Map Book # 46 Pg. 37

Woodcrest Ridge Estates

Part of the NE 1/4, SE 1/4, SW 1/4, and NW 1/4 of the NE 1/4, and all of Lot 1 of Certified Survey Map No. 210 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on page 331, as Document No. 308582, and part of Parcel 1 of Certified Survey Map No. 1978 as recorded in the Washington County Registry in Volume 10 of Certified Survey Maps on pages 154–155, as Document No. 407796, all in Section 17, Township 11 North, Range 19 East, Town of West Bend, Washington County, Wisconsin.

Sheet 1 of 5

DOC# 1115226

Recorded
JAN. 13, 2005 AT 12:00:03PM
SUSAN J. MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN
Fee Amount: 150.00

FEE $177.25 EXEMPT

Owner/Subdivider
Castle Development II, LLC
4508 Keller Dr.
West Bend, WI 53095

Surveyor
David J. Leininger
Accurate Surveying
4483 Hwy 33 W.
West Bend, WI 53095

Engineer
Boudreau Incorporated
Pete Hurth
55 South Third Avenue
P.O. Box 105
Sturgeon Bay, WI 54235

Location Sketch
NE 1/4 – Sec. 17–11–19
Scale: 1" = 1000'

S.T.H. "33"
N 88°14'28" E 2652.70
Riesch Road
N 01°15'04" W 2647.87
S 01°46'08" E 2646.34
S 88°10'52" W 2973.09

Highway Setback Restriction:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

Noise Barriers:

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. 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.

Access Restriction:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right of way of STH 33. It being expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department of its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

S T H "33"

North Quarter corner Sec. 17–11–19 conc.mon./brass cap found 526,156.08 2,464,563.15 (State Plane Coordinate)

north line of the NE 1/4 of Sec. 17–11–19

(N 88°14'28" E 2652.28–State Plane) N 88°14'28" E 2652.70–measured

N 88°02'32" E – centerline–reference line of STH "33"

Northeast corner Sec. 17–11–19 conc.mon./blank, can found 525,191.39 2,467,215.09 (State Plane Coordinate)

N 88°02'32" E 366.70

N 88°02'32" E 644.60

50' Highway Setback line (from right of way)

Lot 1 of Certified Survey Map No. 884

unplatted lands

wetlands

N 88°14'28" E 328.00

N 88°02'32" E 417.40

N 88°02'32" E 180.00

N 88°02'32" E 394.61

N 88°02'32" E 544.10

N 88°02'32" E 350.65

N 88°02'32" E 1188.25

Woodcrest Ridge Drive

existing B–1 zoning

Riesch Road

N 01°15'04" W 1006.87

S 01°46'08" E 1210.08

N 88°12'36" E 696.59

Lot 3 Certified Survey Map No. 2832

Lot 1 Certified Survey Map No. 5906

Lot 2 Certified Survey Map No. 5906

Lot 2 Certified Survey Map No. 1904

Parcel 2

Parcel 1 100.24 Certified Survey Map No. 1978

1 5.388 acres (234,659 sq. ft.)

2 5.224 acres (227,594 sq. ft.)

3 6.147 acres (267,783 sq. ft.)

4 3.283 acres (142,990 sq. ft.)

5 3.070 acres (133,685 sq. ft.)

6 3.001 acres (130,739 sq. ft.)

7 3.068 acres (133,676 sq. ft.)

19 3.843 acres (167,398 sq. ft.)

20 3.010 acres (131,114 sq. ft.)

24 3.485 acres (151,831 sq. ft.)

25 3.616 acres (157,503 sq. ft.)

26 3.089 acres (134,561 sq. ft.)

27 3.243 acres (141,244 sq. ft.)

28 2.956 acres (128,744 sq. ft.)

shoreland boundary

Building Setback Line (typical)

S 88°41'58" W 257.40 (rec.–West)

N 88°41'58" E 280.40 (rec.–West)

S 88°41'58" W 33.00

N 01°15'04" W 100.00 (rec.–North – per doc 210) (rec.–West – per doc 210)

S 01°46'08" E 100.00 (rec.–South)

Areas of "NO DEVELOPMENT"
These areas are protected from development.

These areas are restricted from grading, planting, or any others land disturbing activities.

Areas of "Storm Water Easement"

Storm Water Easement

– indicates areas of no access

Utility Easements Areas:

lot line — 8' 1' 12' — or — lot line 12'

unless otherwise noted

Note: The wetlands has been flagged in the field by More Environmental, Inc. on February 6, 2003. Flagging was located by Accurate Surveying on May 13, 2003.

The shoreland boundary locations have been traced from the Washington County Shoreland–Wetlands maps provided by the Washington County Planning and Parks Department.

All elevations are based on U.S.G.S. datum. Master Benchmark is a concrete monument with a brass cap marking the North Quarter corner of Section 17, Range 19 North, Township 19 East, which has a City of West Bend benchmark elevation of 1058.944.

⊠ – indicates a soil boring location.

● – indicates a 1.3" od iron pipe found unless otherwise noted.

○ – indicates a 1.25" x 18" iron rod weighing 4.17 lbs./ft. set.

All other lot corners and meander corners are 1.3" o.d. x 18" iron pipe weighing 1.68 lbs./ft. set.

All dimensions measured and shown to the nearest 0.01 of a foot; all angles measured to the nearest 5 seconds and computed to the nearest second.

