High Grove Estates

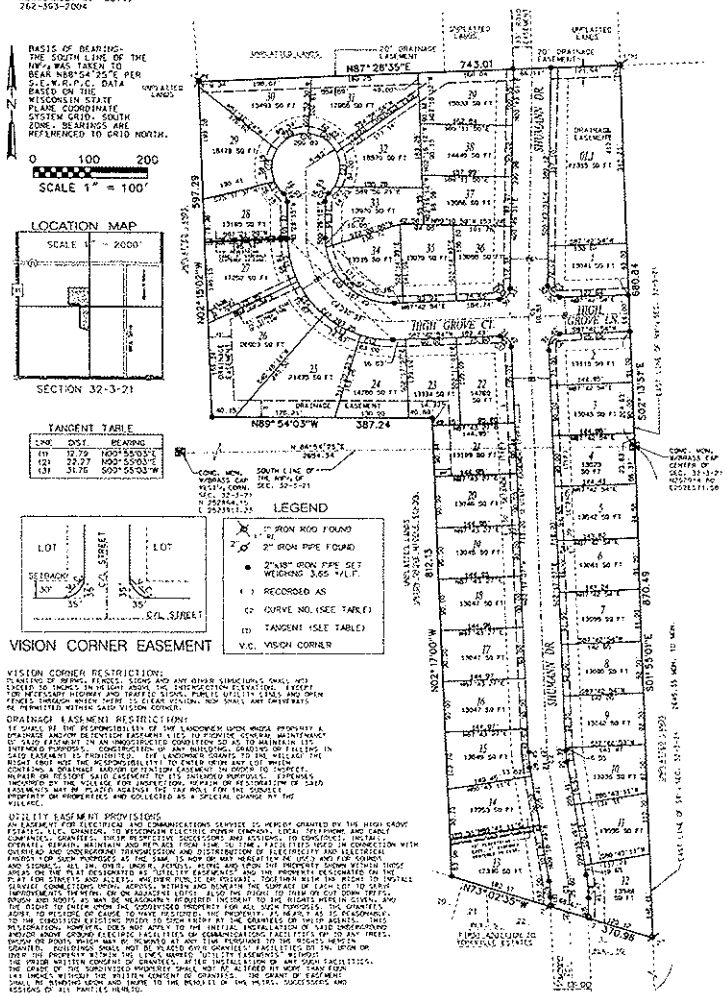
BEING PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 21 EAST, VILLAGE OF UNION GROVE, RACINE COUNTY, WISCONSIN.

OWNER:
UNION GROVE, LLP
C/O SCOTT SIMON
18650 CORPORATE DR.
SUITE 305
BROOKFIELD, WI 53045

SURVEYOR/ENGINEER:
RSV ENGINEERING, INC.
801 MAIN STREET
MUSKEGO, WI 53149
262-393-2004

BASIS OF BEARING:
THE SOUTH LINE OF THE NW1/4 WAS TAKEN TO BEAR N89°54'25"E PER S.E.W.R.P.C. DATA BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID. SOUTH ZONE. BEARINGS ARE REFERENCED TO GRID NORTH.

0 100 200
SCALE 1" = 100'



LOCATION MAP

TANGENT TABLE

LINE	DIST.	BEARING
(1)	32.79	N00°55'03"E
(2)	29.27	N00°55'03"E
(3)	31.76	S00°55'03"W

LEGEND

- 1" IRON ROD FOUND
- 2" IRON PIPE FOUND
- 2"x36" IRON PIPE SET WEIGHING 3.65 #/L.F.
- ( ) RECORDED AS
- (C) CURVE NO. (SEE TABLE)
- (T) TANGENT (SEE TABLE)
- V.C. VISION CORNER

VISION CORNER EASEMENT

VISION CORNER RESTRICTION:
PLANTING, REPAIRS, FENCES, SIGNS AND ANY OTHER STRUCTURES SHALL NOT EXCEED TWO FEET IN HEIGHT ABOVE THE INTERSECTION ELEVATION. EXCEPT FENCES, THROUGH WHICH THERE IS VISIBILITY, UTILITY POLES, UTILITY LINES AND OPEN SPACE PERMITTED WITHIN SAID VISION CORNER.

