

1140682

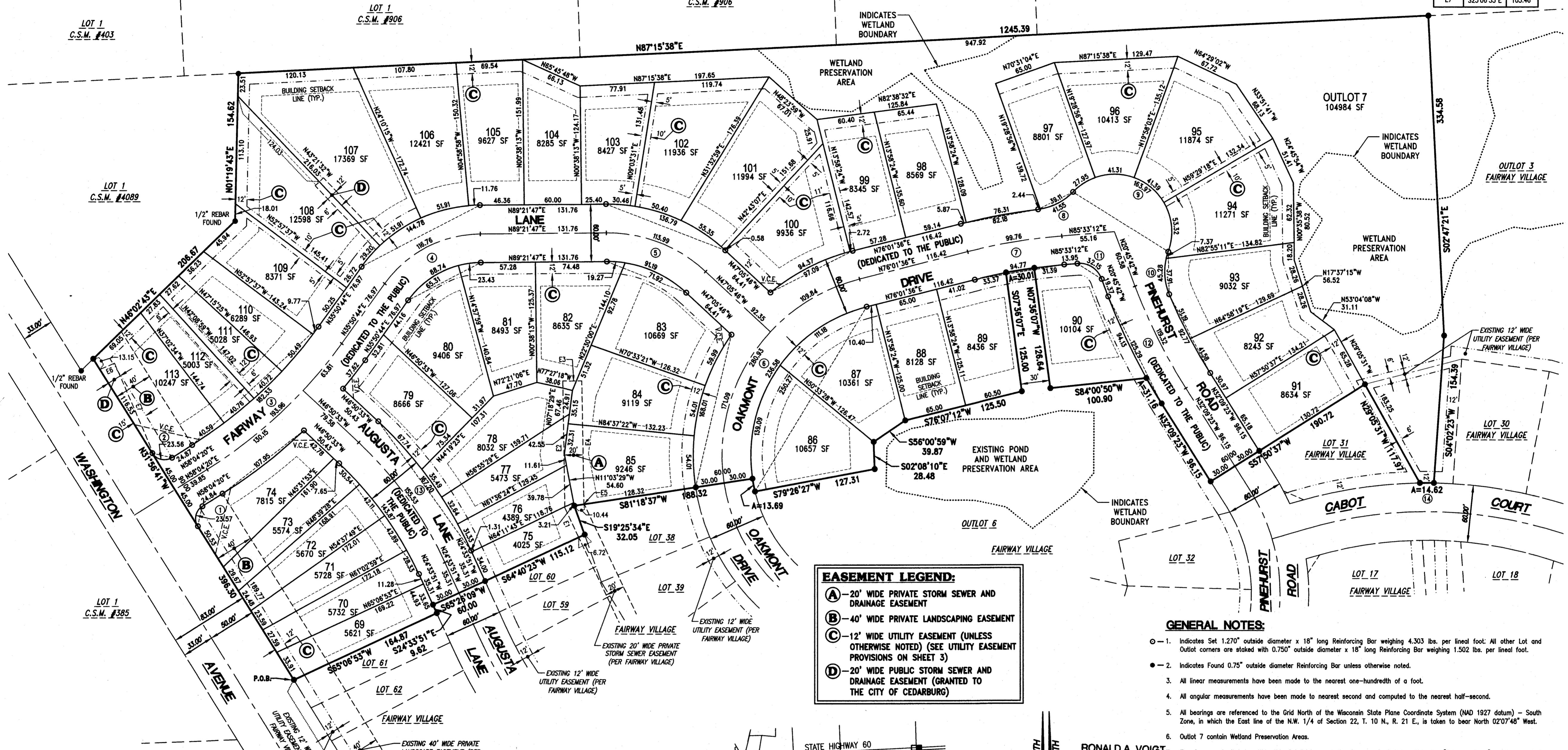
FAIRWAY VILLAGE ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 4 OF "FAIRWAY VILLAGE", BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

DESIGN CRITERIA (THE VILLAS):	DESIGN CRITERIA (TOWNHOMES):
LOTS 79-109	LOTS 69-78, 110-113
ZONING: RS-5 PUD	ZONING: RO-1 PUD
MIN. FRONT SETBACK: 25 FT.	MIN. FRONT SETBACK: 25 FT.
MIN. REAR SETBACK: 25 FT.	MIN. REAR SETBACK: 25 FT.
MIN. SIDE SETBACK: 5 FT.	MIN. SIDE SETBACK: 15 FT.
MIN. FRONT SIDE CORNER SETBACK: 15' FT.	MIN. FRONT SIDE CORNER SETBACK: 15' FT.

OWNER:
 FAIRWAY VILLAGE, LLC
 N27 W24025 PAUL CT.
 SUITE 100
 PEWAUKEE, WI 53072
 (262) 542-9200
 (262) 349-9324

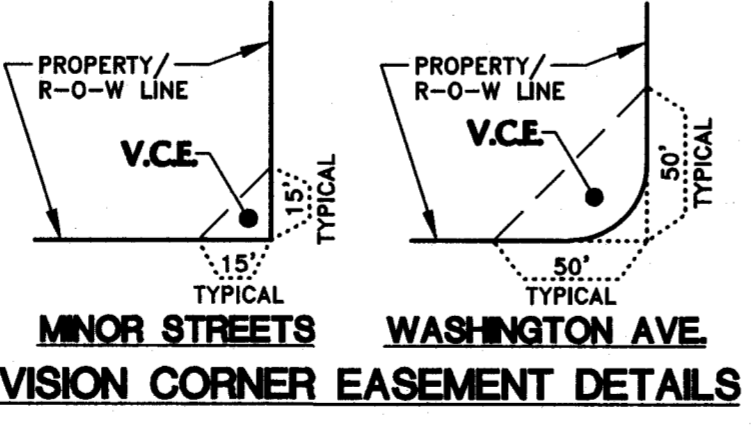
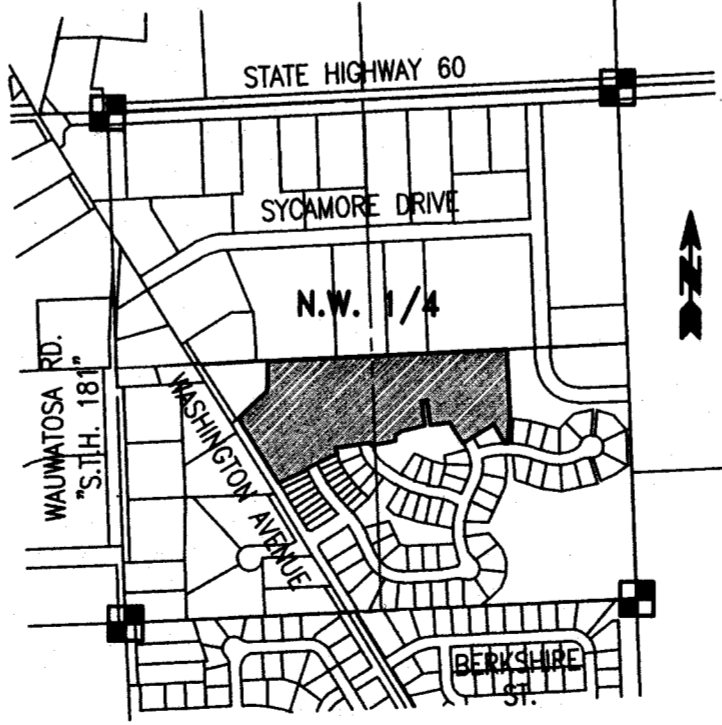
Line #	BEARING	LENGTH
E1	N25°18'05"W	34.05'
E2	N05°35'55"W	132.68'
E3	N89°06'05"E	20.00'
E4	S05°35'55"E	128.35'
E5	S25°18'05"E	0.82'
E6	N66°53'27"E	16.79'
E7	S23°06'33"E	105.46'



EASEMENT LEGEND:

- (A) - 20' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT
- (B) - 40' WIDE PRIVATE LANDSCAPING EASEMENT
- (C) - 12' WIDE UTILITY EASEMENT (UNLESS OTHERWISE NOTED) (SEE UTILITY EASEMENT PROVISIONS ON SHEET 3)
- (D) - 20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT (GRANTED TO THE CITY OF CEDARBURG)

