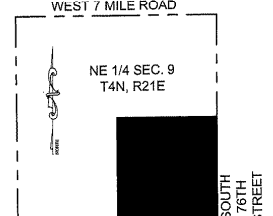


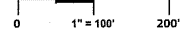
STONE CREEK EAST

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 4 North, Range 21 East, Village of Raymond, Racine County, Wisconsin.

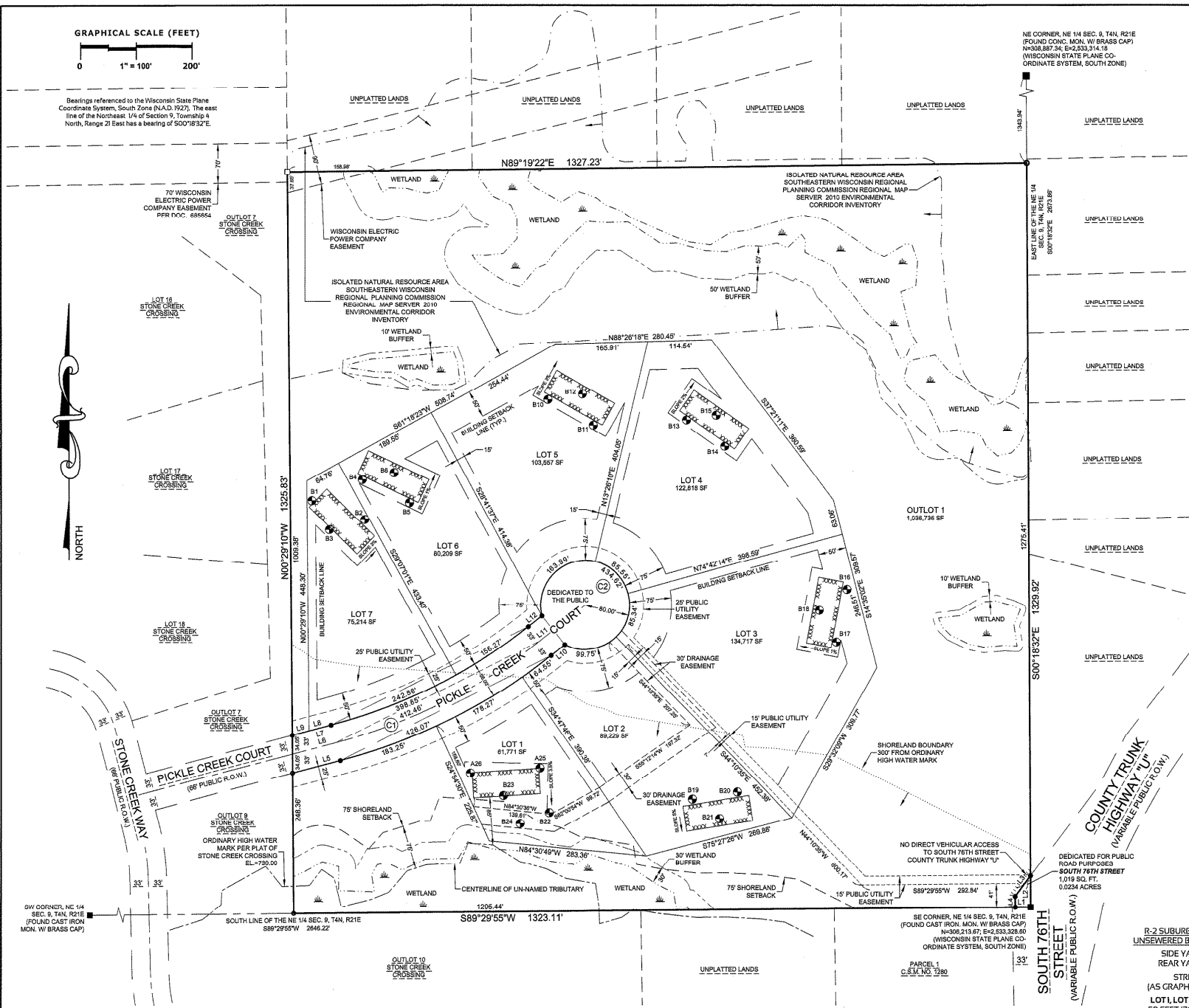
VICINITY MAP
SCALE 1"=1000'



GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927), the east line of the Northeast 1/4 of Section 9, Township 4 North, Range 21 East has a bearing of S00°18'32"E.