All distances shown on curves are curve lengths

(r.e.) – means "recorded as"

Bearings are referenced to the Wisconsin State Plane System Grid, South Zone. The north line of the NE 1/4 of Sec. 17–11–19 has a grid bearing of N 88°14'28" E. (NAD 27)

Scale in feet
0 50 100 200 300
1" = 100'

DAVID J. LEININGER S-2285

David J. Leininger, S-2285

Dated this 26th day of July 2005.
Revised this 27th day of October, 2005.

This instrument was drafted by David J. Leininger, S-2285

see sheet 3 of 5

Map Book # 46 Pg. 38

Woodcrest Ridge Estates

Sheet 2 of 5

Part of the NE 1/4, SE 1/4, SW 1/4, and NW 1/4 of the NE 1/4, and all of Lot 1 of Certified Survey Map No. 210 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on page 331, as Document No. 306562, and part of Parcel 1 of Certified Survey Map No. 1978 as recorded in the Washington County Registry in Volume 10 of Certified Survey Maps on pages 154-155, as Document No. 407796, all in Section 17, Township 11 North, Range 19 East, Town of West Bend, Washington County, Wisconsin.

● – indicates a 1.3" od iron pipe found unless otherwise noted.

○ – indicates a 1.25" x 18" iron rod weighing 4.17 lbs./ft. set.

All other lot corners and meander corners are 1.3" o.d. x 18" iron pipe weighing 1.68 lbs./ft. set.

All dimensions measured and shown to the nearest 0.01 of a foot; all angles measured to the nearest 5 seconds and computed to the nearest second.

All distances shown on curves are curve lengths

(r.o.) – means "recorded as"

Bearings are referenced to the Wisconsin State Plane System Grid, South Zone. The north line of the NE 1/4 of Sec. 17-11-19 has a grid bearing of N 89°14'28" E. (NAD 27)

Scale in feet 1" = 100'

Owner/Subdivider
Castle Development II, LLC
4508 Dollar Dr.
West Bend, WI 53095

Surveyor
David J. Leininger
Accurate Surveying
4483 Hwy. 33 W.
West Bend, WI 53095

Engineer
Baudhuin Incorporated
Pete Hurth
55 South Third Avenue
P.O. Box 105
Sturgeon Bay, WI 54235

w.s. – means "water surface"

– indicates areas of no access

The Primary Environmental Corridor has been digitally copied from SEWRPC Corridor files.

The wetlands has been flagged in the field by Mann Environmental, Inc. on February 5, 2003. Flagging was located by Accurate Surveying on May 15, 2003.

The shoreland boundary locations have been traced from the Washington County Shoreland-Wetlands maps provided by the Washington County Planning and Parks Department.

David J. Leininger, S-2285

Dated this 28th day of July 2005.
Revised this 27th day of October, 2005.

Highway Setback Restriction:

No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

Noise Barriers:

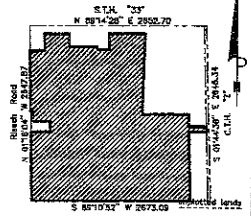
The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

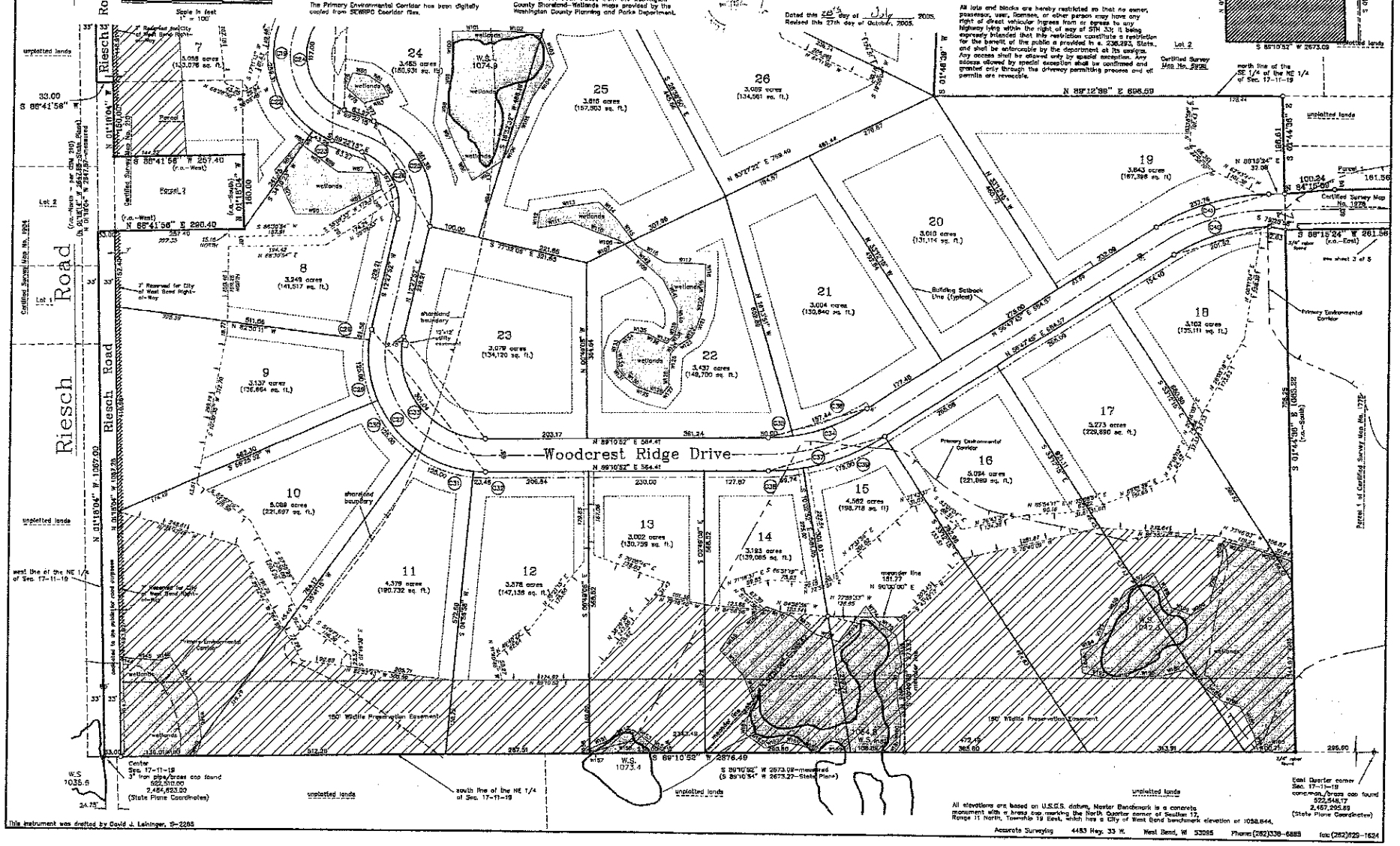
Access Restriction:

