

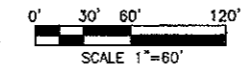
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified *December 14<sup>th</sup> 2006*

*Renee D. Dowdy*

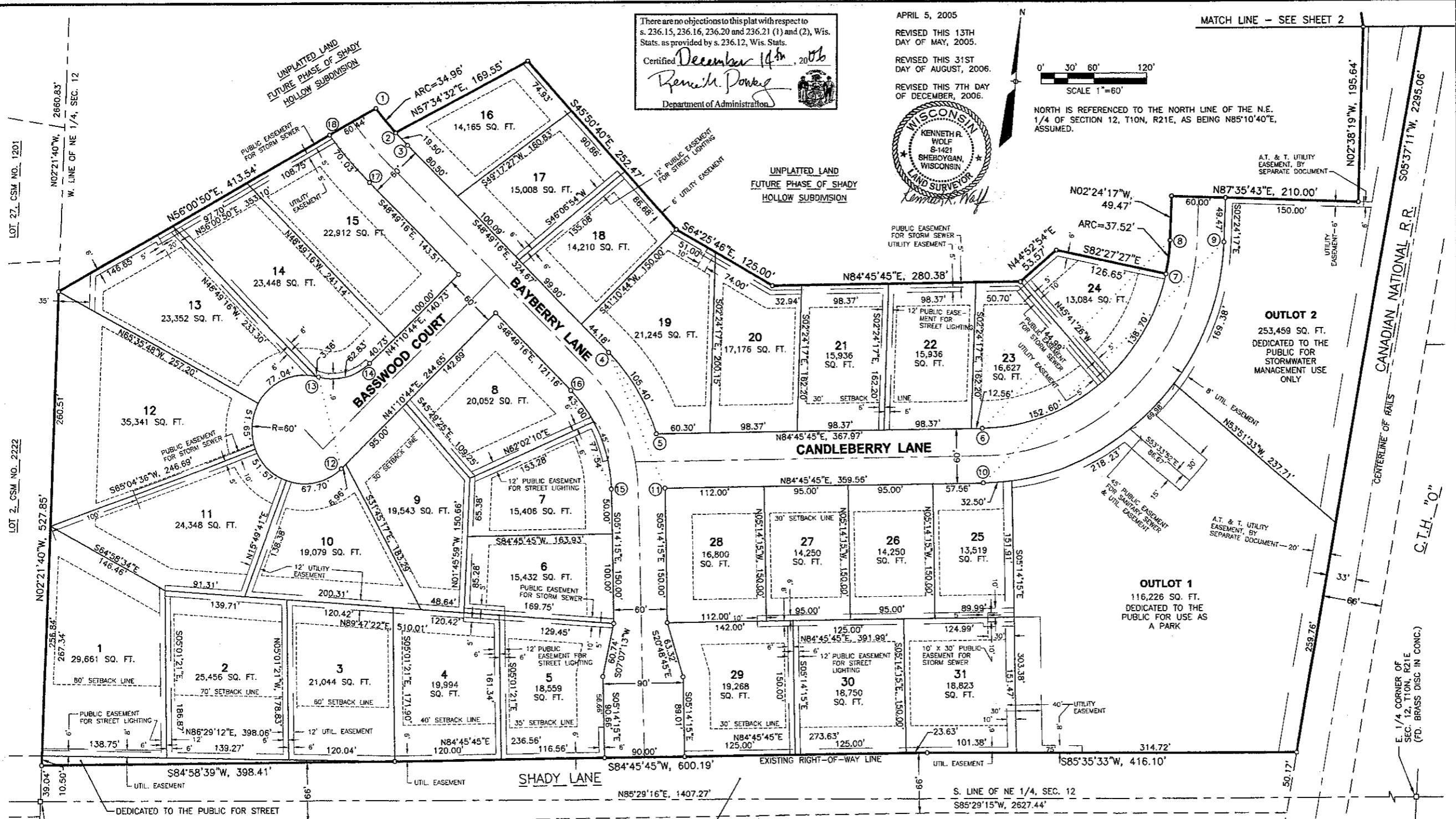
Department of Administration

APRIL 5, 2005  
 REVISED THIS 13TH DAY OF MAY, 2005.  
 REVISED THIS 31ST DAY OF AUGUST, 2006.  
 REVISED THIS 7TH DAY OF DECEMBER, 2006.



