.5"W	N04°43'49"W	–
22	43	737.00'	06°36'29"	85.00'	84.95'	N02°31'34.5"E	–	–
22	42	737.00'	06°36'29"	85.00'	84.95'	N09°08'03.5"E	–	–
22	41	737.00'	06°36'29"	85.00'	84.95'	N15°44'32.5"E	–	–
22	40	737.00'	06°36'29"	85.00'	84.95'	N22°21'01.5"E	–	–
22	39	737.00'	05°42'21"	73.39'	73.36'	N28°30'26.5"E	–	N31°21'37"E
23	50	25.00'	54°32'58"	23.80'	22.91'	S22°32'40"W	S04°43'49"E	S49°49'09"W
24	R/W	75.00'	289°05'56"	378.43'	87.00'	N85°16'11"E	S49°49'09"W	N59°16'47"W
24	49	75.00'	67°29'42"	88.35'	83.33'	S16°04'18"W	S49°49'09"W	–
24	48	75.00'	48°07'16"	62.99'	61.16'	N41°44'11"W	–	–
24	47	75.00'	49°19'12"	64.56'	62.58'	N89°32'35"E	–	–
24	46	75.00'	50°45'00"	66.43'	64.28'	N39°30'29"E	–	–
24	45	75.00'	73°24'46"	96.10'	89.66'	N22°34'24"W	–	N59°16'47"W
25	44	25.00'	54°32'58"	23.80'	22.91'	N32°00'18"W	N59°16'47"W	N04°43'49"W
26	CL	400.00'	21°18'50"	148.80'	147.94'	N10°19'26"E	N00°19'59"W	N20°58'51"E
26	W	433.00'	21°18'50"	161.07'	160.15'	N10°19'26"E	N00°19'59"W	N20°58'51"E
26	122	433.00'	05°03'46"	38.26'	38.25'	N02°11'54"E	N00°19'59"W	–
26	123	433.00'	12°02'00"	90.94'	90.77'	N10°44'47"E	–	–
26	124	433.00'	04°13'04"	31.87'	31.87'	N18°52'19"E	–	N20°58'51"E
26	E	367.00'	21°18'50"	136.52'	135.74'	N10°19'26"E	N00°19'59"W	N20°58'51"E
26	2	367.00'	10°39'24"	68.26'	68.16'	N04°59'43"E	N00°19'59"W	–
26	1	367.00'	10°39'26"	68.26'	68.17'	N15°39'08"E	–	N20°58'51"E
27	O.L.1	233.00'	31°26'44"	127.88'	126.28'	N05°15'29"E	N20°58'51"E	N10°27'53"W
27	CL	200.00'	31°26'44"	109.77'	108.39'	N05°15'29"E	N20°58'51"E	N10°27'53"W
27	O.L.7	167.00'	31°26'44"	91.65'	90.51'	N05°15'29"E	N20°58'51"E	N10°27'53"W
28	O.L.7	25.00'	90°00'00"	39.27'	35.36'	N55°27'53"W	N10°27'53"W	S79°32'07"W
29	O.L.1	25.00'	96°49'03"	42.24'	37.40'	N37°56'38.5"E	N10°27'53"W	N86°21'10"E

25' NO MOW BUFFER ZONE DETAIL



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 October 17th, 2002

Department of Administration

REVISED 08-27-2002

SHEET 3 OF 4

THIS INSTRUMENT DRAFTED BY KEITH A. KINDRED

DEER CREEK ESTATES

BEING A PART OF THE SW ¼ OF THE SE ¼ OF SECTION 34, T.4N., R.22E., TOWN OF CALEDONIA, AND THE NW ¼, NE ¼, SE ¼ AND SW ¼ OF THE NE ¼, OF SECTION 3 AND THE NE ¼ AND SE ¼ OF THE NW ¼ OF SECTION 3, T.3N., R.22E., TOWN OF MOUNT PLEASANT, IN RACINE COUNTY, WISCONSIN