All lots and blocks are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right of way of STH 33; it being expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department at its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

Location Sketch

NE 1/4 – Sec. 17-11-19
Scale: 1" = 1000'





All elevations are based on U.S.G.S. datum. Master Benchmark is a concrete monument with a brass cap marking the North Quarter corner of Section 17, Range 11 North, Township 19 East, which has a City of West Bend benchmark elevation of 1058.644.

This instrument was drafted by David J. Leininger, S-2285

Accurate Surveying 4483 Hwy. 33 W. West Bend, WI 53095 Phone: (262)338-6885 fax: (262)629-1624

Map Book # 46 Pg. 39

DOC# 1115239

Sheet 3 of 5

Woodcrest Ridge Estates

Part of the NE 1/4, SE 1/4, SW 1/4, and NW 1/4 of the NE 1/4, and all of Lot 1 of Certified Survey Map No. 210 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on page 331, as Document No. 306582, and part of Parcel 1 of Certified Survey Map No. 1978 as recorded in the Washington County Registry in Volume 10 of Certified Survey Maps on pages 154-156, as Document No. 407796, all in Section 17, Township 11 North, Range 19 East, Town of West Bend, Washington County, Wisconsin.

Surveyor's Certificate:

I, David J. Leininger, registered land surveyor, hereby certify that by the direction of Castle Development II, LLC., I have surveyed, divided, and mapped this plat entitled Woodcrest Ridge Estates, being part of the NE 1/4, SE 1/4, SW 1/4, and NW 1/4 of the NE 1/4, and all of Lot 1 of Certified Survey Map No. 210 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on page 331, as Document No. 306582, and part of Parcel 1 of Certified Survey Map No. 1978 as recorded in the Washington County Registry in Volume 10 of Certified Survey Maps on pages 154-155, as Document No. 407796, all in Section 17, Township 11 North, Range 19 East, Town of West Bend, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the North Quarter corner of said Section 17; thence N 89°14'28" E, along the north line of said NE 1/4, 991.98 feet to a point in the northerly extension of the west line of Lot 1 of Certified Survey Map No. 884 as recorded in the Washington County Registry in Volume 4 of Certified Survey Maps on page 375, as Document No. 351323; thence S 01°39'32" E, along said northerly extension, 117.18 feet to the northwest corner of said Lot 1 of Certified Survey Map No. 884, being the point of beginning of lands herein described; thence continuing S 01°39'32" E, along said west line of the Lot 1 of Certified Survey Map No. 884, 208.71 feet to the southwest corner of said Lot 1; thence N 89°02'32" E, parallel with the south right of way line of S.T.H. "33", 417.40 feet to the southeast corner of said Lot 1; thence S 01°39'32" E, along the southerly extension of the east line of said Lot 1, 41.29 feet; thence N 89°02'32" E, parallel with said south right of way line of S.T.H. "33", 180.00 feet; thence N 01°39'32" W, 250.00 feet to a point in said south right of way line of S.T.H. "33"; thence N 89°02'32" E, along said south right of way line, 544.60 feet; thence S 01°48'39" W, 1210.98 feet to a point in the north line of said SE 1/4 of the NE 1/4; thence N 89°12'39" E, along said north line of the SE 1/4 of the NE 1/4, 996.59 feet to a point in the north extension of the west line of said Parcel 1 of Certified Survey Map No. 1978; thence S 01°44'38" E, along said northerly extension, 198.81 feet; thence N 84°15'09" E, 100.24 feet; thence N 88°15'24" E, 181.56 feet to a point in the west right of way line of C.T.H. "Z"; thence S 01°44'38" E, along said west right of way line, 80.00 feet to the northeast corner of Parcel 1 of Certified Survey Map No. 1775 as recorded in Volume 9 of Certified Survey Maps on pages 156 and 157, as Document No. 384766; thence S 88°15'24" W, along the north line of said Parcel 1 of Certified Survey Map No. 1775, 261.56 feet to the northwest corner of said Parcel 1; thence S 01°44'38" E, along the west line of said Parcel 1 of Certified Survey Map No. 1775, 1053.22 feet to a point in the south line of said NE 1/4; thence S 89°10'52" W, along the south line of said NE 1/4, 2376.48 feet to the center of said Section 17; thence N 01°18'04" W, along the west line of said NE 1/4, 1057.00 feet to a point in the westerly extension of the south line of the Parcel 2 of said Certified Survey Map No. 210; thence N 89°41'56" E, along said westerly extension and the south line of Parcel 2, 290.40 feet to the southeast corner of said Parcel 2; thence N 01°18'04" W, along the east line of said Parcel 2, 150.00 feet to the northeast corner of said Parcel 2; thence S 88°41'56" W, along the north line of said Parcel 2, 257.40 feet to a point in the east right of way line of Riesch Road; thence N 01°18'04" W, along said east right of way line, 160.00 feet to the northwest corner of said Parcel 1 of Certified Survey Map No. 210; thence S 88°41'56" W, at right angles, 33.00 feet to a point in said west line of the NE 1/4; thence N 01°18'04" W, along said west line, 905.87 feet; thence N 89°14'28" E, parallel with said north line of the NE 1/4, 226.00 feet; thence N 01°18'04" W, parallel with said west line of the NE 1/4, 266.55 feet to a point in said south right of way line of S.T.H. "33"; thence N 89°02'32" E, along said south right of way line, 366.70 feet to the point of beginning.