NORTH IS REFERENCED TO THE NORTH LINE OF THE N.E. 1/4 OF SECTION 12, T10N, R21E, AS BEING N85°10'40"E, ASSUMED.

MATCH LINE - SEE SHEET 2



NOTE: SHADY LANE WAS DEEDED TO THE TOWN OF GRAFTON IN FEBRUARY, 1981 IN VOL. 459 OF DEEDS, P. 752, AND IS NOT WITHIN THE BOUNDARY OF THIS PLAT.

LOT & OUTLOT AREA= 962,362 SQ. FT. (22.093 AC.)  
 ROAD DEDICATION AREA= 126,130 SQ. FT. (2.895 AC.)  
 TOTAL PLAT AREA= 1,088,492 SQ. FT. (24.988 AC.)

UNPLATTED LAND  
 CENTER OF SEC. 12, T10N, R21E (FD. BRASS DISC IN CONC.)

**LEGEND**

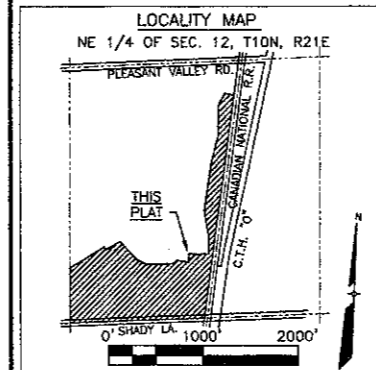
- 1" DIA. IRON PIPE, FOUND.
  - 2" DIA. IRON PIPE, FOUND.
  - 2" DIA. X 30" LONG IRON PIPE, WEIGHING 3.65 LBS./LIN. FT., SET.
  - 1" DIA. X 18" LONG IRON PIPE, WEIGHING 1.68 LBS./LIN. FT., SET AT ALL OTHER LOT AND OUTLOT CORNERS.
- BUILDING SETBACK LINE
- UTILITY EASEMENT LINES (UNLESS NOTED).

**NOTES**

1. All measurements were made to the nearest hundredth of a foot.
2. This development will be served by public sewers. Building permits shall not be issued without the availability of said public sewers.
3. All easements shown for use as storm sewer are granted to the Village of Grafton.
4. The boundaries of 'building envelopes' indicated on lots within this final plat define the outer limits of these lots that are permitted for construction of a house. The private covenants associated with this final plat and with those lots may include other deed restrictions on lands outside of the 'building envelopes'.
5. Building setbacks are 30' front yard (unless otherwise noted), 25' rear yard, 30' side yard on corner lots, and 6' or 10' on all other side yards, except where shown due to easement locations.

