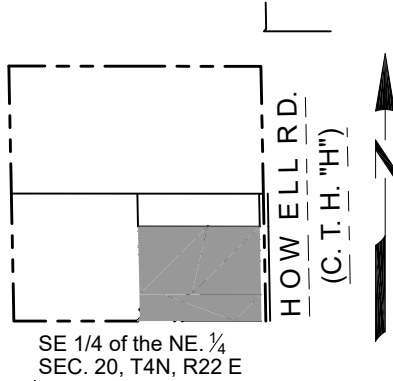


# Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 20, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin



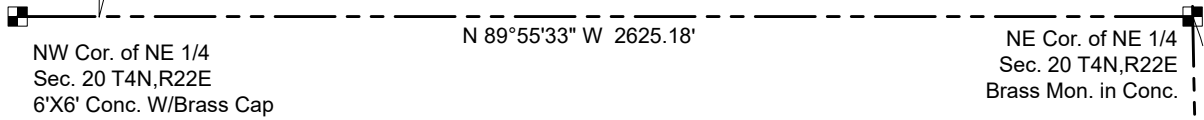
### LEGEND

- Boring
- Brass Disc in Conc.
- 3/4"X18" IRON ROD SET  
1.50lbs./LINEAL FOOT
- MONUMENT FOUND AS NOTED  
(Measured Outside Diam.)
- INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT



### OWNER'S

Harold M. and Susan M. Proeber  
5628 C.T.H. "H"  
Frankville, WI 53126



Notes: Lot must adhere to all Zoning Regulation for A-2 including but limited to:

1. Lots Zoned - A-2
2. Min. Lot areas - Acres 5
3. Min Lot Width - 150'
5. Building Setbacks: Front = 75', Side = 25', Rear = 25'
6. Max. Building Height - Agricultural structures, such as barns, silos and windmills, shall not exceed in height twice their distance from the nearest lot line

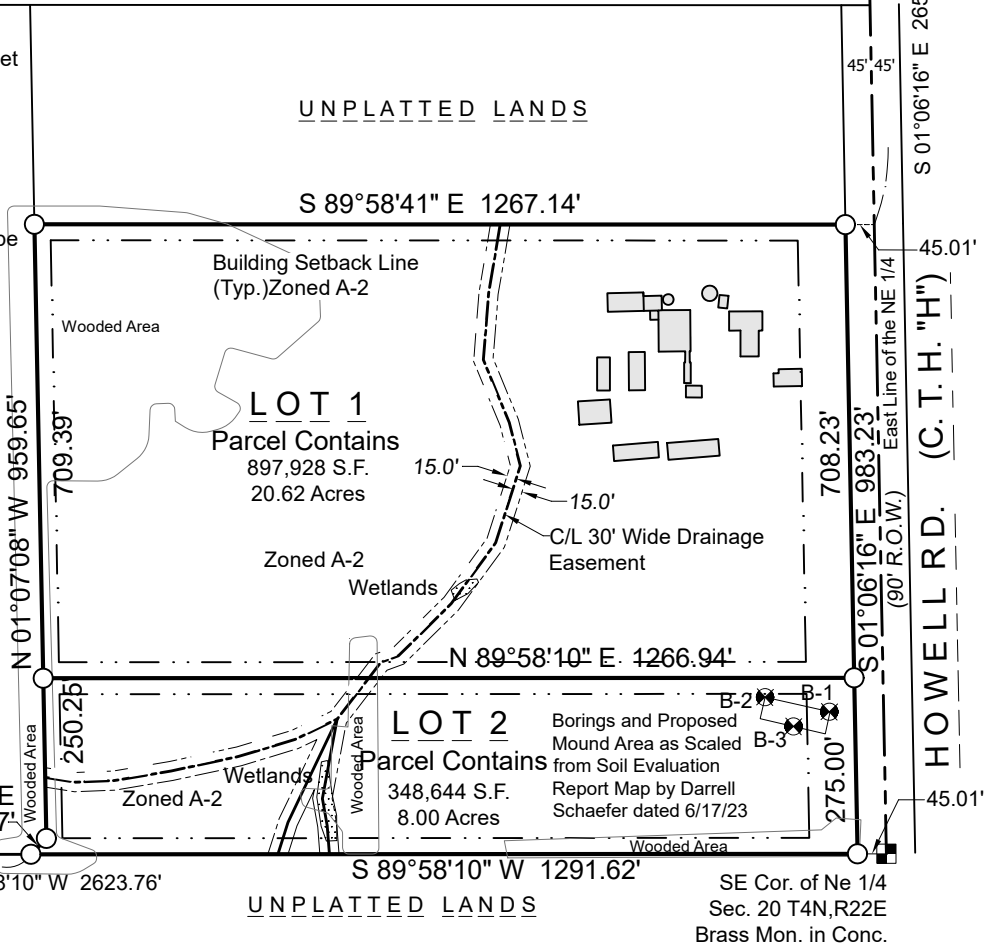
### Notes:

