

AUDUBON ARBORETUM

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____



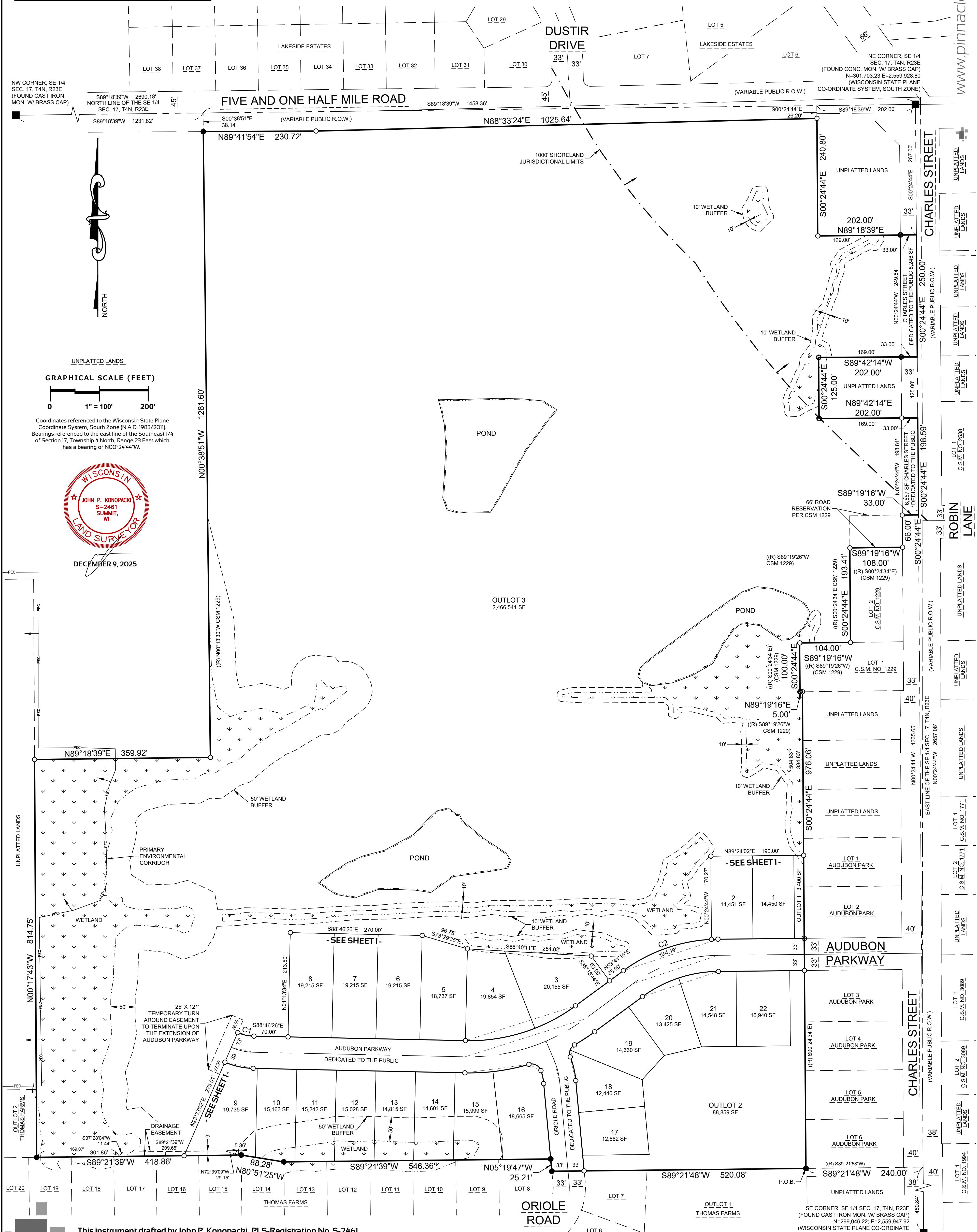
Department of Administration

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 Found Set of 3/4" x 18" Iron Rod, 4.30 LBS./FT
 ▲ - Denotes "Reversed A" Rod
 SF - Denotes Lot area 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.

