

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

VILLAGE GREEN

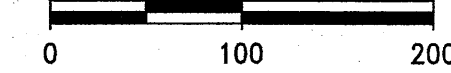
BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 12 NORTH, RANGE 21 EAST, IN THE VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

"OVERALL DETAIL SHEET"

DEVELOPER:
REGENCY HILLS - VILLAGE GREEN, LLC
5008 GREEN BAY ROAD
KENOSHA, WI 53144

All bearings are referenced to grid north of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the South line of the N.E. 1/4 of Section 26, is taken to bear South 87°36'47" West.

SCALE: 1" = 100'



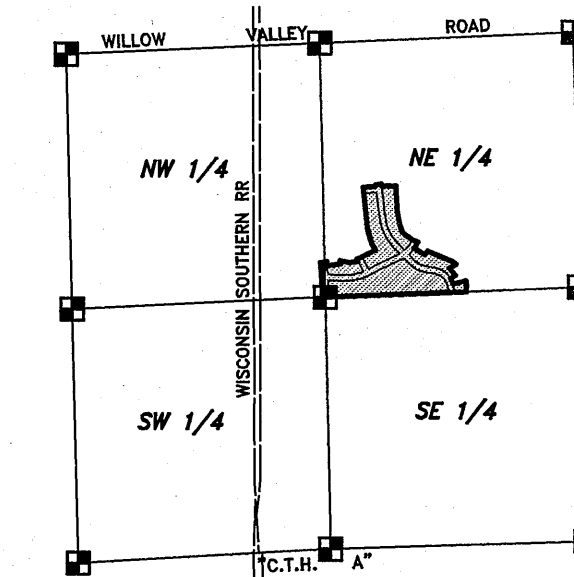
TRUE NORTH
GRID NORTH
+01°24'29"

APPROVING AUTHORITY:
Village of Fredonia

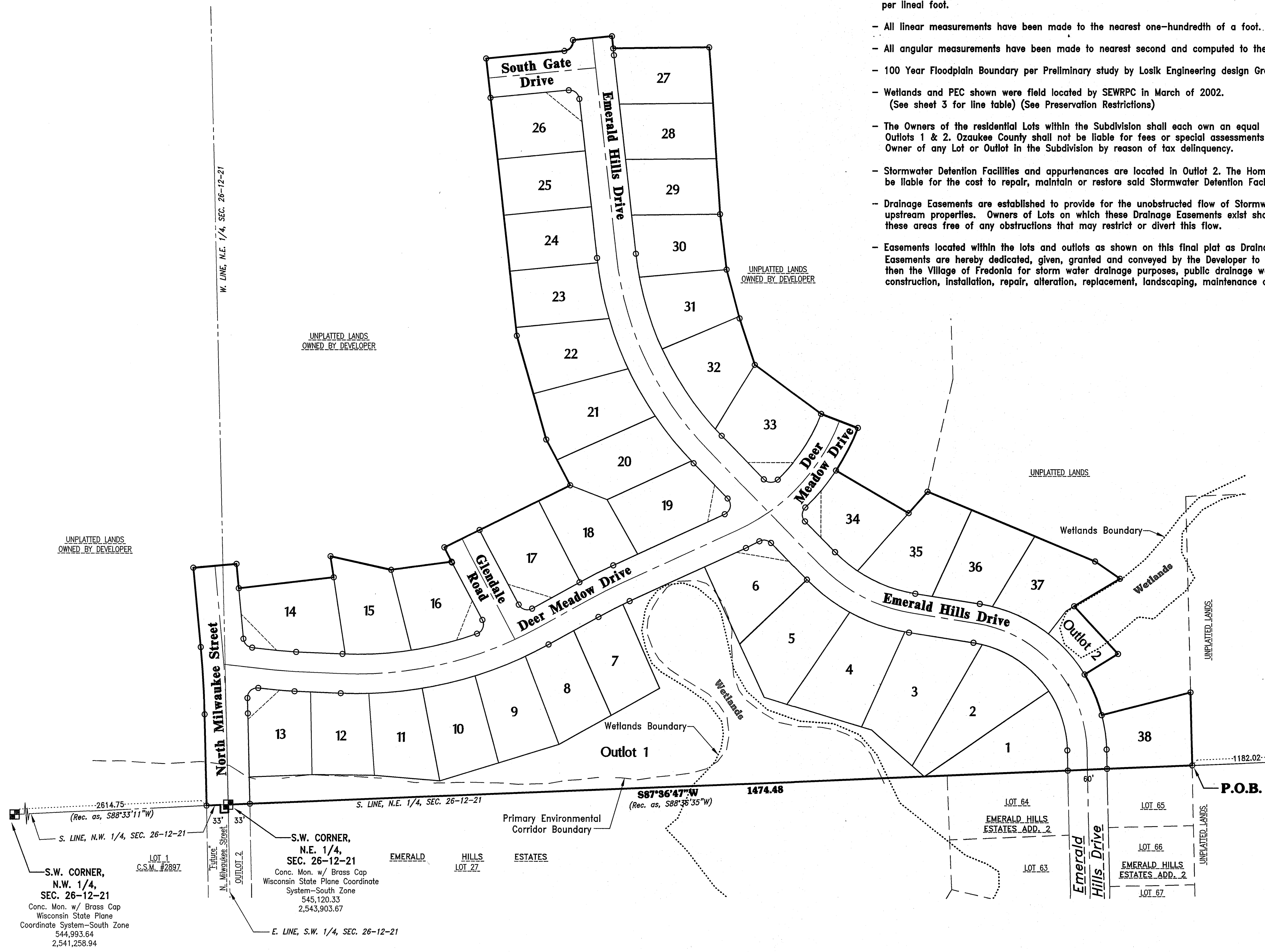
AGENCIES HAVING AUTHORITY TO OBJECT:
Department of Administration

