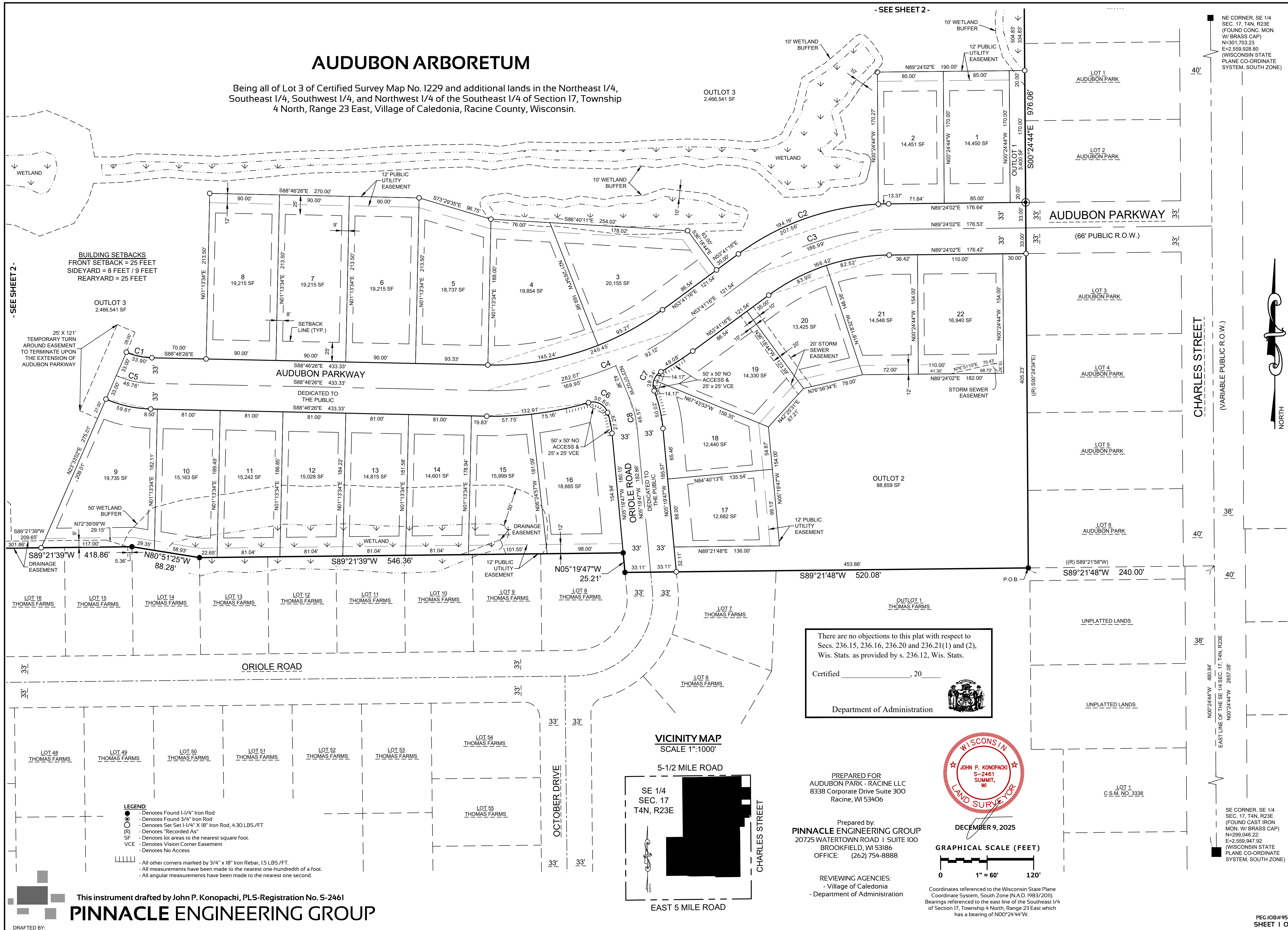


# AUDUBON ARBORETUM

Being all of Lot 3 of Certified Survey Map No. 1229 and additional lands in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.