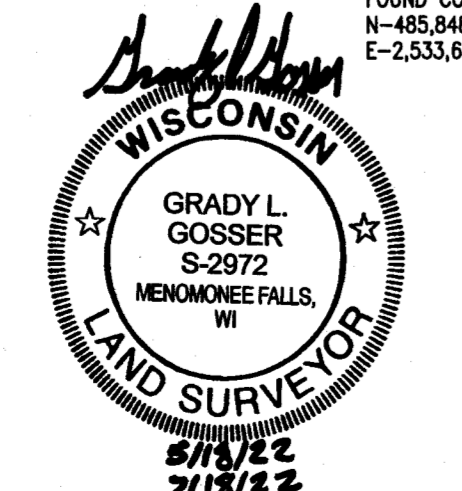
- GENERAL NOTES:**
1. Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
 2. Indicates Found 0.75" outside diameter Reinforcing Bar unless otherwise noted.
 3. All linear measurements have been made to the nearest one-hundredth of a foot.
 4. All angular measurements have been made to nearest second and computed to the nearest half-second.
 5. All bearings are referenced to the Grid North of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the East line of the N.W. 1/4 of Section 22, T. 10 N., R. 21 E., is taken to bear North 02°07'48" West.
 6. Outlot 7 contain Wetland Preservation Areas.
 7. The Owners of all Lots within this Subdivision and the Owners of all Lots within the "Fairway Village" Subdivision shall each own an equal undivided fractional interest in Outlot 7 of this Subdivision and Outlots 1, 5 & 6 of the "Fairway Village" Subdivision. Ozaukee County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
 8. Stormwater Management Facilities are located on Outlots 1, 5 & 6 of the "Fairway Village" Subdivision. The Owners of the residential Lots within this Subdivision and the Owners of all Lots within the "Fairway Village" Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within the "Fairway Village" Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and the Owners of all Lots within the "Fairway Village" Subdivision.
 9. The 40' Private Landscape Easement to be maintained by the Homeowners Association.
 10. There shall be no direct vehicular ingress or egress to Washington Avenue from any Lot or Outlot within this Subdivision. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the City of Cedarburg.
 11. Wetland boundaries shown herein are based on a Wetland Delineation Report prepared by Ruekert & Mielke, Inc. dated November 8, 2019.



VISION CORNER EASEMENT: (V.C.E.)
 Corner lots as shown on this plat are subject to a Vision Corner Easement in that no structure or improvements of any kind is permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 30 inches, as measured from the road edge to the top of the vegetation, in the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.

W. 1/4 CORNER, SEC. 22-10-21 WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE FOUND P.K. NAIL IN PAVEMENT N=485,722.44 E=2,530,989.72

LOT 1 C.S.M. #623
 CENTER, SEC. 22-10-21 WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE FOUND CONC. MON. WITH BRASS CAP N=485,848.96 E=2,533,650.44



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 July 28, 2022
 Department of Administration

RONALD A. VOIGT, OZAUKEE COUNTY REGISTER OF DEEDS, PORT WASHINGTON, WI
 RECORDED ON 08/25/2022 01:42 PM

SCALE: 1" = 60'

REVISED THIS 18TH DAY OF JULY, 2022 DATED THIS 18TH DAY OF MAY, 2022

1140682

FAIRWAY VILLAGE ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 4 OF "FAIRWAY VILLAGE", BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	74	15.00	90°01'01"	23.57	21.22	S13°03'49.5"W	S58°04'20"W	S31°56'41"E
2	113	15.00	89°58'59"	23.56	21.21	S76°56'10.5"E	S31°56'41"E	N58°04'20"E
3	C/L	500.00	22°13'36"	193.96	192.75	N46°57'32"E	N58°04'20"E	N35°50'44"E
	C/L (S.W.)	500.00	14°54'53"	130.15	129.79	N50°36'53.5"E	N58°04'20"E	N43°09'27"E
	C/L (N.E.)	500.00	7°18'43"	63.81	63.76	N39°30'05.5"E	N43°09'27"E	N35°50'44"E
	NORTHWEST	470.00	22°13'36"	182.33	181.19	N46°57'32"E	N58°04'20"E	N35°50'44"E
	113	470.00	4°56'54"	40.59	40.58	N55°35'53"E	N58°04'20"E	N53°07'26"E
	112	470.00	4°58'08"	40.76	40.75	N50°38'22"E	N53°07'26"E	N48°09'18"E
	111	470.00	4°57'52"	40.72	40.71	N45°40'22"E	N48°09'18"E	N43°11'26"E
	110	470.00	6°09'17"	50.49	50.46	N40°06'47.5"E	N43°11'26"E	N37°02'09"E
	109	470.00	1°11'25"	9.77	9.76	N36°26'26.5"E	N37°02'09"E	N35°50'44"E
	S.E. (74)	530.00	11°40'11"	107.95	107.76	N52°14'14.5"E	N58°04'20"E	N46°24'09"E
	S.E. (79)	530.00	4°04'01"	37.62	37.61	N37°52'44.5"E	N39°54'45"E	N35°50'44"E
4	C/L	125.00	53°31'03"	116.76	112.56	S62°36'15.5"W	S89°21'47"W	S35°50'44"W
	NORTHWEST	155.00	53°31'03"	144.78	139.57	S62°36'15.5"W	S89°21'47"W	S35°50'44"W
	108	155.00	10°47'44"	29.20	29.16	S41°14'36"W	S46°38'28"W	S35°50'44"W
	107	155.00	19°11'17"	51.91	51.67	S56°14'06.5"W	S65°49'45"W	S46°38'28"W
	106	155.00	19°11'17"	51.91	51.67	S75°25'23.5"W	S85°01'02"W	S65°49'45"W
	105	155.00	4°20'45"	11.76	11.75	S87°11'24.5"W	S89°21'47"W	S85°01'02"W
	SOUTHEAST	95.00	53°31'03"	88.74	85.54	S62°36'15.5"W	S89°21'47"W	S35°50'44"W
	80	95.00	39°23'18"	65.31	64.03	S55°32'23"W	S75°14'02"W	S35°50'44"W
	81	95.00	14°07'45"	23.43	23.37	S82°17'54.5"W	S89°21'47"W	S75°14'02"W
5	C/L	150.00	43°32'27"	113.99	111.27	N68°51'59.5"W	N47°05'46"W	S89°21'47"W
	NORTHEAST	180.00	43°32'27"	136.79	133.52	N68°51'59.5"W	N47°05'46"W	S89°21'47"W
	103	180.00	9°41'44"	30.46	30.42	N85°47'21"W	N80°56'29"W	S89°21'47"W
	102	180.00	16°02'27"	50.40	50.23	N72°55'15.5"W	N64°54'02"W	N80°56'29"W
	101	180.00	17°37'09"	55.35	55.13	N56°05'27.5"W	N47°16'53"W	N64°54'02"W
	100	180.00	0°11'07"	0.58	0.58	N47°11'19.5"W	N47°05'46"W	N47°16'53"W
	SOUTHWEST	120.00	43°32'27"	91.19	89.01	N68°51'59.5"W	N47°05'46"W	S89°21'47"W
	82	120.00	9°12'09"	19.27	19.25	N86°02'08.5"W	N81°26'04"W	S89°21'47"W
	83	120.00	34°20'18"	71.92	70.85	N64°15'55"W	N47°05'46"W	N81°26'04"W
6	C/L	190.00	84°42'59"	280.93	256.03	S33°40'06.5"W	S76°01'36"W	S08°41'23"E
	C/L (S.W.)	190.00	51°35'37"	171.09	165.37	S17°06'25.5"W	S42°54'14"W	S08°41'23"E
	C/L (N.E.)	190.00	33°07'22"	109.84	108.32	S59°27'55"W	S76°01'36"W	S42°54'14"W
	SOUTHEAST	160.00	89°37'13"	250.27	225.52	S31°12'59.5"W	S76°01'36"W	S13°35'37"E
	EXTERIOR	160.00	4°54'14"	13.69	13.69	S11°08'30"E	S08°41'23"E	S13°35'37"E
	R.O.W. (S.E.)	160.00	84°42'59"	236.58	215.60	S33°40'06.5"W	S76°01'36"W	S08°41'23"E
	86	160.00	49°48'32"	139.09	134.75	S11°18'39"W	S36°12'55"W	S13°35'37"E
	87	160.00	39°48'41"	111.18	108.95	S56°07'15.5"W	S76°01'36"W	S36°12'55"W
	R.O.W. (WEST)	220.00	43°45'22"	168.01	163.96	S13°11'18"W	S35°03'59"W	S08°41'23"E
	85	220.00	14°04'01"	54.01	53.88	S01°39'22.5"E	S05°22'38"W	S08°41'23"E
	84	220.00	14°04'01"	54.01	53.88	S12°24'38.5"W	S19°26'39"W	S05°22'38"W
	83	220.00	15°37'20"	59.99	59.80	S27°15'19"W	S35°03'59"W	S19°26'39"W
	R.O.W. (N.W.)	220.00	25°17'07"	97.09	96.30	S63°23'02.5"W	S76°01'36"W	S50°44'29"W
	100	220.00	24°34'39"	94.37	93.65	S63°01'48.5"W	S75°19'08"W	S50°44'29"W
	99	220.00	0°42'28"	2.72	2.72	S75°40'22"W	S76°01'36"W	S75°19'08"W

