

MAP #3552

CERTIFIED SURVEY
MAP NO. 3552

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and
Northwest 1/4 of the Southwest 1/4 of Section 30,
Township 4 North, Range 22 East, Village of Caledonia,
Racine County, Wisconsin.

Document # **2653548**
RACINE COUNTY REGISTER OF DEEDS
May 04, 2023 3:49 PM

Karie Pope

KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00

Pages: 7

VICINITY MAP

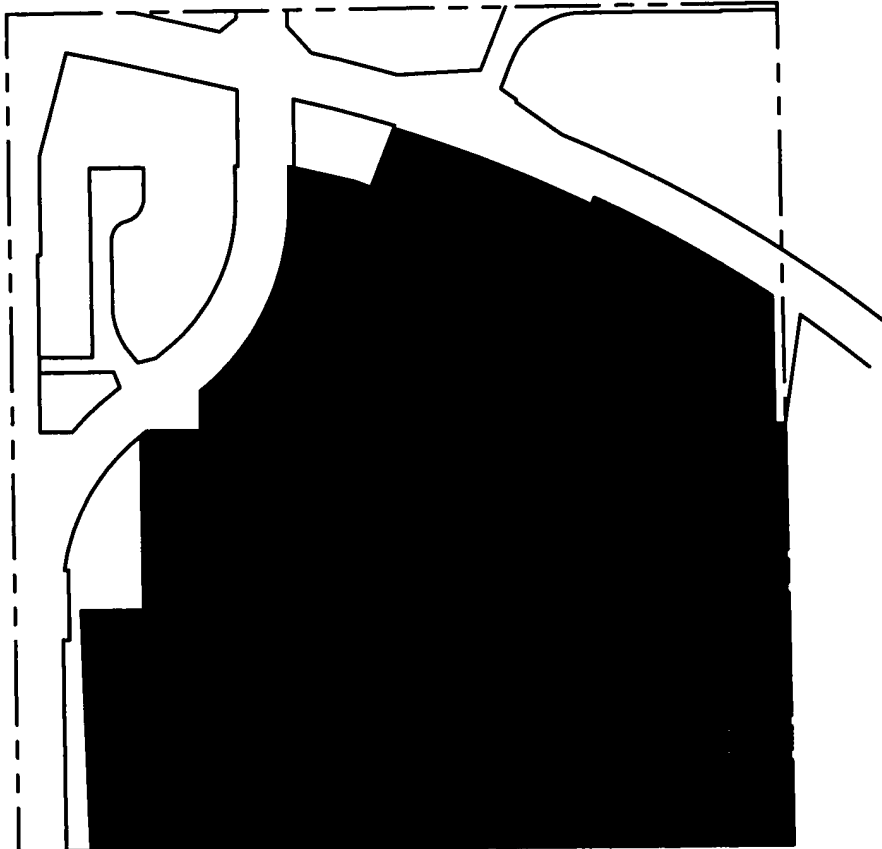
SCALE 1":600'

NORTHWESTERN AVENUE
COUNTY TRUNK HIGHWAY "K"

ADAMS ROAD



INTERSTATE HIGHWAY "94"



Subject Property
Zoning: M-3
Tax Key Numbers:
104-04-22-30-038-000
104-04-22-30-047-000

SW 1/4 SEC. 30, T4N, R22E

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East has a bearing of S89°35'06"W
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0089D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- All remnant building foundations to be removed.
- Wetlands delineated by Heartland Ecological Group Inc, October 2020.
- Temporary Road Easement to terminate upon the extension of the Baxter Court.

Prepared for:
TI INVESTORS OF CALEDONIA LLC
710 N Plankinton Avenue, Suite 1200
Milwaukee, WI 53203