If Storm Water thresholds are met for Lot 2, an individual Site Grading and Drainage Plan and Storm Water Management Plan will need to be reviewed and approved by the Village.

Driveway Access Permits shall be applied for with Racine County.

UNPLATTED LANDS

UNPLATTED LANDS



SW Cor. of NE 1/4 Sec. 20 T4N,R22E  
6'X6' Conc. W/Brass Cap

SE Cor. of NE 1/4 Sec. 20 T4N,R22E  
Brass Mon. in Conc.



HORIZONTAL DATUM IS BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE (NAD-83), AND

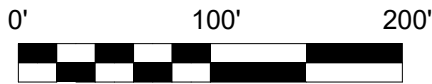


# Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 20, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin

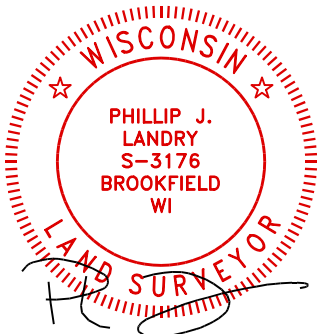
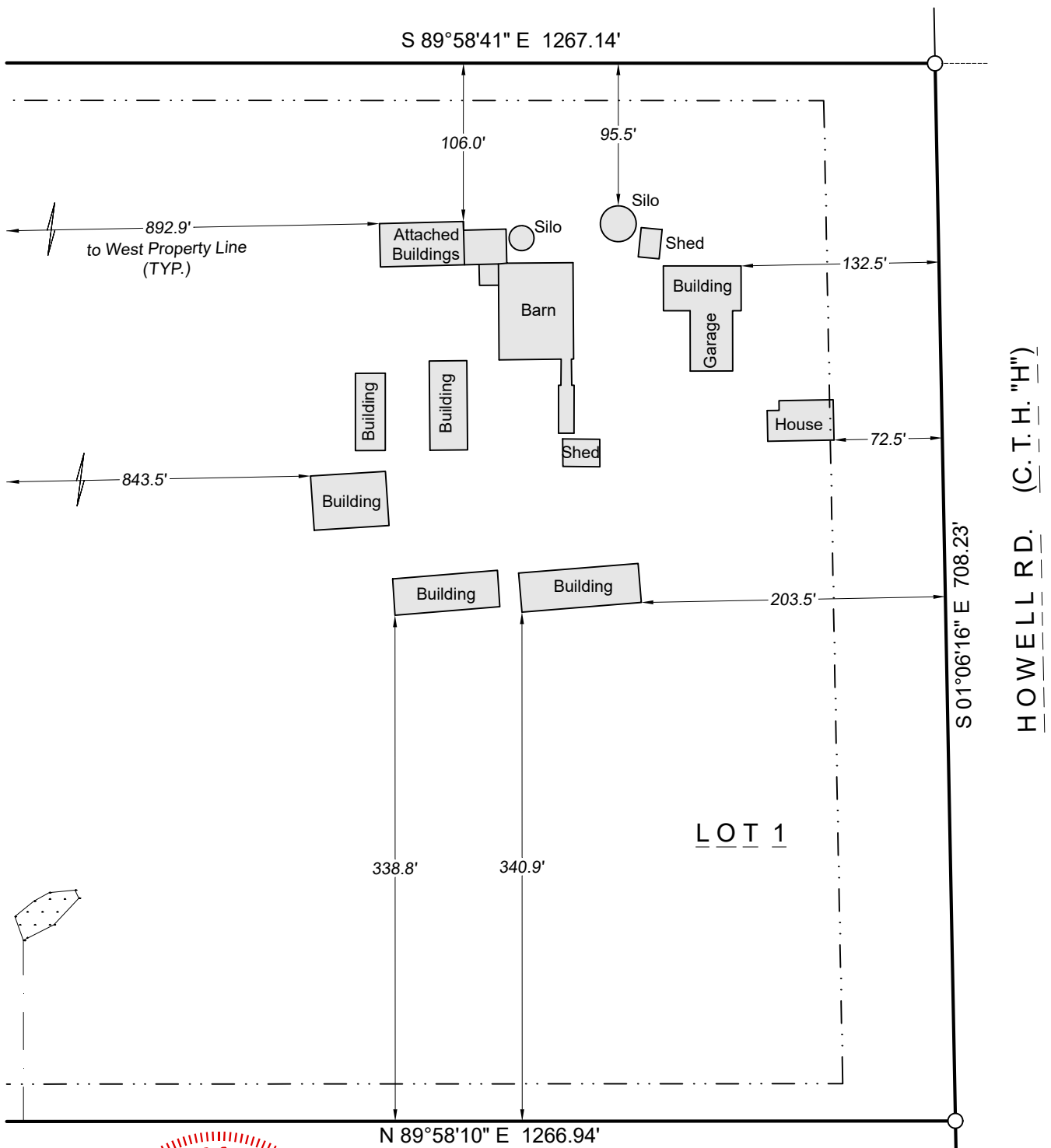
**LEGEND**