**DEFINITIONS AND UTILITY NOTE**

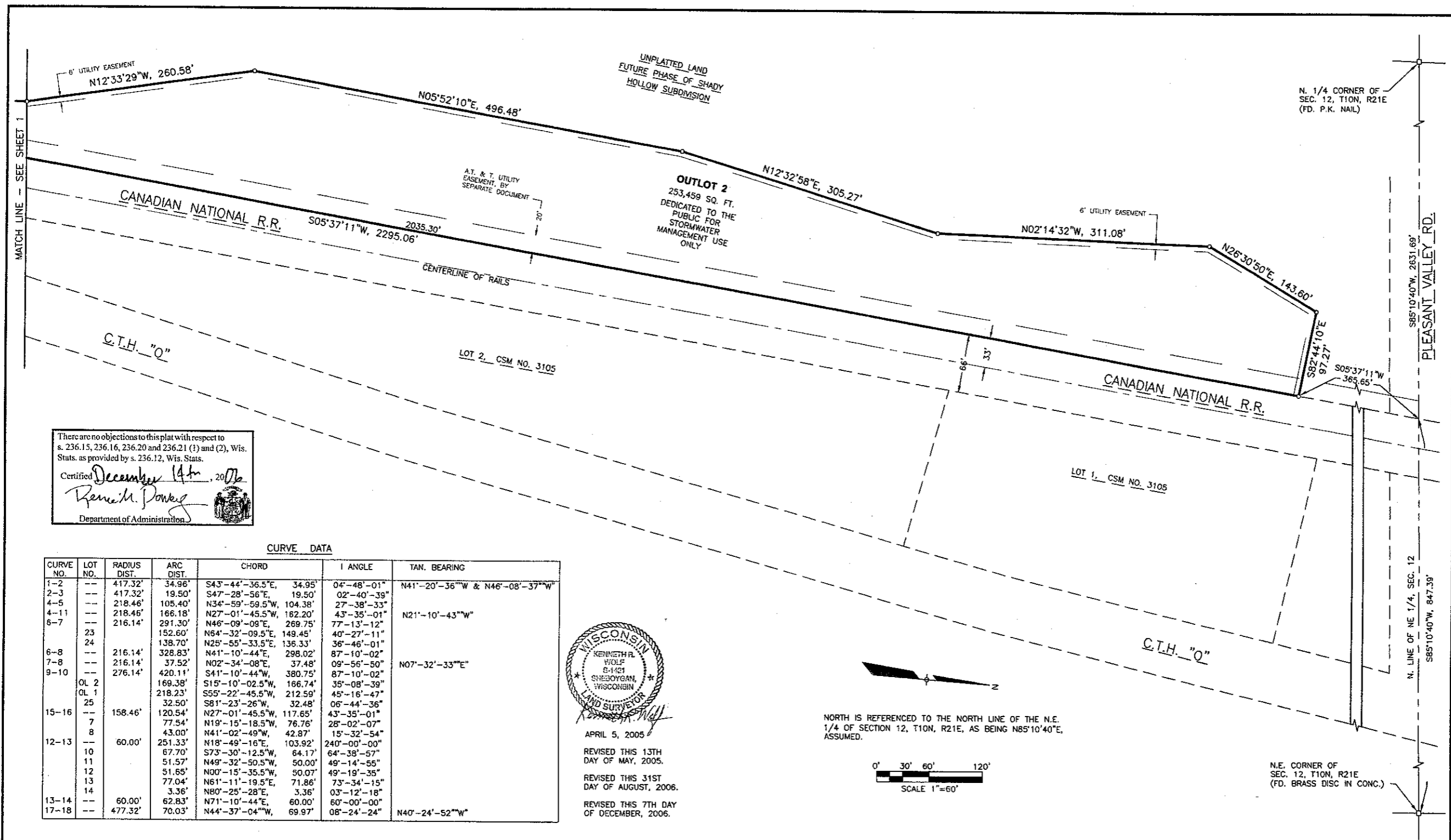
1. PUBLIC EASEMENT - Easements for use by Municipalities or other governmental authorities providing water main, sanitary sewer, storm sewer, or street lighting.
2. UTILITY EASEMENT - Private easements for use by public utilities. Private easements for public utilities shall not be deemed to be dedicated to the public, but shall be private easements for public utility companies which provide gas main, electric, telephone or other communication services, to be used equitably by such utilities.
3. No permanent structures may be erected nor trees and vegetation planted in easement areas, and said easement grantees have the right to trim or remove such trees and vegetation that may interfere with their proper utilization of the easement.



FINAL PLAT  
**SHADY HOLLOW, PHASE 1 SUBDIVISION**  
 A PART OF THE NE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, & THE SE 1/4 OF THE NE 1/4, ALL IN SECTION 12, T10N., R21E., VILLAGE OF GRAFTON, OZAUKEE COUNTY, WISCONSIN



A Tyco International Ltd. Company  
 THIS INSTRUMENT DRAFTED BY KENNETH R. WOLF,  
 EARTH TECH, INC.  
 SHEET 1 OF 3 DRAWING NO. A-79353



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 *December 14<sup>th</sup>, 2006*  
*Rene M. Pong*  
 Department of Administration