www.pinnacle-engl.com



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

PINNACLE ENGINEERING GROUP

PEG JOB#957.00
SHEET 2 OF 3

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, 418.66 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 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, 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

| CURVE TABLE | | | | | | | | |
|-------------|------------|---------|---------|------------|---------------|--------------|-------------|-------------|
| CURVE NO. | | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH | TANGENT | TANGENT |
| C1 | BOUNDARY | 33.90' | 87.00' | 022°19'28" | S77°36'42"E | 33.68' | S66°26'58"E | S88°46'26"E |
| C2 | BOUNDARY | 194.19' | 333.00' | 033°24'45" | N70°23'38"E | 191.45' | N87°06'01"E | N53°41'16"E |
| C3 | CENTERLINE | 186.99' | 300.00' | 035°42'46" | N71°32'39"E | 183.98' | N53°41'16"E | N89°24'02"E |
| | NORTH ROW | 207.56' | 330.00' | 035°42'46" | N71°32'39"E | 204.22' | N53°41'16"E | N89°24'02"E |
| | LOT 2 | 13.37' | 330.00' | 002°18'01" | N88°15'01"E | 13.37' | N87°06'01"E | N89°24'02"E |
| | SOUTH ROW | 166.42' | 267.00' | 035°42'46" | N71°32'39"E | 163.74' | N53°41'16"E | N89°24'02"E |
| | LOT 20 | 83.90' | 267.00' | 018°00'12" | N62°41'22"E | 83.55' | N71°41'28"E | N53°41'16"E |
| | LOT 21 | 82.52' | 267.00' | 017°42'34" | N80°32'45"E | 82.20' | N89°24'02"E | N71°41'28"E |
| C4 | CENTERLINE | 262.07' | 400.00' | 037°32'18" | N72°27'25"E | 257.41' | S88°46'26"E | N53°41'16"E |
| | CL WEST | 169.95' | 400.00' | 024°20'36" | N79°03'16"E | 168.67' | S88°46'26"E | N66°52'58"E |
| | CL EAST | 92.12' | 400.00' | 013°11'42" | N60°17'07"E | 91.92' | N66°52'58"E | N53°41'16"E |
| | NORTH ROW | 240.45' | 367.00' | 037°32'18" | N72°27'25"E | 236.17' | S88°46'26"E | N53°41'16"E |
| | LOT 3 | 95.21' | 367.00' | 014°51'51" | N61°07'11"E | 94.94' | N68°33'06"E | N53°41'16"E |
| | LOT 4 | 145.24' | 367.00' | 022°40'27" | N79°53'20"E | 144.29' | S88°46'26"E | N68°33'06"E |
| | SOUTH ROW | 132.91' | 433.00' | 017°35'15" | N82°25'56"E | 132.39' | S88°46'26"E | N73°38'18"E |
| | LOT 15 | 57.75' | 433.00' | 007°38'30" | N87°24'19"E | 57.71' | N83°35'03"E | S88°46'26"E |
| | LOT 16 | 75.16' | 433.00' | 009°56'45" | N78°36'41"E | 75.07' | N73°38'18"E | N83°35'03"E |
| | LOT 19 | 49.08' | 433.00' | 006°29'39" | N56°56'05"E | 49.05' | N60°10'54"E | N53°41'16"E |
| C5 | CENTERLINE | 46.76' | 120.00' | 022°19'28" | S77°36'42"E | 46.46' | S66°26'58"E | S88°46'26"E |
| | SOUTH ROW | 59.61' | 153.00' | 022°19'28" | S77°36'42"E | 59.24' | S88°46'26"E | S66°26'58"E |
| C6 | LOT 16 | 30.60' | 20.00' | 087°40'01" | N62°31'41"W | 27.70' | N18°41'41"W | S73°38'18"W |
| C7 | SOUTH ROW | 28.34' | 20.00' | 081°10'24" | N19°35'43"E | 26.02' | N60°10'54"E | N20°59'29"W |
| | LOT 18 | 14.17' | 20.00' | 040°35'12" | N00°41'53"W | 13.87' | N19°35'43"E | N20°59'29"W |
| | LOT 19 | 14.17' | 20.00' | 040°35'12" | N39°53'18"E | 13.87' | N60°10'54"E | N19°35'43"E |
| C8 | CENTERLINE | 46.57' | 150.00' | 017°47'15" | N14°13'25"W | 46.38' | N05°19'47"W | N23°07'02"W |
| | WEST ROW | 27.29' | 117.00' | 013°21'54" | N12°00'44"W | 27.23' | N05°19'47"W | N18°41'41"W |
| | EAST ROW | 50.02' | 183.00' | 015°39'42" | S13°09'38"E | 49.87' | S20°59'29"E | S05°19'47"E |

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 electric and 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.

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:

1. Village of Caledonia
2. Department of Transportation

IN WITNESS WHEREOF, the said AUDUBON PARK - RACINE LLC has caused these presents to be signed by (name - print) _____, 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 officer 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 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