- SEE SHEET 2 -

- SEE SHEET 2 -

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**BUILDING SETBACKS**  
FRONT SETBACK = 25 FEET  
SIDEYARD = 8 FEET / 9 FEET  
REARYARD = 25 FEET

OUTLOT 3  
2,466,541 SF

25' X 121'  
TEMPORARY TURN  
AROUND EASEMENT  
TO TERMINATE UPON  
THE EXTENSION OF  
AUDUBON PARKWAY

50' WETLAND  
BUFFER

12' PUBLIC  
UTILITY  
EASEMENT

12' PUBLIC  
UTILITY  
EASEMENT

12' PUBLIC  
UTILITY  
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12' PUBLIC  
UTILITY  
EASEMENT

- LEGEND:**
- - Denotes Found 1/4" Iron Rod
  - - Denotes Found 3/4" Iron Rod
  - - Denotes Set 1/4" X 18" Iron Rod, 4/30 LBS./FT
  - (R) - Denotes "Recorded As"
  - SF - Denotes lot areas to the nearest square foot.
  - VCE - Denotes Vision Corner Easement
  - - - - - Denotes No Access
  - ||||| - All other corners marked by 3/4" x 18" Iron Rebar, 15 LBS./FT.
  - - - - - All measurements have been made to the nearest one-hundredth of a foot.
  - - - - - All angular measurements have been made to the nearest one second.

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461  
**PINNACLE ENGINEERING GROUP**

DRAFTED BY:

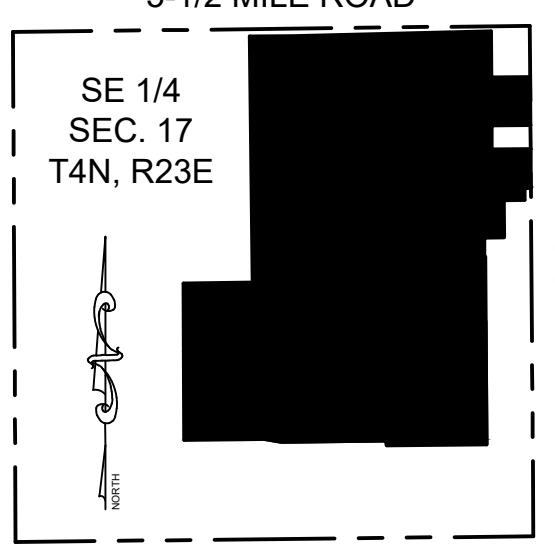
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



**VICINITY MAP**  
SCALE 1"=1000'

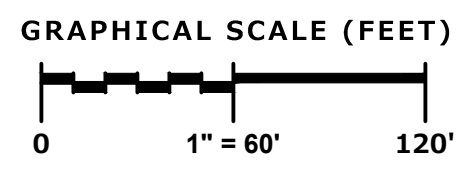


PREPARED FOR  
AUDUBON PARK - RACINE LLC  
833B Corporate Drive Suite 300  
Racine, WI 53406

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



DECEMBER 9, 2025



REVIEWING AGENCIES:  
- Village of Caledonia  
- Department of Administration

Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the east line of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East which has a bearing of N00°24'44"W.

NE CORNER, SE 1/4 SEC. 17, T4N, R23E (FOUND CONC. MON. W/ BRASS CAP) N=301,703.23 E=2,559,928.80 WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE

EAST LINE OF THE SE 1/4 SEC. 17, T4N, R23E N00°24'44"W 480.84' N00°24'44"W 2857.08'

SE CORNER, SE 1/4 SEC. 17, T4N, R23E (FOUND CAST IRON MON. W/ BRASS CAP) N=299,048.22 E=2,559,947.92 WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE

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

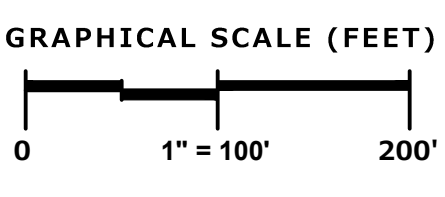
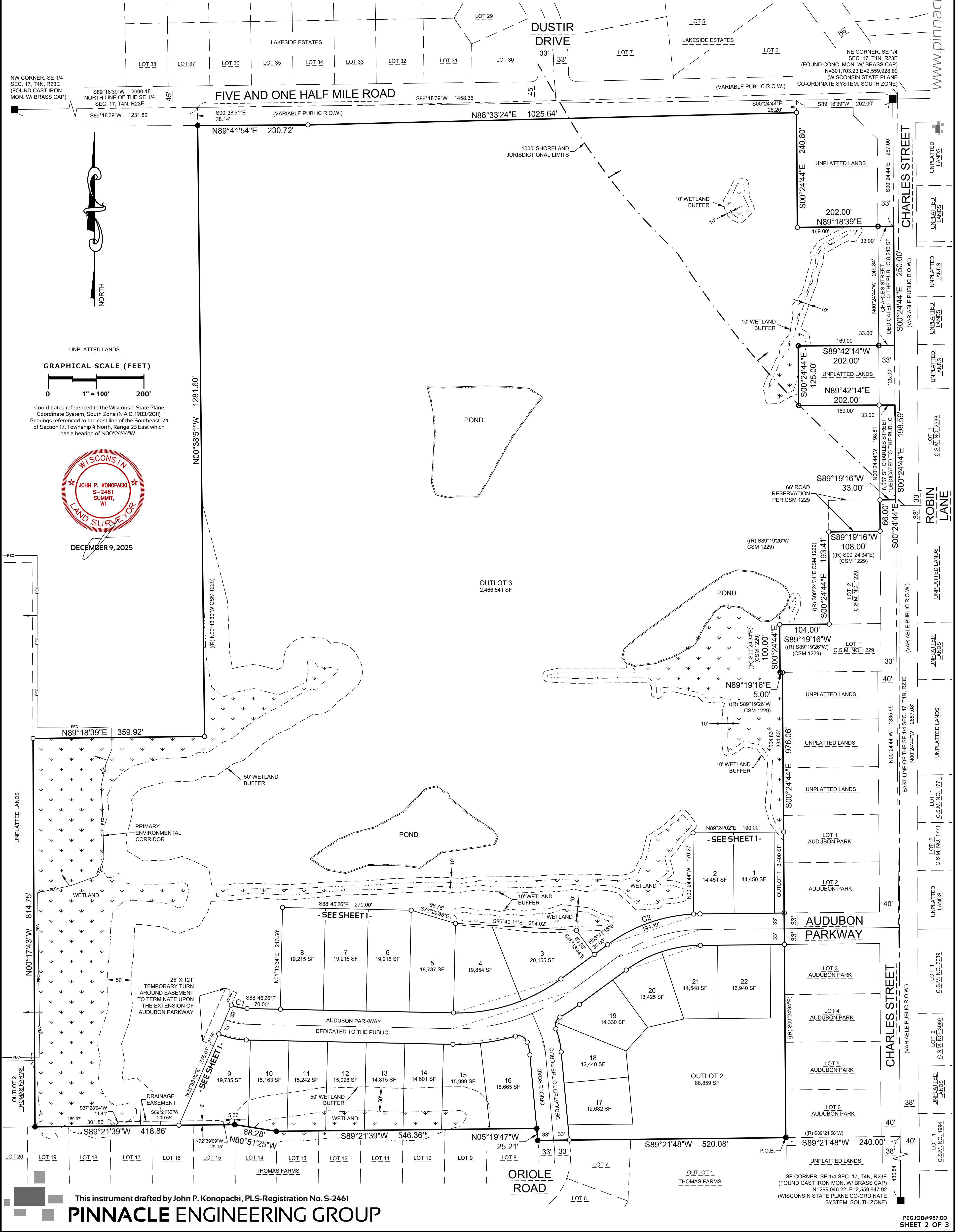


# AUDUBON ARBORETUM

Being all of Lot 3 of Certified Survey Map No. 1229 and additional lands in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

- LEGEND:**
- - Denotes Found 1-1/4" Iron Rod
  - - Denotes Found 3/4" Iron Rod
  - - Denotes Found 1" Iron Pipe
  - - Denotes Set 1/4" x 18" Iron Rod, 4.30 LBS./FT
  - (R) - Denotes "Recorded As"
  - SF - Denotes lot areas to the nearest square foot.
  - VCE - Denotes Vision Corner Easement
  - ||||| - Denotes No Access
- All other corners marked by 3/4" x 18" Iron Rebar, 15 LBS./FT.  
- All measurements have been made to the nearest one-hundredth of a foot.  
- All angular measurements have been made to the nearest one second.

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This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461  
**PINNACLE ENGINEERING GROUP**

# AUDUBON ARBORETUM

Being all of Lot 3 of Certified Survey Map No. 1229 and additional lands in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 17, Township 4 North, Range 23 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 of Certified Survey Map No. 1229, as recorded in the Register of Deeds office for Racine County as Document No. 1225482 and additional lands in the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 17; thence North 00°24'44" West along the east line of said Southeast 1/4, 480.84 feet; thence South 89°21'48" West and then along the south line of Audubon Park, a recorded subdivision, 240.00 feet to the Point of Beginning;