CURVE TABLE:


NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
7	C/L	600.00	9°31'36"	99.76	99.65	S80°47'24"W	S85°33'12"W	S76°01'36"W
	NORTH	630.00	7°28'26"	82.18	82.12	S79°45'49"W	S83°30'02"W	S76°01'36"W
	98	630.00	0°32'01"	5.87	5.87	S76°17'36.5"W	S76°33'37"W	S76°01'36"W
	OUTLOT 7	630.00	6°56'25"	76.31	76.27	S80°01'49.5"W	S83°30'02"W	S76°33'37"W
	SOUTH	570.00	9°31'36"	94.77	94.66	S80°47'24"W	S85°33'12"W	S76°01'36"W
	89	570.00	3°21'16"	33.37	33.36	S77°42'14"W	S79°22'52"W	S76°01'36"W
	EXTERIOR	570.00	3°01'01"	30.01	30.01	S80°53'22.5"W	S82°23'53"W	S79°22'52"W
	90	570.00	3°09'19"	31.39	31.39	S83°58'32.5"W	S85°33'12"W	S82°23'53"W
8	TOTAL	60.00	39°40'32"	41.55	40.72	N63°39'46"E	N83°30'02"E	N43°49'30"E
	OUTLOT 7	60.00	2°19'34"	2.44	2.44	N82°20'15"E	N83°30'02"E	N81°10'28"E
	97	60.00	37°20'58"	39.11	38.42	N62°29'59"E	N81°10'28"E	N43°49'30"E
9	TOTAL	60.00	156°34'56"	163.97	117.50	N57°53'02"W	N20°24'26"E	S43°49'30"W
	97	60.00	26°41'34"	27.95	27.70	S57°10'17"W	S70°31'04"W	S43°49'30"W
	96	60.00	39°26'59"	41.31	40.50	N89°45'26.5"W	N70°01'57"W	S70°31'04"W
	95	60.00	39°31'15"	41.39	40.57	N50°16'19.5"W	N30°30'42"W	N70°01'57"W
	94	60.00	50°55'08"	53.32	51.58	N05°03'08"W	N20°24'26"E	N30°30'42"W
10	TOTAL	60.00	43°14'19"	45.28	44.21	S01°12'43.5"E	S20°24'26"W	S22°49'53"E
	94	60.00	7°02'17"	7.37	7.37	S16°53'17.5"W	S20°24'26"W	S13°22'09"W
	93	60.00	36°12'02"	37.91	37.28	S04°43'52"E	S13°22'09"W	S22°49'53"E
11	90	25.00	73°41'06"	32.15	29.98	N57°36'15"W	N20°45'42"W	S85°33'12"W
12	C/L	600.00	11°23'41"	119.32	119.13	S26°27'32.5"E	S20°45'42"E	S32°09'23"E
	NORTHEAST	570.00	9°19'30"	92.77	92.67	S27°29'38"E	S22°49'53"E	S32°09'23"E
	93	570.00	5°08'43"	51.19	51.17	S25°24'14.5"E	S22°49'53"E	S27°58'36"E
	92	570.00	4°10'47"	41.58	41.57	S30°03'59.5"E	S27°58'36"E	S32°09'23"E
	SOUTHWEST	630.00	11°23'41"	125.29	125.08	S26°27'32.5"E	S20°45'42"E	S32°09'23"E
	90	630.00	8°33'40"	94.13	94.05	S25°02'32"E	S20°45'42"E	S29°19'22"E
	EXTERIOR	630.00	2°50'01"	31.16	31.16	S30°44'22.5"E	S29°19'22"E	S32°09'23"E
13	C/L	400.00	22°16'42"	155.53	154.55	N35°42'12"W	N24°33'51"W	N46°50'33"W
	NORTHEAST	430.00	22°16'42"	167.20	166.15	N35°42'12"W	N24°33'51"W	N46°50'33"W
	76	430.00	4°10'27"	31.33	31.32	N26°39'04.5"W	N24°33'51"W	N28°44'18"W
	77	430.00	4°20'57"	32.64	32.63	N30°54'46.5"W	N28°44'18"W	N33°05'15"W
	78	430.00	4°43'44"	35.49	35.48	N35°27'07"W	N33°05'15"W	N37°48'59"W
	79	430.00	9°01'34"	67.74	67.67	N42°19'46"W	N37°48'59"W	N46°50'33"W
	SOUTHWEST	370.00	22°16'42"	143.87	142.96	N35°42'12"W	N24°33'51"W	N46°50'33"W
	70	370.00	4°23'10"	28.33	28.32	N26°45'26"W	N24°33'51"W	N28°57'01"W
	71	370.00	6°38'31"	42.89	42.87	N32°16'16.5"W	N28°57'01"W	N35°35'32"W
	72	370.00	6°31'16"	42.11	42.09	N38°51'10"W	N35°35'32"W	N42°06'48"W
	73	370.00	4°43'45"	30.54	30.53	N44°28'40.5"W	N42°06'48"W	N46°50'33"W
14	OUTLOT 7	480.00	1°44'41"	14.62	14.61	S89°59'41.5"W	N89°07'58"W	S89°07'21"W

XA 2020 20-008-953 FAIRWAY VILLAGE DRAWINGS SURVEY PLATS FINAL PLAT 18F02020

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 July 28, 2022

Rene M. Ponce
 Department of Administration




4100 N. Calhoun Road
 Suite 300
 Brookfield, WI 53005
 Phone: (262) 790-1480
 Fax: (262) 790-1481



1140682

FAIRWAY VILLAGE ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 4 OF "FAIRWAY VILLAGE", BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have Surveyed, divided and mapped a redivision of Outlot 4 of "FAIRWAY VILLAGE", recorded in the Office of the Register of Deeds for Ozaukee County on January 10, 2022, as Document No. 1131412, being a part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 22, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin.

Said Parcel contains 610,183 Square Feet (or 14.0079 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of FAIRWAY VILLAGE, 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 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Cedarburg in surveying, dividing and mapping the same.

Dated this 18th Day of MAY, 20 22.

REVISED: 7/18/22



Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

FAIRWAY VILLAGE, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this 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:

- 1. City of Cedarburg

AGENCIES WHO MAY OBJECT:

- 1. State of Wisconsin, Department of Administration

Witness the hand and seal of said Owner this 8th day of August, 20 22.

FAIRWAY VILLAGE, LLC

Steve DeCleens
Steve DeCleens, President of Neumann Developments, its sole member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this 8th day of August, 20 22, the above named Steve DeCleens, President of Neumann Developments, its sole member, of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.



Kevin A. Anderson
Print Name: Kevin A. Anderson
Public, Waukesha County, WI
My Commission Expires: 01/28/2026

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF OZAUKEE)

I, Joshua Morrison, being duly elected, qualified and acting Treasurer of the County of Ozaukee, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 25th Day of August, 20 22 on any of the land included in the Plat of "FAIRWAY VILLAGE ADDITION NO. 1".

Dated this 25th Day of August, 20 22.

Joshua H. Morrison / KPM 8-25-22
Joshua Morrison, County Treasurer

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF OZAUKEE)

I, Maureen Harjes, being duly appointed, qualified and acting Deputy Treasurer of the City of Cedarburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 17th Day of August, 20 22 on any of the land included in the Plat of "FAIRWAY VILLAGE ADDITION NO. 1".

Dated this 17th Day of August, 20 22.

Maureen Harjes
Maureen Harjes, Deputy Treasurer

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

FAIRWAY VILLAGE, LLC, Grantor, to

CEDARBURG LIGHT & WATER and WISCONSIN GAS, LLC, a Wisconsin corporation doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

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 "Utility Easement Areas" 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 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 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 "Utility Easement Areas" 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 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.

