

COM ITEM #3

Nancy Washburn – LDA
nancylynnwashburn@gmail.com
262-818-1836

December 15, 2023

Brian Jensen
Development Services Superintendent
14200 Washington Ave.
Sturtevant, WI 53177

Re: Birchwood Reserve – Plat 2 – Town of Burlington

Dear Brian,

Am pleased to submit on behalf of B&L Development, LLC final plat #2 for Birchwood Reserve Subdivision located in the Town of Burlington for your review and approval.

The Racine County Economic Development and Land Use Planning Committee approved the Preliminary Plat consisting of 67 residential lots in the R-3 sewer district at their March 20, 2023, meeting.

At their August 2023 meeting approved the 1st phase of this site. This submittal now completes the platting of the Preliminary Plat.

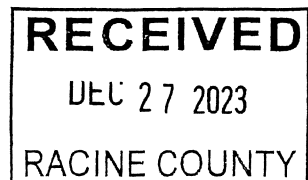
This is the 2nd phase of the project and consists of 26 residential lots and 2 outlots. The large storm water pond is under construction at this time and access for road and utility construction will be from Highway A (Plank Road) as stated for Phase 1. The site is served by Browns Lake Sanitary District for sanitary sewer and each home will have a well.

The Developer has begun construction and will have homesites available in late summer of 2024.

We appreciate your attention to this project, please let me know what else you need.

Nancy Washburn
Principal
Land Development Administration, LLC

Cc: Chris Conigliaro – B&L Development, LLC
Jared Hamill – B&L Development, LLC
Kristin Belongia – Batterman Engineering
Rachel Naber – Town of Burlington



NOTE:
EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVISIBLE FRACTIONAL OWNERSHIP IN OUTLOTS 5 AND 6. THE TOWN OF BURLINGTON OR RACINE COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

VISION TRIANGLE EASEMENT PROVISIONS:
NO OBSTRUCTIONS GREATER THAN 3 FEET IN HEIGHT, EXCEPT NECESSARY STREET SIGNS AND PUBLIC UTILITY LINES, SHALL BE PERMITTED WITHIN VISION CORNER EASEMENTS.

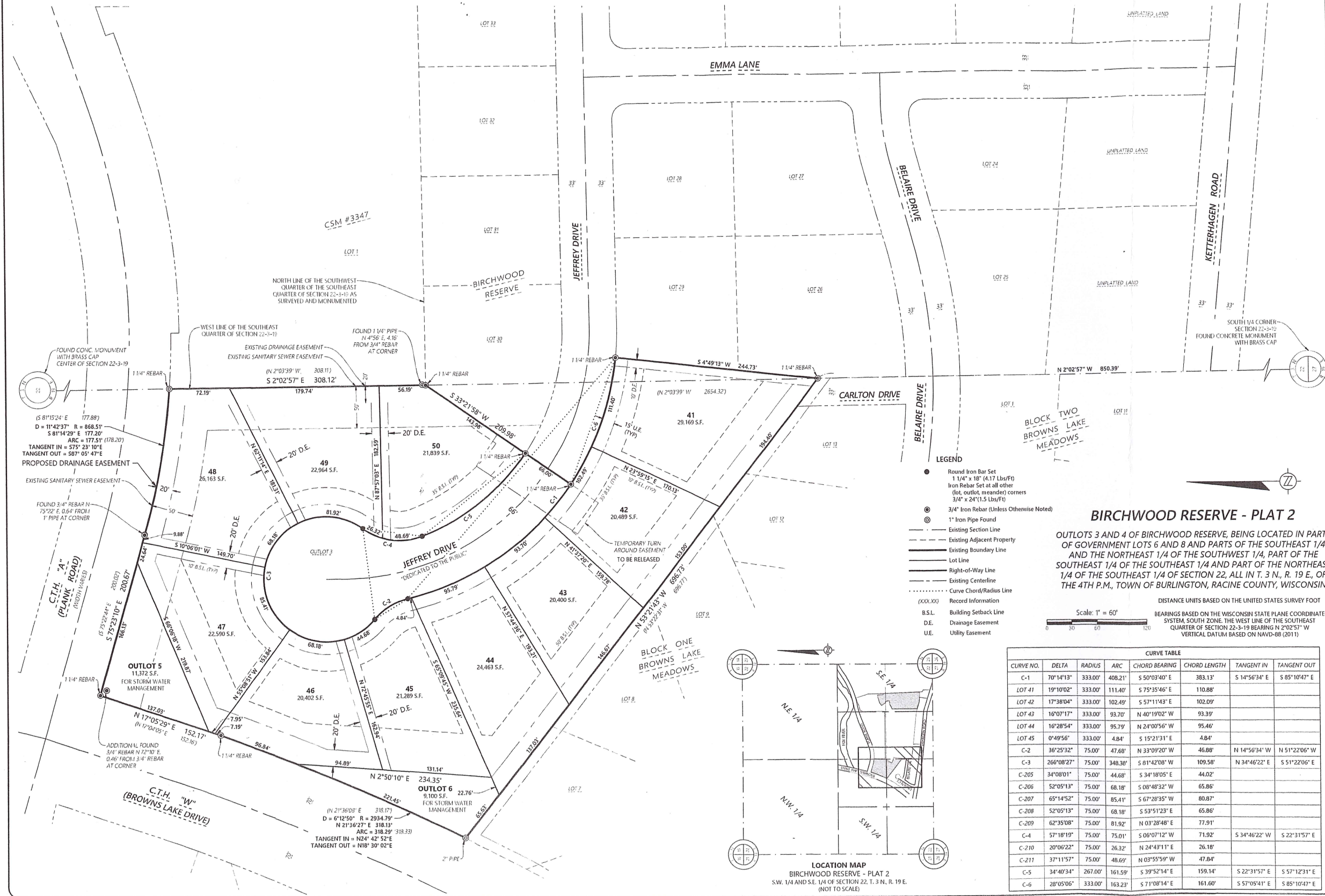
DRAINAGE EASEMENT PROVISIONS:
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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20__