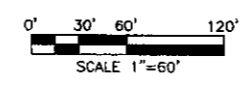
**CURVE DATA**

CURVE NO.	LOT NO.	RADIUS DIST.	ARC DIST.	CHORD	I ANGLE	TAN. BEARING
1-2	--	417.32'	34.96'	S43°-44'-36.5"E, 34.95'	04°-48'-01"	N41°-20'-36"W & N46°-08'-37"W
2-3	--	417.32'	19.50'	S47°-28'-56"E, 19.50'	02°-40'-39"	
4-5	--	218.46'	105.40'	N34°-59'-59.5"W, 104.38'	27°-38'-33"	
4-11	--	218.46'	166.18'	N27°-01'-45.5"W, 162.20'	43°-35'-01"	N21°-10'-43"W
6-7	--	216.14'	291.30'	N46°-09'-09"E, 269.75'	77°-13'-12"	
23	23	152.60'	138.70'	N64°-32'-09.5"E, 149.45'	40°-27'-11"	
24	24	216.14'	328.83'	N25°-55'-33.5"E, 136.33'	36°-46'-01"	
6-8	--	216.14'	37.52'	N41°-10'-44"E, 298.02'	87°-10'-02"	
7-8	--	216.14'	420.11'	N02°-34'-08"E, 37.48'	09°-56'-50"	N07°-32'-33"E
9-10	--	276.14'	169.38'	S41°-10'-44"W, 380.75'	87°-10'-02"	
OL 2	OL 2	169.38'	218.23'	S15°-10'-02.5"W, 166.74'	35°-08'-39"	
OL 1	OL 1	32.50'	32.50'	S55°-22'-45.5"W, 212.59'	45°-16'-47"	
15-16	--	158.46'	77.54'	S81°-23'-26"W, 32.48'	06°-44'-36"	
7	7	120.54'	77.54'	N27°-01'-45.5"W, 117.65'	43°-35'-01"	
8	8	43.00'	77.54'	N19°-15'-18.5"W, 76.76'	28°-02'-07"	
12-13	--	60.00'	43.00'	N41°-02'-49"W, 42.87'	15°-32'-54"	
10	10	67.70'	251.33'	N18°-49'-16"E, 103.92'	240°-00'-00"	
11	11	51.57'	67.70'	S73°-30'-12.5"W, 64.17'	64°-38'-57"	
12	12	51.85'	51.57'	N49°-32'-50.5"W, 50.00'	49°-14'-55"	
13	13	77.04'	51.85'	N00°-15'-35.5"W, 50.07'	49°-19'-35"	
14	14	3.36'	77.04'	N61°-11'-19.5"E, 71.86'	73°-34'-15"	
13-14	--	60.00'	3.36'	N80°-25'-28"E, 3.36'	03°-12'-18"	
17-18	--	477.32'	62.83'	N71°-10'-44"E, 60.00'	60°-00'-00"	
			70.03'	N44°-37'-04"W, 69.97'	08°-24'-24"	N40°-24'-52"W



APRIL 5, 2005  
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**LEGEND**

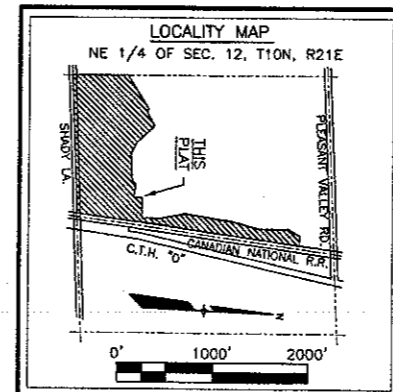
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  - 1" DIA. X 18" LONG IRON PIPE, WEIGHING 1.68 LBS./LIN. FT., SET AT ALL OTHER LOT AND OUTLOT CORNERS.
- BUILDING SETBACK LINE
- UTILITY EASEMENT LINES (UNLESS NOTED).

