# RIVER BEND ESTATES

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 22 EAST, SITUATED IN THE TOWNSHIP OF GRAFTON, OZAUKEE COUNTY, WISCONSIN. CONTAINING 881,050 SQUARE FEET / 20.226 ACRES OF LAND, MORE OR LESS.

**LEGEND:**

- ● 1.315" O.D. IRON PIPE FOUND
- ● 2.375" O.D. X 18" LONG IRON PIPE SET, WEIGHING 3.65 LBS./LINEAL FT.
- 1.315" O.D. X 18" LONG IRON PIPE SET, WEIGHING 1.68 LBS./LINEAL FT. AT ALL OTHER LOT CORNERS.
- ⊕ SECTION CORNER MONUMENT
- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST 0.01 OF A FOOT.
- ALL DISTANCES SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- R.A. = RECORDED AS
- = WETLANDS
- = BUILDING SETBACK LINE
- = EXISTING BUILDING

**NOTES:**

WETLAND DELINEATION PERFORMED BY RDH LONDRE OF TRC ON JUNE 14, 2016, AND FIELD LOCATED BY KAPUR & ASSOCIATES, INC. ON JUNE 18, 2016.

PUBLIC UTILITY EASEMENTS ARE AS SHOWN ON FACE OF PLAT. (SEE "UTILITY EASEMENT PROVISIONS", SHEET 1 OF 2)

PRIVATE ROAD EASEMENTS A & B, VOL.314, PG.484-485, DOC. NO.253357, SHOWN ON LOTS 1 AND 2, AND WITHIN A PORTION OF CHEYENNE AVE., TO BE VACATED UPON THE RECORDING OF THIS PLAT.

ALL LOTS ARE SUBJECT TO A BLANKET MAINTENANCE EASEMENT FOR EXISTING DRAIN TILE. (SUBJECT TO COVENANTS)

REGARDING THE LOTS SHOWN ON THIS PLAT, "NO FURTHER LAND DIVISIONS ARE ALLOWED".

DRAINAGE EASEMENTS AND MAINTENANCE REQUIREMENTS WILL BE ADDRESSED WITH THE DEVELOPER'S AGREEMENT AND/OR THE SUBDIVISION COVENANTS.

THE AREAS WITHIN THE COUNTY SHORELAND ZONING JURISDICTIONAL BOUNDARY AS DEPICTED HEREON ARE SUBJECT TO THE PROVISIONS OF THE OZAUKEE COUNTY SHORELAND AND FLOODPLAIN ZONING ORDINANCE.

APPROXIMATE ORDINARY HIGH WATER ELEVATION = 718.8 (NGVD 1929)

TOP OF WATER ELEVATION OF NAVIGABLE STREAM = 718.9 (NGVD 1929) SHOT ON 01-15-2017.

OUTLOT 1 RESERVED FOR STORMWATER POND.

SCALE: 1" = 80'