Department of Administration



- LEGEND**
- Round Iron Bar Set 1 1/4" x 18" (4.17 Lbs/Ft)
 - Iron Rebar Set at all other (lot, outlot, meander) corners 3/4" x 24" (1.5 Lbs/Ft)
 - ⊙ 3/4" Iron Rebar (Unless Otherwise Noted)
 - ⊙ 1" Iron Pipe Found
 - Existing Section Line
 - - - Existing Adjacent Property
 - - - Existing Boundary Line
 - Lot Line
 - Right-of-Way Line
 - Existing Centerline
 - ⋯ Curve Chord/Radius Line
 - (XXX) Record Information
 - B.S.L. Building Setback Line
 - D.E. Drainage Easement
 - U.E. Utility Easement

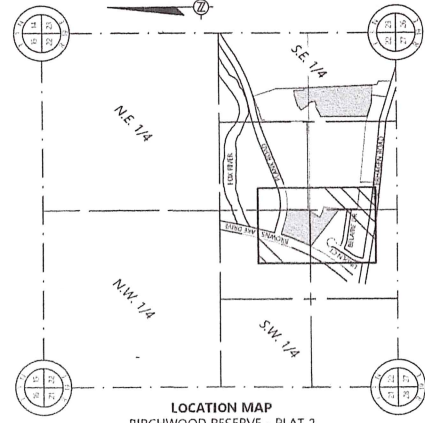
BIRCHWOOD RESERVE - PLAT 2

OUTLOTS 3 AND 4 OF BIRCHWOOD RESERVE, BEING LOCATED IN PARTS OF GOVERNMENT LOTS 6 AND 8 AND PARTS OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, ALL IN T. 3 N., R. 19 E., OF THE 4TH P.M., TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN

DISTANCE UNITS BASED ON THE UNITED STATES SURVEY FOOT
BEARINGS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22-3-19 BEARING N 2°02'57" W VERTICAL DATUM BASED ON NAVD-88 (2011)

Scale: 1" = 60'

CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C-1	70°14'13"	333.00'	408.21'	S 50°03'40" E	383.13'	S 14°56'34" E	S 85°10'47" E
LOT 41	19°10'02"	333.00'	111.40'	S 75°35'46" E	110.88'		
LOT 42	17°38'04"	333.00'	102.49'	S 57°11'43" E	102.09'		
LOT 43	16°07'17"	333.00'	93.70'	N 40°19'02" W	93.39'		
LOT 44	16°28'54"	333.00'	95.79'	N 24°00'56" W	95.46'		
LOT 45	0°49'56"	333.00'	4.84'	S 15°21'31" E	4.84'		
C-2	36°25'32"	75.00'	47.66'	N 33°09'20" W	46.88'	N 14°56'34" W	N 51°22'06" W
C-3	266°08'27"	75.00'	348.30'	S 01°42'08" W	109.58'	N 34°46'22" E	S 51°22'06" E
C-205	34°08'01"	75.00'	44.68'	S 34°18'05" E	44.02'		
C-206	52°05'13"	75.00'	68.18'	S 08°48'32" W	65.86'		
C-207	65°14'52"	75.00'	85.41'	S 67°28'35" W	80.87'		
C-208	52°05'13"	75.00'	68.18'	S 53°51'23" E	65.86'		
C-209	62°35'08"	75.00'	81.92'	N 03°28'48" E	77.91'		
C-4	57°18'19"	75.00'	75.01'	S 06°07'12" W	71.92'	S 34°46'22" W	S 22°31'57" E
C-210	20°06'22"	75.00'	26.32'	N 24°43'11" E	26.18'		
C-211	37°11'57"	75.00'	48.69'	N 03°55'59" W	47.84'		
C-5	34°40'34"	267.00'	161.59'	S 39°52'14" E	159.14'	S 22°31'57" E	S 57°12'31" E
C-6	28°05'06"	333.00'	163.23'	S 71°08'14" E	161.60'	S 57°05'41" E	S 85°10'47" E



LOCATION MAP
BIRCHWOOD RESERVE - PLAT 2
S.W. 1/4 AND S.E. 1/4 OF SECTION 22, T. 3 N., R. 19 E.
(NOT TO SCALE)

RECEIVED
DEC 27 2023
RACINE COUNTY

Batterman
engineers surveyors planners

BIRCHWOOD RESERVE - PLAT 2

OWNER:
B & L Developments
1280 Serena Lane
Burlington, WI 53105

ORDER NO: 34116
FIELD CREW: DWS/SN
DRAWN BY: GL/BS/CM
DATE: NOVEMBER 17, 2023

SHEET NO.
1 of 3

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Certified _____ 20__



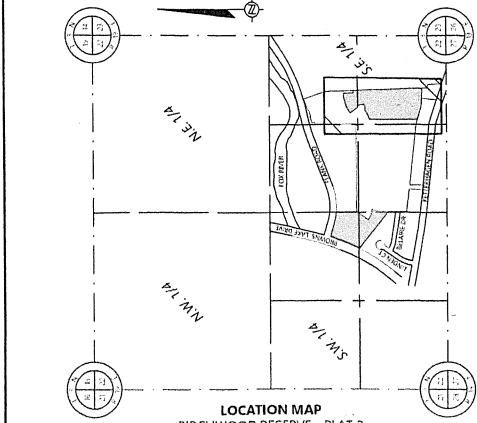
Department of Administration

BIRCHWOOD RESERVE - PLAT 2

OUTLOTS 3 AND 4 OF BIRCHWOOD RESERVE, BEING LOCATED IN PARTS OF GOVERNMENT LOTS 6 AND 8 AND PARTS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, ALL IN T. 3 N., R. 19 E., OF THE 4TH P.M., TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN



Scale: 1" = 60'
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(lot, outlot, meander) corners
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 - Right-of-Way Line
 - Existing Centerline
 - Curve Chord/Radius Line
 - (X.X.X) Record Information
 - B.S.L. Building Setback Line
 - D.E. Drainage Easement
 - U.E. Utility Easement

