

MAP #

**CERTIFIED SURVEY**  
**MAP NO. 3601**

All of Lot 3 of 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 # **2677634**  
RACINE COUNTY REGISTER OF DEEDS  
May 29, 2024 4:13 PM

*Karie Pope*

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

Pages: 5

**VICINITY MAP**

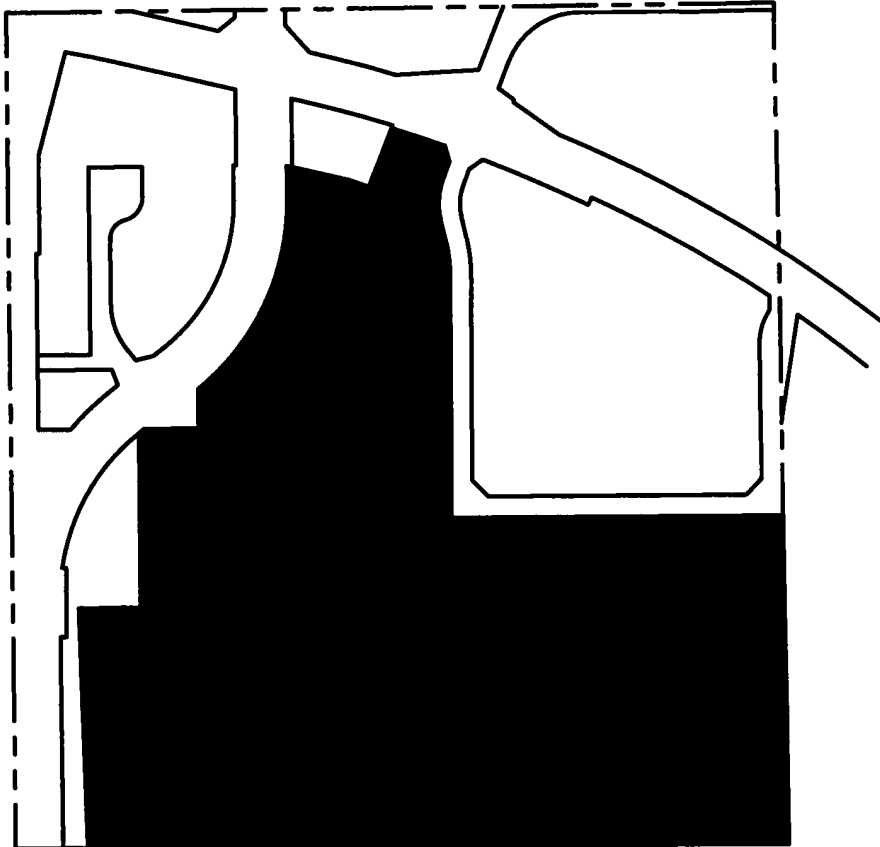
SCALE 1":600'

NORTHWESTERN AVENUE  
COUNTY TRUNK HIGHWAY "K"

ADAMS ROAD



INTERSTATE HIGHWAY "94"



Subject Property  
Zoning: M-3  
Tax Key Number:  
104-04-22-30-038-030

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.
- Wetlands delineated by Heartland Ecological Group Inc, October 2020. In addition to the wetland shown, there was a wetland in the center of Lot 4, which was labeled as W-5 in the wetland delineation report. This wetland was shown on CSM No. 3552. This wetland received a nonfederal wetland exemption determination by the Wisconsin DNR on July 29, 2022, per Doc. EXE-SE-2022-52-02445. Therefore the wetland is no longer shown.
- Temporary Road Easement to terminate upon the extension of the Baxter Court.



