

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

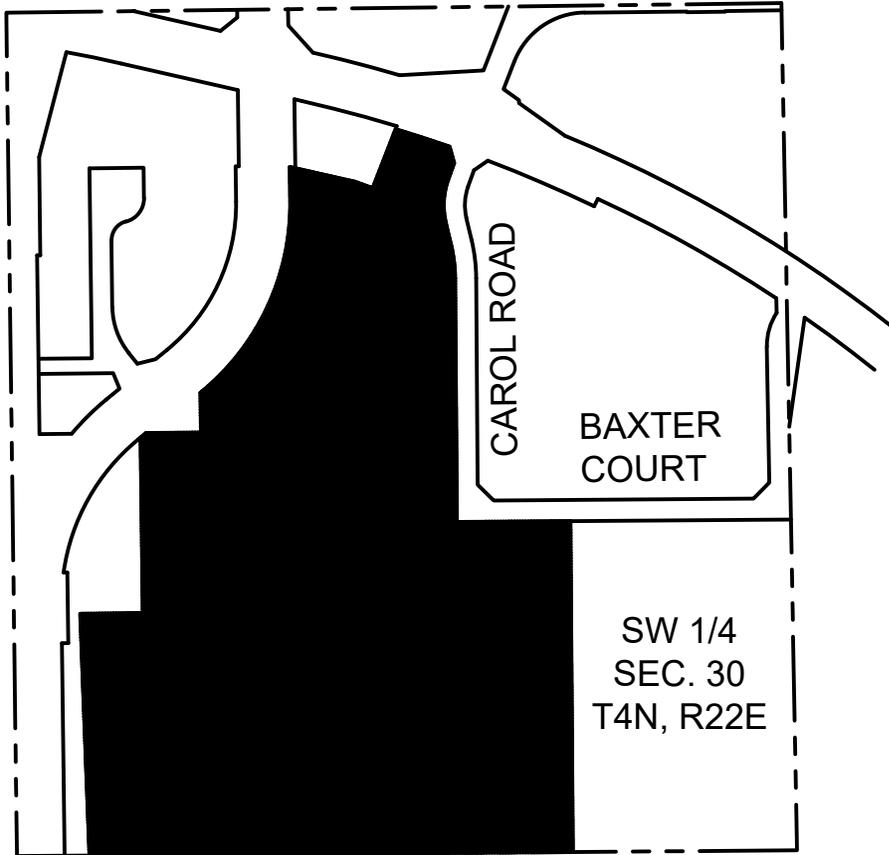
All of Lot 5 of Certified Survey Map No. 3601, being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

## VICINITY MAP SCALE 1"=600'

NORTHWESTERN AVENUE  
COUNTY TRUNK HIGHWAY "K" ADAMS ROAD



INTERSTATE HIGHWAY "94"



Subject Property  
Zoning: M-3  
Tax Key Number:  
104-04-22-30-038-035

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.
- Temporary Road Easement to terminate upon the extension of the Baxter Court.
- 20' x 40' Storm Sewer Easement, as shown on Certified Survey Map No. 3601, is superceded and replaced in its entirety by a 20' x 55' Storm Sewer Easement to be recorded via separate document.
- Outlot 3 and Outlot 4, in their entirety, are covered by a Stormwater Pond Easement as described by Storm Water Pond Easement Agreement recorded February 14, 2024 as Document No. 2671168. Document No. 2671168 supercedes the easements referenced on Certified Survey Map No. 3601 as a "Stormwater Management Easement - Via Separate Document".