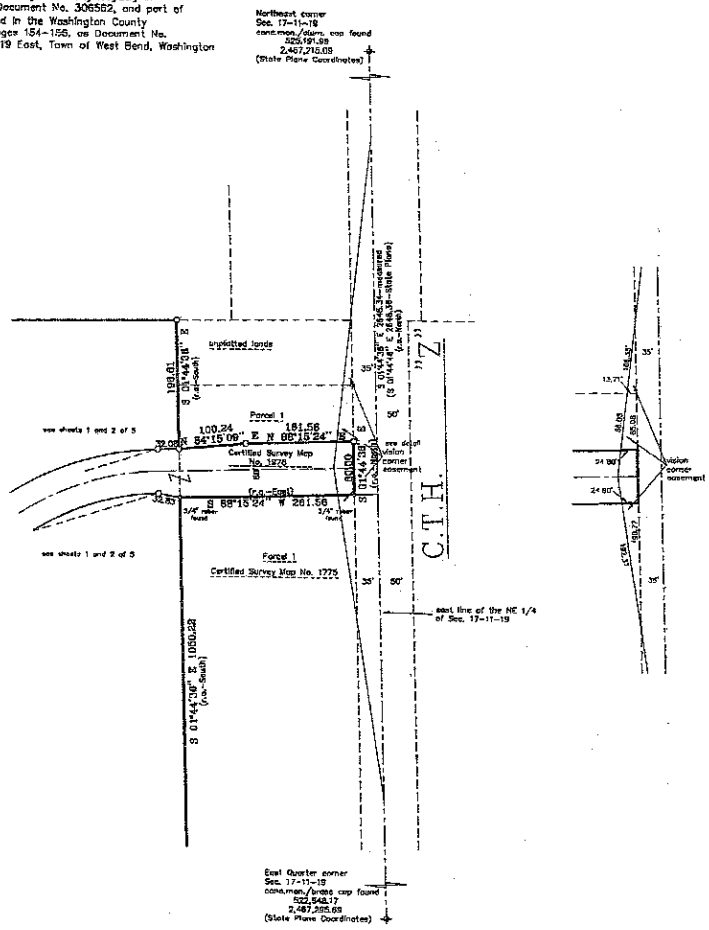
Containing 114.170 acres (4,973,264 square feet) more or less.

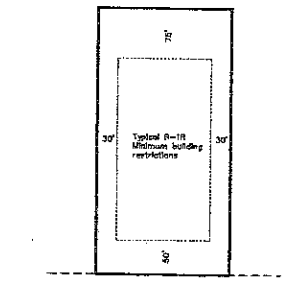
I further certify that this plat is a correct representation of the exterior boundaries and the subdivision of the land surveyed and described, and that I have fully complied with the provisions of chapter 236 of Wisconsin Statutes and the Town of West Bend Land Division Ordinance in surveying, dividing, and mapping said land.

Dated this 24th day of July, 2005.
Revised this 27th day of October, 2005.

David J. Leininger, S-2285

DAVID J. LEININGER S-2285 WEST BEND, WI





Lots 1-25
- R-1R: Rural Residential zoning
- Minimum building setback = 50' from right of way
- Minimum building sideyard = 30' on each side
- Minimum building rearyard = 75'
- Minimum building setback from wetlands = 25'

Lots 26-29
- B-1: Commercial/Mixed-Use District
- Minimum building setback = 50' from right of way
- Minimum building sideyard = 25' on each side
- Minimum building rearyard = 25'
- Minimum building setback from wetlands = 25'

This instrument was drafted by David J. Leininger, S-2285

Accurate Surveying 4483 Hwy. 33 W. West Bend, WI 53095 Phone: (262)338-6585 Fax: (262)629-1624

Map Book # 46 Pg. 40

DOC# 1115228

Sheet 4 of 5

Woodcrest Ridge Estates

Part of the NE 1/4, SE 1/4, SW 1/4, and NW 1/4 of the NE 1/4, and all of Lot 1 of Certified Survey Map No. 210 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on page 331, as Document No. 308562, and part of Parcel 1 of Certified Survey Map No. 1978 as recorded in the Washington County Registry in Volume 10 of Certified Survey Maps on pages 154–155, as Document No. 407796, all in Section 17, Township 11 North, Range 19 East, Town of West Bend, Washington County, Wisconsin.

