# HAWKS RIDGE PHASE 2

A division of Outlot 1, in Hawks Ridge Phase 1, being in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.


OWNER / DEVELOPER:
Hawks Ridge Holdings, LLC
c/o Bob Tillmann,
1055 Spring Street,
Grafton, WI 53024

SURVEYOR:
raSmith
William R. Henrichs, PLS
16745 West Bluemound Road
Brookfield, WI 53005


1. Bearings are referenced to the West line of the Northeast 1/4 of Section 14, Town 10 North, Range 21 East which is assumed to bear South 02°02'30" East grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD 27).

2. Subdivision Statistics
   Subdivision to contain 41 Lots and 3 Outlots
   Lots are zoned SF-4

| | |
|---|---|
| At Setback | 75 feet (Per Zoning) |
| Corner Lots | 100 feet |
| Minimum Front Yard | 30 feet |
| Minimum Side Yard | 6 / 10 one side |
| Minimum Side Yard on Corner Lot | 30 feet |
| Minimum Rear Yard | 25 feet |
| Minimum Greenspace Surface Ratio | 60% |

3. All Drainage Easements shown hereon are granted to the Village of Grafton.

4. All lots to be served by public sanitary sewer and watermain.

5. Wetland delineated by Wetland & Waterway Consulting, LLC, in 2021.

6. See sheet 3 for curve table.

7. Noise Note:
§233.105(1) The lots of this land division may experience noise at the levels exceeding the levels in §Trans 405.04, Table I. 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.

LEGEND

[ ] INDICATES OVERALL BLOCK DIMENSION.
▲ INDICATES FOUND 1" IRON PIPE, UNLESS NOTED.
● INDICATES FOUND NO. 10 (1.27") REBAR.
◎ INDICATES NO. 10 (1.27") REBAR, WT. 4.303 LBS PER LINEAL FOOT AT LEAST 18" IN LENGTH, SET. UNLESS NOTED.
ALL OTHER LOT & OUTLOT CORNERS HAVE 1" O.D. IRON PIPE, 18" IN LENGTH, WT. 1.68 LBS. PER LINEAL FOOT, SET.
(D) INDICATES "DEDICATED TO THE PUBLIC FOR ROAD PURPOSES".
— — — — — — INDICATES BUILDING SETBACK LINE

LOCATION MAP
NORTHEAST 1/4 OF SECTION 14, T10N, R21E
SCALE: 1" = 2000'

WISCONSIN WILLIAM R. HENRICHS S-2419 WAUKESHA WI LAND SURVEYOR

11/14/ 2025

GRAPHIC SCALE
75 0 75 150 300
1" = 150'

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. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\5169266\dwg\ 169266 FP20-Phase 2.dwg \ SHEET 1

# HAWKS RIDGE PHASE 2

A division of Outlot 1, in Hawks Ridge Phase 1, being in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

EAGLE DRIVE (D)
MALLARD DRIVE (D)
MALLARD COURT (D)
BLUEBILL LANE (D)
BLUEBILL COURT (D)
HAWKS RIDGE RD
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 30 16,797 sq.ft.
LOT 29 14,725 sq.ft.
LOT 28 14,725 sq.ft.
LOT 27 14,725 sq.ft.
LOT 26 14,725 sq.ft.
LOT 25 17,825 sq.ft.
LOT 35 18,451 sq.ft.
LOT 36 25,214 sq.ft.
LOT 37 22,230 sq.ft.
LOT 38 15,928 sq.ft.
LOT 39 25,456 sq.ft.
LOT 40 15,596 sq.ft.
LOT 41 12,647 sq.ft.
LOT 42 15,008 sq.ft.
LOT 43 15,724 sq.ft.
LOT 44 14,561 sq.ft.
LOT 45 12,406 sq.ft.
LOT 46 10,666 sq.ft.
LOT 47 9,674 sq.ft.
LOT 20 15,908 sq.ft.
LOT 51 15,476 sq.ft.
LOT 52 17,903 sq.ft.
LOT 54 21,645 sq.ft.
LOT 59 11,736 sq.ft.
LOT 62 10,000 sq.ft.
LOT 63 12,719 sq.ft.
LOT 64 19,029 sq.ft.
LOT 65 15,438 sq.ft.
OUTLOT 1 243,035 sq.ft.
WETLANDS
15' UTILITY EASEMENT
10' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
8' STORM SEWER EASEMENT
20' STORM SEWER EASEMENT
SANITARY & STORM SEWER EASEMENT
150' GAS EASEMENT PER DOC NO. 839149
OUTLOT 11 STONEWALL FARMS PHASE 3
UNPLATTED LANDS




