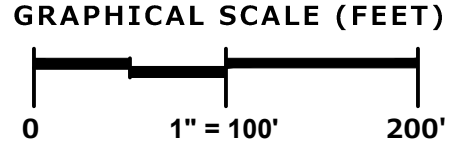
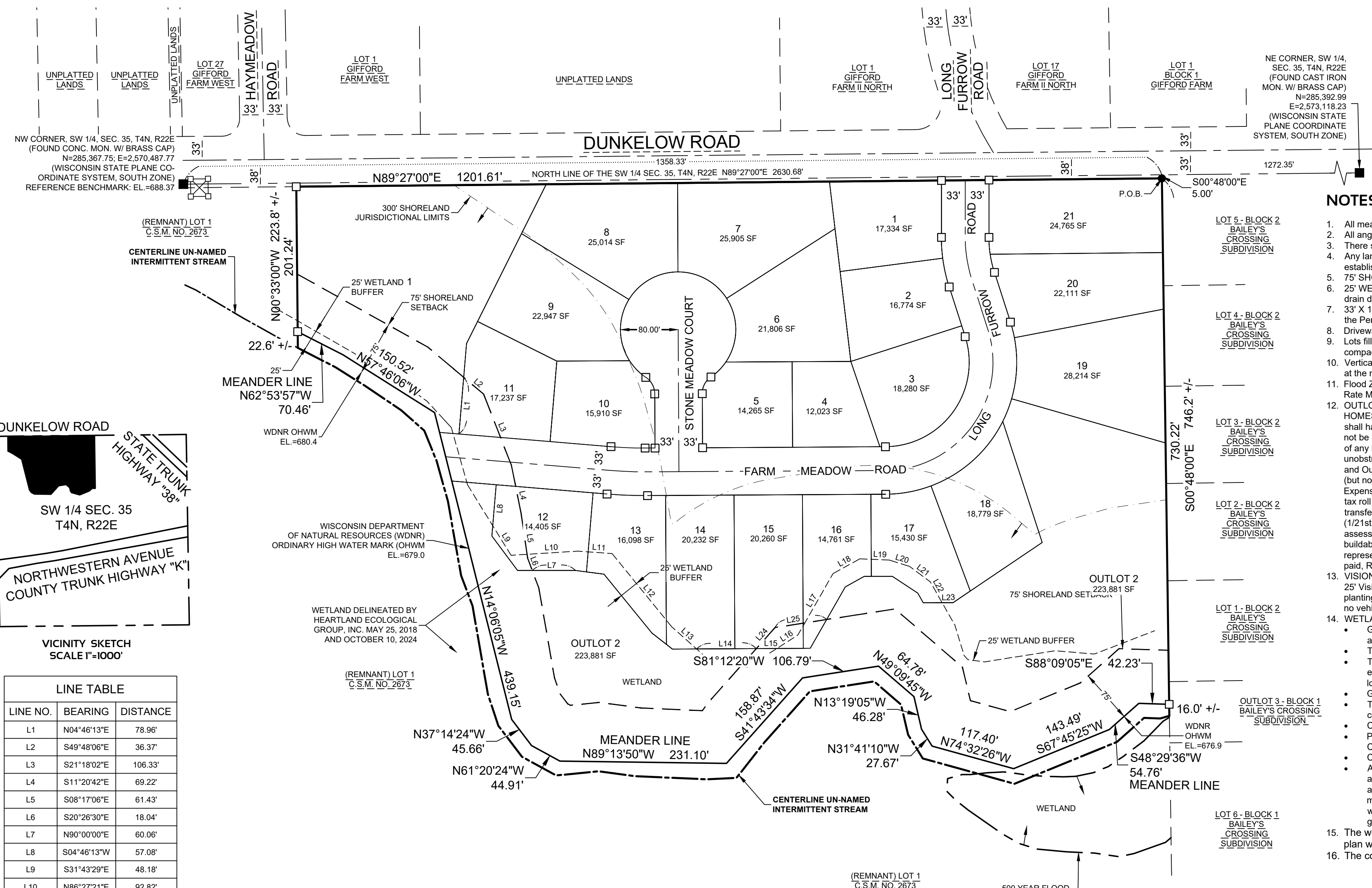