VOL 34 PAGE 364

LOT 64	008-03-22-03-100-064
LOT 65	008-03-22-03-100-065
LOT 66	008-03-22-03-100-066
LOT 67	008-03-22-03-100-067
LOT 68	008-03-22-03-100-068
LOT 69	008-03-22-03-100-069
LOT 70	008-03-22-03-100-070
LOT 71	008-03-22-03-100-071
LOT 72	008-03-22-03-100-072
LOT 73	008-03-22-03-100-073
LOT 74	008-03-22-03-100-074
LOT 75	008-03-22-03-100-075
LOT 76	008-03-22-03-100-076
LOT 77	008-03-22-03-100-077
LOT 78	008-03-22-03-100-078
LOT 79	008-03-22-03-100-079
LOT 80	008-03-22-03-100-080
LOT 81	008-03-22-03-100-081
LOT 82	008-03-22-03-100-082
LOT 83	008-03-22-03-100-083
LOT 84	008-03-22-03-100-084
LOT 85	008-03-22-03-100-085
LOT 86	008-03-22-03-100-086
LOT 87	008-03-22-03-100-087
LOT 88	008-03-22-03-100-088
LOT 89	008-03-22-03-100-089
LOT 90	008-03-22-03-100-090
LOT 100	008-03-22-03-100-100
LOT 101	008-03-22-03-100-101
LOT 102	008-03-22-03-100-102
LOT 103	008-03-22-03-100-103
LOT 104	008-03-22-03-100-104
LOT 105	008-03-22-03-100-105
LOT 106	008-03-22-03-100-106
LOT 107	008-03-22-03-100-107
LOT 108	008-03-22-03-100-108
LOT 109	008-03-22-03-100-109
LOT 110	008-03-22-03-100-110
LOT 111	008-03-22-03-100-111
LOT 112	008-03-22-03-100-112
LOT 113	008-03-22-03-100-113

NOTES:

1. LOTS 3, 61, 98 AND 121 ARE PROHIBITED DIRECT VEHICLE ACCESS WITHIN 35 FEET OF THE INTERSECTION OF DEER CREEK DR. AND WHITETAIL DR., MEASURED FROM THE RIGHT-OF-WAY.
2. LOTS 67 AND 84 ARE PROHIBITED DIRECT VEHICLE ACCESS WITHIN 35 FEET OF THE INTERSECTION OF DEER CREEK DR. AND DOE GLEN COURT, MEASURED FROM THE RIGHT-OF-WAY.
3. LOTS 37 AND 58 ARE PROHIBITED DIRECT VEHICLE ACCESS WITHIN 35 FEET OF THE INTERSECTION OF WHITETAIL DR. AND RED FAWN COURT, MEASURED FROM THE RIGHT-OF-WAY.
4. CONSTRUCTION OF STRUCTURES WITHIN 100 FEET OF THE OVERHEAD POWER LINES EXISTING IN THE WEPCO EASEMENT ON THE EAST SIDE OF THIS DEVELOPMENT IS PROHIBITED.
5. ALL LOTS ARE TO BE SERVED BY PUBLIC SANITARY SEWER AND MUNICIPAL PUBLIC WATER.
6. OUTLOTS 6 AND 7 TO BE RETAINED BY DEVELOPER; OUTLOTS 1,2 AND 5 TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
7. OUTLOTS 3 AND 4 TO BE DEDICATED TO THE TOWN OF MOUNT PLEASANT FOR PARKLAND/STORMWATER DRAINAGE DISTRICT UTILITY PURPOSES.
8. LANDS LYING WITHIN THE DESIGNATED ENVIRONMENTAL CORRIDOR AND WETLANDS SHALL BE PRESERVED/PROTECTED BY PROHIBITING THE FOLLOWING ACTIVITIES: GRADING, FILLING, TILING, DRAINING; EXCAVATING; AND DREDGING; ERECTING ANY STRUCTURES, EXCEPT SPLITRAIL FENCES WHICH MAY BE REVIEWED AS PART OF A SITE PLAN REVIEW PROCESS; REMOVING OR DESTROYING ANY NATIVE VEGETATION, EXCEPT FOR DISEASED, NON-INDIGENOUS SPECIES OR NOXIOUS WEEDS (AS DEFINED BY LOCAL ORDINANCES); INTRODUCING PLANTS NOT NATIVE OR INDIGENOUS TO THE NATURAL ENVIRONMENT; CREATING A MOWN LANDSCAPE, GARDENING, CULTIVATING, OR DEPOSITING YARD WASTE OF ANY TYPE; AND GRAZING OF DOMESTICATED ANIMALS, WHERE APPLICABLE.