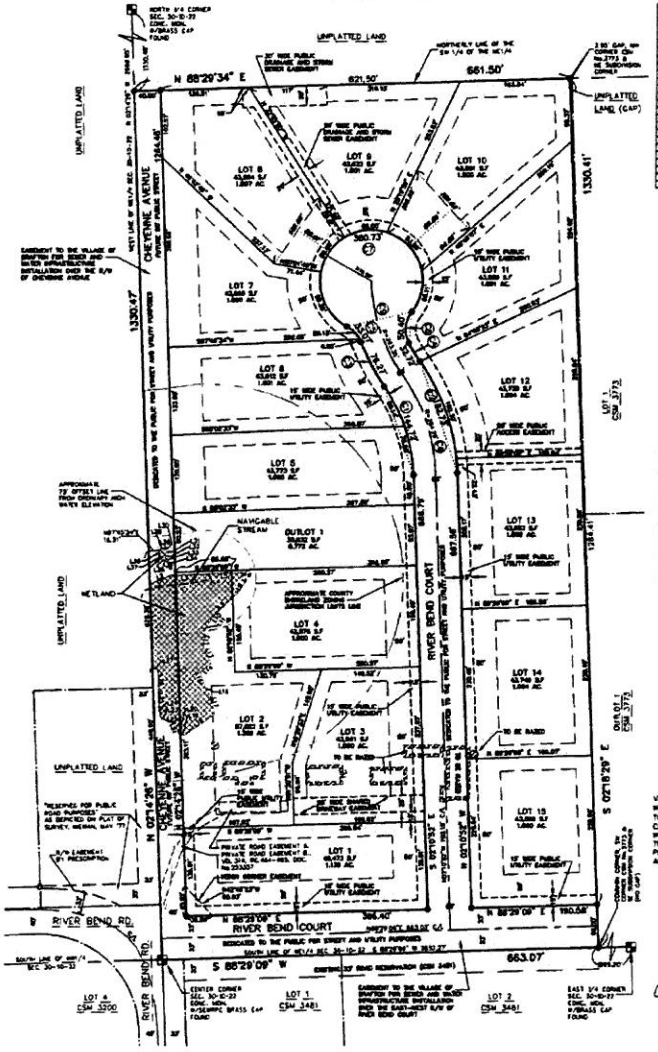
SCALE IN FEET

NORTH REFERENCED TO THE WISCONSIN COORDINATE SYSTEM SOUTH ZONE, NAD 27, THE WEST LINE OF THE NE 1/4 OF SEC. 30-10-22, BEARING N 00°14'26" W.

LOCATION SKETCH
NOT TO SCALE

SECTION 30-10-22

YARD SETBACKS:
STREET = 50'
(UNLESS INDICATED OTHERWISE, SEE LOT 8 & 10)
REAR = 25'
SIDE = 20'




**CURVE TABLE**

| CURVE/LOT | LENGTH | RADIUS | CHORD | CH. BEARING | TANGENT IN | DELTA | TANGENT OUT |
|---|---|---|---|---|---|---|---|
| C1 | 144.73 | 330.00 | 143.57 | S89°29'09"E | S89°29'09"E | 25°07'18" | S64°21'49"E |
| C2/LOT 9 | 45.14 | 330.00 | 45.10 | S77°47'49"E | S73°54'10"E | 7°50'15" | S81°44'24"E |
| C3/LOT 8 | 45.14 | 330.00 | 45.10 | S73°54'10"E | S77°47'49"E | 7°50'15" | S69°57'34"E |
| C4 | 144.73 | 330.00 | 143.57 | S64°21'49"E | S89°29'09"E | 25°07'18" | S39°14'00"E |
| C5/LOT 5 | 45.14 | 330.00 | 45.10 | S56°38'51"E | S52°46'32"E | 7°50'15" | S60°29'07"E |
| C6/LOT 4 | 45.14 | 330.00 | 45.10 | S52°46'32"E | S56°38'51"E | 7°50'15" | S48°54'16"E |
| C7 | 144.73 | 330.00 | 143.57 | S39°14'00"E | S64°21'49"E | 25°07'18" | S14°06'31"E |
| C8 | 45.14 | 330.00 | 45.10 | S31°31'41"E | S27°39'22"E | 7°50'15" | S35°22'00"E |
| C9/LOT 3 | 45.14 | 330.00 | 45.10 | S27°39'22"E | S31°31'41"E | 7°50'15" | S23°47'07"E |
| C10 | 144.73 | 330.00 | 143.57 | S14°06'31"E | S39°14'00"E | 25°07'18" | S11°32'42"W |
| C11/LOT 2 | 45.14 | 330.00 | 45.10 | S6°23'33"E | S2°30'14"E | 7°50'15" | S10°13'50"W |
| C12/LOT 1 | 45.14 | 330.00 | 45.10 | S2°30'14"E | S6°23'33"E | 7°50'15" | S1°57'24"W |
| C13 | 144.73 | 330.00 | 143.57 | S11°32'42"W | S14°06'31"E | 25°07'18" | S36°39'51"W |
| C14/LOT 12 | 45.14 | 330.00 | 45.10 | S18°56'00"W | S15°03'41"W | 7°50'15" | S26°46'08"W |
| C15/LOT 13 | 45.14 | 330.00 | 45.10 | S26°46'08"W | S18°56'00"W | 7°50'15" | S34°36'15"W |
| C16 | 144.73 | 330.00 | 143.57 | S36°39'51"W | S39°14'00"E | 25°07'18" | S61°47'09"W |
| C17/LOT 14 | 45.14 | 330.00 | 45.10 | S42°28'23"W | S38°35'32"W | 7°50'15" | S50°13'40"W |
| C18/LOT 15 | 45.14 | 330.00 | 45.10 | S50°13'40"W | S42°28'23"W | 7°50'15" | S58°03'06"W |
| C19 | 144.73 | 330.00 | 143.57 | S61°47'09"W | S64°21'49"E | 25°07'18" | S86°55'26"W |
| C20 | 151.49 | 330.00 | 150.16 | S74°08'46"W | S86°55'26"W | 26°18'07" | S60°37'19"W |