NOTES:

- - Indicates "Set" 2-1/4" outside diameter x 30" long iron pipe weighing 3.65 lbs. per lineal foot.
- ∅ - Indicates "Set" 1-5/16" outside diameter x 24" long iron pipe weighing 1.68 lbs. per lineal foot.
- All other lot and outlot corners are staked with 1-5/16" outside diameter x 24" long iron pipe weighing 1.68 lbs. per lineal foot.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- 100 Year Floodplain Boundary per Preliminary study by Losik Engineering design Group, June 2005.
- Wetlands and PEC shown were field located by SEWRPC in March of 2002. (See sheet 3 for line table) (See Preservation Restrictions)
- The Owners of the residential Lots within the Subdivision shall each own an equal undivided fractional interest in Outlots 1 & 2. Ozaukee County shall not be liable for fees or special assessments in the event they become the Owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Detention Facilities and appurtenances are located in Outlot 2. The Homeowner's Association shall each be liable for the cost to repair, maintain or restore said Stormwater Detention Facilities and appurtenances.
- Drainage Easements are established to provide for the unobstructed flow of Stormwater runoff from adjacent and upstream properties. Owners of Lots on which these Drainage Easements exist shall be responsible for keeping these areas free of any obstructions that may restrict or divert this flow.
- Easements located within the lots and outlots as shown on this final plat as Drainage Easements and Storm Sewer Easements are hereby dedicated, given, granted and conveyed by the Developer to the Homeowner's Association and then the Village of Fredonia for storm water drainage purposes, public drainage ways, and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance and ingress and egress.



LOCALITY MAP
SEC. 26, T. 12 N., R. 21 E.
SCALE: 1" = 2000'



PRESERVATION RESTRICTIONS:

- Wetland Areas as shown on this Final Plat shall serve as a "Restricted Wetland Conservation Easement" and is subject to the following restrictions:
 1. Grading, filling, and excavation shall be prohibited in said Preservation Area, except as may be required for Nature Walking Trails.
 2. Construction of buildings within said Preservation Area shall be prohibited.
 3. Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the local municipality weed control ordinance, except as may be required for Nature Walking Trails.
 4. Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
 5. Grazing by domesticated animals (e.g., horses and cows) shall be prohibited within said Preservation Area.
 6. No grading, cultivation or disposal of yard waste.