STORMWATER MANAGEMENT NOTES

1) THE LOT OWNERS IN THE SUBDIVISIONS OR THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS THE RESPONSIBLE PARTIES) SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT MEASURES.
2) THE RESPONSIBLE PARTIES SHALL MAINTAIN THE STORMWATER MANAGEMENT MEASURES IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
3) THE LOCAL MUNICIPALITY IS AUTHORIZED TO ACCESS THE PROPERTY TO CONDUCT INSPECTIONS OF STORMWATER PRACTICES AS NECESSARY TO ASCERTAIN THAT THE PRACTICES ARE BEING MAINTAINED AND OPERATED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
4) THE RESPONSIBLE PARTY, ON AN ANNUAL BASIS, SHALL PROVIDE MAINTENANCE OF EACH STORMWATER MANAGEMENT MEASURE, INCLUDING BUT NOT LIMITED TO, REMOVAL OF DEBRIS, MAINTENANCE OF VEGETATIVE AREAS, MAINTENANCE OF STRUCTURAL STORMWATER MANAGEMENT MEASURES AND SEDIMENT REMOVAL.
5) UPON NOTIFICATION OF THE RESPONSIBLE PARTIES, BY THE LOCAL MUNICIPALITY, OF MAINTENANCE PROBLEMS WHICH REQUIRE CORRECTION, THE SPECIFIED CORRECTIVE ACTIONS SHALL BE TAKEN WITHIN A REASONABLE TIME FRAME AS SET BY THE LOCAL MUNICIPALITY.
6) THE LOCAL MUNICIPALITY IS AUTHORIZED TO PERFORM THE CORRECTIVE ACTIONS IDENTIFIED IN THE INSPECTION REPORT IF THE RESPONSIBLE PARTIES DO NOT MAKE THE REQUIRED CORRECTIONS IN THE SPECIFIED TIME PERIOD. THE COSTS AND EXPENSES SHALL BE ENTERED ON THE TAX ROLL AS A SPECIAL ASSESSMENT AGAINST THE PROPERTY AND COLLECTED WITH ANY OTHER TAXES LEVIED THEREON FOR THE YEAR IN WHICH THE WORK IS COMPLETED.

LOT 114	008-03-22-03-100-114
LOT 115	008-03-22-03-100-115
LOT 116	008-03-22-03-100-116
LOT 117	008-03-22-03-100-117
LOT 118	008-03-22-03-100-118
LOT 119	008-03-22-03-100-119
LOT 120	008-03-22-03-100-120
LOT 121	008-03-22-03-100-121
LOT 122	008-03-22-03-100-122
LOT 123	008-03-22-03-100-123
LOT 124	008-03-22-03-100-124
OUTLOT 1	008-03-22-03-100-125
OUTLOT 2	008-03-22-03-100-126
OUTLOT 3	008-03-22-03-100-127
OUTLOT 4	008-03-22-03-100-128
OUTLOT 5	008-03-22-03-100-129
OUTLOT 6	008-03-22-03-100-130
OUTLOT 7	008-03-22-03-100-131

SURVEYOR'S CERTIFICATE:

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

That I have surveyed, mapped and divided all that part of the SW 1/4 of the SE 1/4 of Section 34, T4N, R22E, Town of Caledonia, and the NW 1/4, NE 1/4, SE 1/4, SW 1/4 of the NE 1/4, SE 1/4 and NE 1/4 of the NW 1/4 of Section 3, T3N, R22E, Town of Mount Pleasant, Racine County, Wisconsin

Beginning at the SW corner of the SE 1/4 of said Section 34; thence N.89°-40'-01"E., 198.16 feet along the south line of the SE 1/4 of said Section 34; thence N.01°-00'-33"W., 201.43 feet to a point on the south line of Parcel A, CSM 1315; thence N.71°-50'-04"E., 113.01 feet along the south line of said Parcel A, CSM 1315 to a point on the west line of Parcel B of said CSM 1315; thence S.01° -00'-33"E., 18.28 feet along said west line to a point on the south line of Parcel B, CSM 1315; thence N.71°-50'-04"E., 319.00 feet along the south line of Parcel B, CSM 1315, Parcel 1, CSM 1741 and Parcel 1, CSM 1075; thence N.88°-49'-46"E., 200.00 feet; thence N.01° -10'-14"W., 241.46 feet to a point on the south right-of-way line of Northwestern Avenue (C.T.H. "K"); thence N.79°-32'-07"E., 133.29 feet along said right-of-way line; thence N.86°-21'-10"E., 22.74 feet along said right-of-way line: thence S.01°-10'-14"E., 584.62 feet to a point on the south line of the SE 1/4 of said Section 34; thence N.89°-40'-01"E., 1053.66 feet to a point on the west right-of-way line of the Union Pacific Railroad; thence S.02°-06'-46"E., 1650.80 feet along said west right-of-way; thence S.89°-40'-01"W., 2039.54 feet to a point on the west line of the NE 1/4 of said Section 3; thence N.89°-58'-33"W., 264.15 feet; thence N.01°-57'-39"W., 1650.99 feet to a point on the north line of the NW 1/4 of said Section 3; thence S.89°-58'-27"E., 279.50 feet along said north line to the point of beginning. Said lands contain 4,054,332 square feet (93.08 acres).

That I have made such survey, land division and map by the direction of Mark W. Neumann, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the land 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 Town of Caledonia and the Town of Mount Pleasant, in surveying, dividing and mapping the same.

