

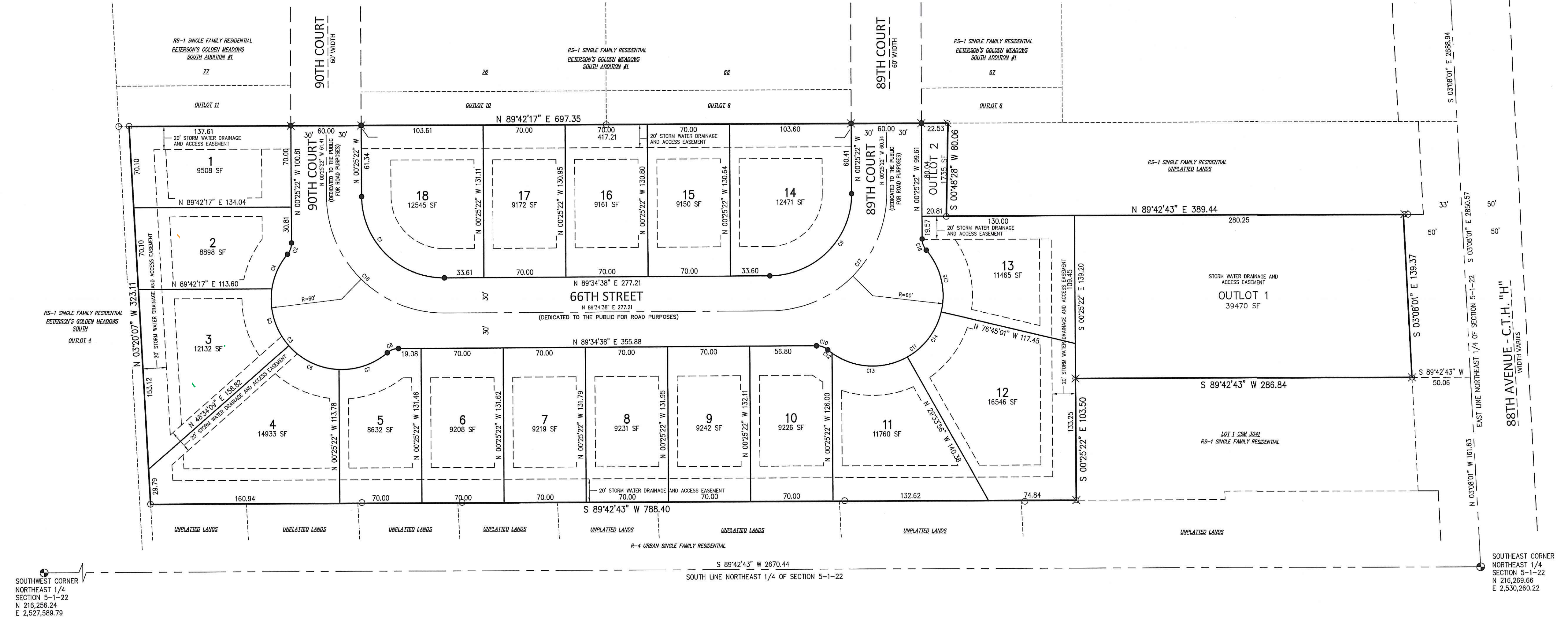
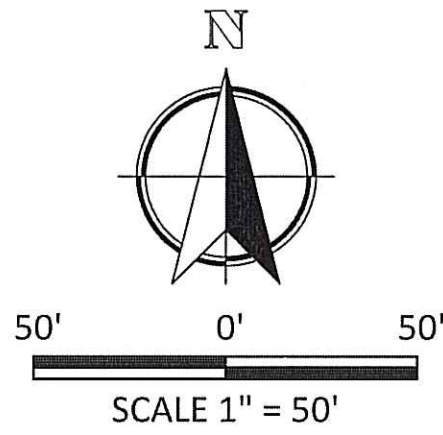
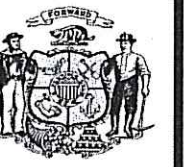
GRACEWOOD ESTATES KENOSHA

RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 3041 BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN.

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



NOTES:

BEARINGS BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1983 / 2011. THE EAST LINE OF THE NE 1/4 OF SECTION 5-1-22 IS ASSUMED TO BEAR S 03°08'01" E.

ALL ELEVATIONS REFER TO NAVD 1988 (12).

ALL DISTANCES MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGLES TURNED TO THE NEAREST SECOND AND COMPUTED TO THE NEAREST HALF SECOND.

