

# GREYSTONE

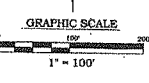
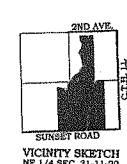
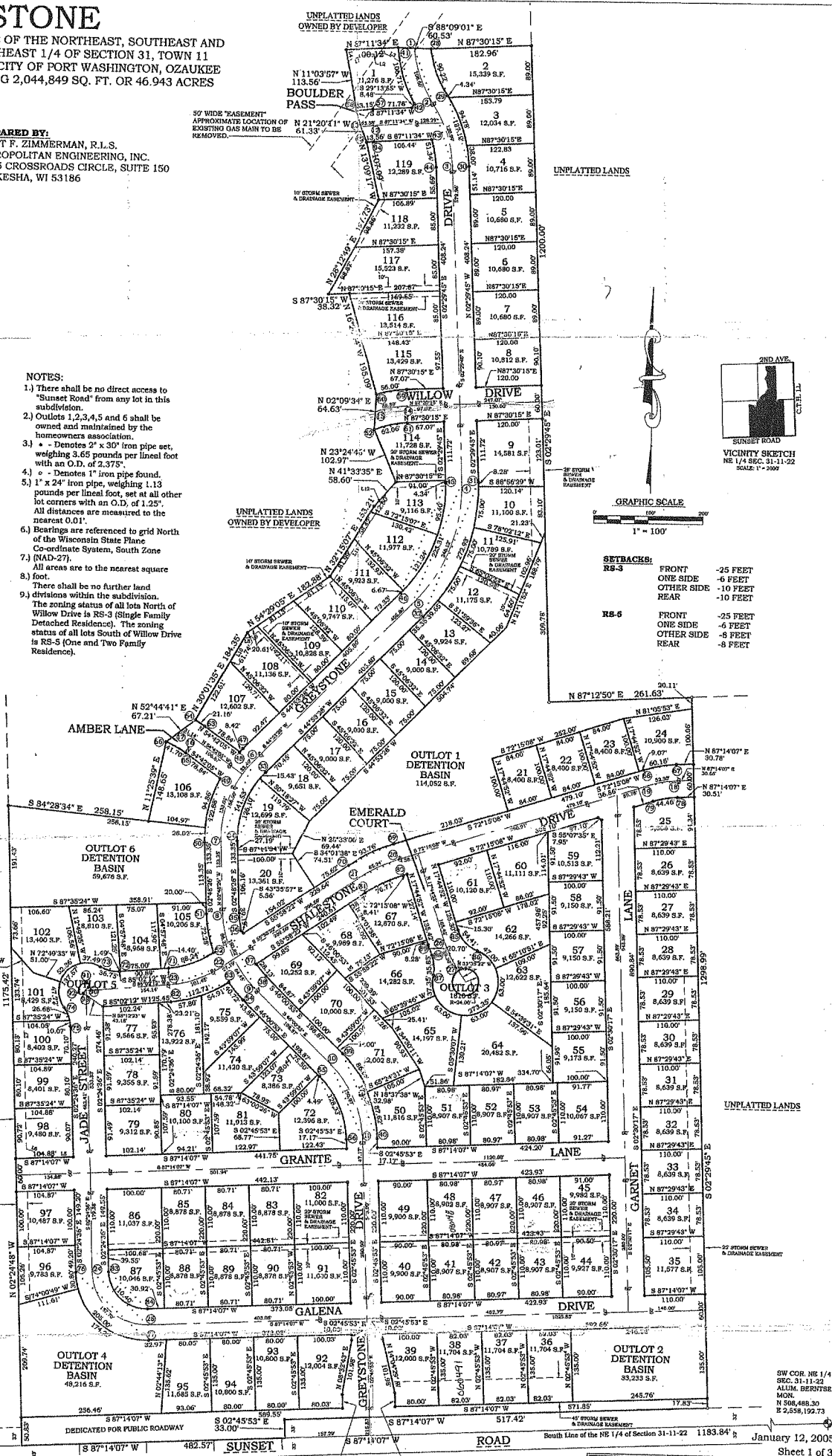
BEING A SUBDIVISION OF A PART OF THE NORTHEAST, SOUTHEAST AND SOUTHWEST 1/4'S OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 11 NORTH, RANGE 22 EAST, IN THE CITY OF PORT WASHINGTON, OZAUKEE COUNTY, WISCONSIN, CONTAINING 2,044,849 SQ. FT. OR 46.943 ACRES OF LAND.

**PREPARED FOR:**  
B&N DEVELOPMENT  
C/O MICHAEL BATZLER  
1898 CONESTOGA COURT  
RICHFIELD, WI 53076

**PREPARED BY:**  
SCOTT F. ZIMMERMAN, R.L.S.  
METROPOLITAN ENGINEERING, INC.  
20875 CROSSROADS CIRCLE, SUITE 150  
WAUKESHA, WI 53186

**NOTES:**

- There shall be no direct access to "Sunset Road" from any lot in this subdivision.
- Outlots 1, 2, 3, 4, 5 and 6 shall be owned and maintained by the homeowners association.
- \* - Denotes 2" x 30" iron pipe set, weighing 3.65 pounds per lineal foot with an O.D. of 2.375".
- o - Denotes 1" iron pipe found.
- 1" x 24" iron pipe, weighing 1.13 pounds per lineal foot, set at all other lot corners with an O.D. of 1.25". All distances are measured to the nearest 0.01'.
- Bearings are referenced to grid North of the Wisconsin State Plane Co-ordinate System, South Zone (NAD-27).
- All areas are to the nearest square foot.
- There shall be no further land divisions within the subdivision.
- The zoning status of all lots North of Willow Drive is RS-3 (Single Family Detached Residence). The zoning status of all lots South of Willow Drive is RS-5 (One and Two Family Residence).



**SETBACKS:**

RS-3	FRONT	-25 FEET
	ONE SIDE	-6 FEET
	OTHER SIDE	-10 FEET
	REAR	-10 FEET
RS-5	FRONT	-25 FEET
	ONE SIDE	-6 FEET
	OTHER SIDE	-8 FEET
	REAR	-8 FEET

SW COR. NE 1/4  
SEC. 31-11-22  
PLASTIC BERTHSEN  
MON.  
N 808,359.74  
E 2,335,530.58

SW COR. NE 1/4  
SEC. 31-11-22  
ALLAN BERTHSEN  
MON.  
N 598,486.30  
E 2,335,192.73

THIS INSTRUMENT WAS DRAFTED  
BY SCOTT F. ZIMMERMAN, S-2639.

**METROPOLITAN ENGINEERING, INC.**  
20875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI 53186  
PH (262) 782-2221 FAX 782-1426

South Line of the NE 1/4 of Section 31-11-22 1193.64' January 12, 2005  
Sheet 1 of 3

3:\CAD DRAWING\Ozaukee County\Port Washington\Historical\Final plat.dwg 01/12/05 08:56:57 PM CST