

1174612

HAWKS RIDGE PHASE 1

A division of Lots 1 and 2, in Certified Survey Map No. 4287, recorded on February 25, 2025 as Document No. 1167784, being in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

OWNER / DEVELOPER:

Hawks Ridge Holdings, LLC
c/o Bob Tillmann,
1055 Spring Street,
Grafton, WI 53024

SURVEYOR:

raSmith
William R. Henrichs, PLS
16745 West Bluemound Road
Brookfield, WI 53005

1. Bearings are referenced to the West line of the Northeast 1/4 of Section 14, Town 10 North, Range 21 East which is assumed to bear South 02°02'30" East grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD 27).

2. Subdivision Statistics

Subdivision to contain 24 Lots and 1 Outlot
Lots are zoned SF-4
At Setback 75 feet (Per Zoning)
Corner Lots 100 feet
Minimum Front Yard 30 feet
Minimum Side Yard 6 / 10 one side
Minimum Side Yard on Corner Lot 30 feet
Minimum Rear Yard 25 feet
Minimum Greenspace Surface Ratio 60%

3. All Drainage Easements shown hereon are granted to the Village of Grafton.

4. All lots to be served by public sanitary sewer and watermain.

5. Wetland delineated by Wetland & Waterway Consulting, LLC, in 2021.

6. Noise Note:

§233.105(1) The lots of this land division may experience noise at the levels exceeding the levels in §Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

LEGEND

() INDICATES OVERALL, RECORDED AS.

▲ INDICATES FOUND 1" IRON PIPE, UNLESS NOTED.

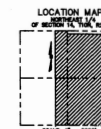
● INDICATES FOUND NO. 10 (1.27") REBAR.

○ INDICATES NO. 10 (1.27") REBAR, WT. 4.303 LBS PER LINEAL FOOT AT LEAST 18" IN LENGTH, SET, UNLESS NOTED.

ALL OTHER LOT & OUTLOT CORNERS HAVE 1" O.D. IRON PIPE, 18" IN LENGTH, WT. 1.68 LBS. PER LINEAL FOOT, SET.

① INDICATES "DEDICATED TO THE PUBLIC FOR ROAD PURPOSES".

— INDICATES BUILDING SETBACK LINE

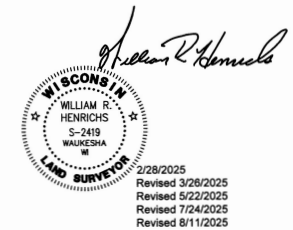


JENNIFER J. LAURIN
OZAUKEE COUNTY
REGISTER OF DEEDS
PORT WASHINGTON, WI

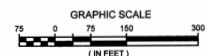
RECORDED ON

09/05/2025 01:43 PM

Jennifer J. Laurin



2/28/2025
Revised 3/28/2025
Revised 5/22/2025
Revised 7/24/2025
Revised 8/11/2025