Curve Table

Number	Radius	Arc	Chord Dist.	Chord Bearing	Delta	Tangent Bearing	Tangent Bearing
C1	233.00	253.48	241.16	S 57°52'38" W	62°18'53"	S 89°02'05" W	S 26°42'36" W
C2	233.00	32.69	32.67	S 85°01'21" W	08°02'22"	S 89°02'05" W	S 81°00'16" W
C3	233.00	74.71	74.42	S 71°48'46" W	18°22'49"	S 81°00'10" W	S 62°37'53" W
C4	233.00	72.37	72.07	S 53°43'32" W	17°47'42"	S 62°37'53" W	S 44°48'41" W
C5	233.00	73.88	73.57	S 35°45'08" W	18°10'08"	S 44°48'41" W	S 26°42'38" W
C6	367.00	181.56	172.85	S 57°52'38" W	62°18'53"	S 89°02'05" W	S 26°42'38" W
C7	167.00	80.65	79.86	S 12°56'30" W	27°40'06"	S 26°42'38" W	S 00°57'28" E
C8	233.00	112.52	111.43	S 12°43'28" W	27°40'06"	S 26°42'38" W	S 00°57'28" E
C9	117.00	241.33	200.77	N 58°08'02" W	118°11'00"	S 00°57'28" E	N 62°48'28" W
C10	183.00	377.47	314.52	S 58°08'02" W	118°11'00"	N 62°48'28" W	S 00°57'28" E
C11	1183.00	66.91	64.74	S 12°26'45" W	3°14'26"	S 00°57'28" E	N 62°48'28" W
C12	183.00	113.50	111.68	S 43°06'04" W	35°32'13"	S 26°42'38" W	S 62°48'28" E
C13	183.00	144.33	140.62	S 83°08'51" W	45°11'23"	S 62°48'28" E	S 81°21'10" W
C14	1183.00	34.12	34.07	N 88°06'39" W	1°39'00"	S 81°21'10" W	N 79°57'29" W
C15	183.00	128.87	126.16	N 60°34'05" W	40°21'16"	N 79°57'29" W	N 39°45'50" W
C16	233.00	185.39	180.53	N 83°52'08" W	45°35'15"	N 62°48'28" W	S 71°36'18" W
C17	233.00	114.61	113.45	N 76°51'56" W	28°11'01"	N 62°48'28" W	S 71°36'18" W
C18	233.00	70.77	70.50	S 80°30'29" W	17°24'14"	S 89°06'36" W	S 71°36'18" W
C19	183.00	455.38	345.09	S 01°08'01" W	141°00'33"	S 71°36'18" W	S 69°24'15" E
C20	183.00	30.09	30.07	S 69°56'31" W	09°23'34"	S 74°38'18" W	S 65°14'44" W
C21	183.00	117.81	115.79	S 43°49'07" W	36°52'08"	S 65°14'44" W	S 28°22'36" W
C22	183.00	358.31	236.15	S 15°14'01" E	111°11'12"	S 82°44'44" W	S 28°33'28" W
C23	183.00	43.26	43.16	S 82°36'58" E	13°32'36"	S 89°01'30" W	S 75°49'37" E
C24	117.00	267.85	214.08	S 01°08'01" W	141°00'33"	S 75°49'37" E	S 65°51'57" E
C25	183.00	291.38	259.72	S 39°27'13" E	91°15'07"	S 71°36'18" W	S 69°22'10" E
C26	117.00	182.71	163.28	S 39°27'13" E	89°30'00"	S 89°23'14" E	S 1°23'52" W
C27	233.00	490.07	388.41	S 38°10'58" E	120°31'00"	S 89°23'14" E	S 1°23'52" W
C28	233.00	21.56	21.55	S 89°46'31" W	05°18'02"	N 12°27'22" W	N 89°10'37" E
C29	233.00	126.00	123.51	S 06°12'19" E	30°44'17"	S 12°27'22" W	S 07°28'48" W
C30	233.00	126.00	123.51	S 36°56'36" E	30°44'17"	S 07°28'48" W	S 23°24'28" E
C31	233.00	126.00	123.51	S 67°40'53" E	30°44'17"	S 23°24'28" E	S 54°08'45" E
C32	233.00	23.46	23.45	S 57°56.05" E	05°46.08"	S 54°18'45" E	S 60°03'09" E
C33	1167.00	301.04	281.80	N 39°10'58" E	14°46'58"	S 60°03'09" E	N 89°10'52" E
C34	367.00	207.44	204.68	N 72°59'15" E	32°23'01"	N 89°10'52" E	N 56°47'45" E
C35	367.00	150.00	148.96	N 85°16'41" E	23°24'39"	N 89°10'52" E	N 36°47'45" E
C36	367.00	170.44	168.93	N 63°05'07" E	26°36'00"	N 36°47'45" E	N 10°11'45" E
C37	433.00	244.74	241.50	N 72°38'18" E	32°23'01"	N 89°10'52" E	N 56°47'45" E
C38	433.00	86.74	86.62	N 84°34'00" E	11°28'42"	N 89°10'52" E	N 56°47'45" E
C39	433.00	175.00	173.81	N 69°22'26" E	23°09'23"	N 79°57'05" E	N 56°47'45" E
C40	367.00	201.93	199.50	N 72°31'34" E	31°32'39"	N 79°57'05" E	N 48°24'25" E
C41	433.00	237.78	234.78	N 72°31'34" E	31°27.39"	N 56°47'45" E	N 88°15'24" E