# HOMESTEAD ACRES

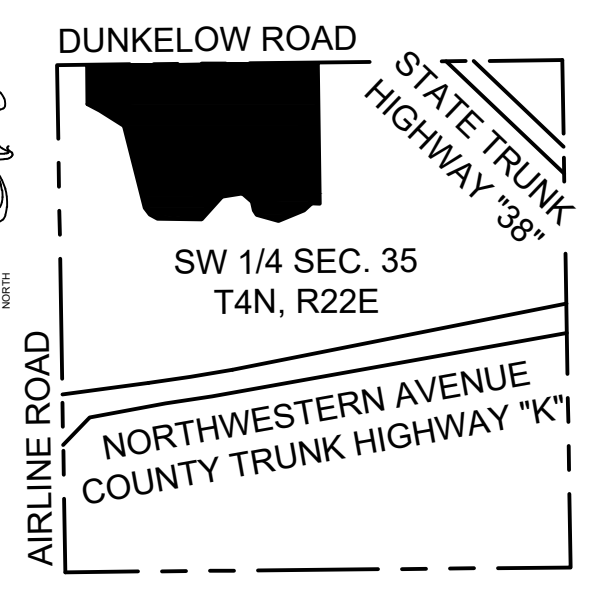
Being a part of Lot 1 of Certified Survey Map No. 2673, in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East bears N89°27'00\"/>

**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.
- There shall be no direct vehicular access allowed on to Dunkelow Road from Lots 1, 7, 8 and 21.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- 75' SHORELAND SETBACK: All Primary and Accessory structures shall require a 75' Setback from the Ordinary High Water Mark.
- 25' WETLAND BUFFER: No development or alteration shall occur within the 25 foot Wetland Buffer. No impervious area should drain directly into the wetlands.
- 33' X 132' PERMANENT TEE TURNAROUND EASEMENT: No driveways shall be authorized to serve the private residence off the Permanent Tee Turnaround.
- Driveways shall not have a centerline slope steeper than 6%.
- 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.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Southwest 1/4 Section 34, Township 4 North, Range 22 East, Elevation = 688.37.
- Flood Zone Classification: The property lies within "Zone X - 0.2% Annual Chance Flood Hazard Area" per the Flood Insurance Rate Map Community Panel No. 55101C0113E dated FEBRUARY 1, 2019.
- OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 and Outlot 2 of the plat of HOMESTEAD ACRES shall be maintained by the HOMESTEAD ACRES Homeowners Association for storm water retention purposes and open space and each individual lot owner shall have an undivided fractional ownership of Outlot 1 and Outlot 2 and that Racine County and the Village of Caledonia shall not be liable for any fees or special assessments in the event Racine County or the Village of Caledonia should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlot 1 and said Outlot 2 in an unobstructed condition so as to maintain their intended purpose. Construction of any buildings, grading, or filling in said Outlot 1 and Outlot 2 is prohibited unless approved by the Village of Caledonia. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlot 1 and Outlot 2 may be placed against the tax roll for said association and collected as a special charge by the Village. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the plat of HOMESTEAD ACRES an undivided one-ninth (1/21st) interest in Outlot 1 and Outlot 2. The developer and all subsequent owners warrant and represent that said Outlots for assessment purposes will have no value per se, and the 1/21st interest in said Outlots would be assessed with each of the buildable lots. In the event that said Outlots are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/21st per buildable lot, of the taxes due on said Outlots. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.
- VISION CORNER EASEMENT RESTRICTION: All corner lots within the plat of HOMESTEAD ACRES shall be subject to a 25' X 25' Vision Corner Easement and a 50' X 50' No Access Restriction. Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs, any other structure shall be limited to 24 inches above the intersection elevation. There shall be no vehicular access over any vision corner easement.
- 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 mown 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.
  - All wetlands on site will have a 25' buffer to which no impervious surface may drain. Houses and any other structures (such as concrete patios) within the 25' wetland buffer must have a drainage system to direct all storm water runoff at least 25' away from the designated wetland area. Storm water runoff that will not be discharged at least 25' 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 25'. 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.
- The wetlands in Outlot 2 have a stewardship plan for maintenance initially prepared by Heartland Ecological. The plan will be managed by the Homeowners Association.
- The common open space in Outlots 1 & 2 is restricted from any further land divisions or development.