**UTILITY EASEMENT PROVISIONS**

An easement for electric, natural gas, and communications service is hereby granted by Hidcrest Land LLC and Marko Musich, Grantors, to:

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC WISCONSIN corporations doing business as WE ENERGIES, Grantees,
WISCONSIN BELL INC., doing business as AT&T WISCONSIN, a WISCONSIN CORPORATION, Grantee,
and
TIME WARNER CABLE MIDWEST LLC, a DELAWARE LIMITED LIABILITY COMPANY, 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 "Public Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements thereon, or an 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 "Public Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without the written consent of Grantees. The grant of easement shall be binding upon and insure to the benefit of the heirs, successors and assigns of all parties hereto.

**WETLAND LINE TABLE**

| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|---|---|---|---|---|---|
| L1 | S 88°29'09" E | 19.84' | L29 | S 88°29'09" E | 19.84' |
| L2 | S 88°29'09" E | 19.84' | L30 | S 88°29'09" E | 19.84' |
| L3 | S 88°29'09" E | 19.84' | L31 | S 88°29'09" E | 19.84' |
| L4 | S 88°29'09" E | 19.84' | L32 | S 88°29'09" E | 19.84' |
| L5 | S 88°29'09" E | 19.84' | L33 | S 88°29'09" E | 19.84' |
| L6 | S 88°29'09" E | 19.84' | L34 | S 88°29'09" E | 19.84' |
| L7 | S 88°29'09" E | 19.84' | L35 | S 88°29'09" E | 19.84' |
| L8 | S 88°29'09" E | 19.84' | L36 | S 88°29'09" E | 19.84' |
| L9 | S 88°29'09" E | 19.84' | L37 | S 88°29'09" E | 19.84' |
| L10 | S 88°29'09" E | 19.84' | L38 | S 88°29'09" E | 19.84' |
| L11 | S 88°29'09" E | 19.84' | L39 | S 88°29'09" E | 19.84' |
| L12 | S 88°29'09" E | 19.84' | L40 | S 88°29'09" E | 19.84' |
| L13 | S 88°29'09" E | 19.84' | L41 | S 88°29'09" E | 19.84' |
| L14 | S 88°29'09" E | 19.84' | L42 | S 88°29'09" E | 19.84' |
| L15 | S 88°29'09" E | 19.84' | L43 | S 88°29'09" E | 19.84' |
| L16 | S 88°29'09" E | 19.84' | L44 | S 88°29'09" E | 19.84' |
| L17 | S 88°29'09" E | 19.84' | L45 | S 88°29'09" E | 19.84' |
| L18 | S 88°29'09" E | 19.84' | L46 | S 88°29'09" E | 19.84' |
| L19 | S 88°29'09" E | 19.84' | L47 | S 88°29'09" E | 19.84' |
| L20 | S 88°29'09" E | 19.84' | L48 | S 88°29'09" E | 19.84' |
| L21 | S 88°29'09" E | 19.84' | L49 | S 88°29'09" E | 19.84' |
| L22 | S 88°29'09" E | 19.84' | L50 | S 88°29'09" E | 19.84' |
| L23 | S 88°29'09" E | 19.84' | L51 | S 88°29'09" E | 19.84' |
| L24 | S 88°29'09" E | 19.84' | L52 | S 88°29'09" E | 19.84' |
| L25 | S 88°29'09" E | 19.84' | L53 | S 88°29'09" E | 19.84' |
| L26 | S 88°29'09" E | 19.84' | L54 | S 88°29'09" E | 19.84' |
| L27 | S 88°29'09" E | 19.84' | L55 | S 88°29'09" E | 19.84' |
| L28 | S 88°29'09" E | 19.84' | L56 | S 88°29'09" E | 19.84' |