NOTES:

- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Cast iron monument with brass cap at the southeast corner of the Northeast 1/4 Section 09, Town 4 North, Range 21 East. Elevation = 745.51.
- Flood Zone Classification: The subdivision lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 551010059D with an effective date of MAY 02, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Any land below the ordinary high water mark of a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Wetlands delineated AUGUST 14, 2019, by Heartland Ecological Group, Inc.
- Right of way of County Trunk Highway "U" per Right of Way Plat Project No. S 0344(8)
- All lots will be serviced by Private On-site Wastewater Treatment Systems (POWTS). The installation of POWTS are prohibited on the Outlot. The required minimum horizontal setback from a building to a mound POWTS treatment component is 10 feet measured from the up-slope aggregate edge and end aggregate edge of the mound AND 15 feet from the low-slope toe of the mound. The minimum horizontal setback from a building to an exterior subsurface treatment tank is 5 feet. Wells must be setback 50 feet from a POWTS cell, 25 feet from a treatment tank and pressurized building sewer, and 10 feet from a non-pressurized building sewer.
- Drainage Easements as shown on the Final Plat shall be the responsibility of the Lot Owners to maintain said drainage easement in an unobstructed condition so as to maintain its intended purpose. Construction of any building, grading or filling in said easement is prohibited. The Lot Owner's grant to the Village the right (but not the responsibility to enter upon any lot which contains a Drainage Easement in order to inspect, repair or restore said easement to its intended purposes. Easement may be placed against the tax roll for the properties and collected as a special charge by the Village.
- The 2nd Public Utility Easement is granted to WE Energies, Telephone, Cable Communication Companies and E3Vergent Technologies, LLC and their respective successors and assigns.
- No Direct Vehicular Access shall be allowed onto South 76th Street - County Trunk Highway "U" except for open space maintenance and farming equipment.
- Outlot 1 shall be maintained by the Homeowners Association for storm water retention purposes, open space and signage. Each individual lot owner shall have an undivisible fractional ownership of the outlot and that Racine County and the Village of Raymond shall not be liable for any fees or special assessments in the event Racine County or the Village of Raymond should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlot in an unobstructed condition so as to maintain its intended purpose. The Homeowners Association grants to the Village of Raymond the right (but not the responsibility to enter upon the Outlot in order to inspect, repair, or restore said Outlot to their intended purpose. Expense incurred by the Village of Raymond for said inspection, repair, or restoration of said Outlot may be placed against the tax roll for said association and collected as a special charge by the Village. The developer and all subsequent owners shall transfer to any subsequent purchaser of any lot within the plat of an undivisible one-seventh (1/7th) interest in Outlot 1. The developer and all subsequent owners warrant and represent that said outlot for assessment purposes will have no value per se, and that 1/7th interest in said outlot would be assessed with each of the buildable lots. In the event that said outlot is not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/7th, per buildable lot, of the taxes due on said outlot. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due. Buildings for human habitation are prohibited on the outlot until such time public sewer service or a new method or technology that is approved by the Department of Safety and Professional Services is required and accepted by SP3 383.61, WAC, becomes available for use to the outlot.
- WETLAND PRESERVATION AND ISOLATED NATURAL RESOURCE AREA RESTRICTIONS
 - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - The removal of topsoil or other earthen materials shall be prohibited.
 - The removal or destruction of any native vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal or clearing of any or invasive vegetation, non-native species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Racine County.
 - Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited.
 - The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited.
 - Creation of a moon landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited.
 - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
 - Construction of buildings within the wetland boundary is prohibited.
- WETLAND BUFFERS: All wetlands on site have a 10, 20, 25, 30 or 50 foot buffer to which no impervious surface may drain. Houses and any other structures (such as other buildings) within the wetland buffer must have a drainage system to direct all storm water runoff at least 75' away from the designated wetland area. Storm water runoff that will not be discharged at least 75' away from the wetland must be first routed through a Wisconsin Department of Natural Resources approved device which will provide adequate water treatment prior to discharging closer than 75'. Wood deck patios with spacing between the boards and draining onto a gravel base or naturally vegetated area including mowed lawn are not considered impervious surfaces.
- Building for human habitation are prohibited on the outlot until such time public sewer service or a new method or technology that is approved by the Department of Safety and Professional Services is required and accepted by SP3 383.61, WAC, becomes available for use to the outlots.