○ 3/4"X18" IRON ROD SET  
1.50lbs./LINEAL FOOT



**Building Tie Sheet**

UNPLATTED LANDS



LOT 2  
Revised 10-09-24  
Revised 09-25-24  
Revised 02-14-24

**LAND SURVEYS INC.**  
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Brookfield, WI 53045 (262) 312-1034  
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# Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast  
1/4 of Section 20, Township 4 North, Range 22 East,  
in the Village of Caledonia, Racine County, Wisconsin

## SURVEYOR'S CERTIFICATE:

I Phillip J. Landry, Professional Land Surveyor, do hereby certify:

That I have surveyed, Divided and mapped a parcel of land located in a part of the Northeast 1/4 of Section 20, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin, now being more particularly bounded and described and follows:

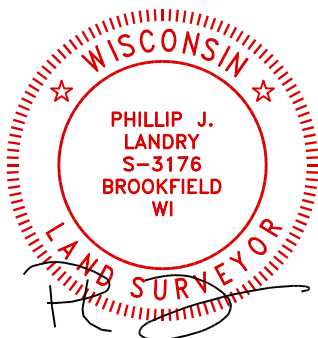
Commencing at the Southeast Corner of the aforementioned Northeast 1/4; thence S 89°58'10" W along the South line of said Northeast 1/4, 45.01 feet to the West line of County Trunk Highway "H" and being the Point of Beginning; thence S 89°58'10" W along the South Line of said Northeast 1/4, 1291.62 feet to a point 24.75 feet West of the West line of the East 1/2 of said Northeast 1/4; thence N 44°25'31" E, 34.67 feet to a point on the West line of the East 1/2 of said Northeast 1/4, said point being 24.75 feet North of the South line of said Northeast 1/4; thence N01°07'08"W along said West line of the East 1/2 of the said Northeast 1/4, 959.65 feet to the South line of lands described in Document Number 1576943, recorded in Volume 2630, Pages 352-352A, thence along South line of aforementioned land, S 89°58'41" E, 1267.14 feet to the West line of County Trunk Highway "H"; thence S 01°06'16" E along the West line of County Trunk Highway "H", said line runs parallel and 45 feet West of the East line of said Northeast 1/4, 983.23 feet to the place of beginning of this description.

The gross area of said parcel contains 1,246,572 Square feet or 28.62 Acres of land more or less.

That I have made such survey, land division and map by the direction of Harold M. and Susan M. Proeber, owner's of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Village Caledonia in surveying, dividing and mapping same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Phillip J. Landry PLS  
Professional Land Surveyor S-3176



Revised 10-09-24  
Revised 09-25-24  
Revised 02-14-24

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor,  
S-3176 on this 17th day of January, 2023

Sheet 3 of 7

**LAND  
SURVEYS  
INC.**

260 Regency Court Suite L100  
Brookfield, WI 53045 (262) 312-1034  
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Job# 22376

# Certified Survey Map \_\_\_\_\_

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast  
1/4 of Section 20, Township 4 North, Range 22 East,  
in the Village of Caledonia, Racine County, Wisconsin

## OWNER'S CERTIFICATE:

As owner's, We hereby certify that We have caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and ordinances of Village of Caledonia, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Harold M. Proeber Owner

\_\_\_\_\_  
Susan M. Proeber Owner

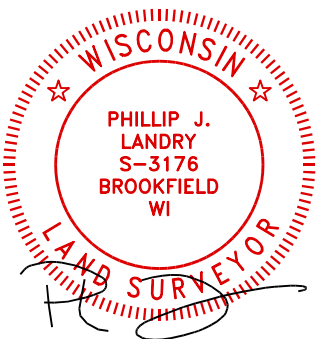
STATE OF WISCONSIN                      )  
  ) SS  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Harold M. and Susan M. Proeber, to me known to be the person's who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Print Name \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, WI.