11/14/ 2025

GRAPHIC SCALE
25 0 25 50 100
1" = 50'

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. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

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# HAWKS RIDGE PHASE 2

A division of Outlot 1, in Hawks Ridge Phase 1, being in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

| Curve Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Curve # | Length | Radius | Chord Bearing | Chord | Tangent In | Tangent Out | Delta |
| C1 | 69.99 | 100.00 | N67°57'09"E | 68.57 | N47°54'06"E | N88°00'12"E | 40°06'06" |
| C2 | 48.99 | 70.00 | N67°57'09"E | 48.00 | N88°00'12"E | N47°54'06"E | 40°06'06" |
| C3 | 75.96 | 130.00 | S71°15'54"W | 74.88 | S54°31'37"W | S88°00'12"W | 33°28'34" |
| C4 | 150.75 | 180.00 | N64°00'37"E | 146.39 | N88°00'13"E | N40°01'02"E | 47°59'11" |
| C5 | 125.63 | 150.00 | N64°00'37"E | 121.99 | N88°00'13"E | N40°01'02"E | 47°59'11" |
| C6 | 175.88 | 210.00 | S64°00'37"W | 170.78 | S40°01'02"W | S88°00'13"W | 47°59'11" |
| C7 | 14.48 | 120.00 | N43°28'23"E | 14.47 | N40°01'02"E | N46°55'44"E | 6°54'42" |
| C8 | 18.09 | 150.00 | N43°28'23"E | 18.08 | N40°01'02"E | N46°55'44"E | 6°54'42" |
| C9 | 10.86 | 90.00 | S43°28'23"W | 10.85 | S46°55'44"W | S40°01'02"W | 6°54'42" |
| C10 | 26.82 | 120.00 | N53°19'52"E | 26.76 | N46°55'44"E | N59°43'59"E | 12°48'15" |
| C11 | 33.52 | 150.00 | N53°19'52"E | 33.45 | N46°55'44"E | N59°43'59"E | 12°48'15" |
| C12 | 20.11 | 90.00 | S53°19'52"W | 20.07 | S59°43'59"W | S46°55'44"W | 12°48'15" |
| C13 | 40.23 | 180.00 | N53°19'52"E | 40.14 | N59°43'59"E | N46°55'44"E | 12°48'15" |
| C14 | 16.66 | 150.00 | N56°33'08"E | 16.65 | N59°43'59"E | N53°22'17"E | 6°21'42" |
| C15 | 16.66 | 150.00 | N56°33'08"E | 16.65 | N59°43'59"E | N53°22'17"E | 6°21'42" |
| C16 | 16.87 | 150.00 | N50°09'01"E | 16.86 | N53°22'17"E | N46°55'44"E | 6°26'33" |
| C17 | 46.93 | 210.00 | S53°19'52"W | 46.83 | S59°43'59"W | S46°55'44"W | 12°48'15" |
| C18 | 262.35 | 60.00 | S7°48'24"E | 97.98 | N62°32'32"W | N46°55'44"E | 250°31'44" |
| C19 | 44.95 | 60.00 | N68°23'34"E | 43.91 | N46°55'44"E | N89°51'25"E | 42°55'41" |
| C20 | 81.48 | 60.00 | S51°14'28"E | 75.36 | N89°51'25"E | S12°20'21"E | 77°48'14" |
| C21 | 78.25 | 60.00 | S25°01'21"W | 72.82 | S12°20'21"E | S62°23'03"W | 74°43'24" |
| C22 | 57.67 | 60.00 | S89°55'15"W | 55.48 | S62°23'03"W | N62°32'32"W | 55°04'24" |
