

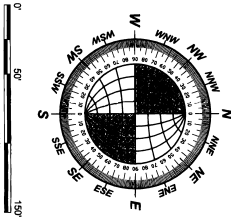
# HILLSIDE VIEW

*Map Book No. 416 Pg. 31*

SEE  
SHEET  
EXHIBIT

Being a redivision of Lot 1 of Certified Survey Map No. 4534, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 26, Township 1/4 of Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

All bearings refer to Grid North of the Wisconsin State Plane Coordinate System. Scale of one inch = 40 feet. All bearings are true bearings. The bearing of East has a bearing of N 02°43'2" W. Range 20 East has a bearing of N 02°43'2" W.



GRAPHIC SCALE  
1"=50'



*William R. Hennrichs*  
 November 29, 2004  
 November 29, 2004  
 Rev. March 21, 2005  
 Rev. March 23, 2005  
 Rev. April 21, 2005

**NOTES**

- Denotes 2.0" O.D. x 30" Iron Pipe, sat. 2.65 lbs. per lin. ft. 1.1" O.D. x 24" Iron Pipe sat. 1.88 lbs. per lin. ft. at all other Lot and Outlot corners.
- All distances computed and measured to the nearest 0.01'
- All angles computed to the nearest 0.000005° and measured to the nearest 0.0001°
- ① - Denotes lot areas to the nearest square foot

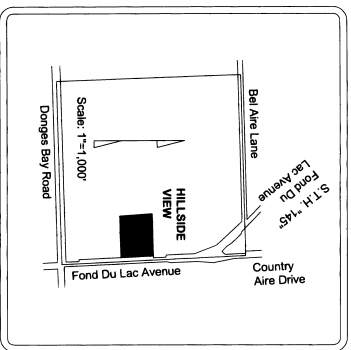
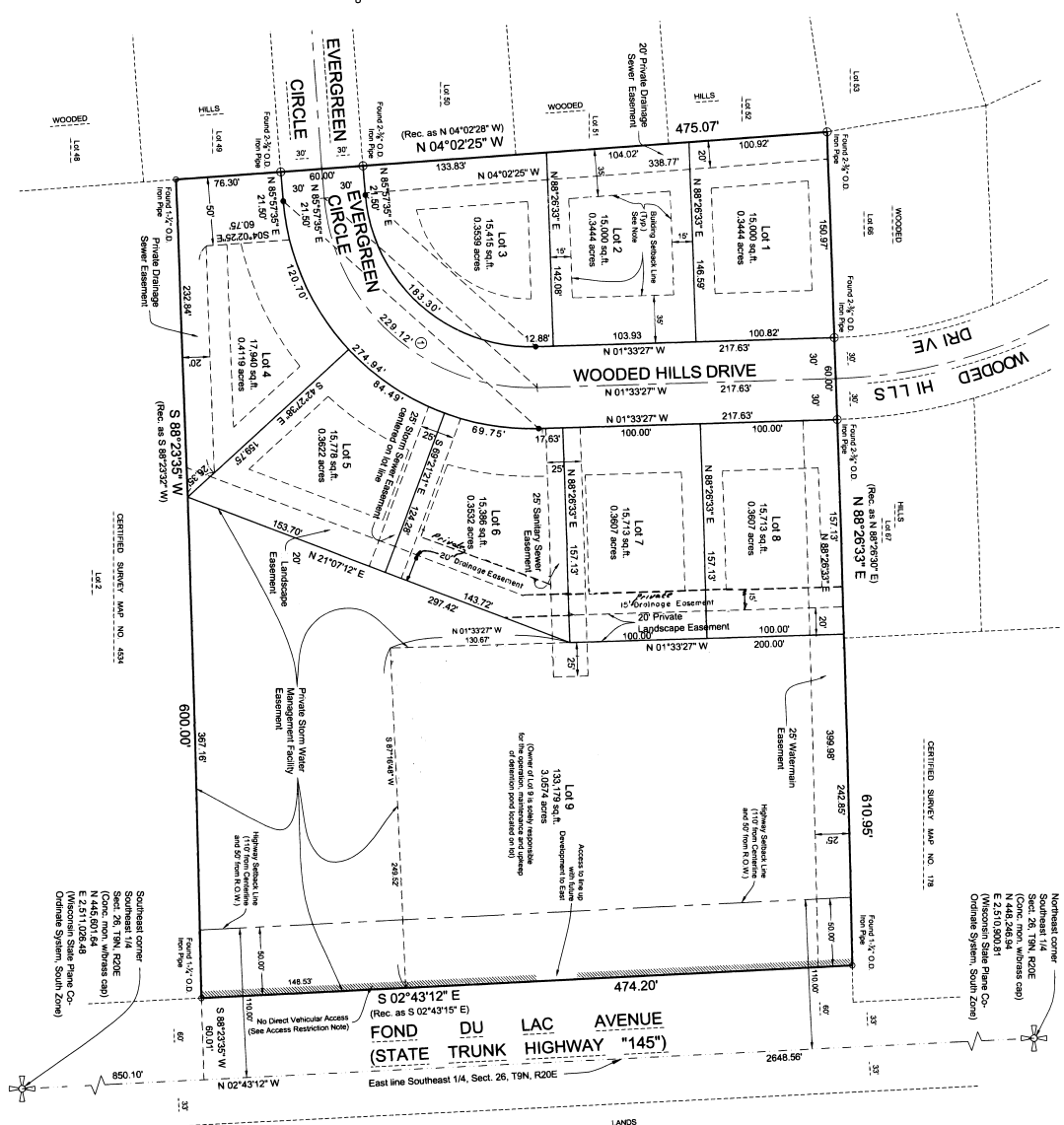
Building Setbacks:  
 Min. Front Setback - 35 feet  
 Min. Rear Yard - 35 feet  
 Min. Side Yard - 15 feet  
 Min. Side Yard - 15 feet