LINE NO.	BEARING	DISTANCE
L1	N04°46'13\"/>	



*Jesse Zoltowski*  
MARCH 11, 2025

Prepared for:  
THE NEWPORT GROUP, LTD  
8338 Corporate Drive  
Mount Pleasant, WI 53406

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

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

- LEGEND:**
- Denotes High Tension Tower
  - Denotes Wetland
  - Denotes Area in Square Feet
  - Denotes Found 1" Iron Pipe
  - Denotes Found 3/4" Iron Rod
  - Denotes Set 1-1/4" X 18" Iron Rebar, 430 LBS./FT.
  - All other Lot and Outlot corners are Set 3/4" X 18" Iron Rebar, 15 LBS./FT.

**UTILITY EASEMENT PROVISIONS**

An easement for electric, natural gas, and communications service is hereby granted by

THE NEWPORT GROUP, LTD, Grantor, to:

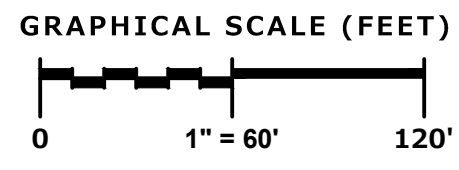
WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,  
Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin corporation, Grantee,  
and SPECTRUM MID-AMERICA, LLC, Grantee

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, natural 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 reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably 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, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures 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 written consent of grantees.

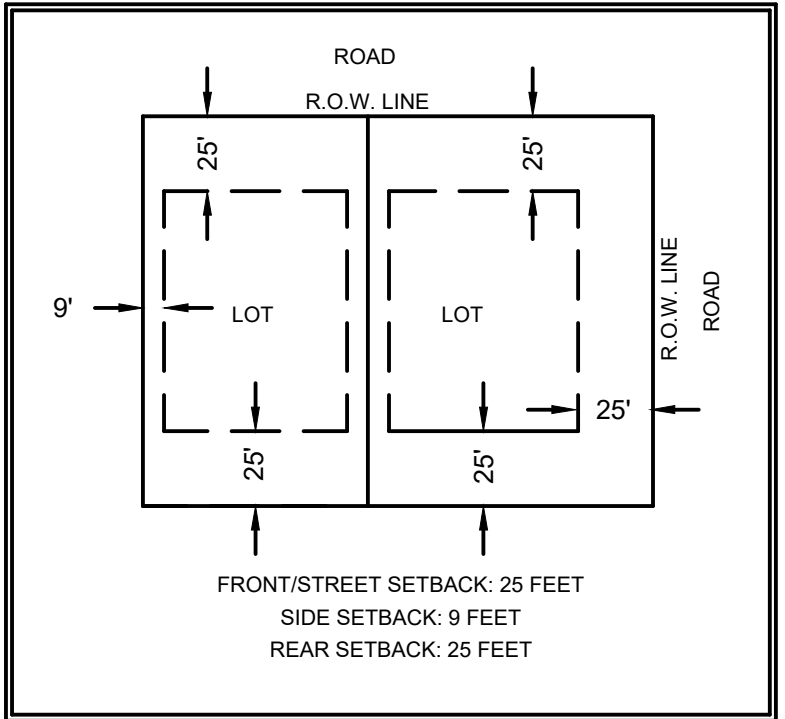
The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