Thence continuing South 89°21'48" West, 520.08 feet; thence North 05°19'47" West, 25.21 feet; thence South 89°21'39" West, 546.36 feet; thence North 80°51'25" West, 88.28 feet; thence South 89°21'39" West, 418.86 feet; thence North 00°17'43" West, 814.75 feet; thence North 89°18'39" East, 359.92 feet; thence North 00°38'51" West, 1281.60 feet to the south right of way line of 5 1/2 Mile Road; thence North 89°41'54" East along said south right of way line, 230.72 feet; thence North 88°33'24" East along said south right of way line, 1025.64 feet; thence South 00°24'44" East, 240.80 feet; thence North 89°18'39" East, 202.00 feet to the aforesaid east line of the Southeast 1/4; thence South 00°24'44" East along said east line, 250.00 feet; thence South 89°42'14" West, 202.00 feet; thence South 00°24'44" East, 125.00 feet; thence North 89°42'14" East, 202.00 feet to the aforesaid east line of the Southeast 1/4; thence South 00°24'44" East along said east line, 198.59 feet; thence South 89°19'16" West, 33.00 feet to the east line of Lot 3 of said Certified Survey Map No. 1229; thence South 00°24'44" East along said east line of Lot 3, 66.00 feet; thence South 89°19'16" West along the north line of Lot 2 of said Certified Survey Map No. 1229, 108.00 feet; thence South 00°24'44" East along the west line of said Lot 2, 193.41 feet; thence South 89°19'16" West along the north line of Lot 1 of said Certified Survey Map No. 1229, 104.00 feet; thence South 00°24'44" East along the west line of said Lot 1, 100.00 feet; thence North 89°19'16" East along said south line of said Lot 1, 5.00 feet; thence South 00°24'44" East and then along the west line of Audubon Park, a recorded subdivision, 976.06 feet to the Point of Beginning.

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

Containing 3,029,431 square feet (69.5462 acres) of land Gross and 2,917,706 square feet (66.9813 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of AUDUBON PARK - RACINE LLC, owners 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 requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the land within the subdivision plat.

Date: DECEMBER 9, 2025



John P. Konopacki  
Professional Land Surveyor S-2461

## NOTES:

- Flood Zone Classification: The property lies within "Zone X" per Flood Insurance Rate Map Community Panel No. 55101C0118E dated JANUARY 11, 2024.
- OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 of the plat of AUDUBON ARBORETUM shall be maintained by the AUDUBON ARBORETUM Homeowners Association for open space. Outlot 2 shall be maintained by the Homeowners Association for storm water detention and open space purposes. Outlot 3 shall be maintained by the developer for future development. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon Outlot 2 in order to inspect, repair, or restore said Outlot to its intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlot 2 may be placed against the tax roll for said association and collected as a special charge by the Village.
- VCE (Vision Corner Easement) Restrictions: No structure or improvements of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.
- WETLAND PRESERVATION RESTRICTIONS: Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. The removal of topsoil or other earthen materials shall be prohibited. The removal or destruction of any native vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Racine County. Grazing by domesticated animals, i.e., horses, cows, etc., shall be prohibited. The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited. Creation of a moon landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers. Construction of buildings within the wetland boundary is prohibited.
- WETLAND BUFFERS: All wetlands on site will have a 50' buffer to which no impervious surface may drain. Houses and any other structures (such as concrete patios) within the 50' wetland buffer must have a drainage system to direct all storm water runoff at least 50' away from the designated wetland area. Storm water runoff that will not be discharged at least 50' away from the wetland must be first routed through a Wisconsin Department of Natural Resources approved device which will provide adequate water treatment prior to discharging closer than 50'. Wood deck patios with spacing between the boards and draining onto a gravel base or naturally vegetated area including mowed lawn are not considered impervious surfaces.
- Wetlands delineated by Heartland Ecological Group October 19, 2022.
- All Lots shall be restricted to 1 access per single family lot.
- Lots filled greater than 3 feet may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill.
- Driveways shall not have a centerline slope steeper than 6%.
- 33' X 132' Temporary Turn Around Easement per Plat of Audubon Park Subdivision to be terminated upon the recording of this Subdivisions Plat.

## UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

Audubon Park - Racine, LLC., Grantors, 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 TIME WARNER ENTERTAINMENT COMPANY, L.P., 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, 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 reasonable required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonable 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 or communication 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 the 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.