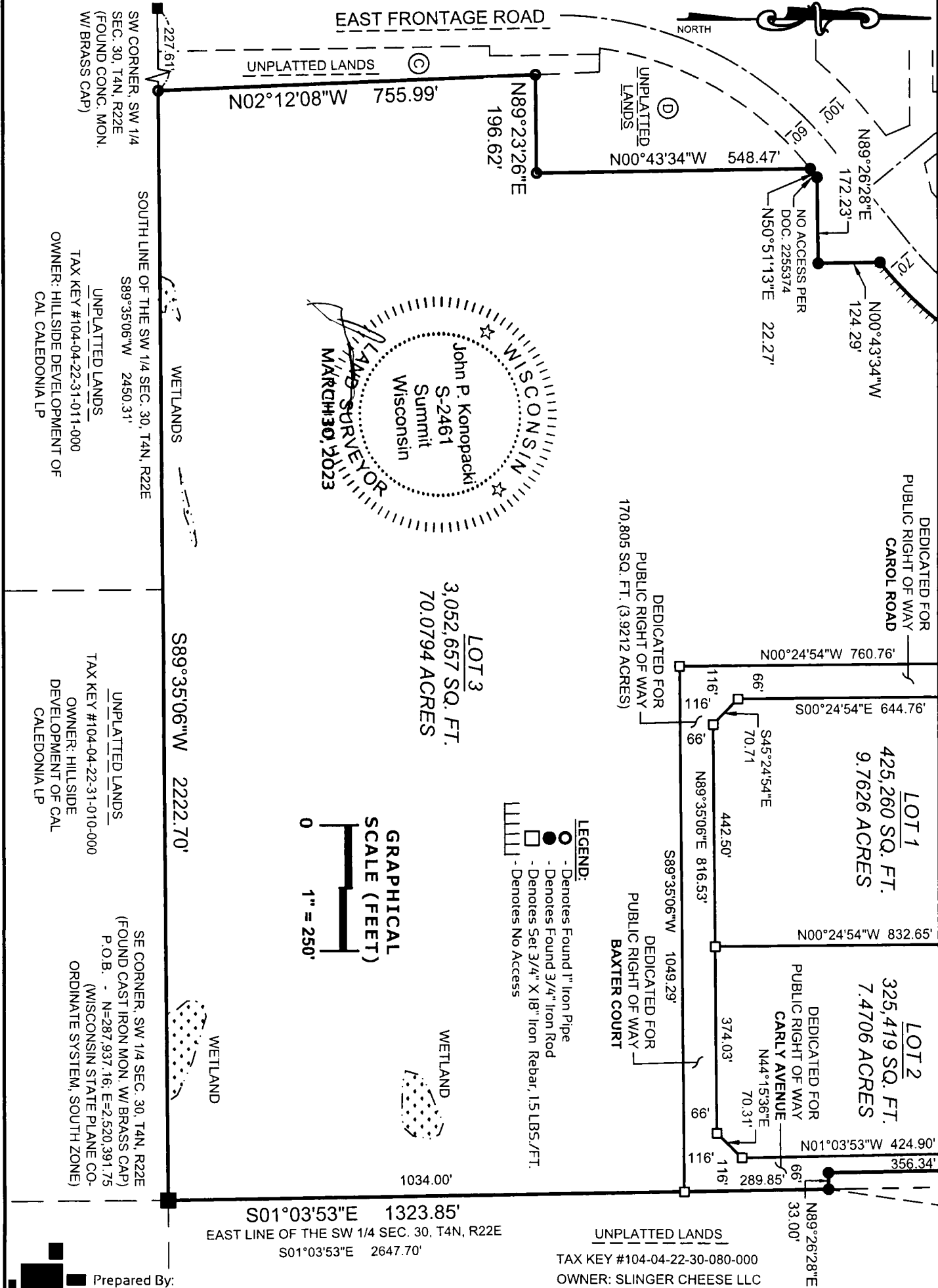
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461



CERTIFIED SURVEY MAP NO. 3552

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



SW CORNER, SW 1/4 SEC. 30, T4N, R22E (FOUND CONC. MON. W/ BRASS CAP)
UNPLATTED LANDS
S89°35'06"W 2450.31'
TAX KEY #104-04-22-31-011-000
OWNER: HILLSIDE DEVELOPMENT OF CAL CALEDONIA LP

UNPLATTED LANDS
S89°35'06"W 2222.70'
TAX KEY #104-04-22-31-010-000
OWNER: HILLSIDE DEVELOPMENT OF CAL CALEDONIA LP

SE CORNER, SW 1/4 SEC. 30, T4N, R22E (FOUND CAST IRON MON. W/ BRASS CAP)
P.O.B. - N=287.937, 16; E=2520.391, 75
WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE

