

RE-PLAT OF MEADOWVIEW SUBDIVISION

BEING ALL OF LOTS 1 THROUGH 21 OF MOUND MEADOWS, IN THE NW 1/4 AND NE 1/4 OF THE SE 1/4, SECTION 6, T4N, R15E, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped lands being all of Lots 1 through 32 of Meadow Mounds, in the Northeast 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 6, T4N, R15E, City of Whitewater, Walworth County, Wisconsin more particularly described as follows:

Being all of Lots 1 through 32 of Meadow Mounds Subdivision.

Said lands contain 393,839 Sq.Ft. or 9.04 Acres.

That I have made such survey, land division and plat by the direction of the owner of said lands.

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 State Statutes and the subdivision regulations of the City of Whitewater in surveying, dividing and mapping the same.

Dated this the 12th day of December, 2023.

Keith A Kindred, PLS 2082

GENERAL NOTES

- ALL EASEMENTS SHOWN HEREIN ARE CREATED BY THE ORIGINAL SUBDIVISION PLAT OF MEADOW MOUNDS, AND ARE UTILIZED AND HONORED IN THIS DEVELOPMENT WITH THE EXCEPTION OF THE 5' SIDEWALK EASEMENT SHOWN ALONG THE RIGHT OF WAY OF LOTS 17 THROUGH 26 WHICH IS GRANTED TO THE CITY OF WHITE WATER .

- ALL EASEMENTS GRANTED TO THE CITY OF WHITEWATER, UNLESS OTHERWISE NOTED.

- NO DRAIN TILE WAS WITNESSED AT THE TIME OF FIELD WORK.

- ENTIRE PROPERTY FALLS WITHIN UNSHADED AREA, MINIMAL FLOOD HAZARD RISK, PER FEMA TILE 55127C0009E EFFECTIVE 9/3/2014

- ALL LOTS ARE TO BE SERVED BY CITY OF WHITEWATER SANITARY SEWER AND WATER MAIN.

- THE PLACEMENT OF DECKS, PATIOS, FENCES, OR ANY TYPE OF DECORATIVE LANDSCAPING, DRIVEWAYS OR ADDITIONAL HARD SURFACES WITHIN ANY PART OF A EASEMENT IS PROHIBITED. AN EASEMENT INFRINGEMENT AGREEMENT MAY BE ENTERED INTO WITH THE CITY, IF APPROVED.

- ALL SIDE YARD GRADES MUST BE ADHERED TO, COINCIDENT WITH THE APPROVED MASTER GRADING PLAN FOR THE SUBDIVISION TO ENSURE PROPER STORM WATER DRAINAGE.

- FENCES CANNOT BE CONSTRUCTED IN EASEMENTS WHERE PUBLIC WATER MAIN, SANITARY SEWER, AND STORM SEWER EXIST NOR IN ACCESS ROUTES TO STORM WATER MANAGEMENT FACILITIES).

- ALL HOMES SHALL HAVE DRIVEWAYS PITCHED BACK TO STREET.

- THE WATER VALVE CURB BOX SHALL NOT BE LOCATED IN A DRIVEWAY, NOR SIDEWALK.

- CITY OF WHITEWATER TO BE RESPONSIBLE FOR SNOW CLEARING WITHIN MEADOWVIEW COURT

- THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS AND OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

CONSENT OF CORPORATE MORTGAGEE

_____, 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 U.S. Shelter Homes, LLC., Owner, this __ day of _____, 20__.

_____, Commercial Lender

STATE OF _____)
_____) COUNTY) SS)

Personally came before me this __ day of _____, 20__, the above named

_____, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such, and acknowledged that they executed the foregoing instrument as such Commercial Lender as the deed of said corporation, by its authority.

(Notary Seal) _____

Notary Public, _____
Name _____

My commission expires _____.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

U.S. Shelter Homes, LLC., a limited liability corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

U.S. Shelter Homes, LLC., does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) City of Whitewater
- 2) Walworth County
- 3) Department of Administration

IN WITNESS WHEREOF, said _____, has caused these presents to be signed by _____, member at _____, and its corporate seal to be hereunto affixed on this __ day of _____, 20__.

