

ALTA/NSPS
LAND TITLE SURVEY

CLIENT

Northterra Real Estate Group, LLC, a Wisconsin limited liability company

SITE ADDRESS

Vacant land at 4 Mile Rd. and N. Green Bay Rd., Village of Caledonia, Racine County, Wisconsin.

LEGAL DESCRIPTION

That part of the Northeast 1/4 of Section 30, Township 4 North, Range 23 East, in the Village of Caledonia, County of Racine, State of Wisconsin, bounded as follows:
Begin at the Northeast corner of said Section 30; run thence South on the East line of said 1/4 Section 80 rods; thence West 40 rods to the center of Rapids Road; thence Northeasterly along the center of said Road to the North line of said Section 30; thence East along said North line to the place of beginning.

EXCEPTING therefrom the described parcel of land recorded in the Racine County Register of Deeds Office in Volume 587, Page 179, Document No. 643439.

FURTHER EXCEPTING therefrom those lands conveyed in Warranty Deed recorded as Document No. 790617.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD83(2011), in which the North line of the NE 1/4 of Section 30 bears N86°46'58"E.

TITLE COMMITMENT

This survey was prepared based on Knight Barry Title Group File No. 2292635, effective date of August 20, 2024, last revised September 3, 2024 which lists the following easements and/or restrictions from schedule B-II:

1, 6, 7, 8, 11 & 12 visible evidence shown, if any.

2, 3, 4, 5, 9, 10 & 14 not survey related.

13. Resolution Creating Caledonia Water Utility District & Caledonia Sewer Utility District and other matters contained in the instrument recorded October 19, 2010 as Document No. 2265167, corrected by Affidavit of Correction recorded November 16, 2010 as Document No. 2268473. **Affects property by location.**

TABLE "A" ITEMS

- According to the flood insurance rate map of the Village of Caledonia, Community Panel No.55101C0112D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
- The Gross Land Area of the subject property is 778,785 square feet or 17.8784 acres.
The Net Land Area of the subject property is 761,520 square feet or 17.4821 acres.
- Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20243419807. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
- There is no visible evidence of earth moving, building construction or building additions within recent months.
- There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.

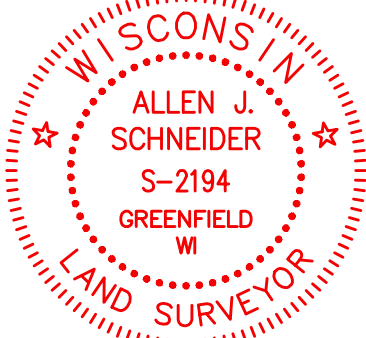
LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	SANITARY MANHOLE	✕	SIGN	—	SANITARY SEWER
⊙	STORM MANHOLE	✕	CROSS CUT	—	SANITARY SEWER PER PLAN
⊙	UNKNOWN MANHOLE	○	IRON PIPE	—	STORM SEWER
⊙	HYDRANT	○	IRON REBAR/ROD	—	WATER MAIN
⊙	WATER VALVE	●	MAG NAIL	—	WATER MAIN PER PLAN
⊙	TV MANHOLE/VAULT	■	SECTION MONUMENT	—	FIBER OPTIC LINE PER PLAN
⊙	UTILITY POLE	⊕	BENCH MARK	—	OVERHEAD WIRES
●	GUY WIRE			—	TELEPHONE LINE
				—	ELECTRIC LINE
				—	ELECTRIC LINE PER PLAN
				—	GAS MAIN
				—	GAS MAIN PER PLAN
				—	TREE LINE

To: The Northterra Real Estate Group, LLC, a Wisconsin limited liability company
Knight Barry Title Group
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11(b), 13, 16, 17 and 19 of Table A thereof. The field work was completed on September 9, 2024.