CONSENT OF CORPORATE MORTGAGEE:

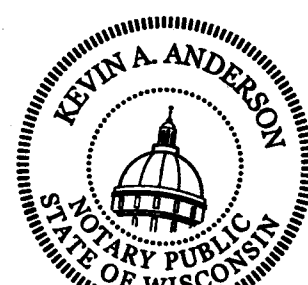
CITIZENS BANK, MUKWONAGO a Corporation duly organized and existing by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of FAIRWAY VILLAGE, LLC, owner, this 9th day of August, 20 22.

CITIZENS BANK, MUKWONAGO

DAVE A. ENKELKING
DAVE A. ENKELKING,
SENIOR VICE PRESIDENT

STATE OF WISCONSIN)
) SS
COUNTY OF ~~WAUKESHA~~

Personally came before me this 9th day of August, 20 22, the above named DAVE A. ENKELKING of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such SVP of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.



Kevin A. Anderson
Print Name: Kevin A. Anderson
Public, ~~Waukesha~~ County, WI
My Commission Expires: 01/28/2026

CITY OF CEDARBURG PLAN COMMISSION APPROVAL:

This Plat, known as "FAIRWAY VILLAGE ADDITION NO. 1", is hereby approved by the City of Cedarburg Plan Commission as being in conformance with the City's Subdivision Ordinance. The City of Cedarburg Common Council also hereby approves and accepts all dedications shown thereon, this 6th day of June, 20 22.

APPROVED AND SIGNED:

Mike O'Keefe
Mike O'Keefe, Mayor/Chairman

Tracie Sette
Tracie Sette, City Clerk

CITY OF CEDARBURG COMMON COUNCIL APPROVAL:

This Plat, known as "FAIRWAY VILLAGE ADDITION NO. 1", is hereby approved by the City of Cedarburg Common Council as being in conformance with the City's Subdivision Ordinance. The City of Cedarburg Common Council also hereby approves and accepts all dedications shown thereon, this 13th day of June, 20 22.

APPROVED AND SIGNED:

Mike O'Keefe
Mike O'Keefe, Mayor

Tracie Sette
Tracie Sette, City 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 July 28, 2022
Renee M. Poney
Department of Administration



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

REVISED THIS 18TH DAY OF JULY, 2022
DATED THIS 18TH DAY OF MAY, 2022

X:\2020\20-008-953-01 FAIRWAY VILLAGE DRAWINGS SURVEY PLATS FINAL PLAT\18E6F102.DWG

FAIRWAY VILLAGE

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

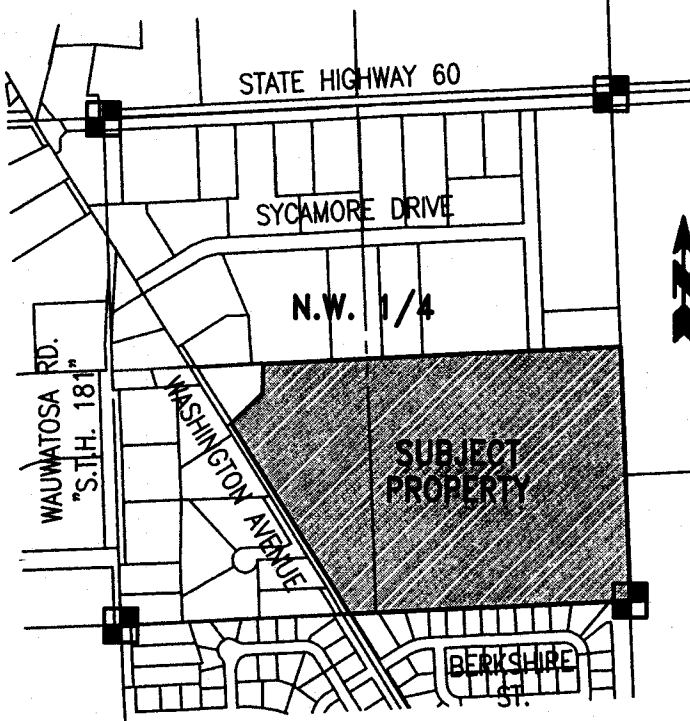
OWNER:
 FAIRWAY VILLAGE, LLC
 N27 W24025 PAUL CT.
 SUITE 100
 PEWAUKEE, WI 53072
 (262) 542-9200
 (262) 349-9324

N. 1/4 CORNER,
 SEC. 22-10-21
 WIS. STATE PLANE COORD.
 SYSTEM - SOUTH ZONE
 FOUND CONC. MON. WITH BRASS CAP
 N=488,492.65
 E=2,533,552.12

DESIGN CRITERIA (THE ESTATES):	DESIGN CRITERIA (THE VILLAS):	DESIGN CRITERIA (TOWNHOMES):
LOTS 1-30, 47-52	LOTS 31-46	LOTS 53-68
ZONING: RS-4 PUD	ZONING: RS-5 PUD	ZONING: RD-1 PUD
MIN. FRONT SETBACK: 25 FT.	MIN. FRONT SETBACK: 25 FT.	MIN. FRONT SETBACK: 25 FT.
MIN. REAR SETBACK: 25 FT.	MIN. REAR SETBACK: 25 FT.	MIN. REAR SETBACK: 25 FT.
MIN. SIDE SETBACK: 7.5 FT.	MIN. SIDE SETBACK: 5 FT.	MIN. SIDE SETBACK: 5 FT.
MIN. FRONT SIDE CORNER SETBACK: 15' FT.	MIN. FRONT SIDE CORNER SETBACK: 15' FT.	BETWEEN BUILDINGS: 15 FT.
		MIN. FRONT SIDE CORNER SETBACK: 15' FT.



SCALE: 1" = 100'



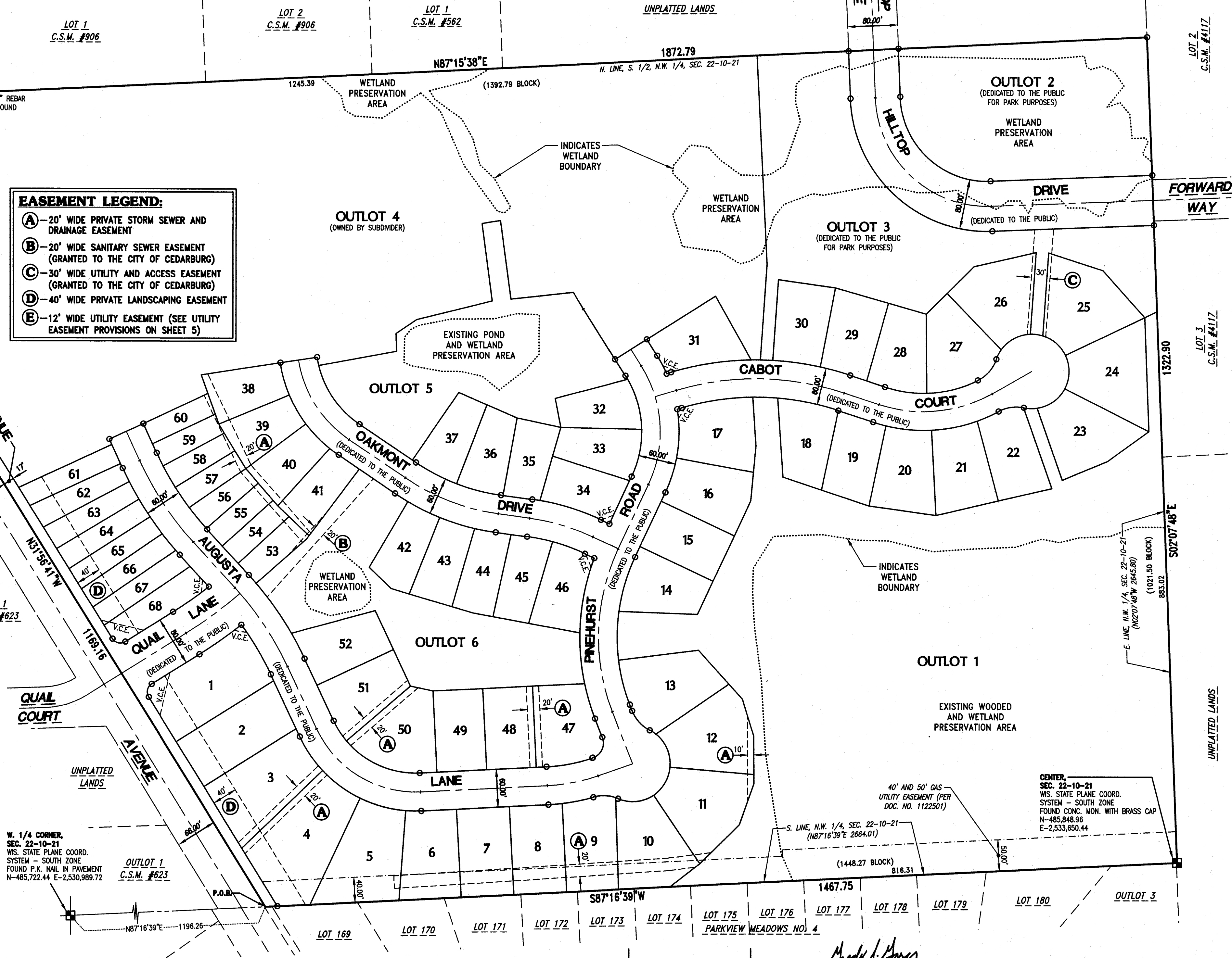
EASEMENT LEGEND:

- (A) 20' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT
- (B) 20' WIDE SANITARY SEWER EASEMENT (GRANTED TO THE CITY OF CEDARBURG)
- (C) 30' WIDE UTILITY AND ACCESS EASEMENT (GRANTED TO THE CITY OF CEDARBURG)
- (D) 40' WIDE PRIVATE LANDSCAPING EASEMENT
- (E) 12' WIDE UTILITY EASEMENT (SEE UTILITY EASEMENT PROVISIONS ON SHEET 5)

- GENERAL NOTES:**
- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lined foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lined foot.
 - Indicates Found 0.50" outside diameter Reinforcing Bar unless otherwise noted.
 - 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.
 - All bearings are referenced to the Grid North of the Wisconsin State Plane Coordinate System (NAD 1927 datum) - South Zone, in which the East line of the N.W. 1/4 of Section 22, T. 10 N., R. 21 E., is taken to bear North 02°07'48" West.
 - All Outlots contain Wetland Preservation Areas.
 - Outlots 2 and 3 are herein dedicated to the City of Cedarburg for Park Purposes.
 - Outlot 4 to be retained by the Owner for future development.
 - The Owners of all Lots within this Subdivision and the Owners of any Lots in any future addition to this Subdivision shall each own an equal undivided fractional interest in Outlots 1, 5 & 6 of this Subdivision. Ozaukee County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
 - Stormwater Management Facilities are located on Outlots 1, 5 & 6 of this Subdivision. The Owners of the residential Lots within this Subdivision and the Owners of any Lots in any future addition to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
 - The 40' Private Landscape Easement to be maintained by the Homeowners Association.
 - There shall be no direct vehicular ingress or egress to Washington Avenue from any Lot or Outlot within this Subdivision except for one future road connection planned for Outlot 4. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the City of Cedarburg.
 - Wetland boundaries shown herein are based on a Wetland Delineation Report prepared by Ruekert & Mielke, Inc. dated November 8, 2019.

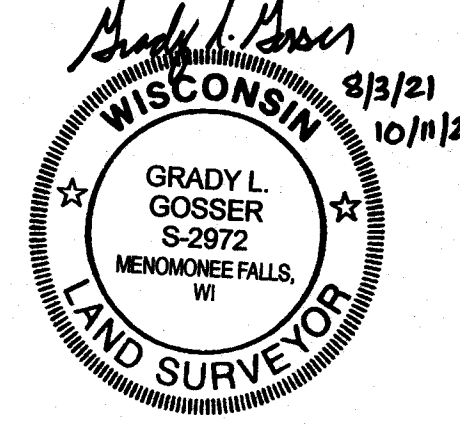
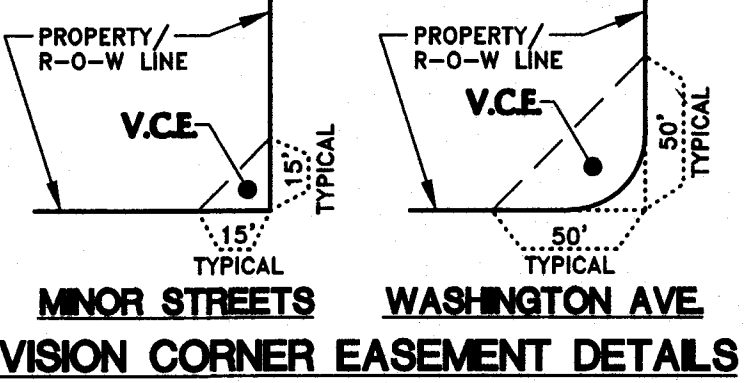
BASEMENT RESTRICTION - GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.



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

Corner lots as shown on this plat are subject to a Vision Corner Easement in that no structure or improvements of any kind is permitted within the Vision Corner. No vegetation (except trees) shall exceed a maximum height of 30 inches, as measured from the road edge to the top of the vegetation, in the location designated as the vision corner. Trees in the vision corner shall be trimmed to a height of 60 inches, as measured from the road edge to the bottom branches, to allow for a clear view of oncoming traffic.



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 October 22, 2021

Renee M. Poney
 Department of Administration

REVISED THIS 11th DAY OF OCTOBER, 2021
 DATED THIS 3RD DAY OF AUGUST, 2021

1131412

FAIRWAY VILLAGE

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.



OUTLOT 4
610183 SF
(OWNED BY SUBDIVIDER)

OUTLOT 5
74584 SF

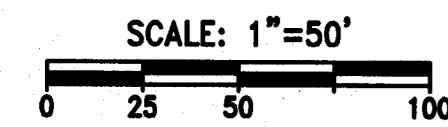
OUTLOT 6
68748 SF

OUTLOT 1
458677 SF

WASHINGTON AVENUE
362.30
33.00'
33.00'
33.00'

LOT 1
C.S.M. #385

LOT 1
C.S.M. #623



EASEMENT LEGEND:

- (A) - 20' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT
- (B) - 20' WIDE SANITARY SEWER EASEMENT (GRANTED TO THE CITY OF CEDARBURG)
- (C) - 30' WIDE UTILITY AND ACCESS EASEMENT (GRANTED TO THE CITY OF CEDARBURG)
- (D) - 40' WIDE PRIVATE LANDSCAPING EASEMENT
- (E) - 12' WIDE UTILITY EASEMENT (SEE UTILITY EASEMENT PROVISIONS ON SHEET 5)

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 October 22, 2021

Renata M. Powell
Department of Administration

OUTLOT 1
C.S.M. #623

W. 1/4 CORNER,
SEC. 22-10-21
WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FOUND P.K. NAIL IN PAVEMENT
N-485,722.44 E-2,530,989.72

40' AND 50' GAS
UTILITY EASEMENT (PER
DOC. NO. 1122501)

S. LINE, N.W. 1/4, SEC. 22-10-21
(N87°16'39"E 2664.01)

S87°16'39"W

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

REVISED THIS 11th DAY OF OCTOBER, 2021
DATED THIS 3RD DAY OF AUGUST, 2021

1131412

FAIRWAY VILLAGE

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

LOT 2
C.S.M. #1829

LOT 1
C.S.M. #562

UNPLATTED LANDS

1872.79

N. LINE, S. 1/2, N.W. 1/4, SEC. 22-10-21

WETLAND PRESERVATION AREA

INDICATES WETLAND BOUNDARY

INDICATES WETLAND BOUNDARY

WETLAND PRESERVATION AREA

WETLAND PRESERVATION AREA

OUTLOT 2
83498 SF
(DEDICATED TO THE PUBLIC FOR PARK PURPOSES)

OUTLOT 4
610183 SF
(OWNED BY SUBDIVIDER)



DRIVE

(DEDICATED TO THE PUBLIC)

FORWARD WAY

OUTLOT 3
108877 SF
(DEDICATED TO THE PUBLIC FOR PARK PURPOSES)