All sanitary sewer, watermain, storm sewer, drainage and utility easements are granted to the Village of Germantown.

Owner:  
 Woodcraft Heights L.P.  
 W1789B17 Rivercrest Drive, Suite 101  
 Germantown, Wisconsin 53022

CURVE	RADIUS	ARC LENGTH	CHORD	CENTRAL ANGLE	DEFLECTION ANGLE	CHORD BEARING
TW	120.00'	148.30'	87.3102'	87°31'02"	43°45'31.0"	N 42°17'04.0"E
TC	150.00'	228.12'	87.3102'	87°31'02"	43°45'31.0"	N 42°17'04.0"E
TE	180.00'	374.94'	87.3102'	87°31'02"	43°45'31.0"	N 42°17'04.0"E

LOT	RADIUS	ARC LENGTH	CHORD	CENTRAL ANGLE	DEFLECTION ANGLE	CHORD BEARING
4	180.00'	120.70'	89.2513'	39°25'13"	13°17'28.5"	N 65°44'58.5"E
5	180.00'	84.48'	28.9344'	28°53'44"	13°28'52.0"	N 34°05'50.0"E
6	180.00'	69.75'	22.7120'	22°17'05"	11°06'02.5"	N 09°35'25.5"E



**W/077 MGNM/NV NOTES**

1. 11'0" highway setback from Centerline. This restriction is for the benefit of the public as provided in building setback line. Contact the Wisconsin Department of Transportation for more information. The private number may be obtained by contacting the Washington County Highway Department.
2. Lots 1 & 2 are hereby extended to meet the centerline of the highway. The extension of the lots shall be made in accordance with the determination of the surveyor. It is expressly recognized that the extension of the lots shall be made in accordance with the determination of the surveyor. The extension of the lots shall be made in accordance with the determination of the surveyor. The extension of the lots shall be made in accordance with the determination of the surveyor.
3. Highway Right-of-Way. The lot of the State Division may enclose those streets as shown on the plat and the State Division is not responsible for making those streets with appropriate utility easements or other improvements, in the absence of any increase by the department to the highway's right-of-way.