| C23 | 36.93 | 30.00 | S82°11'36"W | 34.64 | N62°32'32"W | S46°55'44"W | 70°31'44" |
| C24 | 72.72 | 100.00 | S22°14'21"E | 71.13 | S43°04'16"E | S01°24'27"E | 41°39'49" |
| C25 | 94.53 | 130.00 | S22°14'21"E | 92.46 | S43°04'16"E | S01°24'27"E | 41°39'49" |
| C26 | 50.90 | 70.00 | N22°14'21"W | 49.79 | N01°24'27"W | N43°04'16"W | 41°39'49" |
| C27 | 25.23 | 30.00 | N64°29'52"E | 24.49 | N88°35'33"E | N40°24'10"E | 48°11'23" |
| C28 | 12.615 | 30.00 | N76°32'43"E | 12.52 | N88°35'33"E | N64°29'52"E | 24°05'41" |
| C29 | 12.615 | 30.00 | N52°27'01"E | 12.52 | N64°29'52"E | N40°24'10"E | 24°05'41" |
| C30 | 289.42 | 60.00 | S1°24'27"E | 80.00 | N43°13'04"W | N40°24'10"E | 276°22'46" |
| C31 | 64.03 | 60.00 | N70°58'29"E | 61.03 | N40°24'10"E | S78°27'12"E | 61°08'37" |
| C32 | 75.16 | 60.00 | S42°34'05"E | 70.34 | S78°27'12"E | S06°40'57"E | 71°46'15" |
| C33 | 76.08 | 60.00 | S29°38'38"W | 71.09 | S06°40'57"E | S65°58'14"W | 72°39'11" |
| C34 | 74.15 | 60.00 | N78°37'25"W | 69.52 | S65°58'14"W | N43°13'04"W | 70°48'42" |
| C35 | 25.23 | 30.00 | N67°18'45"W | 24.49 | N43°13'04"W | S88°35'33"W | 48°11'23" |
| C36 | 12.74 | 30.00 | N55°23'15"W | 12.65 | N43°13'04"W | N67°33'26"W | 24°20'22" |
| C37 | 12.49 | 30.00 | N79°28'56"W | 12.40 | N67°33'26"W | S88°35'33"W | 23°51'01" |
| C38 | 66.52 | 130.00 | N16°47'04"W | 65.80 | N02°07'33"W | N31°26'35"W | 29°19'03" |
| C39 | 20.39 | 60.00 | S69°45'03"E | 20.29 | S79°29'12"E | S60°00'55"E | 19°28'16" |
| C40 | 2.72 | 210.00 | S47°18'00"W | 2.72 | S46°55'44"W | S47°40'16"W | 0°44'32" |
| C41 | 15.03 | 130.00 | S51°12'51"W | 15.02 | S47°54'06"W | S54°31'37"W | 6°37'32" |




WILLIAM R. HENRICHS
S-2419
WAUKESHA
WI
WISCONSIN
LAND SURVEYOR

11/14/ 2025

GRAPHIC SCALE

25 0 25 50 100

1" = 50'

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. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
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# HAWKS RIDGE PHASE 2

A division of Outlot 1, in Hawks Ridge Phase 1, being in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

20' ACCESS & UTILITY EASEMENT PER DOC NO. 640591 & 668918

20' UTILITY EASEMENT PER DOC NO. 617310 & CSM 3019

S86°57'39"W 150.00'

S01°59'55"E 99.67'

N01°59'55"W 150.00'

PARCEL 2
CSM 3075

S88°00'04"W 60.00'

LOT 15

LOT 16

LOT 17

LOT 18

148.26'

N05°14'12"W 243.79'

N60°48'51"E 104.94'

101.18'

N60°48'51"E 15.25'

94.53'

N01°59'47"W 281.33'

LOT 33
23,027 sq.ft.