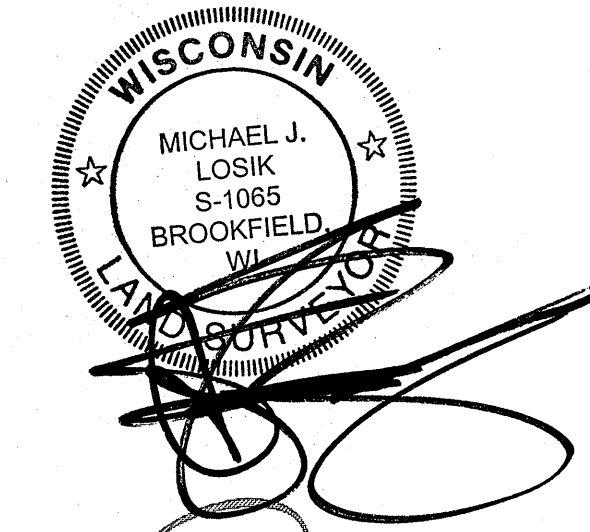
678/04007-01/FINAL PLAT PHASE 1/166EPL01

04-007-678-01

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. LOSIK S-1065

DATED THIS 26TH DAY OF APRIL, 2006
Revised this 27th day of October, 2006

S.E. CORNER,
NE 1/4,
SEC. 26-12-21
Conc. Mon. w/ Aluminum Cap
Wisconsin State Plane Coordinate
System-South Zone
585,230.96
2,546,957.59



**LOSIK ENGINEERING
DESIGN GROUP**

3815 N. Brookfield Road Ste. 201
Brookfield, WI 53045

Phone: (262) 790-1480
Fax: (262) 790-1481
E-mail: ledg@blawlr.com

SHEET 1 OF 4

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__



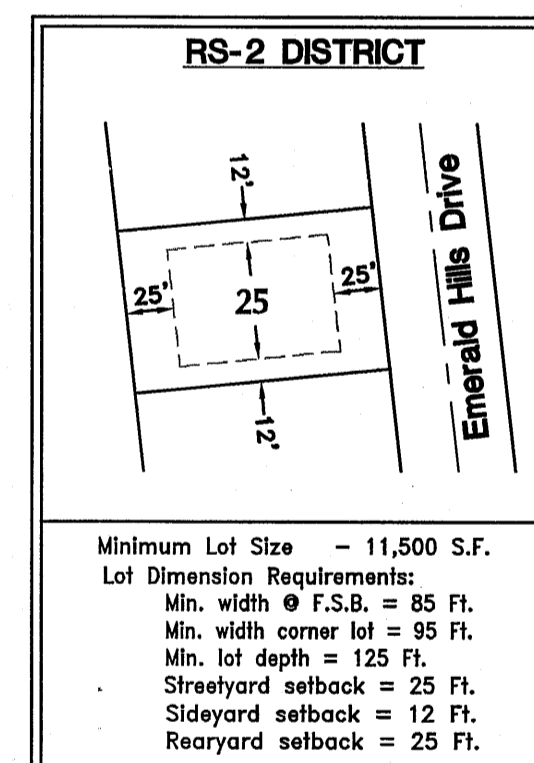
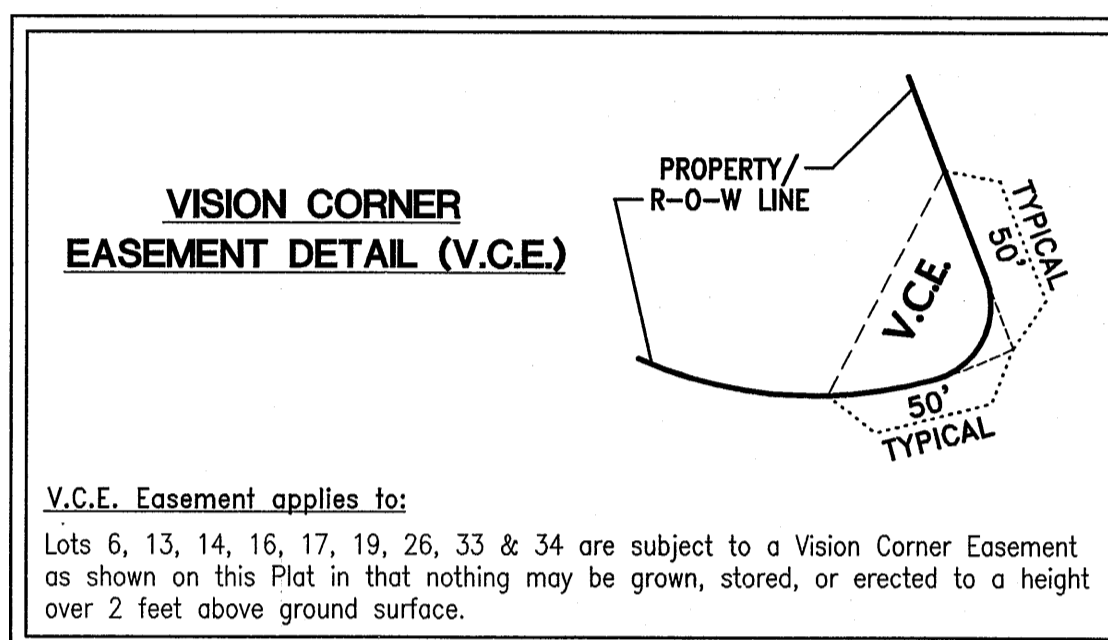
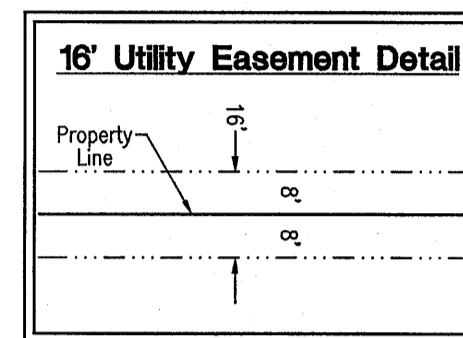
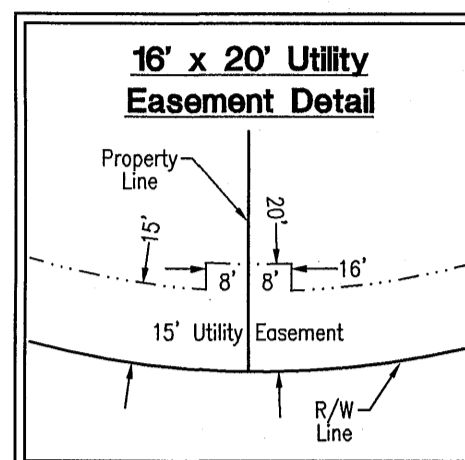
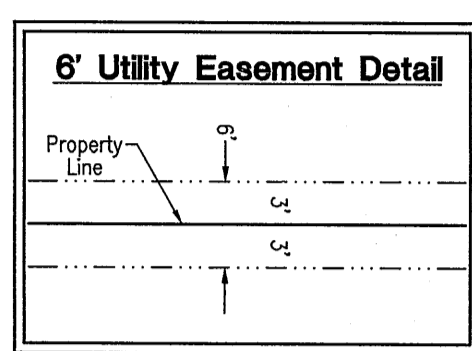
Department of Administration