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 August 11, 2025

Department of Administration



raSmith
CREATIVITY BEYOND IMAGINATION

16745 W. Bluemound Road
Brookfield, WI 53005-9928
(262) 781-1000
raSmith.com

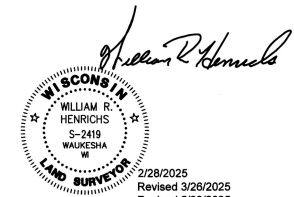
SHEET 1 OF 4 SHEETS

1174612

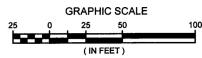
HAWKS RIDGE PHASE 1

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Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta	Delta/2
C1	76.49	370.00	N3°55'34"E	76.36	N01°59'47.3"W	N08°50'56.1"E	011°50'43.4"	011°50'43.4"
C2	82.70	400.00	N3°55'34"E	82.55	N01°59'47.3"W	N08°50'56.1"E	011°50'43.4"	011°50'43.4"
C3	70.29	340.00	N3°55'34"E	70.17	N01°59'47.3"W	N08°50'56.1"E	011°50'43.4"	011°50'43.4"
C4	68.84	340.00	S4°02'54"W	68.72	S08°50'56.1"W	S01°45'07.9"E	011°38'04.0"	011°38'04.0"
C5	1.45	340.00	S1°52'28"E	1.45	S01°45'07.9"E	S01°59'47.3"E	000°14'39.5"	000°14'39.5"
C6	88.90	430.00	N3°55'34"E	88.74	N08°50'56.1"E	N01°59'47.3"W	011°50'43.4"	011°50'43.4"
C7	82.70	400.00	N3°55'34"E	82.55	N08°50'56.1"E	N01°59'47.3"W	011°50'43.4"	011°50'43.4"
C8	95.10	460.00	N3°55'34"E	94.93	N08°50'56.1"E	N01°59'47.3"W	011°50'43.4"	011°50'43.4"
C9	82.34	460.00	S3°07'53"W	82.23	S01°59'47.3"E	S08°15'33.5"W	010°15'20.8"	010°15'20.8"
C10	12.78	460.00	S8°03'15"W	12.76	S08°15'33.5"W	S08°50'56.1"W	001°35'22.6"	001°35'22.6"
C11	64.07	250.00	N5°20'44"E	63.90	N01°59'47.3"W	N12°41'15.4"E	014°41'02.8"	014°41'02.8"
C12	71.78	280.00	N5°20'44"E	71.56	N01°59'47.3"W	N12°41'15.4"E	014°41'02.8"	014°41'02.8"
C13	57.34	280.00	S6°49'16"W	57.24	S12°41'15.4"W	S00°57'16.6"E	011°43'58.8"	011°43'58.8"
C14	14.42	280.00	N0°31'15"W	14.42	N01°59'47.3"W	N00°57'16.6"E	002°57'03.9"	002°57'03.9"
C15	56.38	220.00	N5°20'44"E	56.23	N01°59'47.3"W	N12°41'15.4"E	014°41'02.8"	014°41'02.8"
C16	2.43	220.00	S12°22'18"W	2.43	S12°41'15.4"W	S12°03'19.8"W	000°37'55.8"	000°37'55.8"
C17	53.96	220.00	S5°01'46"W	53.82	S12°03'19.8"W	S01°59'47.3"E	014°03'07.2"	014°03'07.2"
C18	59.04	100.00	N28°36'04"E	58.19	N12°41'15.4"E	N46°30'52.8"E	033°49'37.4"	033°49'37.4"
C19	76.75	130.00	N28°36'04"E	75.84	N12°41'15.4"E	N46°30'52.8"E	033°49'37.4"	033°49'37.4"
C20	41.33	70.00	S28°36'04"W	40.73	S46°30'52.8"W	S12°41'15.4"E	033°49'37.4"	033°49'37.4"
C21	84.67	100.00	N22°15'29"E	82.17	N46°30'52.8"E	N01°59'55.8"W	048°30'48.6"	048°30'48.6"
C22	58.27	70.00	N22°15'29"E	57.52	N01°59'55.8"W	N46°30'52.8"E	048°30'48.6"	048°30'48.6"
C23	33.01	70.00	N11°30'36"E	32.70	N25°01'08.7"E	N01°59'55.8"W	027°01'04.5"	027°01'04.5"
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2/28/2025
Revised 3/28/2025
Revised 5/22/2025
Revised 7/24/2025
Revised 8/11/2025



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.