N88°00'14"E 174.00'

87.00'

87.00'

LOT 31
12,093 sq.ft.

LOT 32
12,093 sq.ft.

N01°59'47"W 139.00'

N01°59'47"W 139.00'

N01°59'47"W 139.00'

8'

20'

15' UTILITY EASEMENT

180.15'

LOT 34
14,576 sq.ft.

S42°05'54"E 178.64'

S62°23'29"E 63.97'

N47°54'06"E 52.81'

C2

N47°54'06"E 63.97'

43.15'

48.99'

88.00'

87.00'

N88°00'12"E 305.15'

69.99'

C1

S47°54'06"W 75.00'

15.03'

C4

S42°05'54"E 192.27'

30.00'

30'

S88°00'12"W 65.00'

N88°00'12"E 305.15'

EAGLE DRIVE Ⓓ

S88°00'12"W 25.15'

75.96'

C3

S88°00'12"W 220.00'

155.00'

15' UTILITY EASEMENT

LOT 19

LOT 30
16,797 sq.ft.

108.37'

108.37'

S88°00'13"W 155.00'

LOT 20

LOT 29
14,725 sq.ft.

95.00'

95.00'

10' DRAINAGE EASEMENT

S88°00'13"W 155.00'

LOT 21

LOT 28
14,725 sq.ft.

95.00'

95.00'

STORM SEWER EASEMENT

N01°59'47"W 603.37'

S88°00'13"W 155.00'

110.00'

LOT 36
25,214 sq.ft.

S42°02'25"E 218.06'

53.60'

S76°58'28"E 228.58'

28.86'

23'

30'

30'

140.60'

LOT 37
22,230 sq.ft.

95.66'

15' UTILITY EASEMENT

N88°00'13"E 164.95'

S01°59'47"E 623.37'

S01°59'47"E 563.37'

109.73'

N17°50'15"E 116.65'

LOT 38
15,928 sq.ft.

Ⓓ MALLARD DRIVE

S34°08'13"E 270.30'

S58°33'25"W 183.55'

S31°26'35"E 22.97'

C38
66.52'

N87°52'27"E 211.90'

S32°27'37"W 606.68'

395.44'

WETLANDS

OUTLOT 3
1147,938 sq.ft.

WETLANDS

ENVIRONMENTAL CORRIDOR

S67°44'51"E 102.94'

S29°44'46"W 157.55'

N14°54'41"E 144.38'

LOT 48
21,778 sq.ft.

15' UTILITY EASEMENT

C19
44.95'

C20
81.29'

N43°04'16"W 107.49'

30.22'

N46°55'44"E 90.00'

LOT 47
9,674 sq.ft.

N43°04'16"W 107.49'

90.00'

S43°04'16"E 30.00'

92.66'

N60°41'09"E 183.70'

91.04'

N73°13'05"E 97.41'

0.68'

LOT 46
10,666 sq.ft.

N43°04'16"W 139.53'

LOT 45
12,406 sq.ft.

N43°04'16"W 150.23'

LOT 44
14,561 sq.ft.

N43°04'16"W 184.18'

LOT 43
15,724 sq.ft.