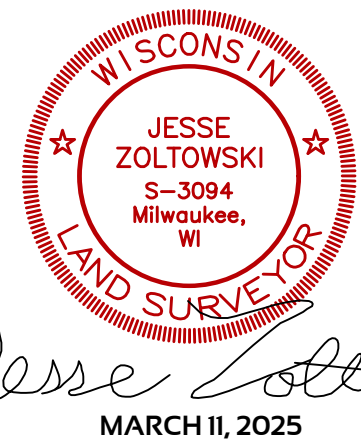
- LEGEND:**
- ⊗ Denotes High Tension Tower
  - ⊖ Denotes Wetland
  - Denotes Area in Square Feet
  - - - - - Denotes No Direct Vehicular Access
  - ⊙ Denotes Found 1" Iron Pipe
  - ⊙ Denotes Found 3/4" Iron Rod
  - ⊙ Denotes Set 1-1/4" X 18" Iron Rebar, 4.30 LBS./FT.
  - ⊙ Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



TYPICAL BUILDING SETBACK DETAIL NOT TO SCALE



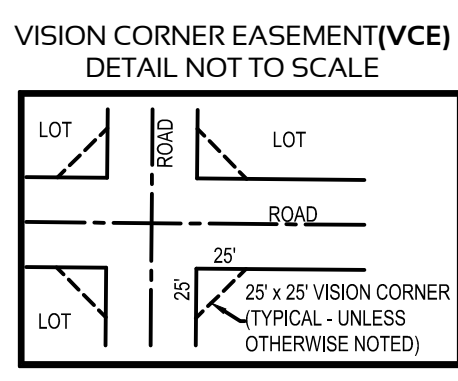
CURVE TABLE									
CURVE NO.		LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT	
C1	CENTERLINE	59.67'	192.00'	017°48'24"	S08°54'12"E	59.43'	S00°00'00"E	S17°48'24"E	
	WEST R.O.W.	69.93'	225.00'	017°48'24"	S08°54'12"E	69.65'	S00°00'00"E	S17°48'24"E	
	LOT 1	28.99'	225.00'	007°22'56"	S03°41'28"E	28.97'	S00°00'00"E	S07°22'56"E	
	LOT 2	40.94'	225.00'	010°25'28"	S12°35'40"E	40.88'	S07°22'56"E	S17°48'24"E	
	EAST R.O.W.	49.42'	159.00'	017°48'24"	S08°54'12"E	49.22'	S00°00'00"E	S17°48'24"E	
C2	LOT 20	25.94'	159.00'	009°20'50"	S13°07'59"E	25.91'	S08°27'34"E	S17°48'24"E	
	LOT 21	23.48'	159.00'	008°27'34"	S04°13'47"E	23.45'	S00°00'00"E	S08°27'34"E	
	WEST R.O.W.	219.48'	117.00'	107°28'47"	S35°55'59"W	188.68'	S17°48'24"E	S89°40'23"W	
	EAST R.O.W.	343.29'	183.00'	107°28'47"	S35°55'59"W	295.12'	S17°48'24"E	S89°40'23"W	
	LOT 20	22.27'	183.00'	006°58'16"	S14°19'18"E	22.25'	S17°48'24"E	S10°50'08"E	
C3	LOT 19	85.78'	183.00'	026°51'29"	S02°35'36"W	85.00'	S10°50'08"E	S16°01'21"W	
	OUTLOT 2	33.76'	183.00'	010°34'14"	S21°18'28"W	33.71'	S16°01'21"W	S26°35'35"W	
	LOT 18	137.11'	183.00'	042°55'39"	S48°03'25"W	133.92'	S26°35'35"W	S69°31'14"W	
	LOT 17	64.37'	183.00'	020°09'09"	S79°35'49"W	64.03'	S69°31'14"W	S89°40'23"W	
	EAST R.O.W.	27.18'	28.00'	055°36'38"	N27°28'42"E	26.12'	N00°19'37"W	N55°17'01"E	
	C4	R.O.W.	406.62'	80.00'	291°13'16"	S89°40'23"W	90.37'	S55°56'15"E	N55°17'01"E
		LOT 5	29.28'	80.00'	020°58'05"	N44°47'58"E	29.11'	N55°17'01"E	N34°18'56"E
		LOT 6	93.67'	80.00'	067°04'58"	N00°46'27"E	88.41'	N34°18'56"E	N32°46'03"W
		LOT 7	80.24'	80.00'	057°28'08"	N61°30'06"W	76.92'	N32°46'03"W	S89°45'50"W
		LOT 8	81.32'	80.00'	058°14'33"	S60°38'33"W	77.87'	S89°45'50"W	S31°31'17"W
C5	LOT 9	102.10'	80.00'	073°07'28"	S05°02'27"E	95.31'	S31°31'17"W	S41°36'12"E	
	LOT 10	20.01'	80.00'	014°20'04"	S48°46'13"E	19.96'	S41°36'12"E	S55°56'15"E	
	WEST R.O.W.	27.18'	28.00'	055°36'38"	S28°07'56"E	26.12'	S55°56'15"E	S00°19'37"E	
C6	CENTERLINE	53.38'	600.00'	005°05'50"	S87°46'42"E	53.36'	S85°13'47"E	N89°40'23"E	
	NORTH R.O.W.	50.44'	567.00'	005°05'50"	S87°46'42"E	50.43'	S85°13'47"E	N89°40'23"E	
	SOUTH R.O.W.	56.31'	633.00'	005°05'50"	S87°46'42"E	56.30'	S85°13'47"E	N89°40'23"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



