

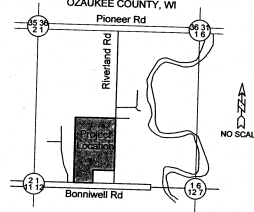
1102823

Riverland Estates

All of Parcel 1, Certified Survey Map 3498 being part of the Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, Section 01, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

LOCATION MAP

SEC 01, T09N, R21E
CITY OF MEQUON
OZAUKEE COUNTY, WI



120 0 120 240 360

Bearings are referenced to the South line of the Southwest 1/4, Section 01, T09N, R21E assumed to bear S87°46'23"W, base on the Wisconsin State Plane System South.

NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. Drainage Easements and Storm Water Pond Easement are herein granted to the City of Mequon.
4. Owners of the residential lots with this subdivision shall each own an equal undivided fractional interest in Outlots 1, 2 and 3 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.
5. Storm Water Management Facilities are located on Outlot 1 and Outlot 3 of this Subdivision. The owners of all lots within this Subdivision shall be liable for an equal undivided fractional share of the cost to repair, maintain or restoration said Storm Water Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within the Subdivision.
6. Platted Setbacks
Front Yard: 50 feet
Side Yard: 20 feet
Rear Yard: 20 feet
7. Access Restriction Note:
The East 88.00 feet of Lot 13 is access restricted. The Driveway for Lot 13 must be installed to the West of that area.

LEGEND

- 3/4" Rebar Found
- 2" Iron Pipe Found
- 2" Iron Pipe Found
- 1/2" x 18" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- 1/2" x 18" Steel Rebar @ 1.50lbs/LF SET

SF Lot areas in square feet

Building Setback

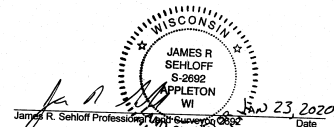
No Access Area see Note 7

TYPICAL UTILITY EASEMENT AREAS - No Poles or BURIED CABLES are to be placed such that the installation would disturb any survey stake or obstruct vision along any lot line or street line. The disturbance of a survey stake by any lot line is a violation of Section 236.32 of Wisconsin Statutes. Utility easements as herein set forth are for the use of PUBLIC UTILITIES and PRIVATE PUBLIC UTILITIES having the right to serve the area.

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

RECORDED ON
09/30/2020 04:45 PM

Ronald A. Voigt



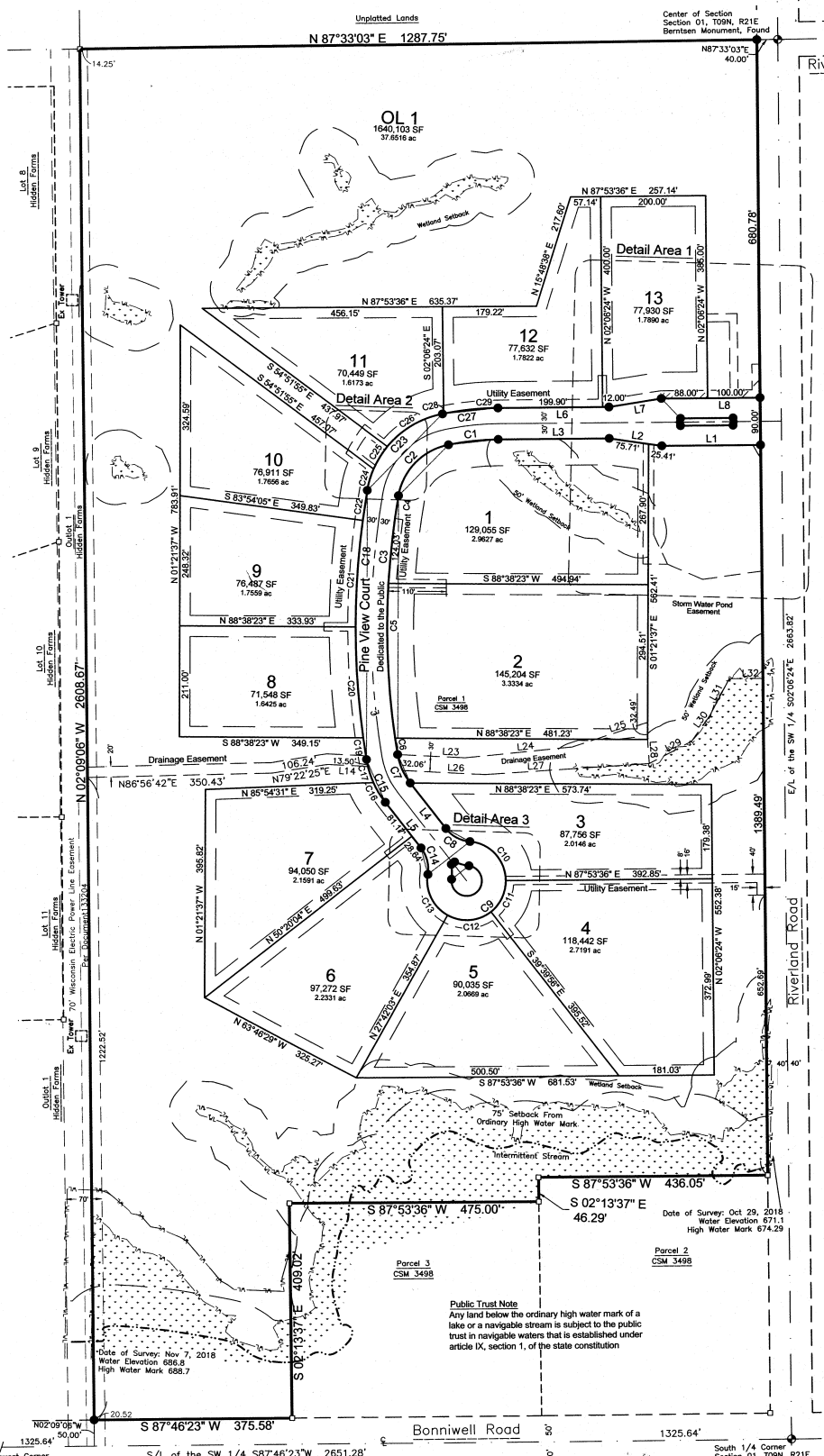
There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified February 3rd, 2020