VILLAGE GREEN

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 12 NORTH, RANGE 21 EAST, IN THE VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

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SCALE: 1" = 60'



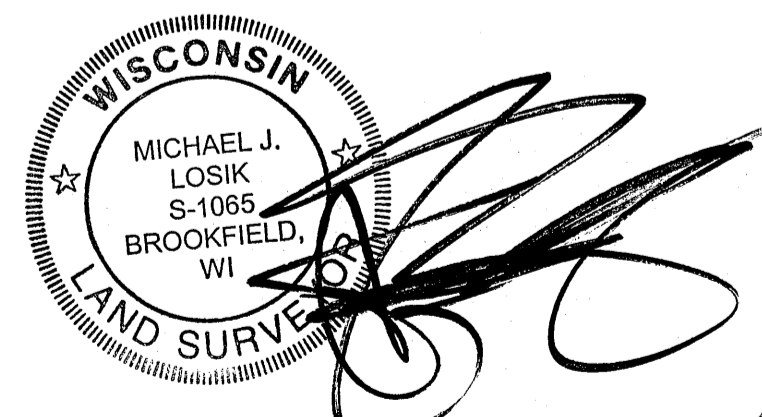
S.W. CORNER, N.W. 1/4, SEC. 26-12-21
Conc. Mon. w/ Brass Cap
Wisconsin State Plane Coordinate System-South Zone
544,993.64
2,541,258.94

LOT 1
C.S.M. #2897

S.W. CORNER, N.E. 1/4, SEC. 26-12-21
Conc. Mon. w/ Brass Cap
Wisconsin State Plane Coordinate System-South Zone
545,120.33
2,543,903.67

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. LOSIK S-1065

DATED THIS 26TH DAY OF APRIL, 2006
Revised this 27th day of October, 2006



**LOSIK ENGINEERING
DESIGN GROUP**

3815 N. Brookfield Road Ste. 201
Brookfield, WI 53045

Phone: (262) 790-1480
Fax: (262) 790-1481
E-mail: ledg@btawlr.com

VILLAGE GREEN

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 12 NORTH, RANGE 21 EAST, IN THE VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