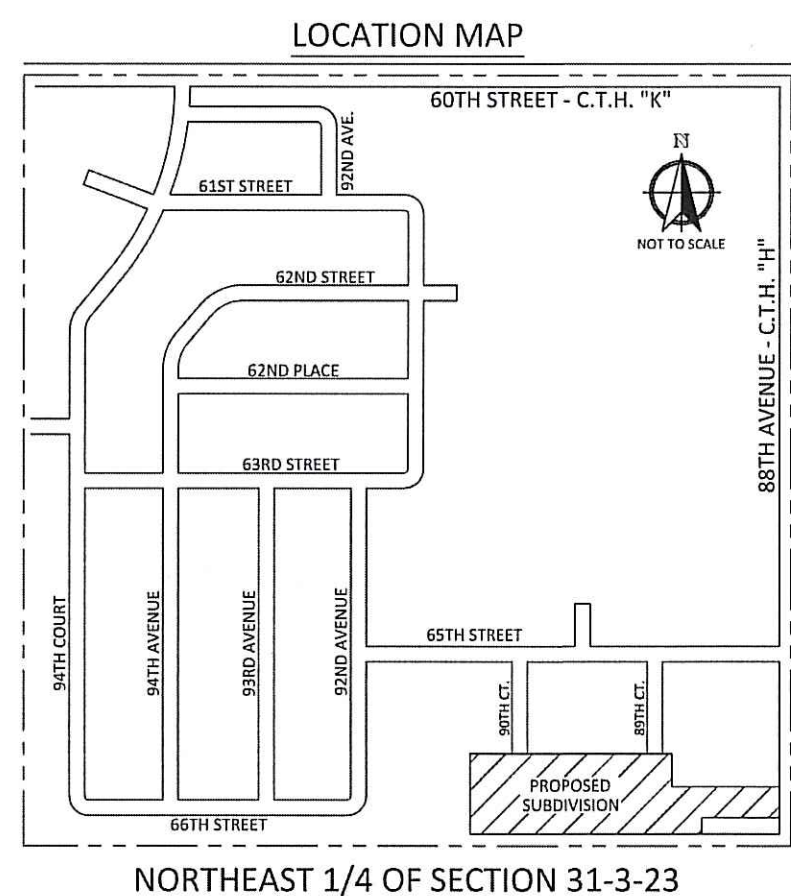
EXISTING ZONING OF PARCELS: RS-1 SINGLE FAMILY RESIDENTIAL.
PROPOSED ZONING OF PARCELS: RS-1 SINGLE FAMILY RESIDENTIAL.
SETBACKS: 25' STREET, 30' REAR YARD, 8' SIDE YARD, 12.5' STREET SIDE YARD

OWNER: CHI ALPHA PROPERTIES WI, LLC.
ADDRESS: 64 E. UWCHLAN AVENUE, SUITE 215, EXTON, PA 19341

DEVELOPER: CHI ALPHA PROPERTIES WI, LLC.
ADDRESS: 64 E. UWCHLAN AVENUE, SUITE 215, EXTON, PA 19341

SURVEYOR: MARK R. MADSEN, PLS
ADDRESS: NIELSEN, MADSEN & BARBER, 1458 HORIZON BOULEVARD,
SUITE 200, RACINE, WI 53406

LAND AREA: 287,869 SQUARE FEET OR 6.609 ACRES (233,703 SQUARE FEET OR 5.365 ACRES WHEN EXCLUDING 89TH CT., 90TH CT. AND 66TH STREET DEDICATION AREAS).



LEGEND:

- ✕ DENOTES A FOUND 1.250" O.D. REBAR STAKE.
- DENOTES A FOUND 1.660" O.D. IRON PIPE STAKE.
- ⊗ DENOTES A FOUND 1.050" O.D. REBAR STAKE.
- ⊘ DENOTES A FOUND 1.315" O.D. IRON PIPE STAKE.
- DENOTES A SET 2.375" O.D. IRON PIPE STAKE, 18" IN LENGTH, WEIGHT OF 3.65 LBS. / LIN. FT. ALL OTHER LOT CORNERS MARKED BY A SET 1.050" O.D. REBAR, 18" IN LENGTH, WEIGHT OF 1.50 LBS. / LIN. FT.
- ⊙ DENOTES A FOUND CAST IRON MONUMENT WITH BRASS CAP.
- ⊞ DENOTES A FOUND CONCRETE MONUMENT WITH BRASS CAP.