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

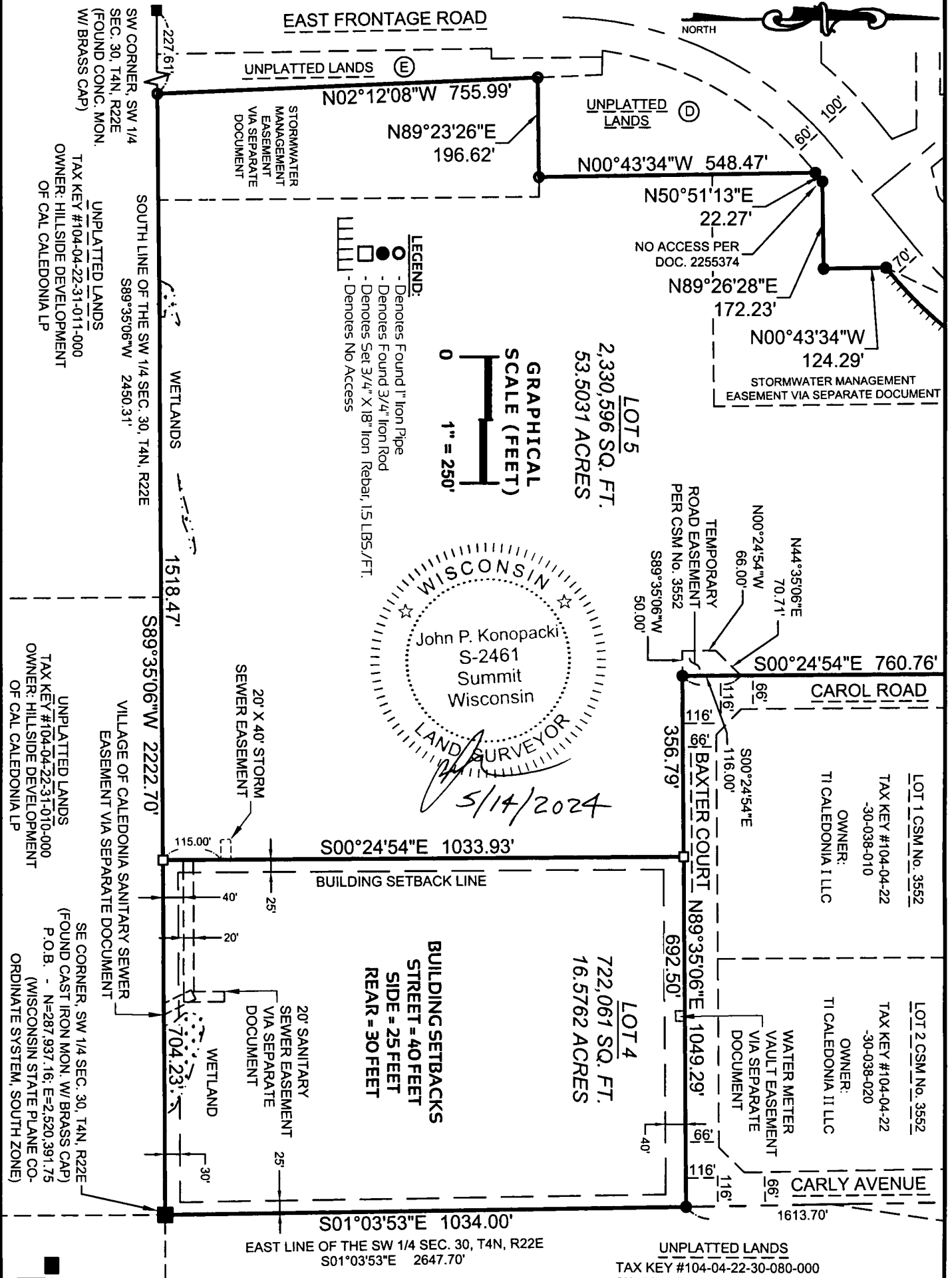
Prepared for:  
TI INVESTORS OF CALEDONIA LLC  
710 N. Plankinton Avenue, Suite 1200  
Milwaukee, WI 53203

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

PEGJOB#1912.00  
SHEET 1 OF 5

# CERTIFIED SURVEY MAP NO. 3601

All of Lot 3 of 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.