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT IN TANGENT OUT
C-7	85°57'49"	180.00'	27.01'	S 80°01'08" E	24.54'	S 37°02'13" E N 56°59'58" E
C-8	29°07'04"	333.00'	169.23'	S 71°33'30" W	167.42'	S 86°07'02" W S 56°59'58" W
LOT 51	12°36'30"	333.00'	73.28'	S 63°18'13" W	73.13'	
LOT 52	14°33'32"	333.00'	84.62'	S 78°50'16" W	84.39'	
C-9	29°07'04"	267.00'	135.69'	N 71°33'30" E	134.23'	N 56°59'58" E N 86°07'02" E
C-10	81°38'43"	180.00'	25.65'	N 16°10'36" E	23.53'	N 24°38'45" W N 56°59'58" E
C-11	3°29'20"	333.00'	20.28'	N 22°54'06" W	20.27'	N 21°09'26" W N 24°38'45" W
C-12	22°45'41"	333.00'	132.29'	N 13°15'55" W	131.42'	N 1°53'05" W N 24°38'46" W
LOT 53	9°00'56"	333.00'	52.40'	S 17°46'23" E	52.34'	
LOT 54	0°08'16"	333.00'	35.67'	N 04°57'13" W	35.65'	
C-13	43°56'44"	75.00'	57.52'	N 23°51'27" W	56.12'	N 45°49'49" W N 1°53'05" W
C-14	267°53'28"	75.00'	350.67'	N 88°06'55" E	108.00'	S 42°03'39" W N 45°49'49" W
LOT 58	36°00'20"	75.00'	47.13'	N 27°49'39" W	46.36'	
LOT 59	57°27'53"	75.00'	75.22'	N 18°54'27" E	72.11'	
LOT 60	53°55'47"	75.00'	70.59'	N 74°36'17" E	68.02'	
LOT 61	48°57'24"	75.00'	64.08'	S 53°57'08" E	62.15'	
LOT 62	51°35'29"	75.00'	67.53'	S 03°40'42" E	65.27'	
LOT 63	267°53'28"	75.00'	350.67'	N 88°06'55" E	108.00'	
C-15	43°56'44"	75.00'	57.52'	S 20°05'17" W	56.12'	S 1°53'05" E S 42°03'39" W
C-16	19°16'21"	267.00'	89.81'	S 11°31'15" E	89.39'	S 21°09'26" E S 1°53'05" E
C-17	101°34'37"	180.00'	31.91'	S 71°56'44" E	27.89'	N 57°15'57" E S 21°09'26" E
C-18	11°59'13"	633.00'	132.43'	S 63°15'34" W	132.19'	S 57°15'57" W S 69°15'11" W

Batterman
engineers surveyors planners

BIRCHWOOD RESERVE - PLAT 2

OWNER:
B & L Developments
1280 Serena Lane
Burlington, WI 53105

ORDER NO: 34116
FIELD CREW: DM/SN
DRAWN BY: GL/KRS/CM
DATE: NOVEMBER 17, 2023

SHEET NO.
2 of 3

BIRCHWOOD RESERVE - PLAT 2

OUTLOTS 3 AND 4 OF BIRCHWOOD RESERVE, BEING LOCATED IN PARTS OF GOVERNMENT LOTS 6 AND 8 AND PARTS OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, ALL IN T. 3 N., R. 19 E., OF THE 4TH P.M., TOWN OF BURLINGTON, RACINE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

State of Wisconsin } ss. I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that I have surveyed, subdivided, and County of Walworth } mapped the within described land, to be hereafter known and designated as "BIRCHWOOD RESERVE - PLAT 2", that said subdivision of Outlots 3 and 4 of Birchwood Reserve, being located in parts of Government Lots 6 and 8, and parts of the Southeast 1/4 and Northeast 1/4 of the Southwest 1/4, part of the Southeast 1/4 of the Southeast 1/4 and part of the Northeast 1/4 of the Southeast 1/4 of Section 22, all in T. 3 N., R. 19 E., of the 4th P.M., Town of Burlington, Racine County, Wisconsin.

Contains 730,488 square feet, or 16.770 acres, more or less.

Subject to any easement, agreement, covenants and restriction, recorded or unrecorded.

That said subdivision was surveyed, subdivided and mapped at the request of B&L Development, LLC, owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and subdivision thereof. That all dimensions are given in feet and decimal fractions thereof and angles are measured to the nearest second. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, the Land Division Ordinance of the Town of Burlington, the Land Division Ordinance for Racine County and the Subdivision of Land Ordinance of the City of Burlington in surveying, dividing and mapping the same.

Last day of fieldwork: _____

Given under my hand and seal this 15th day of December, 2023 at Beloit, Wisconsin.

Kristin J. Belongia, Professional Land Surveyor
State of Wisconsin, No. S-2943

The UTILITY EASEMENT PROVISIONS

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

B&L Development, LLC, 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.

RACINE COUNTY BOARD RESOLUTION

RESOLVED, that the plat of BIRCHWOOD RESERVE - PLAT 2 in the Town of Burlington, B&L Development, LLC, owner, is hereby approved by the County Board of Racine County.

I hereby certify that the foregoing is a copy of the resolution adopted by the County Board of Racine County.

Dated: _____

Wendy M. Christensen, County Clerk

RACINE COUNTY DEVELOPMENT SERVICES

APPROVED by the Racine County Development Services.