Storm Water Easement Line Table

NUMBER	DIRECTION	DISTANCE
S300	N 64°08'20" W	16.27
S301	N 29°21'09" E	30.97
S302	N 64°38'28" W	30.00
S303	S 29°21'09" W	30.00
S304	S 89°38'43" W	104.86
S305	N 38°18'07" E	187.08

Wetlands Line Table

NUMBER	DIRECTION	DISTANCE
W1	N 56°47'45" E	70.28
W2	N 04°37'39" W	77.63
W3	N 42°20'01" E	86.02
W4	N 26°23'13" E	181.84
W5	N 39°23'55" W	111.70
W6	N 07°58'01" W	52.82
W7	S 78°41'11" W	84.54
W8	S 56°16'07" W	33.42
W9	S 10°08'44" W	53.37
W10	S 11°10'05" E	98.36
W11	S 83°13'05" W	180.10
W12	S 38°18'07" W	28.11
W13	S 26°42'38" W	77.70
W14	S 28°39'41" E	148.88
W15	S 43°07'09" E	87.98
W16	S 13°17'52" E	164.27
W17	S 86°09'37" E	112.89
W18	N 39°23'55" W	28.48
W19	N 39°23'55" W	182.88
W20	S 26°42'38" W	40.10
W21	S 17°29'31" W	28.17
W22	S 11°28'24" E	48.16
W23	S 11°28'24" E	13.56
W24	N 40°41'43" W	87.98
W25	N 39°23'55" W	27.18
W26	W 27°28'55" E	54.19
W27	N 48°18'14" W	54.19
W28	N 32°43'48" W	48.42
W29	N 85°36'48" W	102.42
W30	N 84°21'53" W	45.19
W31	N 79°29'32" W	21.41
W32	S 85°47'28" W	43.89
W33	N 48°18'28" W	48.54
W34	N 81°25'15" E	148.34
W35	N 84°21'53" E	45.19
W36	N 81°13'14" E	27.36
W37	N 80°00'34" E	46.07
W38	S 71°17'06" E	47.31
W39	S 78°07'28" E	102.98
W40	S 89°55'00" E	61.97
W41	S 81°30'38" E	61.47
W42	S 89°55'00" E	121.82
W43	S 89°55'00" E	29.45
W44	S 89°17'20" E	41.82
W45	S 89°17'20" E	29.45
W46	N 89°13'10" E	116.86
W47	N 82°05'41" E	50.06
W48	S 82°05'41" W	13.08
W49	S 89°55'00" E	30.47
W50	N 89°55'00" E	3.07
W51	S 89°44'58" E	18.89
W52	N 74°32'45" E	109.19
W53	N 89°55'00" E	29.45
W54	N 89°55'00" E	34.91
W55	N 74°11'01" E	29.82
W56	S 68°18'08" E	111.86
W57	S 68°18'08" E	29.45
W58	S 82°05'41" E	50.06
W59	S 82°05'41" E	13.08
W60	S 89°55'00" E	30.47
W61	S 89°55'00" E	3.07
W62	S 89°44'58" E	18.89
W63	N 74°32'45" E	109.19
W64	N 89°55'00" E	29.45
W65	N 89°55'00" E	34.91
W66	N 74°11'01" E	29.82
W67	S 68°18'08" E	111.86
W68	S 68°18'08" E	29.45
W69	S 82°05'41" E	50.06
W70	S 82°05'41" E	13.08
W71	S 89°55'00" E	30.47
W72	S 89°55'00" E	3.07
W73	S 89°44'58" E	18.89
W74	S 74°32'45" E	109.19
W75	S 89°55'00" E	29.45
W76	N 89°55'00" E	34.91
W77	N 74°11'01" E	29.82
W78	N 68°18'08" E	111.86
W79	N 68°18'08" E	29.45
W80	N 82°05'41" E	50.06
W81	N 82°05'41" E	13.08
W82	N 89°55'00" E	30.47
W83	N 89°55'00" E	3.07
W84	N 89°44'58" E	18.89
W85	N 74°32'45" E	109.19
W86	N 89°55'00" E	29.45
W87	N 89°55'00" E	34.91
W88	N 74°11'01" E	29.82
W89	S 68°18'08" E	111.86
W90	S 68°18'08" E	29.45
W91	S 82°05'41" E	50.06
W92	S 82°05'41" E	13.08
W93	S 89°55'00" E	30.47
W94	S 89°55'00" E	3.07
W95	S 89°44'58" E	18.89
W96	S 74°32'45" E	109.19
W97	S 89°55'00" E	29.45
W98	N 89°55'00" E	34.91
W99	N 74°11'01" E	29.82
W100	N 68°18'08" E	111.86
W101	N 68°18'08" E	29.45
W102	N 82°05'41" E	50.06
W103	N 82°05'41" E	13.08
W104	N 89°55'00" E	30.47
W105	N 89°55'00" E	3.07
W106	N 89°44'58" E	18.89
W107	N 74°32'45" E	109.19
W108	N 89°55'00" E	29.45
W109	N 89°55'00" E	34.91
W110	N 74°11'01" E	29.82
W111	S 68°18'08" E	111.86
W112	S 68°18'08" E	29.45
W113	S 82°05'41" E	50.06
W114	S 82°05'41" E	13.08
W115	S 89°55'00" E	30.47
W116	S 89°55'00" E	3.07
W117	S 89°44'58" E	18.89
W118	S 74°32'45" E	109.19