DRAINAGE EASEMENT RESTRICTIONS:
IT SHALL BE THE RESPONSIBILITY OF THE LANDOWNER UPON WHOSE PROPERTY A DRAINAGE AND/OR DETENTION EASEMENT EXISTS TO PROVIDE AND MAINTAIN A 15' SAND EASEMENT IN AN UNOBSTRUCTED CONDITION SO AS TO MAINTAIN ITS INTENDED PURPOSES. CONSTRUCTION OF ANY BUILDINGS, GRADING OR FILLING IN SAID EASEMENT IS PROHIBITED. THE LANDOWNER GRANTS TO THE VILLAGE THE RIGHT THAT HAS THE RESPONSIBILITY TO ENTER UPON AND FOR WHICH CONTAINS A DRAINAGE AND/OR DETENTION EASEMENT IN ORDER TO INSPECT, REPAIR OR RESTORE SAID EASEMENT TO ITS INTENDED PURPOSES. EXPENSES INCURRED BY THE VILLAGE FOR INSPECTION, REPAIR OR RESTORATION OF SAID EASEMENTS MAY BE PLACED AGAINST THE TAX ROLL FOR THE SERVICED PROPERTY OR PROPERTIES AND COLLECTED AS A SPECIAL CHARGE BY THE VILLAGE.

UTILITY EASEMENT PROVISIONS
AN EASEMENT FOR ELECTRICAL AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY THE HIGH GROVE ESTATES, LLC, GRANTOR, TO WISCONSIN ELECTRIC POWER COMPANY, LOCAL TELEPHONE AND CABLE COMPANIES, GRANTEES, 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 ELECTRICAL ENERGY FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, AND FOR SUPPORT AND SIGNALS, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ADJACENT TO, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH 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 RESERVATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES OR COMMUNICATIONS FACILITIES OR TO ANY TREES, SHRUBS OR POINTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR THE UTILITY EASEMENTS 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 EIGHT (8) INCHES WITHOUT THE 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.

SURVEYOR'S CERTIFICATE

I, PAUL H. VAN HENKELOM, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED: A PARCEL OF LAND BEING PART OF THE SE1/4, OF THE NW1/4, AND PART OF THE NE1/4 OF THE SW1/4, OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 21 EAST, VILLAGE OF UNION GROVE, RACINE COUNTY, WISCONSIN, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT THE WESTS4 CORNER OF SAID SECTION 32; THENCE WITH THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 32 N89°54'25"E, A DISTANCE OF 2654.34' TO THE CENTER OF SAID SECTION 32 ALSO BEING THE POINT OF BEGINNING; THENCE WITH THE EAST LINE OF THE SW1/4 OF SAID SECTION 32, S01°55'01"E, A DISTANCE OF 870.49' TO A POINT; THENCE N73°02'55"W, A DISTANCE OF 370.98' TO A POINT; THENCE N02°17'00"W, A DISTANCE OF 812.13' TO A POINT; THENCE N89°54'03"W, A DISTANCE OF 387.24' TO A POINT; THENCE N02°15'02"W, A DISTANCE OF 597.29' TO A POINT; THENCE N87°28'35"E, A DISTANCE OF 743.01' TO A POINT; THENCE WITH THE EAST LINE OF THE NW1/4 OF SAID SECTION 32, S02°13'51"E, A DISTANCE OF 680.84' TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 17.51 ACRES MORE OR LESS

I FURTHER CERTIFY THAT I HAVE MADE SAID SURVEY, LAND DIVISION, AND PLAT BY THE DIRECTION OF UNION GROVE, LLP, OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF UNION GROVE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS ____ DAY OF August, 200_

PAUL H. VAN HENKELOM
REGISTERED LAND SURVEYOR, NO 1931

WISCONSIN S-1931 PAUL H. VAN HENKELOM MUSKEGO, WI LAND SURVEYOR

OWNER'S CERTIFICATE

UNION GROVE, LLP, A LIMITED PARTNERSHIP DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID PARTNERSHIP HAS CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

UNION GROVE, LLP, 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 UNION GROVE

2.) RACINE COUNTY PLANNING AND DEVELOPMENT DEPARTMENT

3.) WISCONSIN DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID UNION GROVE, LLP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT SIMON, PRESIDENT AND ITS SEAL TO BE AFFIXED ON THIS _____ DAY OF _____, 200_

UNION GROVE, LLP
SCOTT SIMON, PRESIDENT

STATE OF WISCONSIN) ss
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 200_ THE ABOVE NAMED SCOTT SIMON, PRESIDENT OF UNION GROVE, LLP, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OWNER.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTES:

1. TOTAL PARCEL OF LAND INCLUDED IN THE PLAT CONTAINING 17.51 +/- ACRES.

2. ALL DISTANCES HAVE BEEN MEASURED TO THE HUNDREDTH OF A FOOT. ANGLES HAVE BEEN MEASURED TO THE NEAREST 5 SECONDS AND HAVE BEEN COMPUTED TO THE NEAREST HALF SECOND.