UNPLATTED LANDS
TAX KEY #104-04-22-30-080-000
OWNER: SLINGER CHEESE LLC

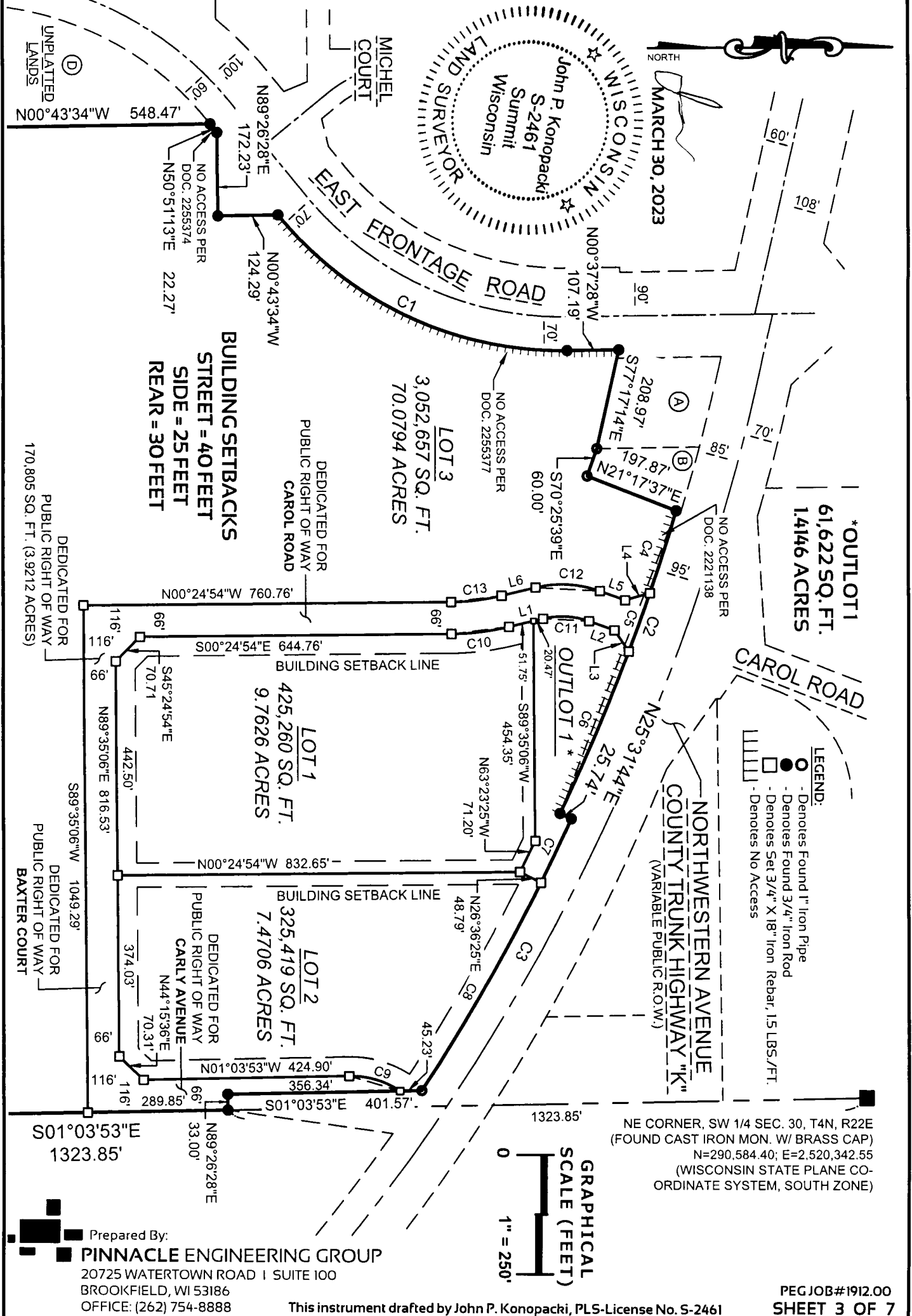
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

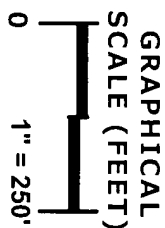
PEG JOB#1912.00
SHEET 2 OF 7

CERTIFIED SURVEY MAP NO. 3552

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



NE CORNER, SW 1/4 SEC. 30, T4N, R22E
 (FOUND CAST IRON MON. W/ BRASS CAP)
 N=290,584.40; E=2,520,342.55
 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)