W119	S 89°55'00" E	29.45
W120	S 89°55'00" E	34.91
W121	S 74°11'01" E	29.82
W122	S 68°18'08" E	111.86
W123	S 68°18'08" E	29.45
W124	S 82°05'41" E	50.06
W125	S 82°05'41" E	13.08
W126	S 89°55'00" E	30.47
W127	S 89°55'00" E	3.07
W128	N 78°21'29" E	21.78
W129	N 89°55'00" E	22.30
W130	N 89°55'00" E	29.45
W131	N 89°55'00" E	34.91
W132	N 0°28'32" W	29.17
W133	N 11°09'06" E	13.32
W134	N 48°24'29" E	39.34
W135	S 86°32'27" E	39.50
W136	S 86°32'27" E	22.87
W137	S 68°01'07" E	14.40
W138	S 68°01'07" E	29.18
W139	S 68°01'07" E	29.18
W140	N 22°28'06" W	35.19
W141	N 22°28'06" W	61.32
W142	N 42°31'18" W	114.94
W143	N 21°08'54" E	202.61
W144	S 81°13'14" E	29.36
W145	S 89°55'00" E	21.93
W146	N 89°55'00" E	58.82
W147	N 24°00'48" E	22.55
W148	N 17°55'46" E	97.82
W149	N 17°55'46" E	96.01
W150	N 18°10'56" E	34.98
W151	N 64°29'46" E	148.48
W152	N 87°11'03" E	58.64
W153	S 81°30'38" E	58.64
W154	S 81°30'38" E	29.36
W155	S 89°10'56" E	29.36
W156	N 81°10'27" E	29.36
W157	S 89°10'56" E	29.36
W158	N 81°10'27" E	29.36
W159	N 89°09'37" E	58.82
W160	N 89°09'37" E	34.97
W161	S 25°22'18" E	58.64
W162	N 64°29'46" E	44.30
W163	N 02°26'40" E	32.84
W164	N 18°10'56" E	32.71
W165	N 23°43'16" E	19.74
W166	N 23°43'16" E	29.36
W167	S 70°20'13" E	53.91
W168	N 34°43'05" E	71.95
W169	N 35°13'16" E	54.16
W170	S 70°20'13" E	71.95
W171	S 81°10'27" W	71.95
W172	S 74°22'18" E	58.74
W173	S 81°38'11" E	71.07
W174	S 81°38'11" E	95.03
W175	S 25°22'18" E	58.64
W176	S 82°24'36" E	29.28
W177	S 11°38'43" E	83.81
W178	S 13°01'26" E	47.94
W179	S 11°38'43" E	34.91
W180	S 11°38'43" E	58.27
W181	S 33°08'40" W	41.82
W182	S 33°08'40" W	18.63
W183	S 08°10'56" W	58.70
W184	S 08°10'56" W	174.58
W185	N 14°43'07" W	32.55
W186	S 47°48'48" W	61.30
W187	S 72°46'41" W	58.32
W188	S 32°48'20" E	42.98
W189	S 48°43'21" E	51.30
W190	S 71°17'11" E	47.98
W191	S 89°07'28" E	57.98
W192	S 89°07'28" E	30.06
W193	N 79°01'06" E	54.43
W194	N 04°38'58" W	145.14
W195	N 57°08'22" W	57.98
W196	N 33°08'40" W	58.70
W197	N 33°08'40" W	174.58
W198	N 29°18'06" E	86.51
W199	N 30°16'01" E	82.56
W200	N 15°27'47" E	78.30
W201	N 15°27'47" E	44.13
W202	N 03°19'55" E	60.69
W203	N 03°19'55" E	43.44
W204	N 03°19'55" E	38.74
W205	S 77°21'05" E	58.38
W206	S 72°34'06" E	58.38
W207	S 69°04'28" E	58.60
W208	S 69°04'28" E	388.38
W209	N 89°55'00" E	180.58
W210	N 52°12'06" E	117.86
W211	N 21°39'55" E	58.38
W212	N 09°39'55" E	58.11
W213	S 72°15'16" E	44.13
W214	S 66°15'06" E	153.40
W215	S 17°27'06" E	58.38
W216	S 17°27'06" E	58.38
W217	N 68°51'17" W	50.34
W218	S 87°18'42" W	47.27
W219	S 67°03'54" E	58.31
W220	S 28°08'18" E	58.31
W221	S 01°08'01" E	87.89
W222	S 01°08'01" E	43.16
W223	S 01°08'01" E	29.36
W224	S 11°27'05" E	29.09
W225	S 28°43'43" E	29.28
W226	S 34°36'40" E	29.28
W227	S 41°01'15" E	36.36
W228	S 47°14'50" E	109.97
W229	S 54°18'45" E	29.28
W230	N 01°08'01" E	41.86
W231	N 01°08'01" E	29.36
W232	N 46°08'21" E	29.28
W233	N 32°20'15" E	104.10
W234	N 18°10'56" E	29.36
W235	N 18°10'56" E	29.36
W236	N 10°08'01" E	77.12
W237	N 10°08'01" E	29.36
W238	N 15°56'56" E	29.36
W239	N 44°48'44" E	24.98
W240	N 01°08'01" E	24.98
W241	N 04°37'39" E	14.83
W242	S 89°07'28" E	111.85
W243	S 01°08'01" E	126.27