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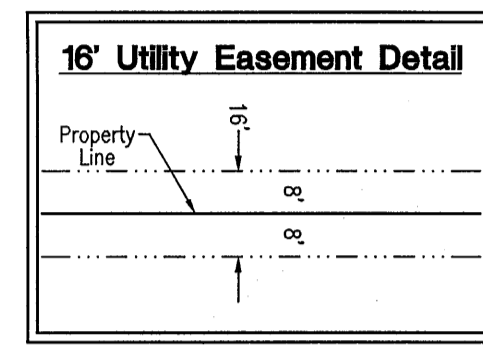
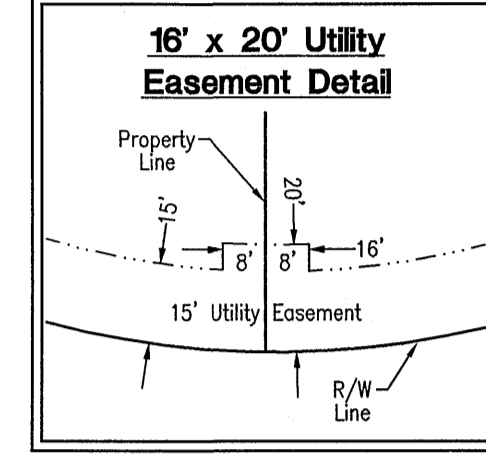
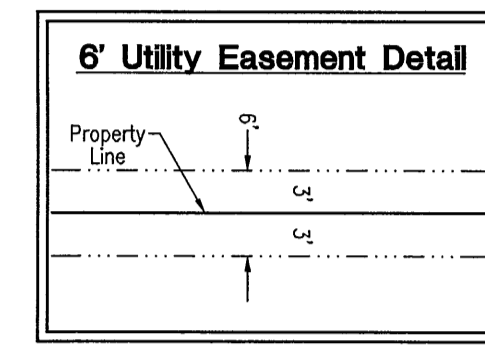
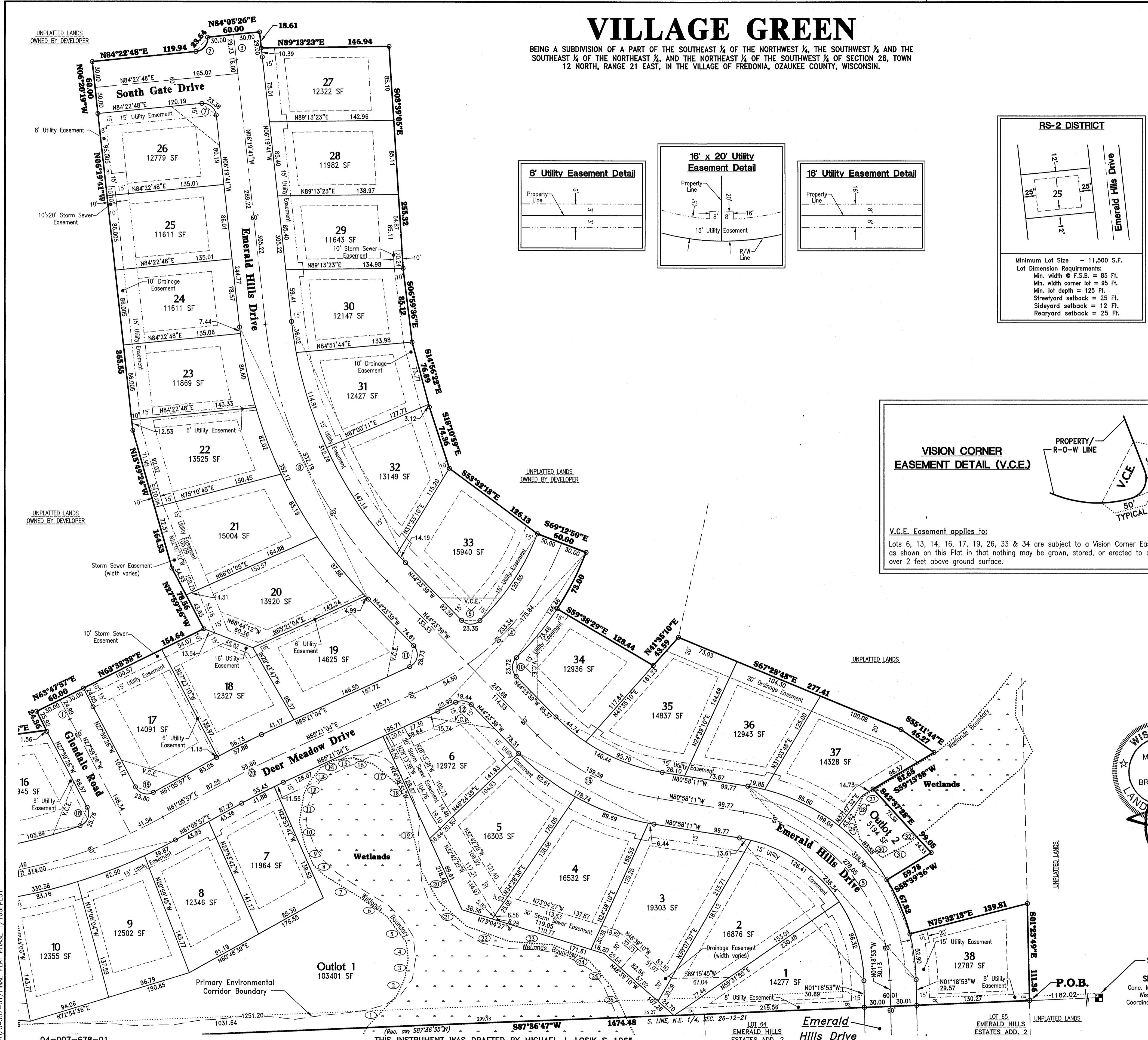
Certified _____, 20__