**NOTES**

- All measurements were made to the nearest hundredth of a foot.
- This development will be served by public sewers. Building permits shall not be issued without the availability of said public sewers.
- All easements shown for use as storm sewer are granted to the Village of Grafton.
- The boundaries of 'building envelopes' indicated on lots within this final plat define the outer limits of these lots that are permitted for construction of a house. The private covenants associated with this final plat and those that may include other deed restrictions on lands outside of the 'building envelopes'.
- Building setbacks are 30' front yard (unless otherwise noted), 25' rear yard, 30' side yard on corner lots, and 6' or 10' on all other side yards, except where shown due to storm sewer easements.

**DEFINITIONS**

- PUBLIC UTILITIES** - All persons, firms, corporations, co-partnerships or governmental authorities providing gas, electricity, water, sewer, telephone, or other service of a similar nature.
- UTILITY EASEMENT** - Private easements for public utilities only. Private easements for public utilities shall not be deemed to be dedicated to the public, but shall be private easements for public utilities, to be used equally by such utilities. No permanent structure may be erected or trees and vegetation planted in this area, and said utilities have the right to trim or remove such trees and vegetation that may interfere with their proper utilization of the easement.



FINAL PLAT  
**SHADY HOLLOW, PHASE 1  
 SUBDIVISION**  
 A PART OF THE NE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, & THE SE 1/4 OF THE NE 1/4, ALL IN SECTION 12, T.10N., R.21E., VILLAGE OF GRAFTON, OZAUCKEE COUNTY, WISCONSIN

**EarthTech**  
 A Tyco International Ltd. Company  
 THIS INSTRUMENT DRAFTED BY KENNETH R. WOLF,  
 EARTH TECH, INC.  
 SHEET 2 OF 3 DRAWING NO. A-79353A

**SURVEYOR'S CERTIFICATE**  
STATE OF WISCONSIN)  
SHEBOYGAN COUNTY) SS

I, Kenneth R. Wolf, Registered Land Surveyor of Earth Tech, Inc., do hereby certify that, at the direction of Shady Hollow, LLC, Owner, I have surveyed, divided and mapped a part of the NE 1/4 of the NE 1/4, a part of the SW 1/4 of the NE 1/4, and a part of the SE 1/4 of the NE 1/4, all in Section 12, T10N, R21E, Village of Grafton, Ozaukee County, Wisconsin, being more particularly described as:

Commencing at the Northeast corner of said Section 12; thence S85°-10'-40"W, along the north line of the NE 1/4 of said Section 12, 847.39 feet to the westerly right-of-way line of the Canadian National Railroad; thence S05°-37'-11"W, along said westerly right-of-way line, 365.65 feet to the Point of Beginning of this description; thence continuing S05°-37'-11"W, along said westerly right-of-way line, 2295.06 feet to the north right-of-way line of Shady Lane; thence S85°-35'-33"W, along said north right-of-way line, 416.10 feet to an angle point in said line; thence S84°-45'-45"W, along said north right-of-way line, 600.19 feet to an angle point in said line; thence S84°-58'-39"W, along said north right-of-way line, 398.41 feet to the west line of the NE 1/4 of said Section 12; thence N02°-21'-40"W, along said west line of the NE 1/4, 527.85 feet; thence N56°-00'-50"E, 413.54 feet to a point on the arc of a curve to the left, having its radius point bearing northeasterly, 417.32 feet; thence southeasterly, 34.96 feet along the arc of said curve, the long chord of which bears S43°-44'-36.5"E, 34.95 feet; thence N57°-34'-32"E, 169.55 feet; thence S45°-50'-40"E, 252.47 feet; thence S64°-25'-46"E, 125.00 feet; thence N84°-45'-45"E, 280.38 feet; thence N44°-52'-54"E, 53.57 feet; thence S82°-27'-27"E, 126.65 feet to a point on the arc of a curve to the left, having its radius point bearing westerly, 216.14 feet; thence northerly, 37.52 feet along the arc of said curve, the long chord of which bears N02°-34'-08"E, 37.48 feet; thence N02°-24'-17"W, 49.47 feet; thence N87°-35'-43"E, 210.00 feet; thence N02°-38'-19"W, 195.64 feet; thence N12°-33'-29"W, 260.58 feet; thence N05°-52'-10"E, 496.48 feet; thence N12°-32'-58"E, 305.27 feet; thence N02°-14'-32"W, 311.08 feet; thence N26°-30'-50"E, 143.60 feet; thence S82°-44'-10"E, 97.27 feet to the Point of Beginning and the end of this description. Containing 1,088,492 square feet, or 24.988 acres of land.