My Commission Expires: \_\_\_\_\_



Revised 10-09-24  
Revised 09-25-24  
Revised 02-14-24

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor,  
S-3176 on this 17th day of January, 2023 Sheet 4 of 7



260 Regency Court Suite L100  
Brookfield, WI 53045 (262) 312-1034  
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# Certified Survey Map \_\_\_\_\_

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast  
1/4 of Section 20, Township 4 North, Range 22 East,  
in the Village of Caledonia, Racine County, Wisconsin

## VILLAGE OF CALEDONIA PLANNING COMMISSION APPROVAL:

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

\_\_\_\_\_  
Tom Weatherston Chair

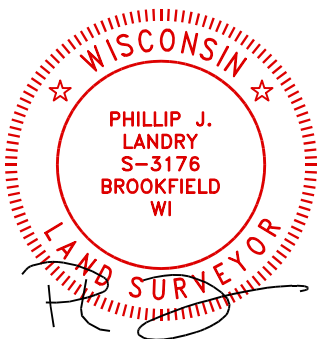
\_\_\_\_\_  
Jennifer Olsen, Clerk

## VILLAGE OF CALEDONIA BOARD APPROVAL:

Approved and accepted by the Village Board of the Town of Caledonia on this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_.

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

\_\_\_\_\_  
Jennifer Olsen, Clerk



Revised 10-09-24  
Revised 09-25-24  
Revised 02-14-24

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor,  
S-3176 on this 17th day of January, 2023 Sheet 5 of 7