### HOMESTEAD ACRES

Being a part of Lot 1 of Certified Survey Map No. 2673, in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

# HOMESTEAD ACRES

Being a part of Lot 1 of Certified Survey Map No. 2673, in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

## OWNER'S CERTIFICATE

THE NEWPORT GROUP, LTD, a limited 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 company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

THE NEWPORT GROUP, LTD, as owner, does further certify that this certified survey map 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
- County of Racine
- Department of Administration

IN WITNESS WHEREOF, the said THE NEWPORT GROUP, LTD, has caused these presents to be signed by (name - print) \_\_\_\_\_, (title) \_\_\_\_\_, at (city) \_\_\_\_\_, County, Wisconsin, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

In the presence of: THE NEWPORT GROUP, LTD

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

STATE OF WISCONSIN )  
 ) COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, (name) \_\_\_\_\_, of the above named THE NEWPORT GROUP, LTD, to me known to be the person who executed the foregoing instrument, and to me known to be such \_\_\_\_\_ (title) of said limited company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited company, 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 Senior Vice-President, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Date \_\_\_\_\_ Senior Vice-President

STATE OF WISCONSIN )  
 ) COUNTY ) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, \_\_\_\_\_, 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: \_\_\_\_\_

## VILLAGE OF CALEDONIA CERTIFICATE

RESOLVED that the plat of HOMESTEAD ACRES in the Village of Caledonia, is hereby approved by the Village Board of the Village of Caledonia.

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

## CERTIFICATE OF VILLAGE FINANCE DIRECTOR

STATE OF WISCONSIN )  
 ) RACINE COUNTY ) SS

I, Wayne Krueger, being duly elected, appointed, qualified and acting Village of Caledonia Finance Director do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2025 on any of the land included in the Plat of HOMESTEAD ACRES.