I also certify that such plat is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made, and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, and with Title 18, the Subdivision Ordinance of the Village of Grafton, in surveying, dividing, and mapping the same.

*Kenneth R. Wolf*  
Kenneth R. Wolf 5-1421



APRIL 5, 2005

Date

REVISED THIS 13TH DAY OF MAY, 2005.

REVISED THIS 31ST DAY OF AUGUST, 2006.

REVISED THIS 7TH DAY OF DECEMBER, 2006.

**OWNER'S CERTIFICATE OF DEDICATION**

Shady Hollow, LLC, a Wisconsin Limited Liability Company existing under the laws of the State of Wisconsin, owners of the land described on this plat, hereby certifies that it has caused said land to be surveyed, divided, mapped, and dedicated as shown. It further certifies that this plat is required by Section 236.10 or 236.12 of the Wisconsin Statutes to be submitted to the following agencies for approval or objection: Department of Administration, and Village of Grafton.

Robert Tillmann  
Managing Member

STATE OF WISCONSIN)  
OZAUKEE COUNTY) SS

Personally come before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Robert Tillmann, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Seal, Notary Public,

\_\_\_\_\_  
Wisconsin.

My commission \_\_\_\_\_

**UTILITY EASEMENT RESTRICTIONS**

All electric distribution lines and all telephone lines from which lots are individually served shall be underground, except that associated equipment and facilities which are appurtenant to underground electric and communication systems, such as, but not limited to, substations, pad-mounted transformers, switches, and above-grade pedestal-mounted terminal boxes, may be located above ground level. Such facilities shall be located within easements herein specified, and grade level of such easements after the installation of underground lines shall not be altered more than six inches by the subdivider, the subdivider's agent, or by subsequent owners of the lots in which such utility easements are located, except with written consent of the utility or utilities involved.

**CERTIFICATE OF VILLAGE TREASURER**

STATE OF WISCONSIN)  
OZAUKEE COUNTY) SS

I, \_\_\_\_\_ being the duly elected, qualified, and acting treasurer of the Village of Grafton, do hereby certify that in accordance with the records of my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_ on any of the lands included in the plat of SHADY HOLLOW, PHASE 1 SUBDIVISION.

Village Treasurer \_\_\_\_\_

Date \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**

STATE OF WISCONSIN)  
OZAUKEE COUNTY) SS

I, \_\_\_\_\_ being the duly elected, qualified, and acting treasurer of Ozaukee County, do hereby certify that in accordance with the records of my office, there are no unredeemed tax sales, and no unpaid taxes or special assessments as of \_\_\_\_\_ affecting the lands included in the plat of SHADY HOLLOW, PHASE 1 SUBDIVISION.

County Treasurer \_\_\_\_\_

Date \_\_\_\_\_

**VILLAGE BOARD RESOLUTION**

Resolved, that the plat of SHADY HOLLOW, PHASE 1 SUBDIVISION, located in the Village of Grafton, Shady Hollow, LLC, Owner, is hereby approved by the Village Board of the Village of Grafton.

Approved \_\_\_\_\_

Village Board President \_\_\_\_\_

Date \_\_\_\_\_

Signed \_\_\_\_\_

Village Board President \_\_\_\_\_

Date \_\_\_\_\_

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

Teri Dylak, Village Clerk

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 *December 14<sup>th</sup>*, 20 *06*  
*Rene M. Pongig*  
Department of Administration

FINAL PLAT  
**SHADY HOLLOW, PHASE 1 SUBDIVISION**  
A PART OF THE NE 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4, & THE SE 1/4 OF THE NE 1/4, ALL IN SECTION 12, T.10N., R.21E., VILLAGE OF GRAFTON, OZAUKEE COUNTY, WISCONSIN

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EARTH TECH, INC.  
SHEET 3 OF 3 DRAWING NO. A-79353B