EXISTING POND AND WETLAND PRESERVATION AREA

OUTLOT 5
74584 SF

INDICATES WETLAND BOUNDARY

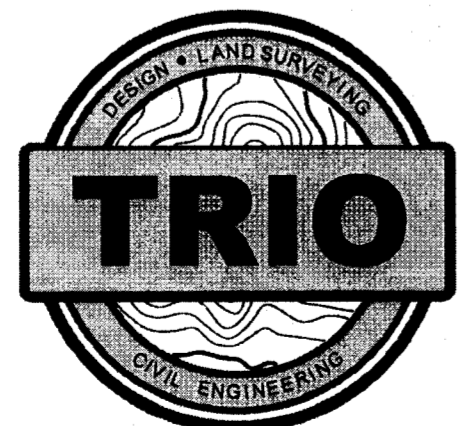
OUTLOT 1
458677 SF

- EASEMENT LEGEND:**
- (A) - 20' WIDE PRIVATE STORM SEWER AND DRAINAGE EASEMENT
 - (B) - 20' WIDE SANITARY SEWER EASEMENT (GRANTED TO THE CITY OF CEDARBURG)
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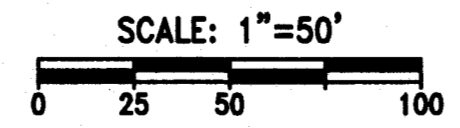
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified October 22, 2021

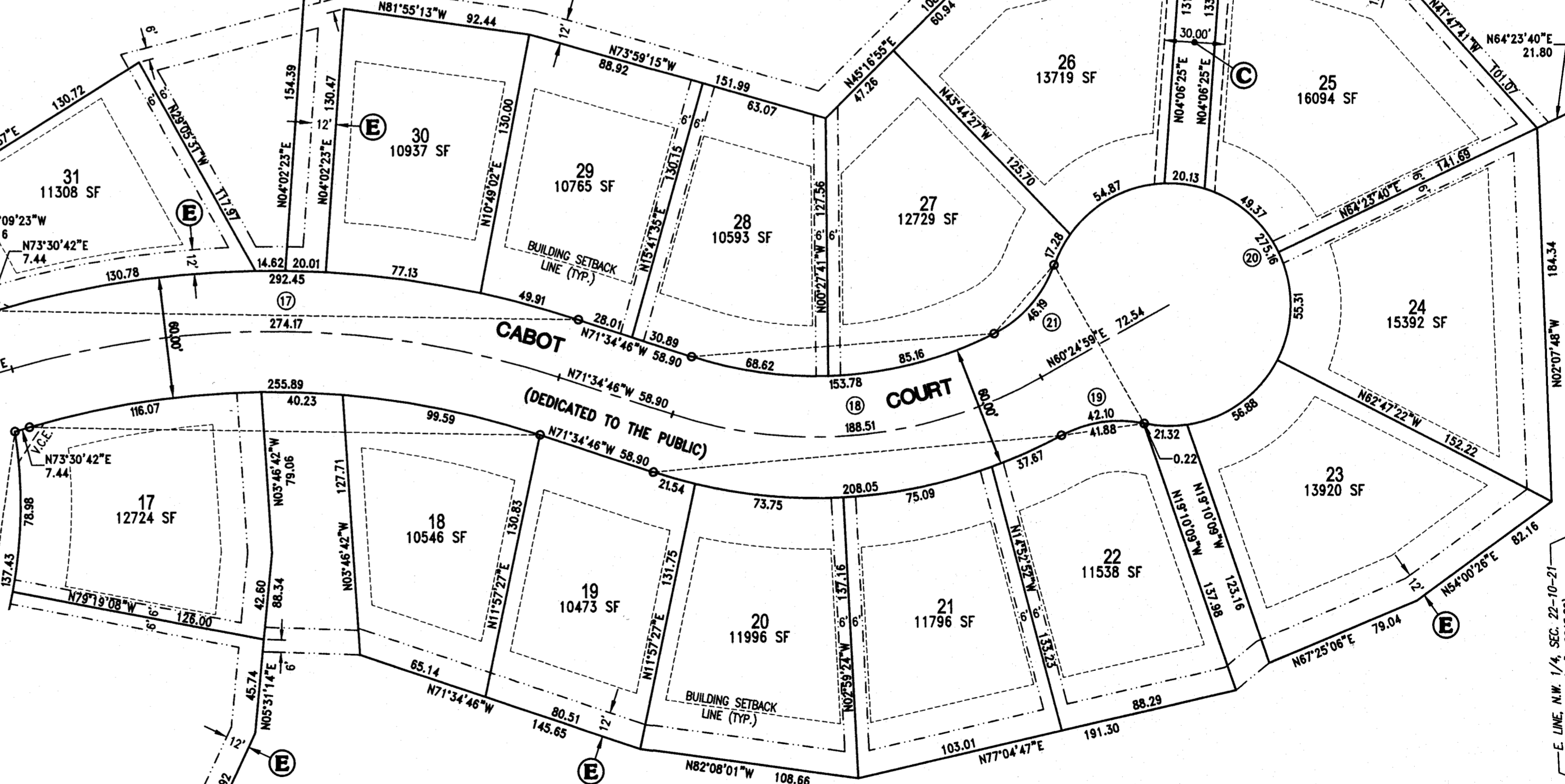
Renée M. Pong
Department of Administration



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1400
Fax: (262) 790-1401



CABOT COURT
(DEDICATED TO THE PUBLIC)



OUTLOT 1
458677 SF

EXISTING WOODED AND WETLAND PRESERVATION AREA

REVISED THIS 11th DAY OF OCTOBER, 2021
DATED THIS 3RD DAY OF AUGUST, 2021

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

20-008-953-01

SHEET 3 OF 5

FAIRWAY VILLAGE

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	1	15.00	90°00'00"	23.56	21.21	S13°03'19"W	S58°03'19"W	S31°56'41"E
2	68	15.00	90°00'00"	23.56	21.21	S76°56'41"E	S31°56'41"E	N58°03'19"E
3	C/L	700.00	8°48'46"	107.67	107.56	N53°38'56"E	N58°03'19"E	N49°14'33"E
	SOUTH	740.00	6°23'09"	82.48	82.43	N54°51'44.5"E	N58°03'19"E	N51°40'10"E
	NORTH	660.00	6°06'24"	70.34	70.31	N55°00'07"E	N58°03'19"E	N51°56'55"E
4	C/L	500.00	18°00'57"	157.22	156.57	S33°34'19.5"E	S24°33'51"E	S42°34'48"E
	NORTHEAST	470.00	18°00'57"	147.79	147.18	S33°34'19.5"E	S24°33'51"E	S42°34'48"E
	59	470.00	2°51'44"	23.48	23.48	S25°59'43"E	S24°33'51"E	S27°25'35"E
	58	470.00	4°50'50"	39.76	39.75	S29°51'00"E	S27°25'35"E	S32°16'25"E
	57	470.00	4°47'47"	39.35	39.33	S34°40'18.5"E	S32°16'25"E	S37°04'12"E
	56	470.00	5°14'28"	42.99	42.98	S39°41'26"E	S37°04'12"E	S42°18'40"E
	55	470.00	0°16'08"	2.21	2.21	S42°26'44"E	S42°18'40"E	S42°34'48"E
	SOUTHWEST	530.00	18°00'57"	166.65	165.97	S33°34'19.5"E	S24°33'51"E	S42°34'48"E
	62	530.00	2°35'47"	24.02	24.02	S25°51'44.5"E	S24°33'51"E	S27°09'38"E
	63	530.00	3°29'17"	32.27	32.26	S28°54'16.5"E	S27°09'38"E	S30°38'55"E
	64	530.00	3°36'11"	33.33	33.32	S32°27'00.5"E	S30°38'55"E	S34°15'06"E
	65	530.00	3°36'22"	33.35	33.35	S36°03'17"E	S34°15'06"E	S37°51'28"E
	66	530.00	3°42'13"	34.26	34.25	S39°42'34.5"E	S37°51'28"E	S41°33'41"E
	67	530.00	1°01'07"	9.42	9.42	S42°04'14.5"E	S41°33'41"E	S42°34'48"E
5	C/L	500.00	17°28'16"	152.46	151.87	N33°50'40"W	N25°06'32"W	N42°34'48"W
	C/L - N.W.	500.00	1°23'48"	12.19	12.19	N41°52'54"W	N41°11'00"W	N42°34'48"W
	C/L - S.E.	500.00	16°04'28"	140.27	139.82	N33°08'46"W	N25°06'32"W	N41°11'00"W
	NORTHEAST	530.00	17°28'16"	161.61	160.99	N33°50'40"W	N25°06'32"W	N42°34'48"W
	53	530.00	1°55'49"	17.86	17.86	N41°36'53.5"W	N40°38'59"W	N42°34'48"W
	OUTLOT 6	530.00	10°35'01"	97.90	97.76	N35°21'28.5"W	N30°03'58"W	N40°38'59"W
	52	530.00	4°57'26"	45.85	45.84	N27°35'15"W	N25°06'32"W	N30°03'58"W
	SOUTHWEST	470.00	11°18'08"	92.71	92.56	N30°45'36"W	N25°06'32"W	N36°24'40"W
6	C/L	175.00	67°36'49"	206.51	194.74	S58°54'56.5"E	S25°06'32"E	N87°16'39"E
	NORTHEAST	145.00	67°36'49"	171.11	161.35	S58°54'56.5"E	S25°06'32"E	N87°16'39"E
	51	145.00	15°15'47"	38.63	38.51	S32°44'25.5"E	S25°06'32"E	S40°22'19"E
	50	145.00	52°21'02"	132.48	127.92	S66°32'50"E	S40°22'19"E	N87°16'39"E
	SOUTHWEST	205.00	67°36'49"	241.92	228.12	S58°54'56.5"E	S25°06'32"E	N87°16'39"E
	3	205.00	18°16'10"	65.37	65.09	S34°14'37"E	S25°06'32"E	S43°22'42"E
	4	205.00	21°02'36"	75.29	74.87	S53°54'00"E	S43°22'42"E	S64°25'18"E
	5	205.00	21°17'49"	76.20	75.76	S75°04'12.5"E	S64°25'18"E	S85°43'07"E
	6	205.00	7°00'14"	25.06	25.04	S89°13'14"E	S85°43'07"E	N87°16'39"E
7	C/L	300.00	15°57'33"	83.56	83.29	N79°17'52.5"E	N87°16'39"E	N71°19'06"E
	NORTH	270.00	15°57'33"	75.21	74.96	N79°17'52.5"E	N87°16'39"E	N71°19'06"E
	SOUTH	330.00	12°45'23"	73.47	73.32	N80°53'57.5"E	N87°16'39"E	N74°31'16"E
	8	330.00	3°53'44"	22.44	22.43	N85°19'47"E	N87°16'39"E	N83°22'55"E
	9	330.00	8°51'39"	51.03	50.98	N78°57'05.5"E	N83°22'55"E	N74°31'16"E
8	47	25.00	92°33'02"	40.38	36.13	N25°02'35"E	N71°19'06"E	N21°13'56"W
9	TOTAL	60.00	38°38'41"	40.47	39.71	N86°09'23.5"W	N66°50'03"W	S74°31'16"W
	9	60.00	35°03'37"	36.72	36.14	N87°56'55.5"W	N70°25'07"W	S74°31'16"W
	10	60.00	3°35'04"	3.75	3.75	N68°37'35"W	N66°50'03"W	N70°25'07"W

