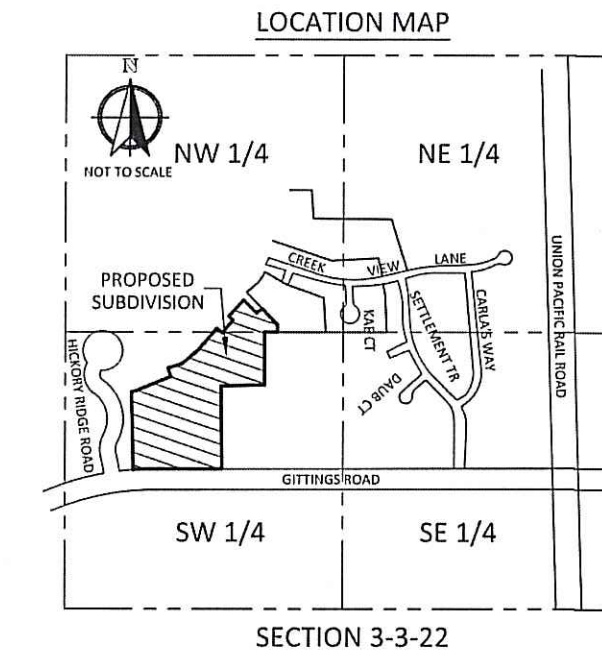
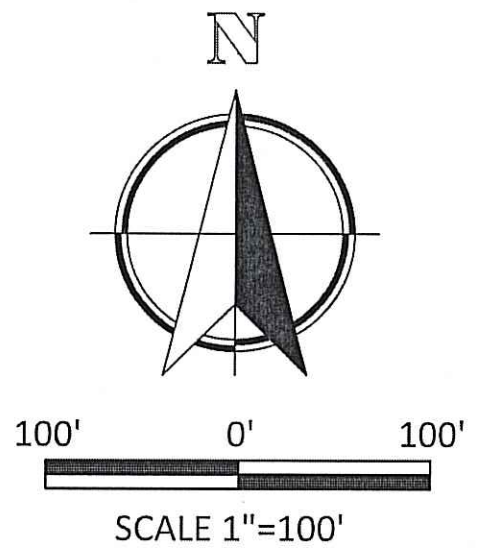


SETTLEMENT AT HOODS CREEK ADDITION 5

PART OF THE SE 1/4 OF THE NW 1/4 AND THE NW 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.



NOTES:

BEARINGS BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1983 / 2011. THE SOUTH LINE OF THE NW 1/4 OF SECTION 3-3-22 IS ASSUMED TO BEAR N 89°16'18" 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.

THE VILLAGE OF MT. PLEASANT IS GIVEN THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENTS AND MAINTAIN THEM AT THE COST OF ALL LOT OWNERS OF LOTS 108 THRU 131. IF SAID OWNERS REFUSE OR NEGLECT TO MAINTAIN SAID DRAINAGE EASEMENTS.

ALL DRAINAGE AND STORM SEWER EASEMENTS ARE GRANTED TO THE VILLAGE OF MT. PLEASANT.

ALL LOTS ARE TO BE SERVED BY PUBLIC SANITARY SEWER AND MUNICIPAL PUBLIC WATER.

LOT OWNERS WILL BE A PART OF OF THE HOA. THE HOA OWNS AND MAINTAINS OUTLOT 10.

EXISTING ZONING OF PARCELS: AG-2 AND RL-1.
PROPOSED ZONING OF PARCELS: RL-1.
MINIMUM LOT AREA: 6,000 S.F.
MAXIMUM LOT AREA: 43,560 S.F.
ZONING SETBACKS: STREET - 15', SIDEYARD - 8', AND REARYARD - 25'

OWNER / DEVELOPER: HCP2, LLC.
ADDRESS: 1565 200TH AVENUE, UNION GROVE, WI 53182

SURVEYOR: AARON T. FRIESS, PLS
ADDRESS: NIELSEN, MADSEN & BARBER, 1458 HORIZON BOULEVARD, SUITE 200, RACINE, WI 53406

LAND AREA: 944,964 SQUARE FEET OR 21.693 ACRES (754,306 SQUARE FEET OR 17.320 ACRES WHEN EXCLUDING HOODS CREEK PATH, GWENDOLYNS WALK, ARDEN ROAD, AND GITTINGS ROAD DEDICATION AREA).

WETLANDS DELINEATED BY ERICA PERGANDE AND SHERI LIEFFRING OF SHORT ELLIOT HENDRICKSON (SEH) ON OCTOBER 20, 2021.

- ① 20'x20' VISION TRIANGLE EASEMENT
- ② 15' LANDSCAPE EASEMENT
- ③ 20' STORM SEWER EASEMENT

LEGEND:

- 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.

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



Curve Table						
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length
C1	16°48'10"	781.84	229.29	115.47	S81°18'27"W	228.47
C2	12°58'53"	821.84	185.73	93.26	S79°22'49"W	185.33
C3	47°19'20"	267.00	220.52	116.99	N21°09'07"E	214.31
C4	47°19'20"	300.00	247.78	131.45	N21°09'07"E	240.80
C5	47°19'20"	333.00	275.03	145.91	N21°09'07"E	267.28
C6	8°25'41"	333.00	48.88	24.54	N01°42'18"E	48.94
C7	15°57'45"	333.00	92.77	46.69	N13°54'01"E	92.47
C8	15°22'09"	333.00	89.32	44.93	N26°33'56"E	89.05
C9	7°33'48"	333.00	43.96	22.01	N41°01'53"E	43.93
C10	25°06'38"	267.00	117.02	59.46	N32°37'54"W	116.08
C11	25°06'38"	300.00	131.48	66.81	N32°37'54"W	130.43
C12	25°06'38"	333.00	145.94	74.16	N32°37'54"W	144.78
C13	4°26'25"	333.00	25.81	12.91	N42°56'00"W	25.80
C14	15°57'11"	333.00	92.72	46.66	N32°46'12"W	92.42
C15	4°43'01"	333.00	27.41	13.72	N22°26'06"W	27.41
C16	6°45'50"	767.00	89.43	44.77	N41°28'22"E	89.38
C17	0°52'45"	767.00	11.77	5.88	N44°22'25"E	11.77
C18	5°48'05"	767.00	77.86	38.86	N41°02'00"E	77.53
C19	6°40'50"	800.00	93.28	46.69	N41°28'22"E	93.23
C20	6°40'50"	833.00	97.13	48.82	N41°28'22"E	97.07
C21	2°58'13"	833.00	42.46	21.23	N43°21'11"E	42.45
C22	3°45'37"	833.00	54.67	27.34	N40°09'40"E	54.66
C23	38°48'08"	117.00	79.24	41.20	N71°16'07"W	77.73
C24	38°48'08"	150.00	101.58	52.63	N71°16'07"W	90.65
C25	38°48'08"	183.00	123.93	64.45	N71°16'07"W	121.58
C26	32°14'55"	183.00	103.00	52.60	N57°59'30"W	101.65
C27	6°33'13"	183.00	20.93	10.48	N87°23'34"W	20.92
C28	3°40'32"	767.00	49.20	24.61	N39°58'13"E	49.20
C29	3°40'32"	800.00	51.32	25.67	N39°58'13"E	51.31
C30	3°40'32"	833.00	53.44	26.73	N39°58'13"E	53.43
C31	1°21'11"	833.00	19.67	9.84	N38°48'32"E	19.67
C32	2°19'21"	833.00	33.77	16.89	N40°39'48"E	33.77