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 *MM 9* 20.05  
*Revised by Road*  
 Department of Administration

Map Prepared by: William R. Hennrichs, R.S.2419  
 LANDCRAFT SURVEY AND ENGINEERING, INC.  
 REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
 1015 W. Wisconsin Ave., Suite 200  
 Madison, WI 53706  
 PHONE: 608.261.4444 FAX: 608.261.4477  
 INFO@LANDCRAFT.COM  
 SHEET 1 OF 2  
 NOVEMBER 29, 2004

# HILLSIDE VIEW

Being a redivision of Lot 1 of Certified Survey Map No. 4534, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN  
MILWAUKEE COUNTY) SS

I, William R. Henrichs, Registered Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided HILLSIDE VIEW, being a redivision of Lot 1 of Certified Survey Map No. 4534, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of said Southeast 1/4; thence N02°43'12"W, along the East line of said Southeast 1/4, a distance of 850.10 feet; thence S88°23'35"W, a distance of 60.01 feet to the POINT OF BEGINNING; thence continue S88°23'35"W along said line, a distance of 600.00 feet; thence N04°02'25"W, a distance of 475.07 feet; thence N88°26'33"E, a distance of 610.95 feet; thence S02°43'12"E, a distance of 474.20 feet to the POINT OF BEGINNING.  
Containing 287,218 square feet or 6.5936 acres, more or less.

That I have made such survey, land division and map by the direction of WEXFORD HEIGHTS, LP., 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 provisions of Chapter 236 of the Wisconsin State Statutes and the Village of Germantown Subdivision Ordinance, in surveying, mapping and dividing the same.

November 29, 2004

Date  
Rev. January 31, 2005  
Rev. March 21, 2005  
Rev. March 23, 2005  
Rev. April 21, 2005

*William R. Henrichs*  
William R. Henrichs  
Registered Land Surveyor, S-2419



**OWNER'S CERTIFICATE**

WEXFORD HEIGHTS, LP., a limited partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited partnership caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

WEXFORD HEIGHTS, LP., does further certify that this plat is required by Section 236.10 or Section 236.12 to be submitted to the following for approval or objection:

1. Department of Administration
2. Village of Germantown
3. Washington County Planning and Parks Department

IN WITNESS WHEREOF, the said WEXFORD HEIGHTS, LP., has caused these presents to be signed by JBJRE, LLC, General Partner, Scott J. Bence, as Member at Germantown, Washington County, Wisconsin.

In the presence of: WEXFORD HEIGHTS, LP.

*Scott J. Bence, member*  
Scott J. Bence, member  
General Partner

STATE OF WISCONSIN  
WASHINGTON COUNTY) SS

PERSONALLY came before me this 28 day of November, 2005, Scott J. Bence to me known to be the person who executed the foregoing instrument and acknowledged the same.

*Cynthia Schmitt*  
Notary Public: Cynthia Schmitt  
State of Wisconsin  
My Commission Expires: 4/19/08



**VILLAGE BOARD RESOLUTION**

RESOLVED that the plat of HILLSIDE VIEW, a subdivision in the Village of Germantown, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

Date: 1-4-06

*Charles J. Hargay*  
Charles J. Hargay, Village President

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Germantown on the 14th day of May, 2005.

Date: Jan. 6, 2006

*John A. Wilms*  
John A. Wilms, MMC

**CERTIFICATE OF VILLAGE FINANCE DIRECTOR**

I, Kim Rath, being the duly elected, qualified and acting Village of Germantown Finance Director, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this day of MAY, 2005, on any of the land included in the plat of HILLSIDE VIEW.

Date: 1-6-06

*Kim Rath*  
Kim Rath  
Village Finance Director

**COUNTY TREASURERS CERTIFICATE**  
STATE OF WISCONSIN  
SS WASHINGTON COUNTY )

I, Janice Gettelman, being duly elected, qualified and acting Treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of JUNE 13, 2005, affecting the lands included in the plat of HILLSIDE VIEW.

Date: 6-13-2005

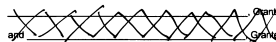
*Janice Gettelman*  
Janice Gettelman, Treasurer, Washington County

**UTILITY EASEMENT PROVISIONS**

An easement for electric and communications service is hereby granted by

WEXFORD HEIGHTS, LP., Grantor, to

We Energies,



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 Grantee agrees 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.

Map Book No. 46 Pg. 32

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 MAY 9, 2005  
*Reeve M. Rasmussen*  
Department of Administration

Map Prepared by: William R. Henrichs, RLS 2419  
**LANDCRAFT SURVEY AND ENGINEERING, INC.**  
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
2077 South 116th Street, West Allis, WI 53227  
PH (414) 804-0674 FAX (414) 804-0677  
INFO@LANDCRAFTSE.COM  
JOB NO. 040501

SHEET 2 OF 2  
NOVEMBER 29, 2004