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
10	TOTAL	60.00	175°48'27"	184.11	119.92	N25°15'43.5"E	S66°50'03"E	N62°38'30"W
	10	60.00	57°29'15"	60.20	57.71	N84°25'19.5"E	S66°50'03"E	N55°40'42"E
	11	60.00	50°37'17"	53.01	51.30	N30°22'03.5"E	N55°40'42"E	N05°03'25"E
	12	60.00	56°39'55"	59.34	56.95	N23°16'32.5"W	N05°03'25"E	N51°36'30"W
	13	60.00	11°02'00"	11.56	11.54	N57°07'30"W	N51°36'30"W	N62°38'30"W
11	13	60.00	41°24'34"	43.36	42.43	S41°56'13"E	S21°13'56"E	S62°38'30"E
12	C/L	330.00	46°28'24"	267.67	260.39	S02°00'16"W	S25°14'28"W	S21°13'56"E
	EAST	300.00	46°28'24"	243.33	236.72	S02°00'16"W	S25°14'28"W	S21°13'56"E
	13	300.00	14°10'39"	74.23	74.04	S14°08'36.5"E	S07°03'17"E	S21°13'56"E
	OUTLOT 1	300.00	14°55'35"	78.15	77.93	S00°24'30.5"W	S07°52'18"W	S07°03'17"E
	14	300.00	17°22'10"	90.95	90.60	S16°33'23"W	S25°14'28"W	S07°52'18"W
	WEST	360.00	41°48'23"	262.68	256.89	S00°19'44.5"E	S20°34'27"W	S21°13'56"E
	47	360.00	9°19'03"	58.54	58.48	S16°34'24.5"E	S11°54'53"E	S21°13'56"E
	OUTLOT 6	360.00	13°01'52"	81.88	81.70	S05°23'57"E	S01°06'59"W	S11°54'53"E
	46	360.00	19°27'28"	122.26	121.67	S10°50'43"W	S20°34'27"W	S01°06'59"W
13	C/L	200.00	57°23'51"	200.35	192.08	N03°27'27.5"W	N25°14'28"E	N32°09'23"W
	C/L - SOUTH	200.00	41°43'46"	145.66	142.47	N04°22'35"E	N25°14'28"E	N16°29'18"W
	C/L - NORTH	200.00	15°40'05"	54.69	54.52	N24°19'20.5"W	N16°29'18"W	N32°09'23"W
	16 + 17	230.00	34°14'05"	137.43	135.39	N08°07'25.5"E	N25°14'28"E	N08°59'37"W
	16	230.00	14°33'36"	58.45	58.29	N17°57'40"E	N25°14'28"E	N10°40'52"E
	17	230.00	19°40'29"	78.98	78.59	N00°50'37.5"E	N10°40'52"E	N08°59'37"W
	31	230.00	8°10'24"	32.81	32.78	N28°04'11"W	N23°58'59"W	N32°09'23"W
	WEST	170.00	57°23'51"	170.30	163.27	N03°27'27.5"W	N25°14'28"E	N32°09'23"W
	33	170.00	26°26'32"	78.45	77.76	N12°01'12"E	N25°14'28"E	N01°12'04"W
	32	170.00	28°41'18"	85.12	84.23	N15°32'43"W	N01°12'04"W	N29°53'22"W
	OUTLOT 5	170.00	2°16'01"	6.73	6.73	N31°01'22.5"W	N29°53'22"W	N32°09'23"W
14	C/L	350.00	17°25'39"	106.46	106.05	N73°28'21.5"W	N64°45'32"W	N82°11'11"W
	NORTH	380.00	17°25'39"	115.58	115.14	N73°28'21.5"W	N64°45'32"W	N82°11'11"W
	34	380.00	15°32'10"	103.04	102.72	N72°31'37"W	N64°45'32"W	N80°17'42"W
	35	380.00	1°53'29"	12.54	12.54	N81°14'26.5"W	N80°17'42"W	N82°11'11"W
	SOUTH	320.00	17°25'39"	97.33	96.96	N73°28'21.5"W	N64°45'32"W	N82°11'11"W
	46	320.00	9°55'07"	55.39	55.33	N69°43'05.5"W	N64°45'32"W	N74°40'39"W
	45	320.00	7°30'32"	41.94	41.91	N78°25'55"W	N74°40'39"W	N82°11'11"W
15	C/L	350.00	26°25'13"	161.39	159.97	S68°58'34.5"E	S55°45'58"E	S82°11'11"E
	NORTHEAST	320.00	26°25'13"	147.56	146.25	S68°58'34.5"E	S55°45'58"E	S82°11'11"E
	36	320.00	13°12'09"	73.74	73.57	S75°35'06.5"E	S68°58'34.5"E	S82°11'11"E
	37	320.00	13°13'04"	73.82	73.66	S62°22'30"E	S55°45'58"E	S68°58'34.5"E
	SOUTHWEST	380.00	26°25'13"	175.23	173.68	S68°58'34.5"E	S55°45'58"E	S82°11'11"E
	44	380.00	5°13'50"	34.69	34.68	S79°34'16"E	S76°57'21"E	S82°11'11"E
	43	380.00	8°51'08"	58.71	58.65	S72°31'47"E	S68°06'13"E	S76°57'21"E
	42	380.00	8°38'17"	57.29	57.23	S63°47'04.5"E	S59°27'56"E	S68°06'13"E
	OUTLOT 6	380.00	3°41'58"	24.54	24.53	S57°36'57"E	S55°45'58"E	S59°27'56"E