Renée M. Porey
Department of Administration



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
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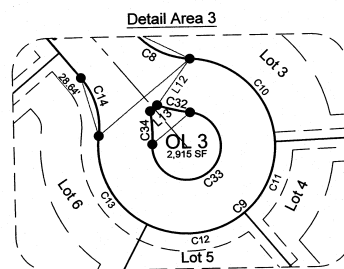
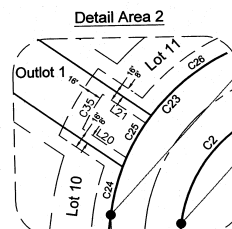
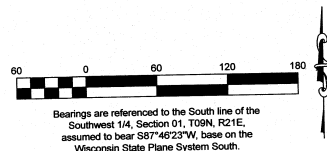
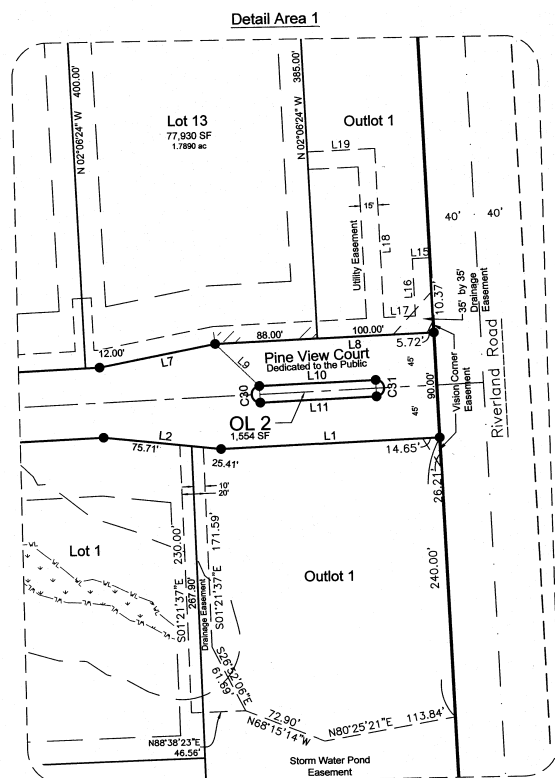


Public Trust Note
Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution

File: 5211Final.dwg
Date: 01/23/2020
Drafted By: jim
Sheet: 1 of 4
Revision Date: Jan 23, 2020