Date this 30th day of September 2002

Keith A. Kindred, RLS 2082

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

FROM 004-04-22-34-067-243
008-03-22-03-001-000
008-03-22-03-004-000

LOT 1	008-03-22-03-100-001
LOT 2	008-03-22-03-100-002
LOT 3	008-03-22-03-100-003
LOT 4	008-03-22-03-100-004
LOT 5	008-03-22-03-100-005
LOT 6	008-03-22-03-100-006
LOT 7	008-03-22-03-100-007
LOT 8	008-03-22-03-100-008
LOT 9	008-03-22-03-100-009
LOT 10	008-03-22-03-100-010
LOT 11	008-03-22-03-100-011
LOT 12	008-03-22-03-100-012
LOT 13	008-03-22-03-100-013
LOT 14	008-03-22-03-100-014
LOT 15	008-03-22-03-100-015
LOT 16	008-03-22-03-100-016
LOT 17	008-03-22-03-100-017
LOT 18	008-03-22-03-100-018
LOT 19	008-03-22-03-100-019
LOT 20	008-03-22-03-100-020
LOT 21	008-03-22-03-100-021
LOT 22	008-03-22-03-100-022
LOT 23	008-03-22-03-100-023
LOT 24	008-03-22-03-100-024
LOT 25	008-03-22-03-100-025
LOT 26	008-03-22-03-100-026
LOT 27	008-03-22-03-100-027
LOT 28	008-03-22-03-100-028
LOT 29	008-03-22-03-100-029
LOT 30	008-03-22-03-100-030
LOT 31	008-03-22-03-100-031
LOT 32	008-03-22-03-100-032
LOT 33	008-03-22-03-100-033
LOT 34	008-03-22-03-100-034
LOT 35	008-03-22-03-100-035
LOT 36	008-03-22-03-100-036
LOT 37	008-03-22-03-100-037
LOT 38	008-03-22-03-100-038
LOT 39	008-03-22-03-100-039
LOT 40	008-03-22-03-100-040
LOT 41	008-03-22-03-100-041
LOT 42	008-03-22-03-100-042
LOT 43	008-03-22-03-100-043
LOT 44	008-03-22-03-100-044
LOT 45	008-03-22-03-100-045
LOT 46	008-03-22-03-100-046
LOT 47	008-03-22-03-100-047
LOT 48	008-03-22-03-100-048
LOT 49	008-03-22-03-100-049
LOT 50	008-03-22-03-100-050
LOT 51	008-03-22-03-100-051
LOT 52	008-03-22-03-100-052
LOT 53	008-03-22-03-100-053
LOT 54	008-03-22-03-100-054
LOT 55	008-03-22-03-100-055
LOT 56	008-03-22-03-100-056
LOT 57	008-03-22-03-100-057
LOT 58	008-03-22-03-100-058
LOT 59	008-03-22-03-100-059
LOT 60	008-03-22-03-100-060
LOT 61	008-03-22-03-100-061
LOT 62	008-03-22-03-100-062
LOT 63	008-03-22-03-100-063

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 23RD day of OCTOBER, 20 02

In presence of:

Mark W. Neumann

STATE OF WISCONSIN
COUNTY

Personally came before me this 23rd day of OCTOBER 2002 the above named Mark Neumann, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Bonnie Schaefer
Notary Public
Kenosha County, Wisconsin
My Commission expires 9/11/05

BONNIE SCHAEFER NOTARY PUBLIC STATE OF WISCONSIN

TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Mount Pleasant on this 14 day of October, 20 02

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 18 day of September, 20 02

Juliet Edmands, Clerk
Joseph Clementi, Chairman

TOWN OF CALEDONIA PLANNING COMMISSION APPROVAL:

Approved by the Planning Commission of the Town of Caledonia on this _____ day of _____, 20___.

Wendy Christensen, Clerk
Susan Greenfield, Chairman

TOWN BOARD APPROVAL:

Approved by the Town Board of the Town of Caledonia on this 20th day of November, 20 02.

Wendy Christensen, Clerk
Susan Greenfield, Chairman

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 October 17th, 20 02

Department of Administration

THIS INSTRUMENT DRAFTED BY KEITH A. KINDRED

RACINE COUNTY ECONOMICAL DEVELOPMENT & LAND USE PLANNING COMMITTEE APPROVAL:

Approved as a final plat this 16TH day of SEPTEMBER, 20 02.

Arnold L. Clement, Director Date 21 NOV 02
Planning Development

RACINE COUNTY BOARD APPROVAL:

Resolved that the plat of Deer Creek Estates, 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 Nov 21, 2002

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.

Elizabeth A. Majeski, Racine County Treasurer Date 11/21/02

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 DEER CREEK ESTATES.

James Woolrage, Treasurer Date 11-20-2002

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 Estates.

Juliet Edmands, Treasurer Date Nov. 11, 2002

REVISED 08-27-2002