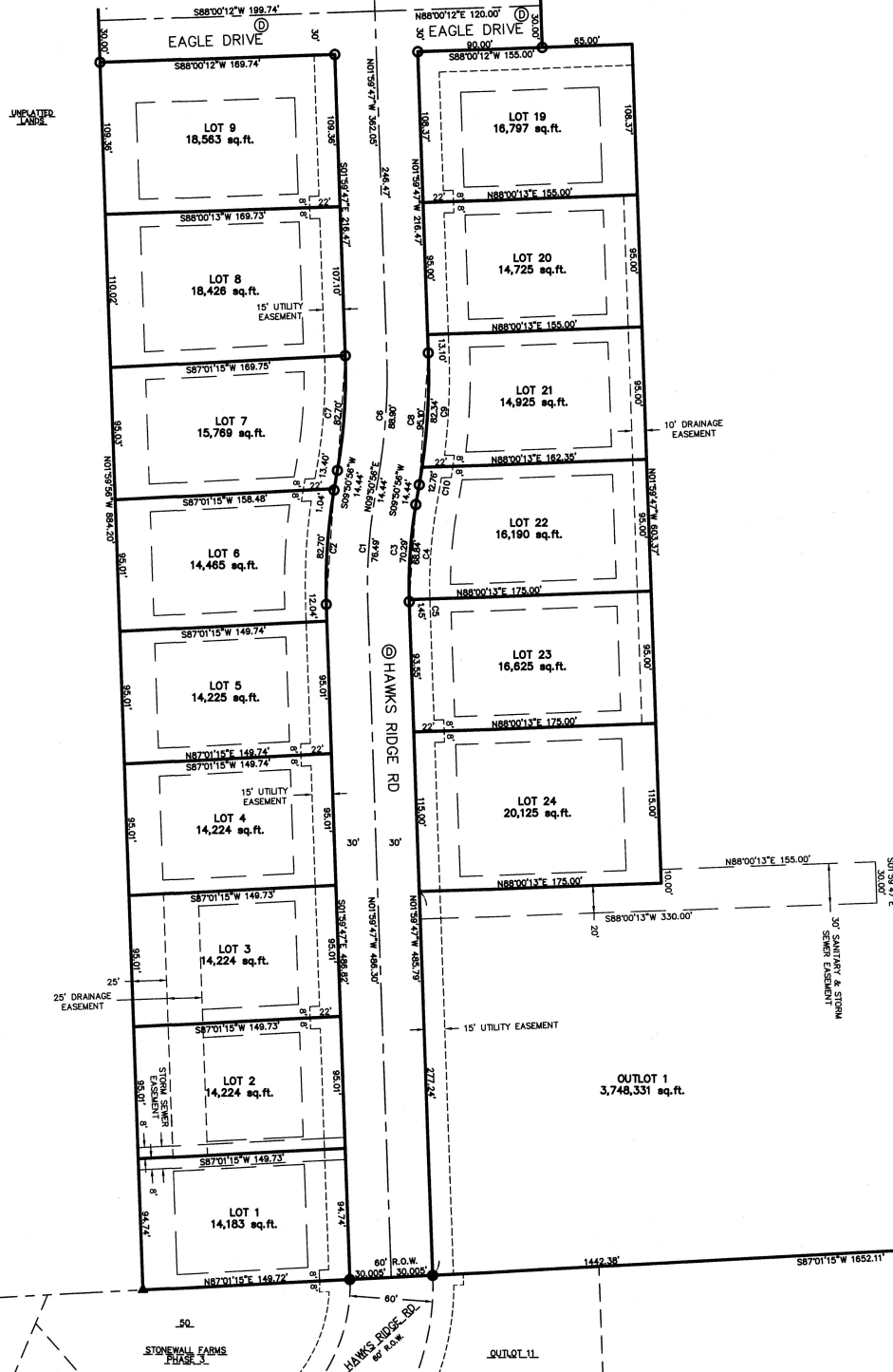
Certified August 11, 2025

William R. Henrichs
Department of Administration



raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
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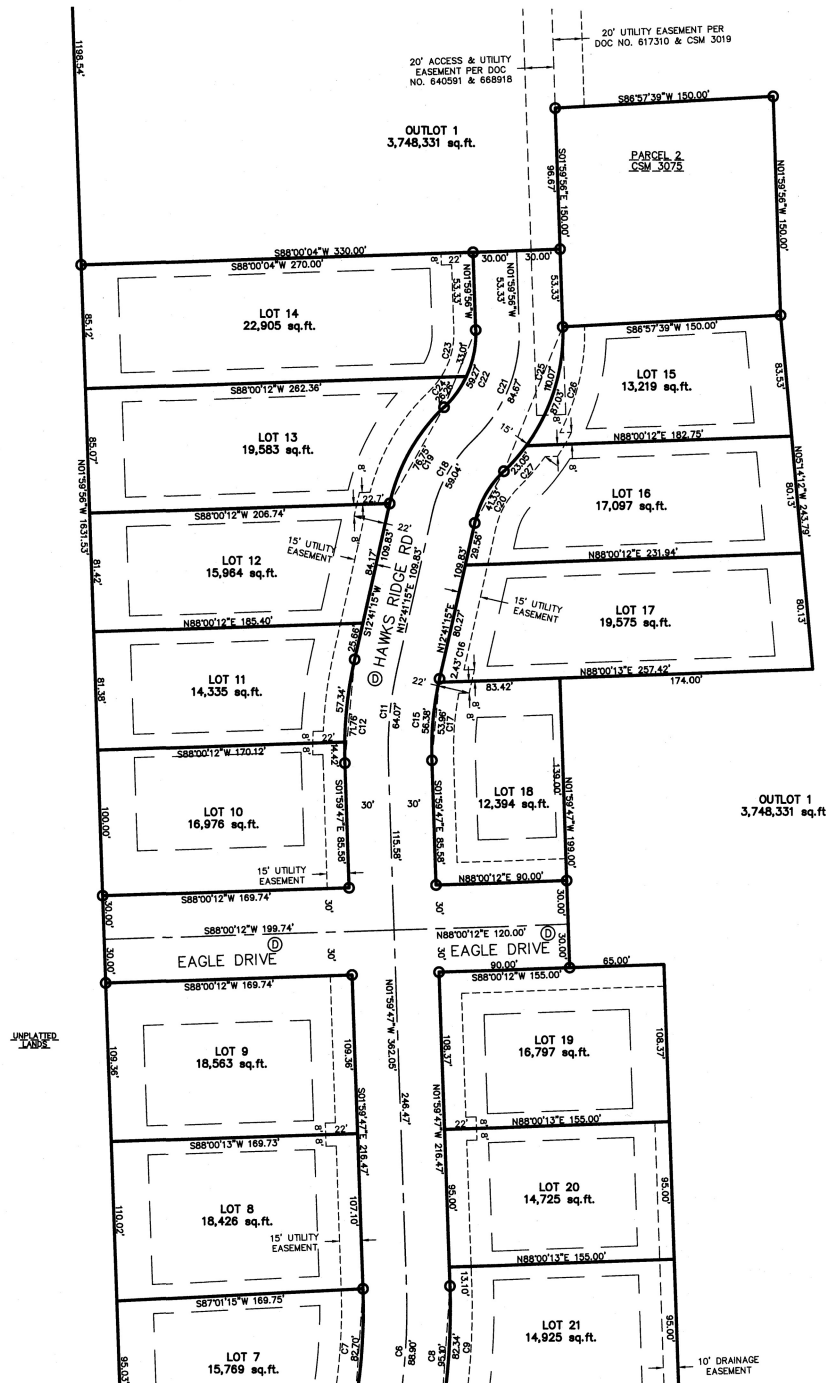
SHEET 2 OF 4 SHEETS



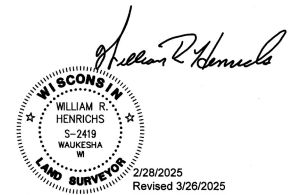
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HAWKS RIDGE PHASE 1

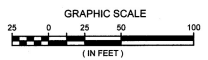
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2/28/2025
Revised 3/26/2025
Revised 5/22/2025
Revised 7/24/2025
Revised 8/11/2025



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 August 11, 2025

Don Jime
Department of Administration



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SHEET 3 OF 4 SHEETS

1174612

SURVEYOR'S CERTIFICATE

State of Wisconsin }
 Waushara county } :SS

I, William R. Henrichs, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped a division of Lots 1 and 2, in Certified Survey Map No. 4287, recorded on February 25, 2025 as Document No. 1167784, being in the Northeast 1/4, Northwest 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 in Section 14, Township 10 North, Range 21 East, in the Village of Grafton, Ozaukee County, Wisconsin.