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
16	C/L	190.00	47°04'35"	156.11	151.76	S32°13'40.5"E	S08°41'23"E	S55°45'58"E
	NORTHEAST	160.00	47°04'35"	131.46	127.80	S32°13'40.5"E	S08°41'23"E	S55°45'58"E
	OUTLOT 5	160.00	42°10'21"	117.77	115.13	S34°40'47.5"E	S13°35'37"E	S55°45'58"E
	OUTLOT 4	160.00	4°54'14"	13.69	13.69	S11°08'30"E	S08°41'23"E	S13°35'37"E
	SOUTHWEST	220.00	47°04'35"	180.76	175.72	S32°13'40.5"E	S08°41'23"E	S55°45'58"E
	41	220.00	4°30'36"	17.32	17.31	S53°30'40"E	S51°15'22"E	S55°45'58"E
	40	220.00	14°25'57"	55.42	55.27	S44°02'23.5"E	S36°49'25"E	S51°15'22"E
	39	220.00	14°04'01"	54.01	53.88	S29°47'24.5"E	S22°45'24"E	S36°49'25"E
	38	220.00	14°04'01"	54.01	53.88	S15°43'23.5"E	S08°41'23"E	S22°45'24"E
17	C/L	450.00	34°54'32"	274.17	269.95	N89°02'02"W	N71°34'46"W	S73°30'42"W
	NORTH	480.00	34°54'32"	292.45	287.95	N89°02'02"W	N71°34'46"W	S73°30'42"W
	31	480.00	15°36'39"	130.78	130.38	S81°19'01.5"W	S89°07'21"W	S73°30'42"W
	OUTLOT 4	480.00	1°44'41"	14.62	14.61	S89°59'41.5"W	N89°07'58"W	S89°07'21"W
	OUTLOT 3	480.00	2°23'20"	20.01	20.01	N87°56'18"W	N86°44'38"W	N89°07'58"W
	30	480.00	9°12'23"	77.13	77.04	N82°08'26.5"W	N77°32'15"W	N86°44'38"W
	29	480.00	5°57'29"	49.91	49.89	N74°33'30.5"W	N71°34'46"W	N77°32'15"W
	SOUTH	420.00	34°54'32"	255.89	251.96	N89°02'02"W	N71°34'46"W	S73°30'42"W
	17	420.00	15°50'06"	116.07	115.71	S81°25'45"W	S89°20'48"W	S73°30'42"W
	OUTLOT 1	420.00	5°29'15"	40.23	40.21	N87°54'34.5"W	N85°09'57"W	S89°20'48"W
	18	420.00	13°35'11"	99.59	99.36	N78°22'21.5"W	N71°34'46"W	N85°09'57"W
18	C/L	225.00	48°00'15"	188.51	183.05	N84°25'06.5"E	S71°34'46"E	N60°24'59"E
	NORTH	195.00	45°11'03"	153.78	149.83	N85°49'42.5"E	S71°34'46"E	N63°14'11"E
	28	195.00	20°09'46"	68.62	68.27	S81°39'39"E	S71°34'46"E	N88°15'28"E
	27	195.00	25°01'17"	85.16	84.48	N75°44'49.5"E	N88°15'28"E	N63°14'11"E
	SOUTH	255.00	46°44'48"	208.05	202.33	N85°02'50"E	S71°34'46"E	N61°40'26"E
	19	255.00	4°50'21"	21.54				

FAIRWAY VILLAGE

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 10 NORTH, RANGE 21 EAST, IN THE CITY OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have Surveyed, divided and mapped a subdivision of a part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 22, Town 10 North, Range 21 East, in the City of Cedarburg, Ozaukee County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the West 1/4 Corner of said Section 22; Thence North 87°16'39" East and along the South line of the said Northwest 1/4 Section, 1196.26 feet to a point on the Northeast Right-of-Way line of "Washington Avenue" and the place of beginning of lands hereinafter described;

Thence North 31°56'41" West and along the said Northeast Right-of-Way line, 1169.16 feet to a point; Thence North 46°02'43" East and along the Southeasterly line of Lot 1 of Certified Survey Map No. 4089, 224.05 feet to a point; Thence North 01°19'43" East and along the East line of said Lot 1 of said Certified Survey Map No. 4089, 154.62 feet to a point on the North line of the South 1/2 of the said Northwest 1/4 Section; Thence North 87°15'38" East and along the said North line of the said South 1/2 of the said Northwest 1/4 Section, 1872.79 feet to a point on the East line of the said Northwest 1/4 Section; Thence South 02°07'48" East and along the said East line of the said Northwest 1/4 Section, 1322.90 feet to a point marking the Center of said Section 22; Thence South 87°16'39" West and along the said South line of the said Northwest 1/4 Section, 1467.75 feet to the point of beginning of this description.

Said Parcel contains 2,374,579 Square Feet (or 54.5128 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of FAIRWAY VILLAGE, 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 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Cedarburg in surveying, dividing and mapping the same.

Dated this 3rd Day of August, 20 21.

REVISED: 10/11/21



Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

FAIRWAY VILLAGE, LLC, Grantor, to

CEDARBURG LIGHT & WATER and WISCONSIN GAS, LLC, a Wisconsin corporation doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

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 "Utility Easement Areas" 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 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 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 "Utility Easement Areas" 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 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.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

FAIRWAY VILLAGE, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this 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:

- 1. City of Cedarburg

AGENCIES WHO MAY OBJECT:

- 1. State of Wisconsin, Department of Administration

Witness the hand and seal of said Owner this 2nd day of November, 20 21.

FAIRWAY VILLAGE, LLC

Steve DeCleens
Steve DeCleens, President of Neumann Developments, its sole member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this 2nd day of November, 20 21, the above named Steve DeCleens, President of Neumann Developments, its sole member, of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.



Kevin A. Anderson
Print Name: Kevin A. Anderson
Public, Waukesha County, WI
My Commission Expires: 12-23-2022

CONSENT OF CORPORATE MORTGAGEE:

CITIZENS BANK, MUKWONAGO a Corporation duly organized and existing by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of FAIRWAY VILLAGE, LLC, owner, this 2nd day of November, 20 21.

CITIZENS BANK, MUKWONAGO

Scott A. Elberking
SCOTT A. ELBERKING
Senior Vice President

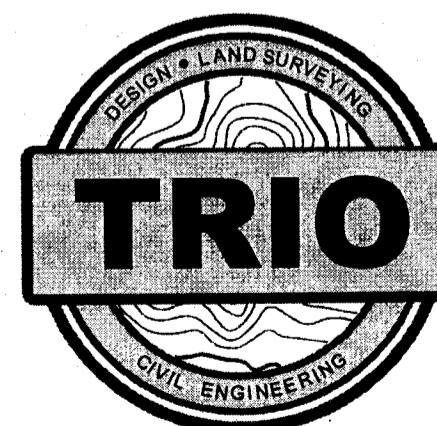
STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this 2nd day of November, 20 21, the above named Scott Elberking, SVP, of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such SVP of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.



Kevin A. Anderson
Print Name: Kevin A. Anderson
Public, Waukesha County, WI
My Commission Expires: 12-23-2022

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 October 22, 2021
Rene M. Ponce
Department of Administration



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF OZAUKEE)

I, Joshua Morrison, being duly elected, qualified and acting Treasurer of the County of Ozaukee, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this 3rd Day of November, 20 21 on any of the land included in the Plat of "FAIRWAY VILLAGE".

Dated this 3rd Day of November, 20 21.

Joshua Morrison
Joshua Morrison, County Treasurer

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF OZAUKEE)

I, Christy Mertes, being duly appointed, qualified and acting Treasurer of the City of Cedarburg, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this 5th Day of January, 20 22 on any of the land included in the Plat of "FAIRWAY VILLAGE".

Dated this 5th Day of January, 20 22.

Christy Mertes
Christy Mertes, City Treasurer

CITY OF CEDARBURG PLAN COMMISSION APPROVAL:

This Plat, known as "FAIRWAY VILLAGE", is hereby approved by the City of Cedarburg Plan Commission as being in conformance with the City's Subdivision Ordinance. The City of Cedarburg Common Council also hereby approves and accepts all dedications shown thereon, this 6th day of January, 20 22.

APPROVED AND SIGNED:

Mike O'Keefe
Mike O'Keefe, Mayor/Chairman

Tracie Setts
Tracie Setts, City Clerk

CITY OF CEDARBURG COMMON COUNCIL APPROVAL:

This Plat, known as "FAIRWAY VILLAGE", is hereby approved by the City of Cedarburg Common Council as being in conformance with the City's Subdivision Ordinance. The City of Cedarburg Common Council also hereby approves and accepts all dedications shown thereon, this 6th day of January, 20 22.

APPROVED AND SIGNED:

Mike O'Keefe
Mike O'Keefe, Mayor

Tracie Setts
Tracie Setts, City Clerk

RONALD A. VOIGT
OZAUKEE COUNTY
REGISTER OF DEEDS
PORT WASHINGTON, WI

RECORDED ON
01/10/2022 03:10 PM

Ronald A. Voigt