Department of Administration



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SCALE: 1" = 60'



RS-2 DISTRICT

Minimum Lot Size - 11,500 S.F.
 Lot Dimension Requirements:
 Min. width @ F.S.B. = 85 Ft.
 Min. width corner lot = 95 Ft.
 Min. lot depth = 125 Ft.
 Streetyard setback = 25 Ft.
 Sideyard setback = 12 Ft.
 Rearyard setback = 25 Ft.

VISION CORNER EASEMENT DETAIL (V.C.E.)

V.C.E. Easement applies to:
 Lots 6, 13, 14, 16, 17, 19, 26, 33 & 34 are subject to a Vision Corner Easement as shown on this Plat in that nothing may be grown, stored, or erected to a height over 2 feet above ground surface.

WETLAND LINE TABLE:

No.	Bearing	Distance
1	N43°25'54"E	51.65
2	N23°41'25"E	22.12
3	N09°31'47"E	21.80
4	N06°35'15"W	19.11
5	N37°12'33"W	37.24
6	N54°41'31"W	38.81
7	N58°39'36"W	45.73
8	N47°10'25"W	18.98
9	N22°45'02"W	24.49
10	N13°21'32"W	27.74
11	N09°40'21"E	31.87
12	N24°41'00"E	15.48
13	N38°15'20"E	20.55
14	N59°08'16"E	15.71
15	N81°56'55"E	24.93
16	S71°56'44"E	23.68
17	S50°02'52"E	36.45
18	S30°22'18"E	16.30
19	S12°42'00"E	87.90
20	S30°16'09"E	40.12
21	S48°31'35"E	42.02
22	S70°40'08"E	52.22
23	S85°39'55"E	51.70
24	S66°45'54"E	43.17
25	S41°09'22"E	40.87
26	S23°39'06"E	39.09
27	S59°31'31"W	14.77
28	S22°37'27"W	26.44
29	S15°52'57"E	25.84
30	S50°53'20"E	32.91
31	N62°28'36"E	31.11
32	N53°23'22"E	15.39

WISCONSIN
 MICHAEL J. LOSIK
 S-1065
 BROOKFIELD, WI
 LAND SURVEYOR

LOSIK ENGINEERING DESIGN GROUP
 3815 N. Brookfield Road Ste. 201
 Brookfield, WI 53045
 Phone: (262) 790-1480
 Fax: (262) 790-1481
 E-mail: ledg@btwinz.com

DATED THIS 26TH DAY OF APRIL, 2006
 Revised this 27th day of October, 2006

S.E. CORNER, N.E. 1/4, SEC. 26-12-21
 Conc. Mon. w/ Aluminum Cap
 Wisconsin State Plane Coordinate System-South Zone
 565,230.96
 2,546,257.59