Document # 2644462
RACINE COUNTY REGISTER OF DEEDS
December 02, 2022 10:52 AM



Karie Pope
KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$50.00

Pages: 2

R-2 SUBURBAN RESIDENTIAL
UNSEWERED BUILDING SETBACKS:

SIDE YARD - 15 FEET
REAR YARD - 50 FEET
STREET YARD
(AS GRAPHICALLY SHOWN)

LOT 1, LOT 2, LOT 6 & LOT 7
50 FEET (ZONING DISTRICT)

LOT 2, LOT 3, LOT 4, LOT 5 & LOT 6
75 FEET (ZONING DISTRICT)

AUGUST 27, 2019
REVISED: SEPTEMBER 12, 2022
REVISED: OCTOBER 27, 2022

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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 November 1, 2022

Renee M. Poway
Department of Administration

NOTE:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

- LEGEND:
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 1/4" X 18" Iron Rebar, 430 LBS./FT.
 - - All other corners marked by 3/4" X 18" Iron Rebar, 15 LBS./FT.
 - - Denotes No Vehicular Access.
 - - Denotes lot areas to the nearest square foot.
 - - Denotes POWTS location.
 - - Denotes Soil Boring Number and Location.

PREPARED FOR:
(Developer/Owner)
U76, LLC
8338 CORPORATE DRIVE
MT. PLEASANT, WI 53406

This instrument drafted by John P. Konopacki, PLS-Registration No. 5-2461
PINNACLE ENGINEERING GROUP

OWNER'S CERTIFICATE OF DEDICATION

U76, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this subdivision plat to be surveyed, divided, mapped and dedicated as represented on this subdivision plat.

U76, LLC also certifies that this plat is required by s.236.10 or a 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. Village of Raymond
2. Wisconsin Department of Administration
3. Racine County

IN WITNESS WHEREOF, the said U76, LLC, has caused these presents to be signed by Raymond C. Lefler, Member, at (City) Mount Pleasant Racine County, Wisconsin, on this 15th day of December, 2022.

In the presence of: U76, LLC

Signature of Raymond C. Lefler

STATE OF WISCONSIN Racine COUNTY SS

Personally came before me this 15th day of December, 2022, Raymond C. Lefler, 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 Member of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Nancy Lynn Washburn
Notary Public
Name: Nancy Lynn Washburn
State of Wisconsin
My Commission Expires: 2-8-2025

NANCY LYNN WASHBURN
Notary Public
State of Wisconsin

CONSENT OF CORPORATE MORTGAGEE

Tri-City National 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 subdivision plat and does hereby consent to the above certification of owner.

IN WITNESS WHEREOF, the said Tri-City National Bank, has caused these presents to be signed by John Kalden its Vice-President, this 22nd day of November, 2022.