Date \_\_\_\_\_ Wayne Krueger, Village of Caledonia Finance Director

## CERTIFICATE OF COUNTY TREASURER

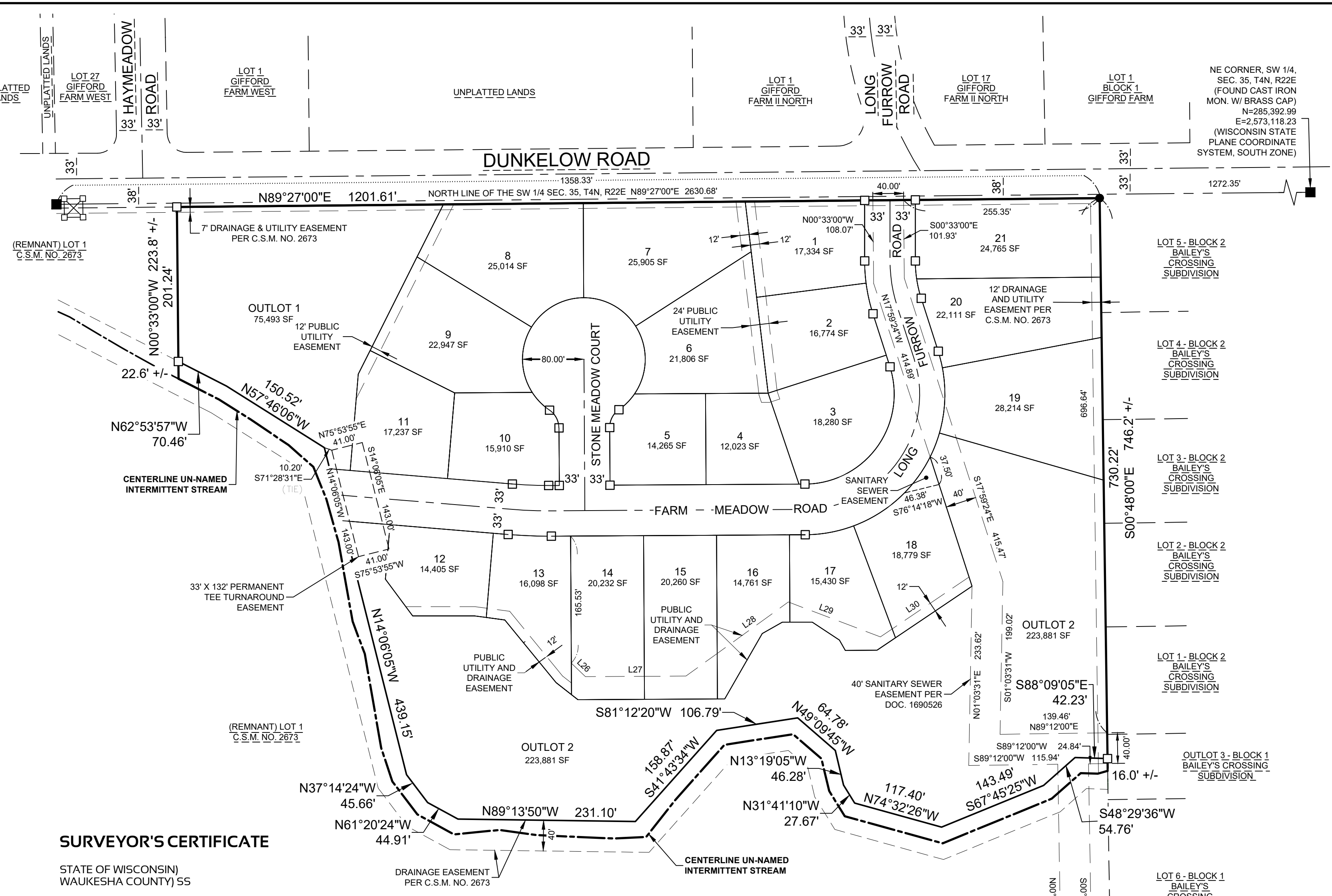
STATE OF WISCONSIN )  
 ) RACINE COUNTY ) SS

I, Jeff Latus, being duly elected, qualified and acting Treasurer of Racine County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_, 2025 affecting the lands included in the Plat of HOMESTEAD ACRES.