VISION CORNER EASEMENT NOTE:
WITHIN THE VISION CORNER EASEMENT, A CLEAR SIGHT WINDOW, DEFINED AS 1' BELOW THE SIGHT LINE DATUM AND 5' ABOVE THE SIGHT LINE DATUM MUST BE MAINTAINED CLEAR OF OBSTRUCTIONS. THE SIGHT LINE DATUM IS DEFINED AS A LINE OF SIGHT WHICH IS 2.5 FEET ABOVE THE PAVEMENT SURFACE OF EACH ROAD. STREET MARKERS, TRAFFIC SIGNS, AND OTHER TRAFFIC CONTROLS AS WELL AS UTILITY PEDESTALS AND POLES ARE ALLOWED WITHIN THE VISION CORNER EASEMENT, PROVIDED THEIR NUMBER AND ARRANGEMENT DO NOT SIGNIFICANTLY BLOCK VISION ACROSS THE AREA.

WISCONSIN
BRIAN GUSTAFSON
S-3500
OZAUKEE COUNTY, WISCONSIN
REGISTERED LAND SURVEYOR

02-22-2017

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (3), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
MILWAUKEE, WISCONSIN
414.351.8860

# RIVER BEND ESTATES

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 22 EAST, SITUATED IN THE TOWNSHIP OF GRAFTON, OZAUKEE COUNTY, WISCONSIN. CONTAINING 881,050 SQUARE FEET / 20.226 ACRES OF LAND, MORE OR LESS.

## SURVEYOR'S CERTIFICATE:

I, Erik A. Gustafson, Professional Land Surveyor, hereby certify that by the direction of Hillcrest Land LLC and Marko Musich, I have surveyed, divided, and mapped this plat entitled "RIVER BEND ESTATES", being a part of the Southwest 1/4 of the Northeast 1/4, of Section 30, Township 10 North, Range 22 East, situated in the Township of Grafton, Ozaukee County, Wisconsin, described as follows:

Commencing at the East 1/4 corner of said Section 30; thence South 88°29'09" West, along the southerly line of said Northeast 1/4, 1988.20 feet to the Point of Beginning; thence continuing South 88°29'09" West, along said southerly line, 663.07 feet to the Center of said Section 30; thence North 01°16'26" West, along the westerly line of said Northeast 1/4, 1330.47 feet to the southerly line of said Southwest 1/4 of the Northeast 1/4; thence North 88°29'24" East, along said southerly line of the Southwest 1/4 of the Northeast 1/4, 661.50 feet; thence South 01°16'26" East, 1330.41 feet to the Point of Beginning.
Containing 881,050 square feet / 20.226 acres of land, more or less.

I further certify that this plat is a correct representation of the exterior boundaries and the subdivisions of the land surveyed and described and that I have fully complied with Title 9, Chapter 2 – Land Division, of the Town of Grafton Ordinances and the provisions of Section 236 of the Wisconsin Statutes in surveying, dividing, and mapping said land.

Dated this 22nd day of February, 2017.

Erik A. Gustafson S-2339

WISCONSIN ERIK A. GUSTAFSON S-2339 MILWAUKEE DRIVE WAUKESHA LAND SURVEYOR

## OWNER'S CERTIFICATE OF DEDICATION:

I, Marko Musich, as owner, do hereby certify that I have caused the land shown and described on this plat to be surveyed, divided, mapped and dedicated as represented hereon. I, further certify that this plat is required by S.236.10 or S.236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection:

Wisconsin Department of Administration
Ozaukee County Planning Department
Town of Grafton
Village of Grafton

_____
Marko Musich

STATE OF WISCONSIN)
_____ COUNTY) s.s.

Personally came before me this ____ day of _____ 20____ Marko Musich, known to me to be the person who executed the foregoing certificate and acknowledged the same.

_____
Notary Public _____, Wisconsin

My Commission (is permanent) (expires) _____

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Hillcrest Land LLC, as owner, does hereby certify that they have caused the land shown and described on this plat to be surveyed, divided, mapped and dedicated as represented hereon. Hillcrest Land LLC, further certifies that this plat is required by S.236.10 or S.236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection:

Wisconsin Department of Administration
Ozaukee County Planning Department
Town of Grafton
Village of Grafton

_____
Dyvind Solvang, Member

STATE OF WISCONSIN)
_____ COUNTY) s.s.