678/04007-01/FINAL PLAT PHASE 1/166FF101

04-007-678-01

THIS INSTRUMENT WAS DRAFTED BY MICHAEL J. LOSIK S-1065

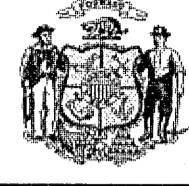
LOT 64 EMERALD HILLS ESTATES, ADD. 2

LOT 65 EMERALD HILLS ESTATES, ADD. 2

SHEET 3 OF 4

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Certified _____, 20____



Department of Administration

VILLAGE GREEN

BEING A SUBDIVISION OF A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 12 NORTH, RANGE 21 EAST, IN THE VILLAGE OF FREDONIA, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

State of Wisconsin)
County of Waukesha) ss

I, Michael J. Losik, registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped "Village Green" being a subdivision of a part of the Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4, and the Northeast 1/4 of the Southwest 1/4 of Section 26, Town 12 North, Range 21 East, in the Village of Fredonia, Ozaukee county, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 26; Thence South 87°36'47" West and along the South line of said Northeast 1/4 Section, 1182.02 feet to the place of beginning of lands hereinafter described;

Thence continuing South 87°36'47" West and along said South line, 1474.48 feet to a monument at the Southwest corner of said Northeast 1/4 Section; Thence South 01°10'51" East and along the East line of the Southwest 1/4 of said Section 26, 12.00 feet to the Northeasterly corner of Certified Survey Map No. 2897; Thence South 87°15'27" West and along the Northerly line of said CSM, 12.00 feet to a point in the Easterly line of said CSM; Thence North 01°10'51" West and along said Easterly line, 12.00 feet to a point in the South line of the Northwest 1/4 of said Section 26; Thence South 87°15'27" West and along said South line, 21.01 feet to a point; Thence North 01°16'23" West, 139.19 feet to a point in a curve; Thence Northwesterly 102.86 feet along the arc of a curve whose center lies to the Southwest, whose radius is 1467.00 feet, whose central angle is 04°01'03" and whose chord bears North 03°17'00.5" West, 102.84 feet to a point; Thence North 05°17'32" West, 121.18 feet to a point; Thence North 84°42'28" East, 66.00 feet to a point; Thence South 05°17'32" East, 37.47 feet to a point; Thence North 83°24'15" East, 145.74 feet to a point; Thence North 08°34'59" West, 32.68 feet to a point; Thence South 77°27'45" East, 94.86 feet to a point; North 82°14'05" East, 93.20 feet to a point in a curve; Thence Northwesterly 24.36 feet along the arc of a curve whose center lies to the Northeast, whose radius is 830.00 feet, whose central angle is 01°40'55", and whose chord bears North 27°02'30.5" West, 24.36 feet to a point; Thence North 63°47'57" East, 60.00 feet to a point; Thence North 63°38'38" East, 154.64 feet to a point; Thence North 27°59'26" West, 78.56 feet to a point; Thence North 15°49'24" West, 164.53 feet to a point; Thence North 06°19'41" West, 365.55 feet to a point; Thence North 06°20'19" West, 60.00 feet to a point; Thence North 84°22'48" East, 119.94 feet to a point of curvature; Thence Northwesterly 23.64 feet along the arc of a curve whose center lies Northwest, whose radius is 15.00 feet, whose central angle is 90°17'22", and whose chord bears North 39°14'01" East, 21.27 feet to a point; Thence North 84°06'26" East, 60.00 feet to a point in a curve; Thence Southeasterly 18.61 feet along the arc of a curve whose center lies Northeast, whose radius is 3,970.00 feet, whose central angle is 00°16'07", and whose chord bears South 27°07'23.5" West, 72.85 feet to a point; Thence South 59°38'29" East, 128.44 feet to a point; Thence North 41°35'10" East, 43.59 feet to a point; Thence South 67°28'48" East, 277.41 feet to a point; Thence South 55°11'44" East, 48.27 feet to a point; Thence South 59°13'58" West, 81.65 feet to a point; Thence South 42°37'28" East, 99.05 feet to a point; Thence South 58°39'38" West, 59.78 feet to a point in a curve; Thence Southeasterly 67.92 feet along the arc of a curve, whose center lies Southwest, whose radius is 230.00 feet; whose central angle is 16°53'43", and whose chord bears South 22°56'21.5" East, 67.58 feet to a point; Thence North 75°32'13" East, 139.81 feet to a point; Thence South 01°23'49" East, 111.36 feet to the place of beginning of this description.