Curve Table						
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Tangent Bearing
C1	90°00'00"	70.00	109.96	70.00	S45° 25' 22"E	S00°25'22"E N89°34'38"E
C2	40°01'55"	15.00	10.48	5.46	N19° 36' 33"E	N39°36'33"E N00°25'22"W
C3	170°03'50"	60.00	178.09	690.24	S45° 25' 22"E	S39°36'33"W N49°32'43"E
C4	31°19'07"	60.00	32.80	16.82	N23° 57' 00"E	N08°17'26"E N39°36'33"E
C5	49°43'17"	60.00	52.07	27.80	N16° 34' 12"W	N41°25'51"W N08°17'26"E
C6	46°25'53"	60.00	48.62	25.74	N64° 38' 47"W	N87°51'44"W N41°26'51"W
C7	42°35'34"	60.00	44.60	23.39	S70° 50' 30"W	S49°32'43"W N87°51'44"W
C8	40°01'55"	15.00	10.48	5.46	S69° 33' 40"W	S89°34'38"W S49°32'43"W
C9	90°00'00"	70.00	109.96	70.00	N44° 34' 38"E	N89°34'38"E N00°25'22"W
C10	40°01'55"	15.00	10.48	5.46	N70° 24' 24"W	N50°23'27"W S89°34'38"W
C11	170°03'50"	60.00	178.09	690.24	N44° 34' 38"E	S50°23'27"E N40°27'17"W
C12	4°18'11"	60.00	4.51	2.25	N52° 32' 32"W	N54°41'38"W N50°23'27"W
C13	64°52'18"	60.00	67.93	38.13	N87° 07' 47"W	S60°26'04"W N54°41'38"W
C14	47°11'05"	60.00	49.41	26.20	N36° 50' 31"E	N60°26'04"E N13°14'59"E
C15	53°42'16"	60.00	56.24	30.38	N13° 14' 59"W	N13°14'59"E N40°27'17"W
C16	40°01'55"	15.00	10.48	5.46	S20° 26' 20"E	S00°25'22"E S40°27'17"E
C17	90°00'00"	100.00	157.08	100.00	N44° 34' 38"E	N89°34'38"E N00°25'22"W
C18	90°00'00"	100.00	157.08	100.00	S45° 25' 22"E	S00°25'22"E N89°34'38"E

NMB JOB 2021.0318.01

SHEET 1 OF 2

GRACEWOOD ESTATES KENOSHA

RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 3041 BEING PART OF THE SOUTHEAST 1/4
OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH
PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, MARK R. MADSEN, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped "GRACEWOOD ESTATES KENOSHA" located in that part of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 1 North, Range 22 East of the Fourth Principal Meridian, bounded and described as follows: Lot 2 of Certified Survey Map No. 3041 recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on March 27, 2023 as Document No. 1944570. Said land being in the City of Kenosha, County of Kenosha, State of Wisconsin. Containing 287,869 square feet or 6.609 acres.

THAT I have made such survey, land division and plat under the direction of CHI ALPHA PROPERTIES WI, LLC., owner of said land; THAT such plat is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made; THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 17.0 of the City Code of General Ordinances in surveying, dividing and mapping the same.

Date: 6-21-2024



OWNER'S CERTIFICATE OF DEDICATION

CHI ALPHA PROPERTIES WI, LLC., as Owner does hereby certify that it caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat and does further certify that this plat is required by s.236.10 and s.236.12 to be submitted to the following for approval or objection: City of Kenosha and the Department of Administration.

CHI ALPHA PROPERTIES WI, LLC.

Signed: _____

IN WITNESS WHEREOF, this ____ day of _____, 2024.

Witness: _____

STATE OF _____ } S.S.
COUNTY OF _____

Personally came before me this ____ day of _____, 2024, _____, to me known to be the person who executed the foregoing instrument and to me known to be such authorized signatory _____ of said _____, and acknowledged that HE/SHE executed the foregoing on behalf of said Limited Partnership, by its authority.

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

CITY OF KENOSHA CERTIFICATE

I, Deb Salas, being the duly appointed, qualified and acting Treasurer of the City of Kenosha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____, 2024 affecting the lands included in the plat of GRACEWOOD ESTATES KENOSHA.

Dated this ____ of _____, 2024

CITY TREASURER: _____
Deb Salas, Treasurer

RESOLVED, that the plat of GRACEWOOD ESTATES KENOSHA in the City of Kenosha, CHI ALPHA PROPERTIES WI, LLC., owner, is hereby approved by the Common Council of the City of Kenosha on _____, 2024.