WISCONSIN
DAVID J. LEININGER
S-2285
WEST BEND

David J. Leininger, S-2285

Dated this 29th day of July, 2005.

Revised this 27th day of October, 2005.

Utility Easement Provisions

An easement for electric and communications service is hereby granted by

Costle Development II, LLC., Grantor, to

Wisconsin Electric Power Company, a Wisconsin corporation doing business as WE Energies, Grantee, and

Verizon North, Inc. and SBC, 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 for such purposes as the same is now or may hereafter be used and for sounds and signals, 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 such lot to serve improvements thereon, 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 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 prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall be not 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.

This instrument was drafted by David J. Leininger, S-2285

Accurate Surveying 4483 Hwy. 33 W. West Bend, WI 53095 Phone:(262)338-6888 fax:(262)629-1624

Map Book # 46 Pg. 41

DOC# 1115228

Sheet 3 of 5

Woodcrest Ridge Estates

Part of the NE 1/4, SE 1/4, SW 1/4, and NW 1/4 of the NE 1/4, and all of Lot 1 of Certified Survey Map No. 210 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on page 331, as Document No. 308582, and part of Parcel 1 of Certified Survey Map No. 1878 as recorded in the Washington County Registry in Volume 10 of Certified Survey Maps on pages 154-155, as Document No. 407798, all in Section 17, Township 11 North, Range 19 East, Town of West Bend, Washington County, Wisconsin.

Owner's Certificate:

As managing member of Castle Development II, LLC, I hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration
Department of Transportation
Washington County Planning and Parks Department
Town of West Bend
City of West Bend

Chad Graff - Managing Member

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this 15th day of December 2005, the above named managing member is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____ Notary Public, Washington County Wisconsin. My commission expires 8-26-07

Town of West Bend Town Board Approval Certificate:

Resolved, that the plat of "Woodcrest Ridge Estates" in the Town of West Bend, Castle Development II, LLC., owner, are hereby approved by the Town of West Bend Town Board.

Date 12-14-05 Approved _____
Paul Ries - Town Chairperson

Date 12-14-05 Signed _____
Paul Ries - Town Chairperson

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of West Bend.

Richard Wick - Town Clerk

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

I, Richard Wick, being the duly elected, qualified and acting clerk of the Town of West Bend, Washington County do hereby certify that the Town Board of the Town of West Bend passed Resolution Number 2005-03 on 12-14-05, authorizing me to issue a certificate of approval of the final plat of "Woodcrest Ridge Estates", Castle Development II, LLC., owner, upon satisfaction of certain conditions, and I do hereby certify that all the conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE 14 day of December 2005.

Dated 12-14-05 _____
Richard Wick - Town Clerk

Town of West Bend Clerk's Transmittal Certificate:

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

I, Richard Wick, being duly elected, qualified and acting Town Clerk of the Town of West Bend do hereby certify that copies of this plat were forwarded as required by s. 236.12 (2) on the 16th day of August 2005, and that within the 20-day limit set by s. 236.12 (3) no objections to the plat have been filed or all objections to the plat have been met.

Dated 10-28-05 _____
Richard Wick - Town Clerk

Certificate of the Town of West Bend Treasurer:

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

I, William F. Voss, being the duly elected, qualified and acting Town Treasurer of the Town of West Bend, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of 12-13-05 affecting the lands included in the plat of "Woodcrest Ridge Estates".

12-14-05 _____
Date William F. Voss - Town Treasurer

This instrument was drafted by David J. Leininger, S-2295

DAVID J. LEININGER S-2295 WEST BEND, WI WISCONSIN

David J. Leininger, S-2295

Dated this 20th day of July 2005.
Revised this 27th day of October, 2005.

Washington County Planning, Conservation and Parks Committee Approval:

This plat of "Woodcrest Ridge Estates" in the Town of West Bend, Castle Development II, LLC., owner, is hereby approved by Washington County Planning, Conservation and Parks Committee. I have prepared it to comply with the provisions of Chapter 24 of the Washington County Code.

Dated this 11th day of January 2005.

Signed _____ Signed _____
Maurice Strupp - Chairperson Director

Certificate of the County Treasurer:

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

I, Janice Gettelman, being the duly elected, qualified and acting treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of Last Tax Roll affecting the lands included in the plat of "Woodcrest Ridge Estates".

1-3-2006 _____
Date Janice Gettelman - County Treasurer

Consent of Corporate Mortgagee:

Associated 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, mapping, and dedication of the land described on this plat, and does hereby consent to the above certificate of Castle Development II, LLC., owner.

IN WITNESS WHEREOF, the said Mortgagee has caused these presents to be signed by James J. Rothenbach, its President, and countersigned by Michael J. Haschmann, its Secretary, at West Bend, Wisconsin, and its corporate seal to be hereunto affixed this 20th day of December 2005.

In the presence of:

Associated Bank (Corporate Seal)
Corporate Name

_____ _____ 12-20-2005
President Secretary Date

James J. Rothenbach Michael J. Haschmann
President(Printed) Secretary(Printed)

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this 20th day of December 2005, James J. Rothenbach, President, and Michael J. Haschmann, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____ Notary Public, Ozaukee, Wisconsin. My commission expires 5/22/2009

(Notary Seal: Printed) Eric Hild

City of West Bend Plan Commission Approval

This plat is hereby approved by the West Bend City Plan Commission as being in conformance with the City's Subdivision Ordinance this 2nd day of November 2005.

_____ _____
Douglas Bode - Mayor Barbara Barringer - City Clerk

City of West Bend Common Council Approval

This plat is hereby approved by the West Bend Common Council as being in conformance with the City's Subdivision Ordinance. Adopted by Resolution No. 90 2005 - 2006 Council this 28 day of November 2005.

_____ _____
Douglas Bode - Mayor Barbara Barringer - City Clerk

Accurate Surveying 4083 Hwy 33 W. West Bend, WI 53095 Phone:(262)338-0888 fax:(262)338-1634