Personally came before me this ____ day of _____ 20____ Dyvind Solvang, known to me to be the person who executed the foregoing certificate and acknowledges the same

_____
Notary Public _____, Wisconsin

My Commission (is permanent) (expires) _____.

## HILLCREST LAND LLC MORTGAGEE CERTIFICATE:

STATE OF WISCONSIN)
_____ COUNTY) s.s.

National Exchange Bank & Trust, as mortgagee, does hereby consent to the subdivision and plat hereon drawn.
Dated this ____ day of _____ 2017.

_____
David Moody, Senior Vice President

STATE OF WISCONSIN)
_____ COUNTY) s.s

_____, a Notary Public in and for said County, in the state aforesaid, do hereby certify that David Moody, personally known to me to be the Senior Vice President of National Exchange Bank & Trust, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Senior Vice President of said corporation, he signed and delivered the same instrument as a free and voluntary act, the purposes therein set forth.

Given under my hand and notary seal this ____ day of _____ 2017.

_____
Notary Public _____, Wisconsin

My Commission (is permanent) (expires) _____

## TOWN BOARD OF GRAFTON RESOLUTION:

RESOLVED, that this plat entitled "RIVER BEND ESTATES", being developed by Hillcrest Land LLC and Marko Musich, owners, in the Town of Grafton, is hereby approved and the street dedication shown hereon are accepted this ____ day of _____ 20____.

APPROVED _____
Lester A. Bartel Jr., Town Chairman

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

_____
Amanda Schaefer, Town Clerk/Planner

## TOWN OF GRAFTON PLAN COMMISSION APPROVAL:

RESOLVED, that this plat entitled "RIVER BEND ESTATES", being developed by Hillcrest Land LLC and Marko Musich, owners, in the Town of Grafton, is hereby approved this ____ day of _____ 20____.

APPROVED _____ _____
Lester A. Bartel Jr., Chairman Amanda Schaefer, Town Clerk/Planner

## APPROVAL OF THE OZAUKEE COUNTY NATURAL RESOURCES COMMITTEE, COUNTY PLANNING AGENCY:

RESOLVED, that this subdivision plat entitled "RIVER BEND ESTATES", located in the Town of Grafton, and being developed by Hillcrest Land LLC and Marko Musich, owners, is hereby approved by the authority of the Natural Resources Committee of the Ozaukee County Board of Supervisors under the provisions of Section 7.1200 and Chapter 13 of the County Ordinance.

Dated this ____ day of _____ 20____

_____
Chairperson, Natural Resources Committee

## CERTIFICATE OF TOWN OF GRAFTON TREASURER:

STATE OF WISCONSIN)
_____ COUNTY) s.s.

I, Bonnie Bartel, being the duly elected (appointed), qualified and acting treasurer of the Town of Grafton, do hereby certify that the records in my office show no unpaid taxes or unpaid special assessments as of _____ 2017, affecting the lands included in this plat.

Dated this ____ day of _____ 20____

_____
Bonnie Bartel, Treasurer/Admin

## CERTIFICATE OF OZAUKEE COUNTY TREASURER:

STATE OF WISCONSIN)
_____ COUNTY) s.s.

I, Karen Malkouti, being the duly elected (appointed), qualified and acting treasurer of Ozaukee County, do hereby certify that the records in my office show no unpaid taxes or unpaid special assessments as of _____ 2017, affecting the lands included in this plat.

Dated this ____ day of _____ 20____

_____
Karen Malkouti, Treasurer

## EXTRA-TERRITORIAL APPROVAL VILLAGE OF GRAFTON PLAN COMMISSION APPROVAL:

RESOLVED, that this plat entitled "RIVER BEND ESTATES", being developed by Hillcrest Land LLC and Marko Musich, owners, in the Town of Grafton, is hereby approved by the Village of Grafton Plan Commission on this ____ day of _____ 20____.

_____ _____
James A. Brunnquell, Chair Kelly Olsen, Secretary

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

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS
MILWAUKEE, WISCONSIN
414.351.6660

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