By: _____
Roland Biehm, Director

RACINE COUNTY TREASURER'S CERTIFICATE

I, Jeff Latus, being the duly elected, qualified and acting Treasurer of the County of Racine, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the ___ day of _____, 20___ affecting the lands in the plat of BIRCHWOOD RESERVE - PLAT 2.

Jeff Latus, Racine County Treasurer

CITY OF BURLINGTON (EXTRATERRITORIAL PLAT JURISDICTION)

RESOLVED, that the plat of BIRCHWOOD RESERVE - PLAT 2 in the Town of Burlington, B&L Development, LLC, owner, is hereby approved by the City Council of the City of Burlington.

State of Wisconsin } ss. I, the undersigned City Clerk, of the City of Burlington, do hereby certify that the above Resolution is a true and correct copy of the original as passed by the City Council of the City of Burlington on the ___ day of _____, 20___.

Diahn Halbach, City Clerk

TOWN OF BURLINGTON BOARD RESOLUTION

RESOLVED, that the plat of BIRCHWOOD RESERVE - PLAT 2 in the Town of Burlington is hereby approved by the Town Board of the Town of Burlington, Racine County, Wisconsin.

Russell Egan, Town Board Chairman

State of Wisconsin } ss. I, the undersigned Town Clerk, of the Town of Burlington, do hereby certify that the above Resolution is a true and correct copy of the original as passed by the Town Board of the Town of Burlington on the ___ day of _____, 20___.

Jeanne Rennie, Town Clerk

TOWN OF BURLINGTON TREASURER'S CERTIFICATE

I, Rachel Naber, being the duly elected, qualified and acting Treasurer of the Town of Burlington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the ___ day of _____, 20___ affecting the lands in the plat of BIRCHWOOD RESERVE - PLAT 2.

Rachel Naber, Town Administrator & Treasurer

CORPORATE OWNERS CERTIFICATE OF DEDICATION

B&L Development, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner of the land described in the foregoing description, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map.

B&L Development, LLC does further certify that this map is required by Sections 236.10 and 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection: Town of Burlington, City of Burlington and Racine County Planning, Economic & Community Development Agency and the Wisconsin Department of Administration.

IN WITNESS WHEREOF, B&L Development, LLC has caused these presents to be signed by Chris Conigliaro, it's Member this ___ day of _____, 20___.

Chris Conigliaro, Member

State of Wisconsin } Personally came before me, this ___ day of _____, 20___, Chris County of _____ } Conigliaro, Member of B&L Development, LLC to be known to be the person who executed the foregoing instrument and to me known to be officers of the above-named limited liability company, and acknowledge that they executed the foregoing instrument as such officers as the deed of such limited liability company, by its authority.

Notary Public, _____ County, Wisconsin

My Commission Expires _____

CONSENT OF MORTGAGEE

First Federal Bank of Wisconsin, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the land described in the foregoing description, does hereby consent to the surveying, dividing, mapping and dedication as described on this map and does hereby consent to the above certificate of Chris Conigliaro as authorized agent for B&L Development, LLC, WITNESS, the hand and seal of

_____, this ___ day of _____, 20___
(signature) (title)

Personally came before me, this ___ day of _____, 20___

State of Wisconsin } ss. the above-named _____, to me known to be the persons who County of _____ } (print name) executed the foregoing certificate and acknowledged the same.

My Commission Expires _____

Notary Public, _____ County, 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



DOCUMENT NO. _____ RECEIVED FOR RECORD THIS ___ DAY OF _____ A.D. 20___ AT

_____ O'CLOCK ___ M. AND RECORDED IN VOLUME _____ OF PLATS ON PAGES _____

REGISTER OF DEEDS

2857 Barville Drive
Beloit, Wisconsin 53511
608.365.4464
1040 N Wisconsin Street
Elkhorn, Wisconsin 53121
262.379.2250
www.batterman.com
Batterman
engineers surveyors planners

BIRCHWOOD RESERVE - PLAT 2

OWNER:
B & L Developments
1280 Serena Lane
Burlington, WI 53105

ORDER NO: 34116
FIELD CREW: DM/SN
DRAWN BY: LC/CM
DATE: DECEMBER 15, 2023

SHEET NO.

3 of 3

© 2013 BATTERMAN ENGINEERS SURVEYORS PLANNERS
 ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF BATTERMAN ENGINEERS SURVEYORS PLANNERS. IT IS TO BE USED ONLY FOR THE PROJECT AND DATE SPECIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BATTERMAN ENGINEERS SURVEYORS PLANNERS.