N43°04'16"W 185.24'

N53°07'29"E 287.75'

91.97'

105.21'

C16
16.87'

71.60'

N59°43'59"E 11.46'

C15
16.66'

C11
33.52'

C14
33.52'

N59°43'59"E 11.46'

C10
26.82'

C13
40.23'

C12
22.11'

N39°43'59"W

C17
44.27'

C40
2.7

30'

30'

MALLARD COURT Ⓓ

86.60'

N46°55'44"E 281.82'

11/14/ 2025

WISCONSIN
WILLIAM R. HENRICHS
S-2419
WAUKESHA
WI
LAND SURVEYOR

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. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

GRAPHIC SCALE

25 0 25 50 100

1" = 50'

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S:\5169266\dwg\ 169266 FP20-Phase 2.dwg \ SHEET 4

# HAWKS RIDGE PHASE 2

A division of Outlot 1, in Hawks Ridge Phase 1, being in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

## SURVEYOR'S CERTIFICATE

State of Wisconsin }
:SS
Waukesha county }

I, William R. Henrichs, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped a division of Outlot 1, in Hawks Ridge Phase 1, being in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

Lots 1 and 2, in Certified Survey Map No. 4287, being in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

Said lands contains 3,748,331 square feet or 86.0498 acres.

That I have made such survey, land division and plat by the direction of HAWKS RIDGE HOLDINGS, LLC, owner of said land.

That such plat 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 provisions of chapter 236 of the Wisconsin statutes and the subdivision regulations of the Village of Grafton in surveying, dividing and mapping the same.

Date: November 14, 2025

William R. Henrichs
Professional Land Surveyor
Registration No. 2419

WISCONSIN
WILLIAM R. HENRICHS
S-2419
WAUKESHA
WI
LAND SURVEYOR

## VILLAGE TREASURER CERTIFICATE

State of Wisconsin }
:SS
Ozaukee County }

I, Paul Styduhar, being the duly elected qualified and acting Village Treasurer of the Village of Grafton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ ,

20____, On any of the land included in the Plat of Hawks Ridge Phase 1.

Date: _____

_____
Paul Styduhar, Village Treasurer

## COUNTY TREASURER'S CERTIFICATE

I, Joshua Morrison, being the duly elected, qualified and acting Treasurer of the County of Ozaukee, do hereby certify that

the records in my office show no unredeemed tax sales or unpaid special assessments as of _____, 20___, affecting the lands included in the Plat of Hawks Ridge Phase 1.

Date: _____

_____
Sandra Tretow, County Treasurer

## VILLAGE BOARD RESOLUTION

Resolved that the plat known as Hawks Ridge Phase 1, in the Village of Grafton, Ozaukee County, Wisconsin, which has been filed for approval, be and hereby is approved as required by chapter 236 of the Wisconsin State Statutes.

Date: _____

_____
Village President, Daniel Delorit

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Grafton.

Date: _____

_____
Village Clerk, Kaity Olsen

## VILLAGE PLAN COMMISSION

Resolved that the plat known as Hawks Ridge Phase 1, in the Village of Grafton, Ozaukee County, Wisconsin, has been approved by the Village of Grafton Plan Commission.

Date: _____

_____
Chairman, Daniel Delorit

Date: _____

_____
Secretary,

## OWNER'S CERTIFICATE OF DEDICATION

HAWKS RIDGE HOLDINGS, 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 liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

HAWKS RIDGE HOLDINGS, LLC, does further certify that this plat is required by: S.236.10 or S.236.12 to be submitted to the following for approval or objection:

1. Village of Grafton
2. Wisconsin Department of Administration

In witness where, said HAWKS RIDGE HOLDINGS, LLC, has caused these presents to be signed by

_____, its sole member, this _____ day of _____, 20_____

HAWKS RIDGE HOLDINGS, LLC
By:

by:_____

State of Wisconsin }
:SS
_____ County }

Personally came before me this _____ day of _____, 20_____,

_____ as _____ to me known to be the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the HAWKS RIDGE HOLDINGS, LLC, by its authority.

_____

Notary Public, State of Wisconsin
my commission expires _____

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. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

HAWKS RIDGE HOLDINGS, LLC , Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as WE Energies, Grantee,

WISCONSIN BELL, INC. d/b/a/ AT&T WISCONSIN, A WISCONSIN CORPORATION, Grantee, and

SPECTRUM MID-AMERICA, LLC., 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, natural 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, theron, 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, natural gas facilities, or telephone and cable TV 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 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.

raSmith
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