STATE OF _____)
_____) COUNTY) SS)

Personally came before me this ____ day of _____, 20__, the above named

_____, member , of the above named limited liability company, to me known to be such member of said limited liability company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said limited liability company, by its authority.

Notary Public

Name _____
_____ County, Wisconsin

My Commission Expires _____

CURVE TABLE								
		RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	R/W	60.00	234°07'33"	245.18	106.86	S65°37'00"E	S51°26'47"W	N02°40'46"W
	LOT 1	60.00	47°55'01"	50.18	48.73	S27°29'16"W	S51°26'47"W	S03°31'45"W
	LOT 2	60.00	32°12'50"	33.73	33.29	S12°34'40"E	S03°31'45"W	S28°41'05"E
	LOT 3	60.00	21°08'11"	22.13	22.01	S39°15'10"E	S28°41'05"E	S49°49'16"E
	LOT 4	60.00	25°46'02"	26.98	26.76	S62°42'17"E	S49°49'16"E	S75°35'18"E
	LOT 5	60.00	31°35'49"	33.09	32.67	N88°36'48"E	S75°35'18"E	N72°48'54"E
	LOT 6	60.00	32°36'05"	34.15	33.68	N56°30'51"E	N72°48'54"E	N40°12'49"E
	LOT 7	60.00	42°53'35"	44.92	43.88	N18°46'02"E	N40°12'49"E	N02°40'46"W
B	LOT 36	117.00	37°52'27"	77.34	75.94	S72°45'38"E	S53°49'25"E	N88°18'08"E
C	R/W	60.00	293°15'58"	307.11	66.00	N01°41'58"W	S35°03'59"E	S31°40'04"W
	LOT 17	60.00	36°40'40"	38.41	37.76	S53°24'19"E	S35°03'59"E	S71°44'39"E
	LOT 18	60.00	30°46'02"	32.22	31.83	S87°07'40"E	S71°44'39"E	N77°29'20"E
	LOT 19	60.00	20°43'42"	21.71	21.59	N67°07'29"E	N77°29'20"E	N56°45'39"E
	LOT 20	60.00	24°49'02"	26.00	25.79	N44°21'07"E	N56°45'38"E	N31°56'36"E
	LOT 21	60.00	32°57'28"	34.51	34.04	N15°27'51"E	N31°56'36"E	N01°00'53"W
	LOT 22	60.00	30°35'43"	32.04	31.66	N16°18'44"W	N01°00'53"W	N31°36'35"W
	LOT 23	60.00	29°00'55"	30.38	30.06	N46°07'03"W	N31°36'35"W	N60°37'30"W
	LOT 24	60.00	28°45'57"	30.12	29.81	N75°00'29"W	N60°37'30"W	N89°23'27"W
	LOT 25	60.00	27°54'52"	29.23	28.94	S76°39'06"W	N89°23'27"W	S62°41'40"W
LOT 26	60.00	31°01'37"	32.49	32.10	S47°10'52"W	S62°41'40"W	S31°40'04"W	

CITY OF WHITEWATER PLAN COMMISSION APPROVAL

THIS SUBDIVISION PLAT APPROVED BY THE CITY PLAN COMMISSION THIS _____ DAY OF _____, 2023

NEIL HICKS, CITY COUNCIL REP.

KARRI ANDERBERG, CLERK

CITY OF WHITEWATER CLERK APPROVAL

THIS SUBDIVISION PLAT APPROVED BY THE CITY CLERK THIS _____ DAY OF _____, 2023

KARRI ANDERBERG, CLERK

CITY OF WHITEWATER CITY COUNCIL APPROVAL

THIS SUBDIVISION PLAT APPROVED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2023

JOHN WEIDL, CITY MANAGER

KARRI ANDERBERG, CLERK

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

DATED 12-11-2023

SHEET 2 OF 2