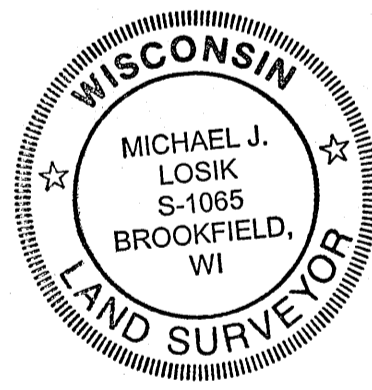
Said parcel contains 809,123 Square Feet (or 18.5749 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of REGENCY HILLS - VILLAGE GREEN, LLC., owner of said lands.

That such map 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 of the Statutes of the State of Wisconsin and the subdivision regulations, Title 14, Chapter 1 of the Village of Fredonia in surveying, dividing, mapping and dedicating the same.

Dated this 27th day of October, 2006.



Michael J. Losik, P.E., L.S.
Registered Land Surveyor, S-1065
LOSİK ENGINEERING DESIGN GROUP, LTD.
3815 N. Brookfield Rd., Suite 201
Brookfield, WI 53045
Phone: (262)790-1480 Fax: (262)790-1481

VILLAGE TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
OZAUKEE COUNTY) ss

I, JoAnn Wagner, being the duly appointed, qualified and acting Treasurer of the Village of Fredonia, do hereby certify that the records in my office show no unpaid taxes or special assessments as of _____, 20____ affecting the lands included in this plat of VILLAGE GREEN.

JoAnn Wagner, Village Treasurer

OZAUKEE COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN)
OZAUKEE COUNTY) ss

I, Karen L. Makoutz, being the duly elected, qualified and acting Treasurer of Ozaukee County, do hereby certify that the records in my office show no unpaid taxes or special assessments as of _____, 20____ affecting the lands included in this plat of VILLAGE GREEN.

Karen L. Makoutz, Ozaukee County Treasurer

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

STATE OF WISCONSIN)
OZAUKEE COUNTY) ss

REGENCY HILLS - VILLAGE GREEN, LLC a Limited Liability Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said LLC caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on the plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES: AGENCIES WHO MAY OBJECT:

- 1. Village of Fredonia 1. Department of Administration

In witness whereof, the said, REGENCY HILLS - VILLAGE GREEN, LLC, has caused these presents to be signed by James J. Duerrwaechter, Managing Member, at _____, Wisconsin, this _____ day of _____, 20____.

REGENCY HILLS - VILLAGE GREEN, LLC

James J. Duerrwaechter, Managing Member

STATE OF WISCONSIN)
COUNTY) ss

Personally came before me this _____ day of _____, 20____, the above named James J. Duerrwaechter, Managing Member, of the above named LLC to me known to be the person who executed the foregoing instrument and acknowledged the same.

Date: _____

Print Name: _____
Notary Public, _____ County, WI
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE :

M & I MARSHALL AND ISLEY BANK, 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 REGENCY HILLS - VILLAGE GREEN, LLC, as owner of said land.

IN WITNESS WHEREOF, the said M & I MARSHALL AND ISLEY BANK, has caused these presents to be signed by James Neuroth, Vice President, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

M & I MARSHALL AND ISLEY BANK

James Neuroth, Vice President

STATE OF WISCONSIN)
COUNTY) ss

Personally came before me this _____ day of _____, 20____, James Neuroth, Vice President of said M & I MARSHALL AND ISLEY BANK, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

Date: _____

Print Name: _____
Notary Public, _____ County, WI
My Commission Expires: _____

VILLAGE OF FREDONIA PLANNING COMMISSION APPROVAL:

Approved by the Plan Commission of the Village of Fredonia on this _____ day of _____, 20____.

William Hamm, Chairperson

VILLAGE OF FREDONIA VILLAGE BOARD APPROVAL:

Approved by the Village Board of the Village of Fredonia on this _____ day of _____, 20____.

JoAnn Wagner, Village Clerk

William Hamm, Village President



3815 N. Brookfield Rd Ste. 201
Brookfield, WI 53045
Phone: (262) 790-1480
Fax: (262) 790-1481
E-mail: ledg@blawlr.com

CURVE TABLE with columns: NO., LOT(S), RADIUS, CENTRAL ANGLE, ARC, CHORD, CHORD BEARING, TANGENT IN, TANGENT OUT. Contains detailed curve data for various lots.

678/04007-01/FINAL PLAT PHASE 1/166PLOT1