- LEGEND:
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - - - - - Denotes No Access

Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1912.00
SHEET 3 OF 7

CERTIFIED SURVEY MAP NO. 3552

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Beginning at the southeast corner of the Southwest 1/4 of said Section 30;
Thence South 89°35'06" West along the south line of said Southwest 1/4, 2222.70 feet;
Thence North 02°12'08" West, 755.99 feet;
Thence North 89°23'26" East, 196.62 feet;
Thence North 00°43'34" West, 548.47 feet to the southeasterly right of way line of East Frontage Road;
Thence the following courses along said southeasterly right of way line:

North 50°51'13" East, 22.27 feet; North 89°26'28" East, 172.23 feet; North 00°43'34" West, 124.29 feet to a point on a curve;
Northeasterly 684.45 feet along the arc of said curve to the left, whose radius is 758.00 feet and whose chord bears North 25°14'37" East, 661.43 feet; North 00°37'28" West, 107.19 feet;

Thence South 77°17'14" East along said southeasterly right of way line and then continuing, 208.97 feet;
Thence South 70°25'39" East, 60.00 feet;
Thence North 21°17'37" East, 197.87 feet to the southerly right of way line of Northwestern Avenue -
County Trunk Highway "K" and a point on a curve;
Thence southeasterly 669.68 feet along said southerly right of way line and the arc of said curve to the right, whose radius is 4378.00 feet and whose chord bears South 68°51'11" East, 669.02 feet;
Thence North 25°31'44" East along said right of way line, 25.74 feet to a point on a curve;
Thence southeasterly 641.75 feet along said right of way line and the arc of said curve to the right, whose radius is 4227.18 feet and whose chord bears South 61°01'02" East, 641.13 feet;
Thence South 01°03'53" East, 401.57 feet;
Thence North 89°26'28" East, 33.00 feet to the east line of the aforesaid Southwest 1/4 of Section 30;
Thence South 01°03'53" East along said east line, 1323.85 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 4,035,763 Square Feet (92.6484 Acres) of land Gross and 3,864,958 square feet (88.7272 acres) of land Net more or less.

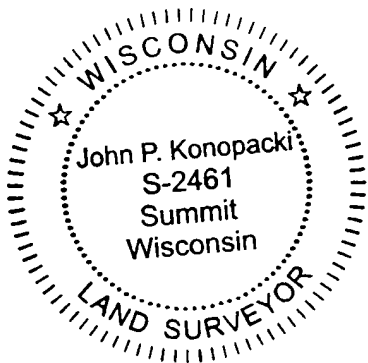
That I have made such survey, land division and map by the direction of TI INVESTORS OF CALEDONIA LLC, owner of said land.

That such map 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 s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same..

Date: MARCH 30, 2023


John P. Konopacki
Professional Land Surveyor S-2461



FROM (ALL OF):

104-04-22-30-038-000
104-04-22-30-047-000

TO:

LOT 1, 104-04-22-30-038-010
LOT 2, 104-04-22-30-038-020
LOT 3, 104-04-22-30-038-030
OUTLOT 1, 104-04-22-30-038-011

MAP #3552

CERTIFIED SURVEY MAP NO. 3552

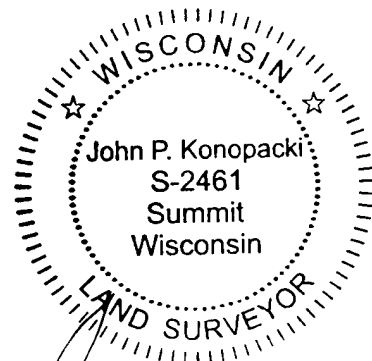
Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