*Jesse Zoltowski*

FEBRUARY 6, 2026

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

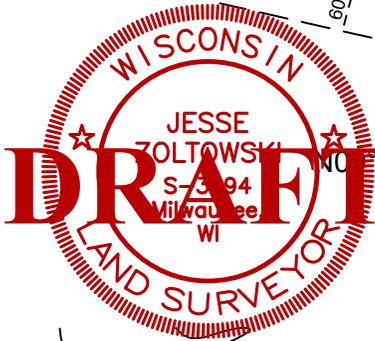
Milwaukee, WI 53203

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

PEG JOB#1912.40  
SHEET 1 OF 5

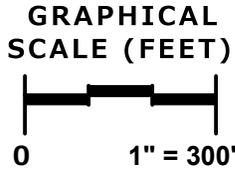
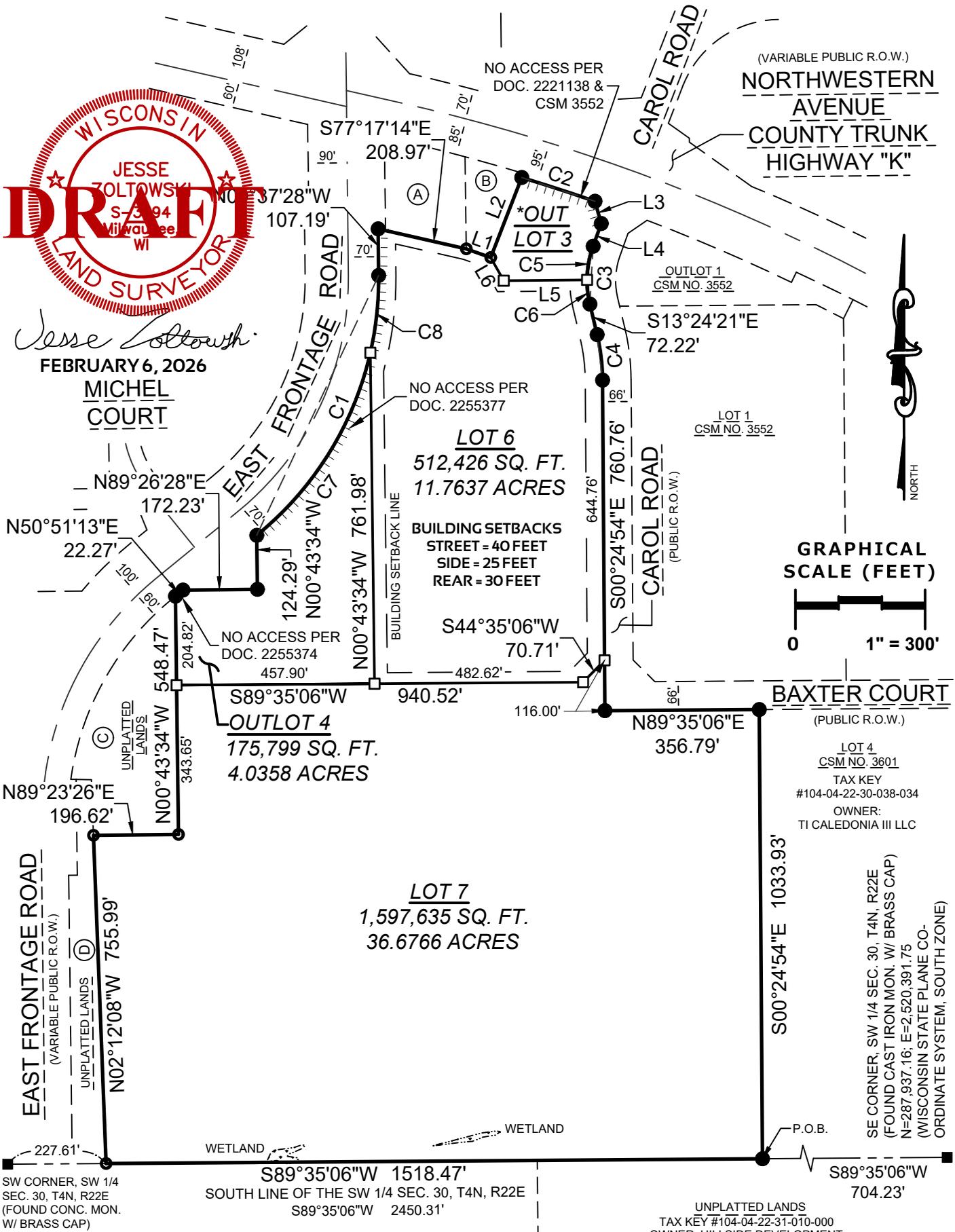
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*Jesse Zoltowski*  
FEBRUARY 6, 2026

**MICHEL COURT**



**BAXTER COURT**  
(PUBLIC R.O.W.)  
LOT 4  
CSM NO. 3601  
TAX KEY  
#104-04-22-30-038-034  
OWNER:  
TI CALEDONIA III LLC

SW CORNER, SW 1/4 SEC. 30, T4N, R22E (FOUND CONC. MON. W/ BRASS CAP)  
S89°35'06"W 1518.47'  
SOUTH LINE OF THE SW 1/4 SEC. 30, T4N, R22E  
S89°35'06"W 2450.31'

UNPLATTED LANDS  
TAX KEY #104-04-22-31-011-000  
OWNER: HILLSIDE DEVELOPMENT OF CAL CALEDONIA LP

**\*OUTLOT 3**  
44,736 SQ. FT.  
1.0270 ACRES

UNPLATTED LANDS  
TAX KEY #104-04-22-31-010-000  
OWNER: HILLSIDE DEVELOPMENT OF CAL CALEDONIA LP

- 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 Jesse Zoltowski, PLS-License No. S-3094