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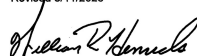
Said lands contains 4,257,403 square feet or 97.7365 acres.

That I have made such survey, land division and plat by the direction of HAWKS RIDGE HOLDINGS, 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 provisions of chapter 236 of the Wisconsin statutes and the subdivision regulations of the Village of Grafton in surveying, dividing and mapping the same.

Date: February 28, 2025
 Revised 3/26/2025
 Revised 5/22/2025
 Revised 7/24/2025
 Revised 8/11/2025


 William R. Henrichs
 Professional Land Surveyor
 Registration No. 2419

OWNER'S CERTIFICATE OF DEDICATION

HAWKS RIDGE HOLDINGS, 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 plat to be surveyed, divided, mapped and dedicated as represented on this plat.

HAWKS RIDGE HOLDINGS, LLC, does further certify that this plat is required by: S.236.10 or S.236.12 to be submitted to the following for approval or objection:

1. Village of Grafton
2. Wisconsin Department of Administration

In witness where, said HAWKS RIDGE HOLDINGS, LLC, has caused these presents to be signed by

Robert Tillmann, its sole member, this 5th day of September, 2025

HAWKS RIDGE HOLDINGS, LLC

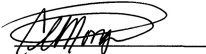
By:

by: Robert Tillmann

State of Wisconsin }
 Waushara County } :SS

Personally came before me this 5th day of September, 2025

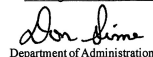
Robert Tillmann as member to me known to be the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the HAWKS RIDGE HOLDINGS, LLC, by its authority.



Notary Public, State of Wisconsin
 my commission expires 04/27/2026

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 August 11, 2025


 Department of Administration

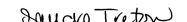
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COUNTY TREASURER'S CERTIFICATE

I, ~~Joshua Morrison~~ Sandra Tretow, being the duly elected, qualified and acting Treasurer of the County of Ozaukee, do hereby certify that the records in my office show no unredeemed tax sales or unpaid special assessments as of September 5, 2025 affecting the lands included in the Plat of Hawks Ridge Phase 1.

Date: 9-5-2025


 Sandra Tretow, County Treasurer

VILLAGE TREASURER CERTIFICATE

State of Wisconsin }
 Ozaukee County } :SS

I, Paul Styduhar, being the duly elected qualified and acting Village Treasurer of the Village of Grafton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of Sept. 4.

2025, On any of the land included in the Plat of Hawks Ridge Phase 1.

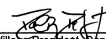
Date: September 4, 2025


 Paul Styduhar, Village Treasurer

VILLAGE BOARD RESOLUTION

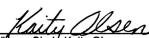
Resolved that the plat known as Hawks Ridge Phase 1, in the Village of Grafton, Ozaukee County, Wisconsin, which has been filed for approval, be and hereby is approved as required by chapter 236 of the Wisconsin State Statutes.

Date: September 4, 2025


 Village President, Daniel Delorit

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Grafton.

Date: September 4, 2025


 Village Clerk, Kathy Olsen

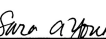
VILLAGE PLAN COMMISSION

Resolved that the plat known as Hawks Ridge Phase 1, in the Village of Grafton, Ozaukee County, Wisconsin, has been approved by the Village of Grafton Plan Commission.

Date: September 4, 2025


 Chairman, Daniel Delorit

Date: September 4, 2025


 Secretary, Sara Young

UTILITY EASEMENT PROVISIONS

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

HAWKS RIDGE HOLDINGS, 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 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. 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 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.