Riverland Estates

All of Parcel 1, Certified Survey Map 3498 being part of the Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, Section 1, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin



LINE TABLE		
Line	Bearing	Length
L1	S 87°53'36" W	188.00
L2	N 83°43'33" W	101.12
L3	S 87°53'36" W	211.90
L4	S 33°39'56" E	109.81
L5	N 33°39'56" W	109.81
L6	S 87°53'36" W	211.90
L7	N 79°21'45" E	101.12
L8	N 87°53'36" E	188.00
L9	S 45°33'31" E	52.35
L10	N 87°53'36" E	100.00
L11	S 87°53'36" W	100.00
L12	S 35°34'35" W	48.51
L13	N 50°20'04" E	77.49
L14	S 88°53'45" E	7.76
L15	N 87°53'36" E	15.00
L16	N 02°06'24" W	49.00
L17	N 87°53'36" E	27.00

LINE TABLE		
Line	Bearing	Length
L18	S 02°06'24" E	145.00'
L19	N 87°53'36" E	58.00'
L20	N 54°51'55" W	44.83'
L21	S 54°51'55" E	44.00'
L23	S 88°53'45" E	128.75'
L24	N 82°34'27" E	204.87'
L25	N 70°26'17" E	151.54'
L26	S 88°53'45" E	157.66'
L27	N 84°32'54" E	313.27'
L28	S 05°30'20" E	45.95'
L29	N 60°42'20" E	90.74'
L30	N 34°00'34" E	88.64'
L31	N 28°13'15" E	50.57'
L32	N 87°53'36" E	64.21'

CURVE TABLE							
Cune	Radius	Chord Direction	Chord Length	Chord Angle	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	477.51	S 82°07'44" W	95.22	95.39	11°28'46"	S 87°51'06" W	S 75°24'21" W
C2	120.00	S 42°48'45" W	130.04	144.64	69°03'34"	S 77°20'32" E	S 08°16'59" W
C3	140.00	S 01°21'33" E	492.49	498.29	19°17'11"	S 08°16'59" W	S 11°00'13" E
C4	1470.00	S 89°02'32" W	168.05	168.15	0°33'13"	S 08°16'59" W	S 01°43'45" W
C5	1470.00	S 04°01'35" E	294.83	295.33	11°20'39"	S 01°43'45" W	S 09°46'54" E
C6	1470.00	S 10°23'34" E	31.35	31.35	1°13'19"	S 09°46'54" W	S 11°00'13" E
C7	130.00	N 25°20'55" W	59.41	60.03	28°39'59"	N 30°04'50" W	N 11°00'13" W
C8	65.00	S 63°17'59" E	52.12	53.62	4°17'00"	S 38°50'51" E	S 08°56'01" E
C9	75.00	S 020°29'04" W	101.79	399.37	274°32'09"	S 38°50'51" E	S 07°36'00" E
C10	75.00	S 44°31'12" E	101.17	111.43	6°44'33"	S 08°56'01" E	S 02°06'24" E
C11	75.00	S 24°06'50" W	66.27	68.65	52°25'28"	S 02°06'24" E	S 00°20'04" W
C12	75.00	S 84°01'03" W	83.19	88.18	67°17'51"	S 00°20'04" W	N 62°17'57" W
C13	75.00	N 27°20'55" W	85.93	91.50	69°54'05"	N 62°17'57" W	S 07°36'00" E
C14	65.00	N 16°01'54" W	52.12	53.62	4°17'00"	N 39°39'57" E	N 39°39'57" E
C15	180.00	N 25°20'55" W	89.11	90.05	28°39'49"	N 39°39'54" W	N 11°00'13" W
C16	180.00	S 32°38'18" W	44.04	44.15	14°03'16"	N 39°39'54" W	N 25°36'40" W
C17	180.00	N 18°18'27" W	45.77	45.89	14°36'22"	N 25°36'40" W	N 11°00'13" W
C18	1530.00	N 01°21'37" W	512.59	515.02	0°17'11"	N 11°00'13" W	N 08°16'59" E
C19	1530.00	N 01°21'35" W	41.51	41.51	1°33'16"	N 11°00'13" W	N 09°26'57" W
C20	1530.00	N 02°06'29" W	211.55	211.72	1°57'42"	N 09°26'57" W	N 03°15'15" W

CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in / Tangent Bearing-out
C21	1530.00	N 02°17'27" E	203.32	203.47	7°57'10"	N 01°35'11" E / N 06°05'56" E
C22	1530.00	N 01°11'27" E	58.32	58.33	2°11'03"	N 06°05'56" E / N 06°16'59" E
C23	180.00	E 82°48'48" E	204.06	216.99	69°03'34"	N 08°16'58" E / N 77°20'32" E
C24	180.00	N 10°00'51" E	42.20	42.28	13°27'45"	N 08°16'58" E / N 21°54'43" E
C25	180.00	N 29°45'52" E	102.22	50.38	16°02'11"	N 21°44'40" E / N 37°40'47" E
C26	180.00	N 57°33'46" E	51.88	124.28	39°33'32"	N 37°40'47" E / N 77°20'32" E
C27	536.84	N 82°16'04" E	106.27	106.44	11°21'31"	N 76°25'58" E / N 87°15'35" E
C28	536.84	N 76°37'35" E	2.38	2.38	1°19'14"	N 76°25'58" E / N 76°45'11" E
C29	536.84	N 82°16'23" E	103.90	104.09	11°06'23"	N 76°45'11" E / N 87°15'35" E
C30	7.00	E 02°36'24" N	14.00	21.99	180°00'00"	N 87°53'36" E / S 87°53'36" E
C31	7.00	S 02°06'24" E	14.00	21.99	180°00'00"	N 87°53'36" E / S 87°53'36" E
C32	123.00	S 76°40'22" E	28.42	28.48	13°16'00"	S 76°02'22" E / N 03°56'29" E
C33	29.00	S 50°20'04" W	41.97	136.28	26°16'52"	N 03°56'29" E / N 09°17'31" W
C34	123.00	N 02°39'31" W	28.42	28.48	13°16'00"	N 03°56'29" E / N 09°17'31" W
C35	224.00	N 30°51'09" E	34.10	34.13	8°43'46"	N 28°29'12" E / N 35°12'58" E




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www.davel.pro



James R. Sehloff Professional Land Surveyor 2692 Date

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 February 3rd, 2020
Rene M. Ponce
 Department of Administration



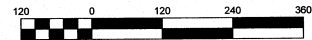
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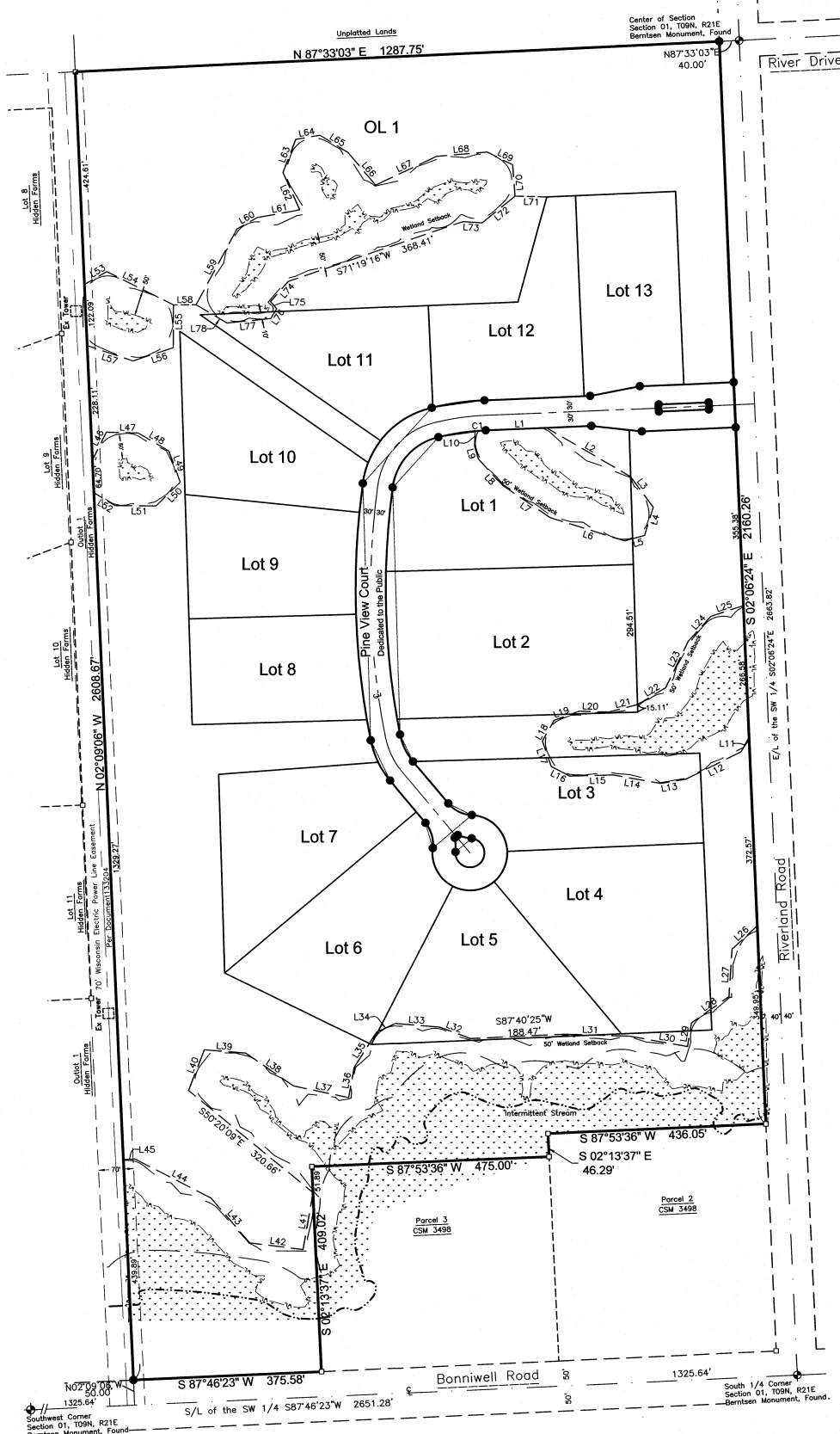
Riverland Estates