APPROVED: _____
John Antaramian, Mayor

I hereby certify that the foregoing is a copy of resolution number _____ adopted by the Common Council of the City of Kenosha on _____, 2024.

CITY CLERK: _____
Deb Salas, Clerk

KENOSHA COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN } S.S.

COUNTY OF KENOSHA }

I, Teri M. Jacobson, being the duly elected, qualified and acting Treasurer of Kenosha County, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, 2024 affecting the lands included in the plat of GRACEWOOD ESTATES KENOSHA.

Dated this ____ of _____, 2024.

By: _____
Teri M. Jacobson, County Treasurer

EASEMENT PROVISIONS AND RESTRICTIVE COVENANTS

Utility Easements. Easements coextensive with the areas shown as Dedicated Utility Easement areas on this Plat are hereby dedicated, given, granted and conveyed by the Developer ("the Grantor") to WE Energies f/k/a Wisconsin Electric Power Company, SBC f/k/a Wisconsin Bell, Inc. d/b/a Ameritech- Wisconsin and Spectrum Mid-America, LLC. and their respective successors and assigns (collectively, the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the Lots (or portions thereof) shown on this Plat and for any related ingress and egress. These easements shall also include the right to trim or cut down trees, bushes, branches, and roots as reasonably required so as not to interfere with the Utility and Communication Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility cables and related appurtenances, the elevation of the existing ground surface within the easement areas shall not be altered by more than four (4) inches of final grade without the written approval of the Utility and Communications Grantees. The Grantor shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the condition existing prior to installing such utilities within the communication easement areas on which such easements are located as does not interfere with the purposes of the utility and communications easements and the use of such easements by the Utility and Communications Grantees unless a separate agreement is entered into between the Grantor and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Grantees. No buildings, fences, or structures of any kind shall be placed within the utility and communications easement areas without the prior written approval of the Utility and Communication Grantees.

The City generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street right-of-ways with prior written approval from the City, subject to the requirements of applicable City ordinances and the requirements of such public uses and purposes of the City. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas and public highway areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private companies do not restore the easement areas to a vegetatively stabilized condition, the Developer shall be ultimately responsible for the costs of such restoration and may pursue its remedies against the respective utility company(s). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of public roadways after the crushed aggregate base course is installed without prior written approval of the Developer and the City. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the City, to serve the public functions and purposes of the City in the public street area. In the event of any conflict between the rights of the City and the rights of the private utility, electric or communications company in such public street areas, the City's rights shall be deemed to be superior.

Storm Water Drainage, Access and Maintenance Easement Provisions

Permanent nonexclusive easements coextensive with the areas shown as Storm Water Drainage, Access and Maintenance Easement on this Plat are hereby given, granted and conveyed by the Developer to the City for storm water management purposes and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance and ingress and egress. There shall be no structures placed within said easement areas which obstruct, redirect or impede drainage flows within the subdivision pursuant to the restrictive covenant on this plat. In the event of any conflict between the rights of the Developer, the rights of the City pursuant to these easements and the rights of any Lot Owner(s) or other entities with respect to the Storm Water Drainage, Access and Maintenance Easement areas, the City's rights under these easements shall be deemed to be superior. Unless the City exercises the rights granted to it hereunder with respect to the easements, the City shall have no obligation to do anything pursuant to its rights under these easements.

Restrictive Covenants

The Developer hereby covenants that the Developer, the Developer's successors, assigns and successors in title, including the owners of Lots 1 through 18 inclusive, shall have the obligation to maintain the storm water management facilities located within the Storm Water Drainage, Access and Maintenance Easement areas shown on this plat pursuant to the development agreement and the storm water management facilities maintenance agreement. No driveways, fences, or structures shall be erected within the easement areas which block, divert or re-routes drainage flow or which might interfere with the City's rights, unless express written approval is granted by the City and subject to any such conditions as the City may impose. This covenant shall run with the land, shall be binding upon the Developer, the Developer's successors, assigns and successors in title, including the owners of Lots 1 through 18 inclusive, and shall benefit and be enforceable by the City pursuant to this Restrictive Covenant, the development agreement and the storm water management facilities maintenance agreement.

The UTILITY EASEMENT PROVISIONS

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

_____, 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 SPECTRUM MID-AMERICA, 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, 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. Structures 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.

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