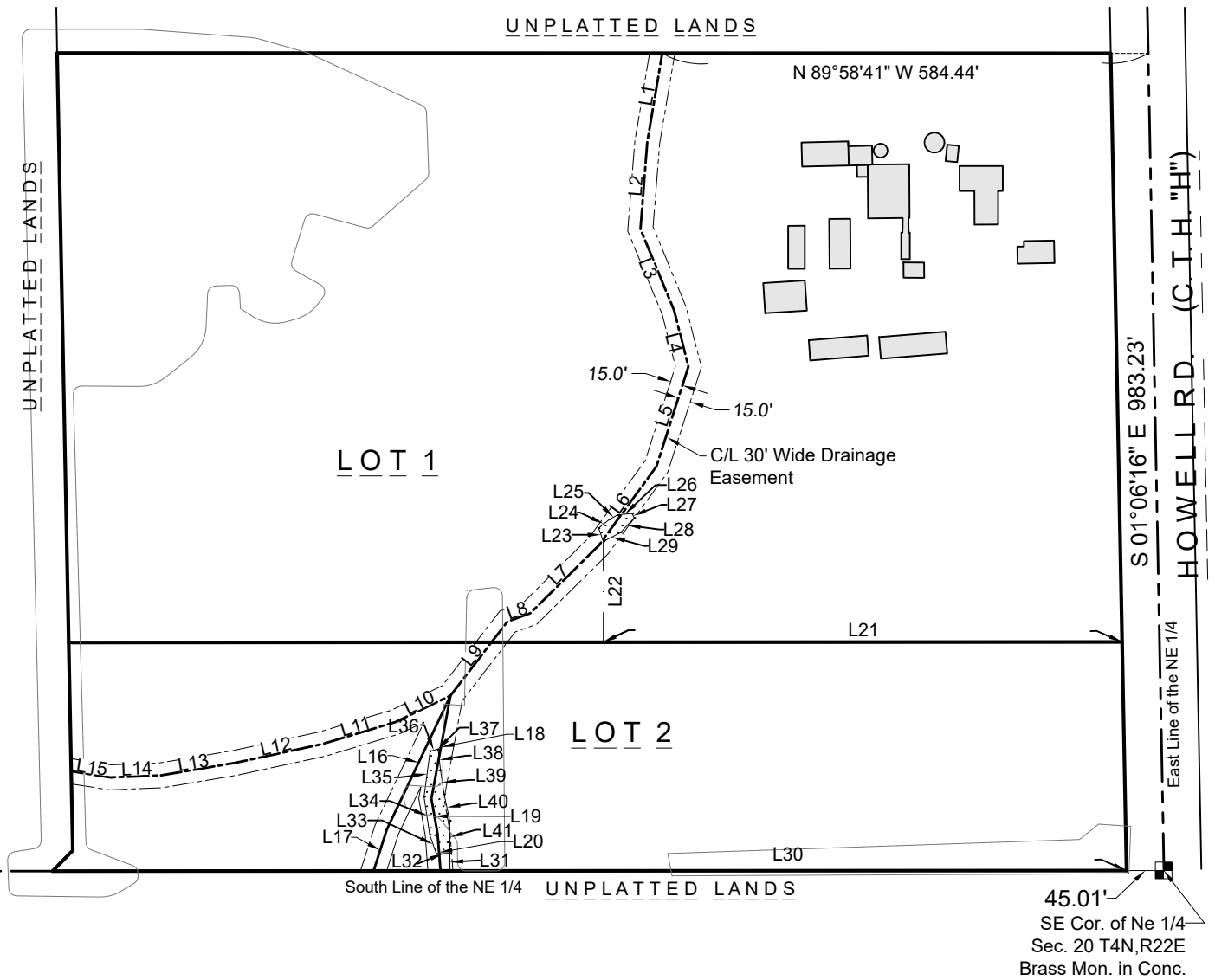
**LAND SURVEYS INC.**

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Job# 22376

# Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast  
1/4 of Section 20, Township 4 North, Range 22 East,  
in the Village of Caledonia, Racine County, Wisconsin

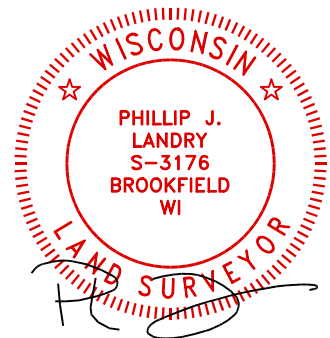


C/L DRAINAGE EASEMENT LINE TABLE

L1	S 09°32'51" W	108.81'
L2	S 04°29'36" W	104.57'
L3	S 22°26'31" E	106.00'
L4	S 14°18'22" E	69.76'
L5	S 17°44'22" W	126.10'
L6	S 36°07'45" W	117.75'
L7	S 45°19'43" W	116.03'
L8	S 70°08'24" W	28.84'
L9	S 37°36'58" W	112.49'
L10	S 64°16'21" W	73.28'
L11	S 73°12'34" W	91.20'
L12	S 77°48'08" W	108.49'
L13	S 80°29'30" W	90.78'
L14	S 87°44'53" W	60.00'
L15	S 81°09'30" E	47.86'
L16	S 25°24'59" W	178.66'
L17	S 17°40'36" W	52.02'
L18	S 10°29'57" W	126.04'
L19	S 10°01'16" E	43.29'
L20	S 04°23'15" E	44.47'

WETLAND LINE TABLE

L21	S 89°58'10" W	623.89'
L22	N 00°01'50" W	121.26'
L23	S 19°41'35" E	16.94'
L24	N 51°04'06" E	16.46'
L25	N 61°02'42" E	11.70'
L26	N 84°31'58" E	17.33'
L27	S 25°03'00" E	5.95'
L28	S 43°08'01" W	24.33'
L29	S 62°55'14" W	22.99'
L30	S 89°58'10" W	813.67'
L31	N 00°01'50" W	21.14'
L32	S 87°25'19" W	16.32'
L33	N 19°09'26" W	24.57'
L34	N 08°29'22" W	45.96'
L35	N 07°35'01" E	55.48'
L36	N 76°37'40" E	8.86'
L37	S 75°02'29" E	0.99'
L38	S 06°48'45" E	25.05'
L39	S 08°24'06" E	29.25'
L40	S 12°12'44" E	32.50'
L41	S 00°12'51" E	39.15'



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Revised 10-09-24  
Revised 09-25-24  
Revised 02-14-24

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor,  
S-3176 on this 17th day of January, 2023 Sheet 6 of 7