11-22-2022
Date

Signature of John Kalden
Vice-President

STATE OF WISCONSIN Racine COUNTY SS

Personally came before me this 22nd day of November, 2022, John Kalden, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Nancy Lynn Washburn
Notary Public
Name: Nancy Washburn
State of Wisconsin
My Commission Expires: 3-8-2025

NANCY LYNN WASHBURN
Notary Public
State of Wisconsin

VILLAGE OF RAYMOND PLAN COMMISSION APPROVAL

This plat is hereby approved by the Village of Raymond Plan Commission as being in conformance with the Village's Land Division Ordinance this 15th day of December, 2022.

Signatures of Kari Morgan and Gary Bobbt
Kari Morgan, Chairman
Gary Bobbt, Secretary

VILLAGE OF RAYMOND VILLAGE BOARD APPROVAL

This plat is hereby approved by the Village of Raymond as being in conformance with the Village's Land Division Ordinance. The Village of Raymond also hereby approves and accepts all dedications shown thereon on this 15th day of December, 2022.

Signatures of Kari Morgan and Linda M Terry
Kari Morgan, Village President
Linda M Terry, Village Clerk

CERTIFICATE OF THE VILLAGE OF RAYMOND TREASURER

I, Barbara Hill, being the duly appointed qualified Treasurer of the Village of Raymond, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of 12-1-22 on any of the lands included in the plat of STONE CREEK EAST.

12-1-2022
Date

Signature of Barbara Hill
Barbara Hill, Village of Raymond Treasurer

RACINE COUNTY TREASURER'S CERTIFICATE

I, Jeff Latus, being duly elected County Treasurer of the County of Racine, do hereby certify that the records in my office show no unpaid taxes and no unremitted tax sales or special assessments as of 12/02/2022 on any of the lands included in the plat of STONE CREEK EAST.

12/02/2022
Date

Signature of Jeff Latus
Jeff Latus, County Treasurer

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify.

That I have surveyed, mapped and divided that part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 4 North, Range 21 East, Village of Raymond, Racine County, Wisconsin, described as follows:

Beginning at the southeast corner of the Northeast 1/4 of said Section 9; Thence South 89°29'55" West along the south line of said Northeast 1/4, 1323.11 feet to the west line of the Southeast 1/4 of said Northeast 1/4 and the east line Stone Creek Crossing (a recorded subdivision); Thence North 00°29'10" West along said west line of the Southeast 1/4 of said Northeast 1/4 and the east line Stone Creek Crossing, 1325.83 feet; Thence North 89°19'22" East, 1327.23 feet to east line of said Northeast 1/4; Thence South 00°18'32" East along said east line, 1329.92 feet to the Point of Beginning.

Containing 1,759,646 square feet (40.3959 acres) of land more or less.

That I have made such survey, land division and map by the direction of U76, LLC, owner of said land.

That such plat 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 requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Raymond Land Division Ordinance in surveying, mapping and dividing the land within STONE CREEK EAST.

Date: AUGUST 27, 2019
REVISED: SEPTEMBER 12, 2022
REVISED: OCTOBER 27, 2022



Signature of John P. Konopacki
Professional Land Surveyor S-2481

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

U76, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as WE Energies, Grantee

WISCONSIN BELL, INC./d/b/a AT&T WISCONSIN, a Wisconsin Corporation, Grantee

and E-VERGENT, LLC, Grantee,

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, 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 reasonable required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonable 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 or communication 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 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.

STONE CREEK EAST

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 4 North, Range 21 East, Village of Raymond, Racine County, Wisconsin.

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 November 1, 2022

Signature of Dennis M. Doney
Department of Administration

Table with columns: TO, LOT, PARCEL #. Rows 1-7 listing parcel numbers and descriptions.

CURVE TABLE with columns: CURVE NO., LOT, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH, TANGENT IN, TANGENT OUT. Rows C1, C2 with sub-rows for LOT 1-7.

LINE TABLE with columns: LINE NO., BEARING, DISTANCE. Rows L1-L12 listing line numbers, bearings, and distances.

This instrument drafted by John P. Konopacki, PL5-Registration No. 5-2461

PINNACLE ENGINEERING GROUP