All of Parcel 1, Certified Survey Map 3498 being part of the Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, Section 01, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

Wetland Exhibit Map



Bearings are referenced to the South line of the Southwest 1/4, Section 01, T09N, R21E, assumed to bear S87°46'23"W, base on the Wisconsin State Plane System South.

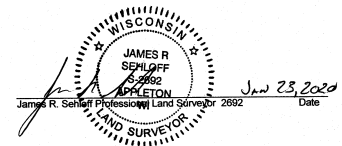


CURVE TABLE					
Curve	Radius	Chord Length	Chord Bearing	Arc Length	Central Angle
C1	477.51'	S 88°34'21"W	21.32'	21.33'	2°33'32"

LINE TABLE		
Line	Bearing	Length
L1	N 87°53'36" E	121.86'
L2	S 59°44'26" E	193.81'
L3	S 38°08'44" E	75.72'
L4	S 17°20'45" W	59.04'
L5	S 75°03'14" W	41.60'
L6	N 72°17'45" W	156.25'
L7	N 55°30'08" W	115.53'
L8	N 42°50'36" W	70.90'
L9	N 15°40'02" W	26.38'
L10	N 02°14'50" E	30.27'
L11	S 33°30'02" W	30.48'
L12	S 64°07'40" W	123.41'
L13	S 80°37'21" W	50.87'
L14	N 79°28'26" W	96.49'
L15	S 88°53'42" W	86.35'
L16	N 62°13'10" W	41.44'
L17	N 18°47'12" W	53.82'
L18	N 29°43'21" E	47.25'
L19	N 70°27'27" E	54.02'
L20	S 87°41'54" E	58.32'
L21	N 78°41'13" E	59.80'
L22	N 59°30'52" E	65.40'
L23	N 28°27'27" E	103.84'
L24	N 42°45'03" E	66.56'
L25	N 72°09'28" E	68.70'
L26	S 47°52'10" W	68.59'
L27	S 04°00'47" W	94.92'
L28	S 55°42'55" W	91.64'
L29	S 09°38'46" W	47.91'
L30	N 79°30'34" W	117.48'
L31	N 69°11'07" W	130.77'
L32	N 69°11'54" W	65.56'
L33	N 65°17'43" W	88.46'
L34	S 65°45'53" W	41.36'
L35	S 32°49'36" W	83.38'
L36	S 10°44'37" W	61.11'
L37	N 77°44'23" W	112.22'
L38	N 55°17'56" W	115.43'
L39	N 85°04'21" W	82.82'
L40	S 21°46'36" W	87.01'