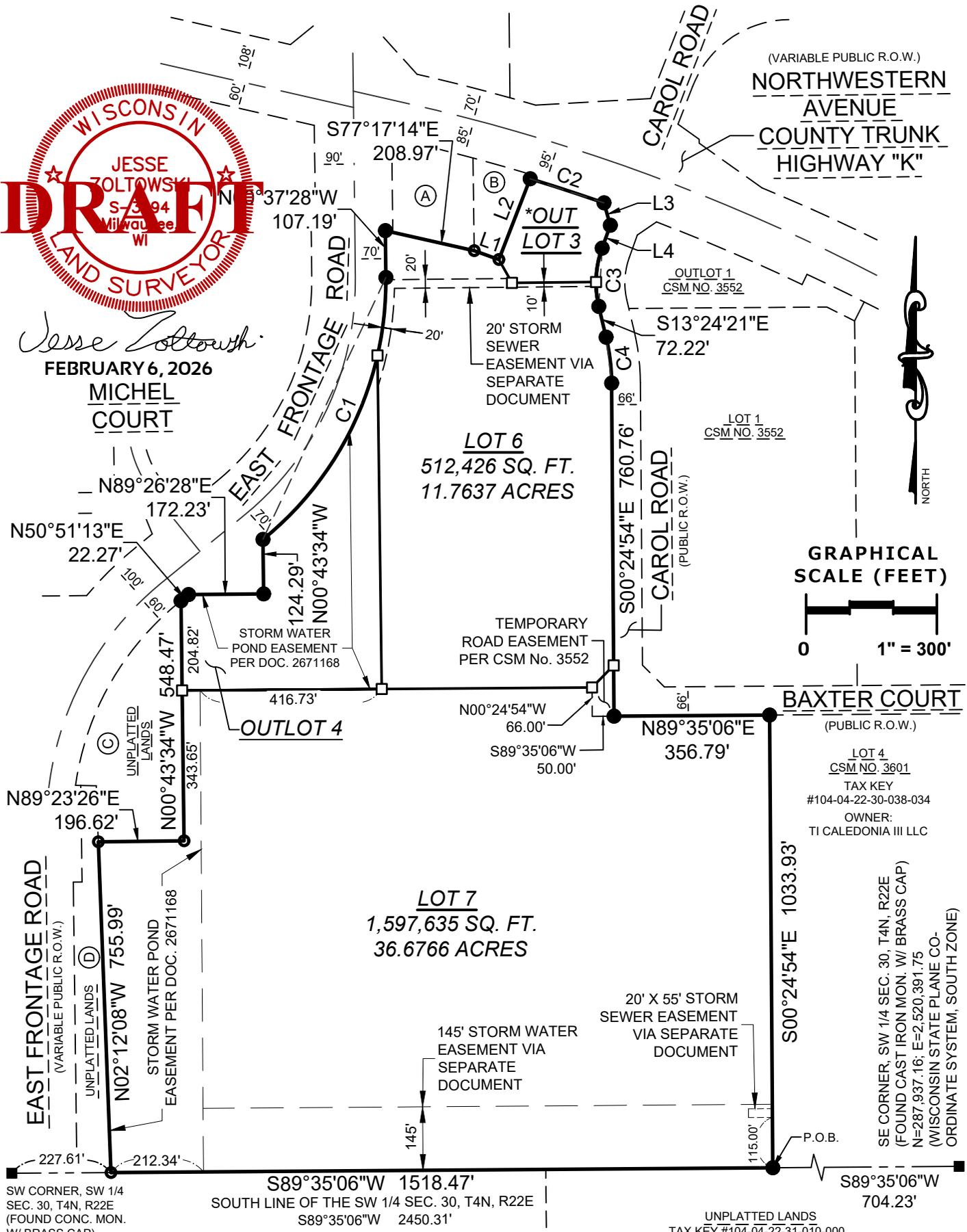
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**SHEET 2 OF 5**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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*Jesse Zoltowski*  
**FEBRUARY 6, 2026**  
**MICHEL COURT**



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

**\*OUTLOT 3**  
**44,736 SQ. FT.**  
**1.0270 ACRES**

SOUTH LINE OF THE SW 1/4 SEC. 30, T4N, R22E  
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**SURVEYOR'S CERTIFICATE**

STATE OF WISCONSIN)  
WAUKESHA COUNTY) SS

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lot 5 Certified Survey Map No. 3601, as recorded in the Register of Deeds office for Racine County as Document No. 2677634, 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.

Containing 2,330,596 square feet (53.5031 acres) of land, 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: FEBRUARY 6, 2026



*Jesse Zoltowski*

Jesse Zoltowski  
Professional Land Surveyor S-3094

**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
C5	79.07'	233.00'	019°26'39"	S10°08'55"W	78.69'	S19°52'15"W	S00°25'36"W
C6	56.25'	233.00'	013°49'57"	S06°29'23"E	56.11'	S00°25'36"W	S13°24'21"E
C7	505.14'	758.00'	038°10'58"	N32°01'13"E	495.85'	N51°06'41"E	N12°55'44"E
C8	179.31'	758.00'	013°33'12"	N06°09'08"E	178.89'	N12°55'44"E	N00°37'28"W

Prepared By:

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by Jesse Zoltowski, PLS-License No. S-3094

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**SHEET 4 OF 5**

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

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## 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 #104-04-22-30-049-000, UNPLATTED LANDS, OWNER: FORNES.
- D - TAX KEY #104-04-22-30-048-000, UNPLATTED LANDS, OWNER: SOLFEST TRUST.

## OWNER'S CERTIFICATE

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 and mapped 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 \_\_\_\_\_, of TOWNE REALTY, INC, manager of TI INVESTORS OF CALEDONIA LLC at Milwaukee, Milwaukee County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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

\_\_\_\_\_  
Name (signature) - Title

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, \_\_\_\_\_, (title) \_\_\_\_\_, 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 \_\_\_\_\_ (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.

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

## VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Date

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



*Jesse Zoltowski*

FEBRUARY 6, 2026