3. ALL LOT OR OUTLOT CORNERS MONUMENTED WITH A 1"X24" IRON PIPE WEIGHING 1.13#/L.F.

4. ALL LOTS TO BE SERVED BY SANITARY SEWER.

5. OUTLOT 1 TO BE OWNED AND MAINTAINED BY HIGH GROVE ESTATES HOMEOWNER'S ASSOCIATION. DRAINAGE EASEMENT IN THE NORTHERLY 20' OF OUTLOT 1 TO BE MAINTAINED BY HIGH GROVE ESTATES HOMEOWNER'S ASSOC.

6. LOTS 9 THROUGH 16 TO BE SERVICED BY GRAVITY SANITARY SEWER. ALL OTHER LOTS WILL REQUIRE PUMPS TO SERVICE BASEMENTS.

7. THE HIGH GROVE ESTATES HOMEOWNER'S ASSOC. WILL MAINTAIN PEDESTRIAN EASEMENTS.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified September 28th, 2004
Department of Administration

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN ss
RACINE COUNTY)

I, ELIZABETH A. MAJESKI, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF RACINE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 200_, INCLUDED IN THIS PLAT OF HIGH GROVE ESTATES.

ELIZABETH A. MAJESKI, COUNTY TREASURER

CERTIFICATE OF VILLAGE TREASURER

I, JANICE K. WINGET, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE VILLAGE OF UNION GROVE, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 200_, INCLUDED IN THIS PLAT OF HIGH GROVE ESTATES.

JANICE K. WINGET, TREASURER

VILLAGE OF UNION GROVE RESOLUTION

RESOLVED THAT THE PLAT KNOWN AS HIGH GROVE ESTATES, BEING A SUBDIVISION LOCATED IN PART OF THE SE1/4, OF THE NW1/4, AND PART OF THE NE1/4, OF THE SW1/4, OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 21 EAST, VILLAGE OF UNION GROVE, WHICH HAS BEEN FILED FOR APPROVAL BY AND HEREBY IS APPROVED AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATUTES.

HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF UNION GROVE AND THAT ALL CONDITIONS OF APPROVAL HAVE BEEN MET AS OF THIS _____ DAY OF _____, 200_

ROBERT GREE, PRESIDENT

JANICE K. WINGET, CLERK

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD	TAN. IN	TAN. OUT
C1	236.50'	29.00'	S05°44'31"E	28.83'	S02°49'01"E	S02°13'51"E
C2	236.50'	29.05'	N05°44'31"W	28.83'	N02°13'51"W	N02°15'02"W
C3	50.00'	39.44'	S44°15'53"E	38.43'	S67°16'43"E	S89°54'03"E
C4	50.00'	39.44'	N44°15'53"W	38.43'	N89°54'03"W	N02°15'02"W
C5	50.00'	78.54'	N44°28'35"E	70.71'	N87°28'35"E	N42°28'35"E
C6	50.00'	78.54'	S47°31'25"E	70.71'	S42°31'25"E	S87°28'35"E
C7	50.00'	39.44'	S44°15'53"E	38.43'	S67°16'43"E	S89°54'03"E
C8	50.00'	39.44'	N44°15'53"W	38.43'	N89°54'03"W	N02°15'02"W
C9	50.00'	39.27'	N44°28'35"E	38.42'	N67°28'35"E	N22°31'25"E
C10	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C11	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C12	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C13	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C14	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C15	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C16	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C17	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C18	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C19	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C20	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C21	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C22	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C23	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C24	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C25	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C26	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C27	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C28	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C29	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C30	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C31	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C32	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C33	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C34	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C35	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C36	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C37	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C38	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C39	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C40	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C41	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C42	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C43	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C44	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C45	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C46	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C47	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C48	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C49	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C50	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C51	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C52	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C53	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C54	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C55	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C56	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C57	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C58	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C59	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C60	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C61	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C62	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C63	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C64	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C65	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C66	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C67	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C68	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C69	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C70	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C71	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C72	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C73	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E
C74	50.00'	39.27'	N67°28'35"E	38.42'	N67°28'35"E	N44°57'10"E
C75	50.00'	39.27'	N44°57'10"E	38.42'	N44°57'10"E	N22°31'25"E
C76	50.00'	39.27'	N22°31'25"E	38.42'	N22°31'25"E	N67°28'35"E

REVISED 8/09/04
REVISED 6/19/04
REVISED 5/28/04
REVISED 4/19/04
REVISED 4/7/04
REVISED 3/31/04
REVISED: 09/3/03
DATE 07/14/02
SHEET 1 OF 1

INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELOM, P.L.S., S-1931