LINE TABLE		
Line	Bearing	Length
L41	S 10°29'23" W	115.04'
L42	N 82°29'09" W	107.47'
L43	N 40°28'03" W	117.14'
L44	N 62°25'47" W	170.53'
L45	S 87°50'54" W	23.27'
L46	N 27°02'29" E	62.30'
L47	S 88°07'28" E	63.54'
L48	S 59°17'58" E	70.62'
L49	S 19°47'31" E	65.59'
L50	S 49°38'44" W	67.94'
L51	N 89°29'07" W	81.44'
L52	N 58°03'37" W	48.88'
L53	N 60°42'40" E	51.29'
L54	S 63°14'48" E	148.55'
L55	S 00°42'59" W	85.37'
L56	S 72°07'45" W	84.87'
L57	N 71°04'31" W	96.18'
L58	S 89°45'01" E	45.04'
L59	N 28°40'52" E	172.17'
L60	N 61°11'38" E	46.40'
L61	N 79°50'20" E	86.22'
L62	N 24°01'12" W	81.45'
L63	N 21°23'15" E	70.84'
L64	N 80°23'20" E	49.08'
L65	S 58°01'52" E	65.75'
L66	S 38°56'12" E	94.96'
L67	N 64°51'53" E	134.08'
L68	N 85°15'10" E	102.38'
L69	S 63°05'11" E	57.30'
L70	S 03°47'32" E	62.30'
L71	N 88°23'47" W	64.04'
L72	S 51°19'17" W	64.97'
L73	N 86°04'08" W	38.22'
L74	S 41°34'01" W	53.67'
L75	S 40°37'33" W	18.93'
L76	S 32°38'22" W	23.16'
L77	S 84°30'15" W	87.83'
L78	N 59°18'36" W	71.53'

Note:
This exhibit is a representation of current conditions and regulations, at the time of platting. Due to changing nature of environmental conditions and regulations of wetlands these dimensions should only act as a guide and actual field conditions and/or legislative regulations are held over dimensions shown on this map.



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 February 3rd, 2020

René M. Doney
Department of Administration



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File: 5211FinalS3.dwg
Date: 11/14/2019
Drafted by Jim
Sheet: 3 of 4
Revision Date: Nov 14, 2019

Riverland Estates

All of Parcel 1, Certified Survey Map 3498 being part of the Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, Section 1, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin

Surveyor's Certificate

I, James R. Sehlhoff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Mequon, and under the direction of KKD, LLC, owner of said land, I have surveyed divided and mapped Riverland Estates; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Parcel 1, Certified Survey Map 3498, being located in part of the Northeast 1/4 of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4, Section 1, Township 9 North, Range 21 East, City of Mequon, Ozaukee County, Wisconsin, containing 2,968,056 Sq Ft (68.1372 Ac) of land, subject to all easement and restrictions of record.

Given under my hand this 18th day of August, 2020

James R. Sehlhoff, Wisconsin Professional Land Surveyor No. S-2692

Utility Easement Provisions

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

KKD, LLC, Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee, and Spectrum, 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.

KKD, LLC

Steve Kuus 8/14/2020
Managing Member Date

Steve Kuus
Print Name

Owner's Certificate of Dedication

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

KKD, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Mequon
Department of Administration

Dated this 18th day of August, 2020

the presence of: KKD, LLC

Steve Kuus 8/18/2020
Managing Member Date

Steve Kuus
Print Name

State of Wisconsin)
Jackson County) ss

Personally came before me this 18th day of August, 2020, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Mark Sato My Commission Expires 5/11/2021
Notary Public, Wisconsin

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the City of Mequon and Ozaukee County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

Jeffrey 09-22-2020
City Treasurer Date

Julien H. J. J. 09/30/2020
County Treasurer Date

City of Mequon Approval

Resolved, that the plat of Riverland Estates in the City of Mequon, Ozaukee County, KKD, LLC, owner, having been approved by the City of Mequon Planning Commission is hereby approved by the Common Council of the City of Mequon.

James 9/24/20
Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the the Common Council of the City of Mequon.

Charles 9-25-20
Clerk Date

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record:	Recording Information:	Parcel Number(s):
KKD, LLC	Doc No. 1073182	14-001-09-001.00

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 February 3rd, 2020

Rene M. Doney
Department of Administration



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