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

This instrument drafted by John P. Konopacki, PLS-Registration No. S-3094

**PINNACLE ENGINEERING GROUP**



## 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 part of Lot 1 of Certified Survey Map No. 2673, in the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35;  
Thence North 89°27'00" East along the north line of said Southwest 1/4, 1358.33 feet;  
Thence South 00°48'00" East, 5.00 feet to the north east corner of Lot 1 of said Certified Survey Map No. 2673 and the Point of Beginning;

Thence continuing South 00°48'00" East along the east line of said Lot 1, 730.22 feet to a point on a meander line for an un-named intermittent stream and the north line of a 40' Drainage Easement;  
Thence the following courses along said meander line and north line of a 40' Drainage Easement:

- South 88°09'05" East, 42.23 feet;
- South 48°29'36" West, 54.76 feet;
- South 67°45'25" West, 143.49 feet;
- North 74°32'26" West, 117.40 feet;
- North 31°41'10" West, 27.67 feet;
- North 13°19'05" West, 46.28 feet;
- North 49°09'45" West, 64.78 feet;
- South 81°12'20" West, 106.79 feet;
- South 41°43'34" West, 158.87 feet;
- North 89°13'50" West, 231.10 feet;
- North 61°20'24" West, 44.91 feet;
- North 37°14'24" West, 45.66 feet;
- North 14°06'05" West, 439.15 feet;
- North 57°46'06" West, 150.52 feet;
- North 62°53'57" West, 70.46 feet;

Thence North 00°33'00" West, 201.24 feet to the south right of way line of Dunkelow Road;  
Thence North 89°27'00" East along said south right of way line, 1201.61 feet to the Point of Beginning.  
Including all that land between the meander line and the centerline of the un-named intermittent stream.

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

Containing 834,499 square feet (19.16 acres) of land, more or less to the centerline of the un-named intermittent stream and 800,703 square feet (18,381.6 acres) of land to the Meander line and 702,343 square feet (16,123.6 acres) of land Net.

That I have made such survey, land division and map by the direction of THE NEWPORT GROUP, LTD, owner of said land.

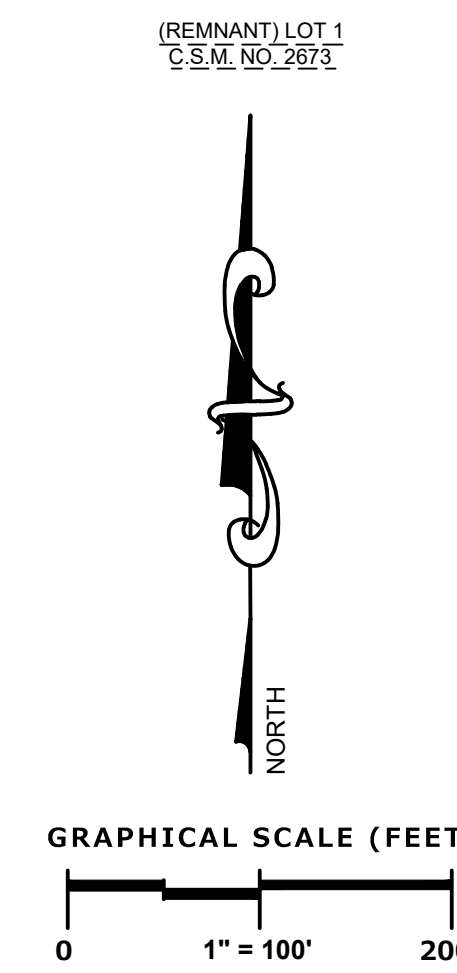
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes, the Village of Caledonia Land Division Ordinance and Racine County Code of Ordinances in surveying, mapping and dividing the land within the subdivision.

Date: FEBRUARY 6, 2025



*Jesse Zoltowski*  
Jesse Zoltowski  
Professional Land Surveyor S-3094



LINE NO.	BEARING	DISTANCE
L26	S46°21'26"E	25.54'
L27	N89°40'23"E	76.62'
L28	N54°05'40"E	114.42'
L29	S69°14'38"E	128.18'
L30	N55°59'39"E	139.32'

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