Job# 22376

# Certified Survey Map

Part of the Southwest 1/4 and Southeast 1/4 of the Northeast  
1/4 of Section 20, Township 4 North, Range 22 East,  
in the Village of Caledonia, Racine County, Wisconsin

## CENTER LINE OF 30' WIDE STORM WATER DRAINAGE EASEMENT:

### Segment 1

Commencing at the Southeast Corner of the aforementioned Northeast 1/4; thence N01°06'16" W along the East line of the Northeast 1/4, 983.23 feet to the South line of lands described in Document Number 1576943, recorded in Volume 2630, Pages 352-352A extended, thence along South line of aforementioned land, N 89°58'41" W, 584.44 feet to the Center Line of an existing Drainage Channel and also the Point of Beginning of Center line of this Easement; thence S 09°32'51" W along the Center line of said Channel, 108.81 feet; thence S 04°29'36" W along the Center line of said Channel, 104.57 feet; thence S 22°26'31" E along the Center line of said Channel, 106.00 feet; thence S 14°18'22" E, 69.76 feet; thence S 17°44'22" W along the Center line of said Channel, 126.10 feet; thence S 36°07'45" W along the Center line of said Channel, 117.75 feet; thence S 45°19'43" W along the Center line of said Channel, 116.03 feet; thence S 70°08'24" W along the Center line of said Channel, 28.84 feet; thence S 37°36'58" W along the Center line of said Channel, 112.49 feet to point "A" a split in the Drainage Channel ; thence S 64°16'21" W along the Center line of said Channel, 73.28 feet; thence S 73°12'34" W along the Center line of said Channel, 91.20 feet; thence S 77°48'08" W along the Center line of said Channel, 108.49 feet; thence S 80°29'30" W along the Center line of said Channel, 90.78 feet; thence S 87°44'53" W along the Center line of said Channel, 60.00 feet; thence S 81°09'30" W along the Center line of said Channel, 47.86 feet to the west line of Lot 2 and end of this segment of the easement.

### Segment 2

Commencing at the Point "A" aforementioned in Segment 1; thence S 25°24'59" W along the Center line of said Channel, 178.66 feet; thence S 17°40'36" W along the Center line of said Channel, 52.02 feet to the south line of Lot 2 and end of this segment of the easment.

### Segment 3

Commencing at the Point "A" aforementioned in Segment 1; thence S 10°29'57" W along the Center line of said Channel, 126.04 feet; thence S 10°01'16" E along the Center line of said Channel, 43.29 feet; thence S 04°23'15" E along the Center line of said Channel, 44.47 feet to the south line of Lot 2 and end of this segment of the easment.

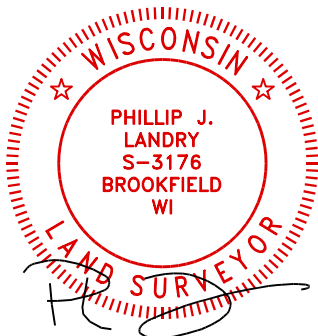
## WETLAND DELINEATION:

### Wetland Lot 1

Commencing at the Southeast Corner of Lot 1; thence S 89°58'10" W along the South Line of said Lot 1, 623.89 feet; thence N 00°01'50" W, 121.26 feet; thence N 19°41'35" W, 16.94 feet; thence N 51°04'06" E, 16.46 feet; thence N 61°02'42" E, 11.70 feet; thence N 84°31'58" E, 17.33 feet; thence S 25°03'00" E, 5.95 feet; thence S 43°08'01" W, 24.33 feet; thence S 62°55'15" W, 22.99 feet; to the point of beginning,

### Wetland Lot 2

Commencing at the Southeast Corner of Lot 2; thence thence S89°58'10"W along the South line of Lot 2, 813.67 feet; thence N00°01'50"W, 21.14 feet; thence S87°25'19"W, 16.32 feet; thence N19°09'26"W, 24.57 feet; thence N 08°29'22" W, 45.96 feet; thence N 07°35'01" E, 55.48 feet; thence N 76°37'40"E, 8.86 feet; thence S 75°02'29"E, 0.99 feet; thence S 07°40'07" E, 54.29 feet; thence S 12°12'44"E, 32.50 feet; thence S 00°12'51"E, 39.15 feet to the point of beginning,.



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Revised 10-09-24  
Revised 09-25-24  
Revised 02-14-24

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor,  
S-3176 on this 17th day of January, 2023 Sheet 7 of 7

Job# 22376