CURVE TABLE							
CURVE NO.		LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	BOUNDARY	33.90'	87.00'	022°19'28"	S77°36'42"E	33.68'	S66°26'58"E
C2	BOUNDARY	194.19'	333.00'	033°24'45"	N70°23'38"E	191.45'	N87°06'01"E
C3	CENTERLINE	186.99'	300.00'	035°42'46"	N71°32'39"E	183.98'	N53°41'16"E
	NORTH ROW	207.56'	330.00'	035°42'46"	N71°32'39"E	204.22'	N53°41'16"E
	LOT 2	13.37'	330.00'	002°18'01"	N88°15'01"E	13.37'	N87°06'01"E
	SOUTH ROW	166.42'	267.00'	035°42'46"	N71°32'39"E	163.74'	N53°41'16"E
	LOT 20	83.90'	267.00'	018°00'12"	N62°41'22"E	83.55'	N71°41'28"E
	LOT 21	82.52'	267.00'	017°42'34"	N80°32'45"E	82.20'	N89°24'02"E
C4	CENTERLINE	262.07'	400.00'	037°32'18"	N72°27'25"E	257.41'	S88°46'26"E
	CL WEST	169.95'	400.00'	024°20'36"	N79°03'16"E	168.67'	S88°46'26"E
	CL EAST	92.12'	400.00'	013°11'42"	N60°17'07"E	91.92'	N66°52'58"E
	NORTH ROW	240.45'	367.00'	037°32'18"	N72°27'25"E	236.17'	S88°46'26"E
	LOT 3	95.21'	367.00'	014°51'51"	N61°07'11"E	94.94'	N68°33'06"E
	LOT 4	145.24'	367.00'	022°40'27"	N79°53'20"E	144.29'	S88°46'26"E
	SOUTH ROW	132.91'	433.00'	017°35'15"	N82°25'56"E	132.39'	S88°46'26"E
	LOT 15	57.75'	433.00'	007°38'30"	N87°24'19"E	57.71'	N83°35'03"E
	LOT 16	75.16'	433.00'	009°56'45"	N78°36'41"E	75.07'	N73°38'18"E
	LOT 19	49.08'	433.00'	006°29'39"	N56°56'05"E	49.05'	N60°10'54"E
C5	CENTERLINE	46.76'	120.00'	022°19'28"	S77°36'42"E	46.46'	S66°26'58"E
	SOUTH ROW	59.61'	153.00'	022°19'28"	S77°36'42"E	59.24'	S88°46'26"E
C6	LOT 16	30.60'	20.00'	087°40'01"	N62°31'41"W	27.70'	N18°41'41"W
C7	SOUTH ROW	28.34'	20.00'	081°10'24"	N19°35'43"E	26.02'	N60°10'54"E
	LOT 18	14.17'	20.00'	040°35'12"	N00°41'53"W	13.87'	N19°35'43"E
	LOT 19	14.17'	20.00'	040°35'12"	N39°53'18"E	13.87'	N60°10'54"E
C8	CENTERLINE	46.57'	150.00'	017°47'15"	N14°13'25"W	46.38'	N05°19'47"W
	WEST ROW	27.29'	117.00'	013°21'54"	N12°00'44"W	27.23'	N05°19'47"W
	EAST ROW	50.02'	183.00'	015°39'42"	S13°09'38"E	49.87'	S20°59'29"E

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



## OWNER'S CERTIFICATE OF DEDICATION

AUDUBON PARK - RACINE LLC, 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.

AUDUBON PARK - RACINE LLC, as owner, does further certify that this plat is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval:

- Village of Caledonia
- Department of Transportation

IN WITNESS WHEREOF, the said AUDUBON PARK - RACINE LLC has caused these presents to be signed by (name - print) \_\_\_\_\_, (title) \_\_\_\_\_, at (city) \_\_\_\_\_, County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

In the presence of: AUDUBON PARK - RACINE LLC

Name (signature) - Title

STATE OF WISCONSIN  
\_\_\_\_\_) COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_ (name) \_\_\_\_\_, (title) \_\_\_\_\_, of the above named AUDUBON PARK - RACINE LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

Date \_\_\_\_\_ Name - Title \_\_\_\_\_

STATE OF WISCONSIN  
\_\_\_\_\_) COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_ \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public  
Name: \_\_\_\_\_  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Caledonia on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

Date \_\_\_\_\_ Tom Weatherston, Chairman

Date \_\_\_\_\_ Jennifer Bass, Village Clerk

## VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_.

Date \_\_\_\_\_ Tom Weatherston, Village President

Date \_\_\_\_\_ Jennifer Bass, Village Clerk

## TREASURER'S CERTIFICATE

STATE OF WISCONSIN  
KENOSHA COUNTY) SS

I, Jennifer Bass, being duly elected, qualified and acting Treasurer of the Village of Caledonia, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of \_\_\_\_\_ day of \_\_\_\_\_, 2025 on any of the lands in THOMAS FARMS.

Date \_\_\_\_\_ Jennifer Bass, Village Treasurer

## RACINE COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN  
RACINE COUNTY) SS

I, Jeff Latus, being duly appointed Treasurer of the County of Racine, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of \_\_\_\_\_ day of \_\_\_\_\_, 2025 on any of the lands in the subdivision plat.

Date \_\_\_\_\_ Jeff Latus, Racine County Treasurer