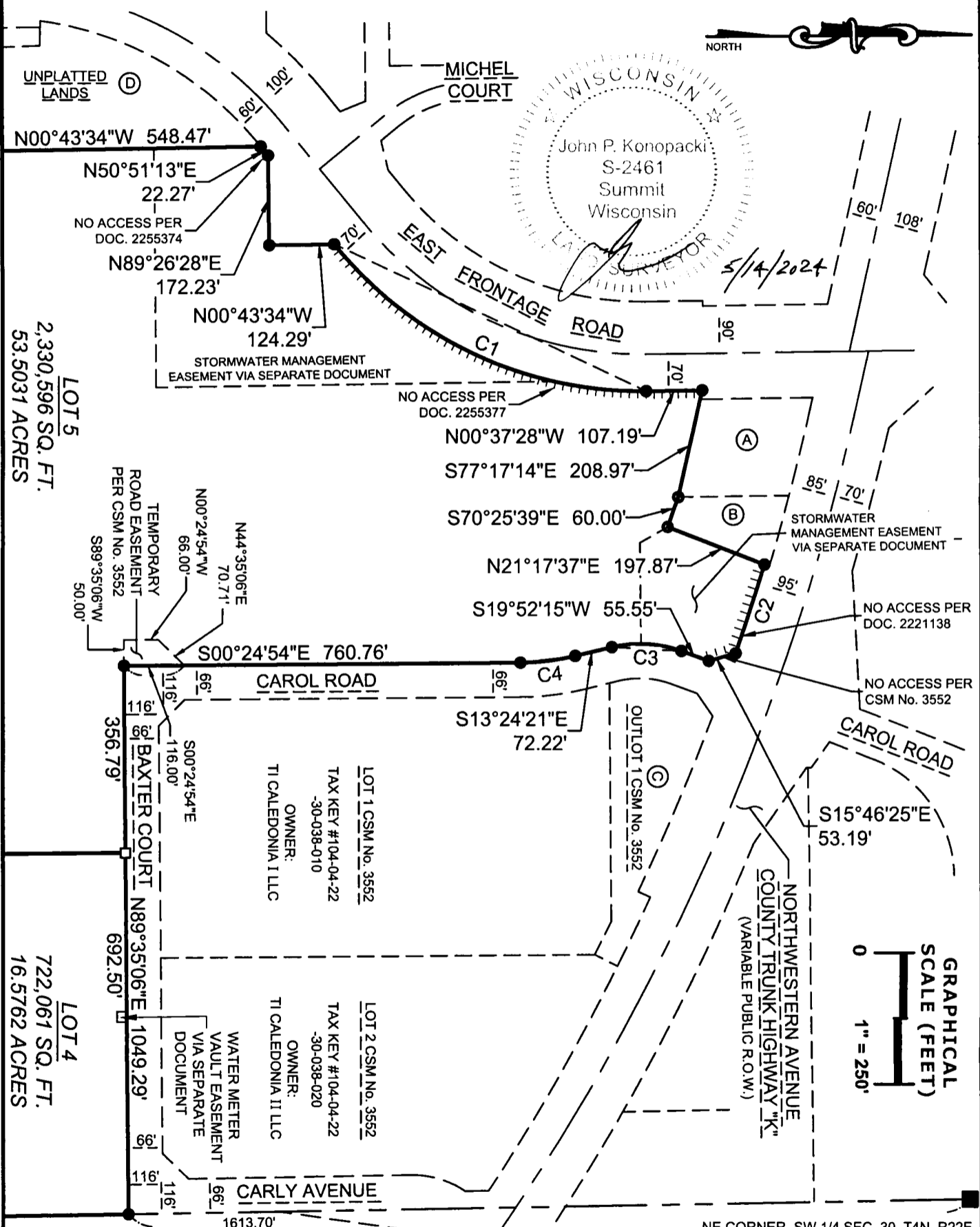
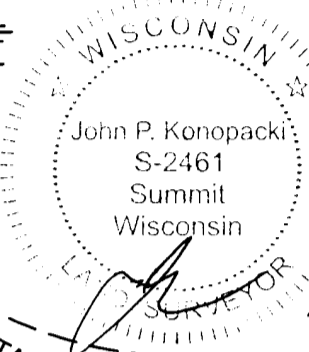


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LOT 5  
2,330,596 SQ. FT.  
53.5031 ACRES

LOT 4  
722,061 SQ. FT.  
16.5762 ACRES

LOT 1 CSM No. 3552  
TAX KEY #104-04-22-30-038-010  
OWNER: TI CALEDONIA I LLC

LOT 2 CSM No. 3552  
TAX KEY #104-04-22-30-038-020  
OWNER: TI CALEDONIA II LLC

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



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**  
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OFFICE: (262) 754-8888