CURVE TABLE

| CURVE NO. | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT | TANGENT |
|-----------|---------|----------|------------|---------------|--------------|-------------|-------------|
| C1 | 684.45' | 758.00' | 051°44'09" | N25°14'37"E | 661.43' | N51°06'41"E | N00°37'28"W |
| C2 | 669.68' | 4378.00' | 008°45'51" | S68°51'11"E | 669.02' | S64°28'16"E | S73°14'07"E |
| C3 | 641.75' | 4227.18' | 008°41'54" | S61°01'02"E | 641.13' | S56°40'05"E | S65°21'59"E |
| C4 | 178.14' | 4378.00' | 002°19'53" | S72°04'11"E | 178.12' | | |
| C5 | 128.00' | 4378.00' | 001°40'31" | S70°03'59"E | 128.00' | | |
| C6 | 363.54' | 4378.00' | 004°45'28" | S66°51'00"E | 363.44' | | |
| C7 | 145.58' | 4227.18' | 001°58'23" | S64°22'47"E | 145.57' | | |
| C8 | 496.17' | 4227.18' | 006°43'31" | S60°01'50"E | 495.89' | | |
| C9 | 111.62' | 183.00' | 034°56'53" | N16°24'33"E | 109.90' | N01°03'53"W | N33°53'00"E |
| C10 | 120.85' | 533.00' | 012°59'27" | S06°54'38"E | 120.59' | S13°24'21"E | S00°24'54"E |
| C11 | 96.99' | 167.00' | 033°16'36" | S03°13'57"W | 95.63' | S19°52'15"W | S13°24'21"E |
| C12 | 135.32' | 233.00' | 033°16'36" | N03°13'57"E | 133.43' | N13°24'21"W | N19°52'15"E |
| C13 | 105.88' | 467.00' | 012°59'27" | N06°54'38"W | 105.66' | N00°24'54"W | N13°24'21"W |

LINE TABLE

| LINE NO. | BEARING | DISTANCE |
|----------|-------------|----------|
| L1 | S13°24'21"E | 72.22' |
| L2 | S19°52'15"W | 55.55' |
| L3 | S55°36'10"W | 53.08' |
| L4 | N15°46'25"W | 53.19' |
| L5 | N19°52'15"E | 55.55' |
| L6 | N13°24'21"W | 72.22' |



MARCH 30, 2023

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1912.00

SHEET 6 OF 7

CERTIFIED SURVEY MAP NO. 3552

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

TI INVESTORS OF CALEDONIA 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 certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

TI INVESTORS OF CALEDONIA LLC as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

- 1. Village of Caledonia

IN WITNESS WHEREOF, the said TI INVESTORS OF CALEDONIA LLC has caused these presents to be signed by Susan K. Laabs, Vice President, of TOWNE REALTY, INC, manager of TI INVESTORS OF CALEDONIA LLC at Milwaukee, Milwaukee County, Wisconsin, on this 28th day of April, 2023.

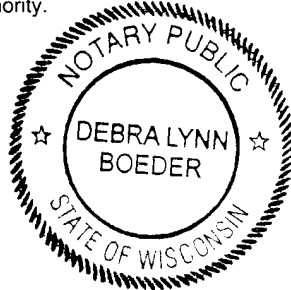
In the presence of: TI INVESTORS OF CALEDONIA LLC,
By: TOWNE REALTY, INC, Manager

Susan K. Laabs
Name (signature) - Title Susan K. Laabs, Vice President

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 28th day of April, 2023, Susan K. Laabs, (title) Vice President, of TOWNE REALTY, INC, manager of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President (title) of said TOWNE REALTY, INC, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Debra Lynn Boeder
Notary Public
Name: Debra Lynn Boeder
State of Wisconsin
My Commission Expires: 03/05/2025

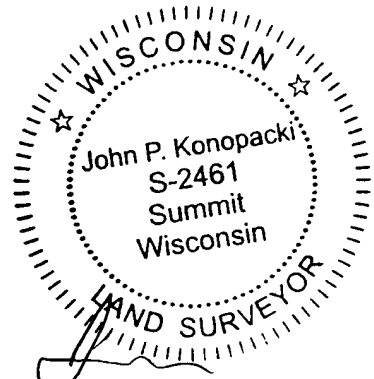


VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this 6 day of September, 2022

May 4, 2023
Date

Joslyn M. Hoeffert
Joslyn M. Hoeffert, Village Clerk



ADJACENT OWNERS

- A - TAX KEY #104-04-22-30-042-000, UNPLATTED LANDS, OWNER: HRIBAR. MARCH 30, 2023
- B - TAX KEY #104-04-22-30-044-000, UNPLATTED LANDS, OWNER: RGM PARTNERS LLC.
- C - TAX KEY #104-04-22-30-048-000, UNPLATTED LANDS, OWNER: SOLFEST TRUST.
- D - TAX KEY #104-04-22-30-049-000, UNPLATTED LANDS, OWNER: FORNES.