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

PEG JOB#1912.00  
**SHEET 3 OF 5**

**CERTIFIED SURVEY MAP NO. 31001**

All of Lot 3 of 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 all of Lot 3 Certified Survey Map No. 3552, as recorded in the Register of Deeds office for Racine County as Document No. 2653548, being 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 178.14 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 72°04'11" East, 178.12 feet to the westerly right of way line of Carol Road;  
Thence the following courses along said westerly right of way line:

South 15°46'25" East, 53.19 feet; South 19°52'15" West, 55.55 feet to a point on a curve; Southerly 135.32 feet along the arc of said curve to the left, whose radius is 233.00 feet and whose chord bears South 03°13'57" West, 133.43 feet; South 13°24'21" East, 72.22 feet to a point on a curve; Southerly 105.88 feet along the arc of said curve to the right, whose radius is 467.00 feet and whose chord bears South 06°54'38" East, 105.66 feet; South 00°24'54" East, 760.76 feet to the southerly right of way line of Baxter Road;

Thence North 89°36'06" East along said southerly right of way line, 1049.29 feet to the east line of the aforesaid Southwest 1/4 of Section 30;  
Thence South 01°03'53" East along said east line, 1034.00 feet to the Point of Beginning.

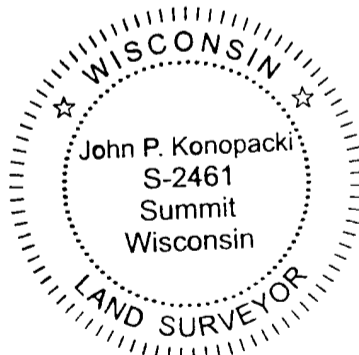
Containing 3,052,657 square feet (70.0794 acres) of land Net more or less.

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: MAY 14, 2024



*[Signature]*  
John P. Konopacki  
Professional Land Surveyor S-2461

**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	178.14'	4378.00'	002°19'53"	S72°04'11"E	178.12'	S70°54'14"E	S73°14'07"E
C3	135.32'	233.00'	033°16'36"	S03°13'57"W	133.43'	S19°52'15"W	S13°24'21"E
C4	105.88'	467.00'	012°59'27"	S06°54'38"E	105.66'	S00°24'54"E	S13°24'21"E

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 4 OF 5

# CERTIFIED SURVEY MAP NO. 3501

All of Lot 3 of 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:

- 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 21<sup>st</sup> day of May, 2024.

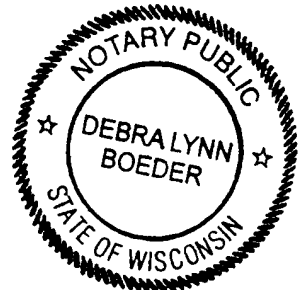
In the presence of: TI INVESTORS OF CALEDONIA LLC,  
By: TOWNE REALTY, INC, Manager

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

STATE OF WISCONSIN)  
MILWAUKEE COUNTY) SS

Personally came before me this 21<sup>st</sup> day of May, 2024, 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 9 day of April, 2024.

5/23/2024  
Date

Jennifer Olsen  
Jennifer Olsen, Village Clerk

FROM (ALL OF):  
104-04-22-30-038-030

TO:  
LOT 4, 104-04-22-30-038-034  
LOT 5, 104-04-22-30-038-035



## ADJACENT OWNERS

- A - TAX KEY #104-04-22-30-042-000, UNPLATTED LANDS, OWNER: HRIBAR.
- B - TAX KEY #104-04-22-30-044-000, UNPLATTED LANDS, OWNER: RGM PARTNERS LLC.
- C - TAX KEY #104-04-22-30-038-011, OUTLOT 1 CSM No 3552, OWNER: TI INVESTORS OF CALEDONIA, LLC.
- D - TAX KEY #104-04-22-30-049-000, UNPLATTED LANDS, OWNER: FORNES.
- E - TAX KEY #104-04-22-30-048-000, UNPLATTED LANDS, OWNER: SOLFEST TRUST.

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
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