Date of Map: September 16, 2024



Allen J. Schneider
Professional Land Surveyor
Registration Number S-2194

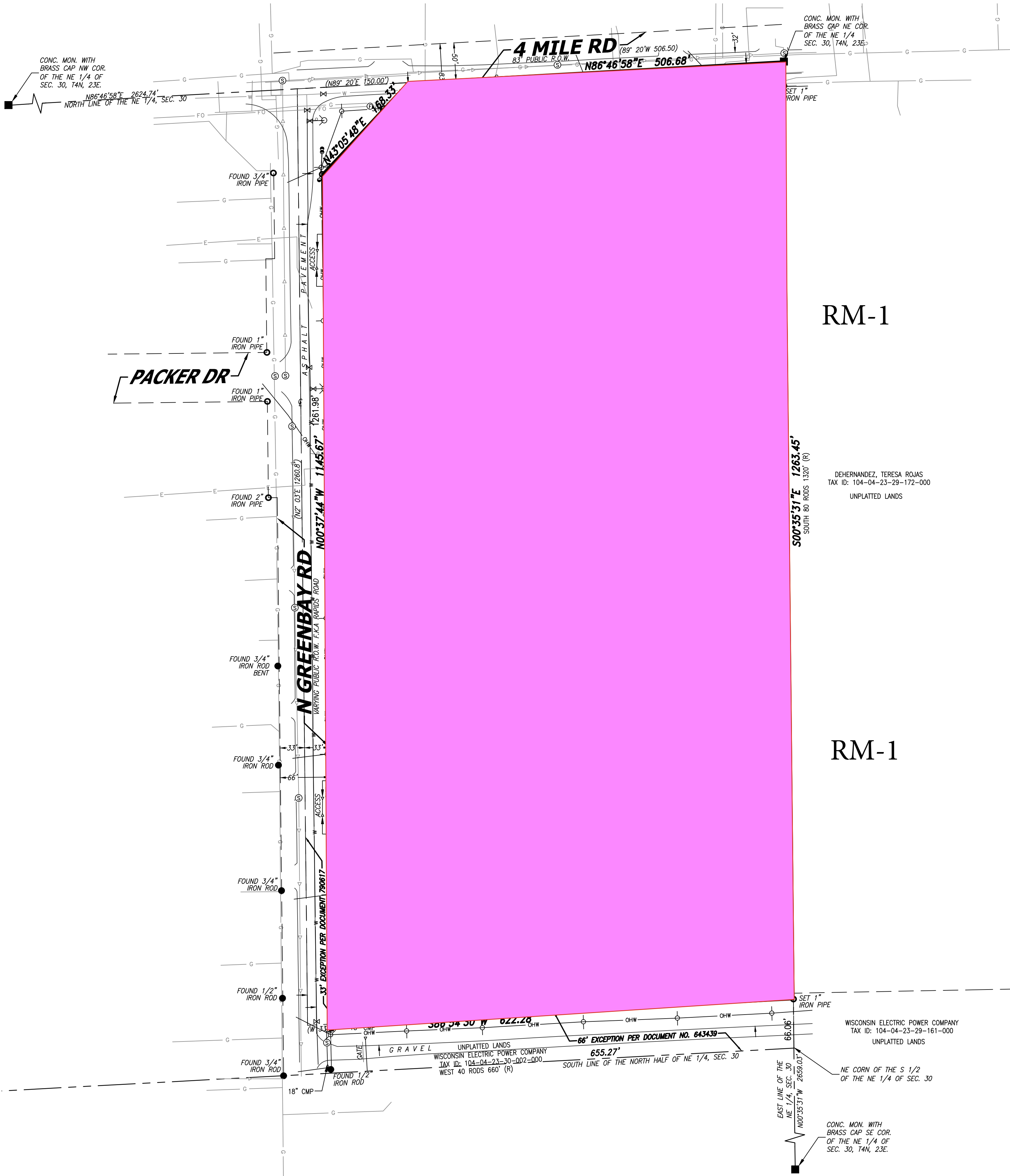
CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

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DRAFTED BY: JRT Drawing No. 5928.00

Date	Revision description

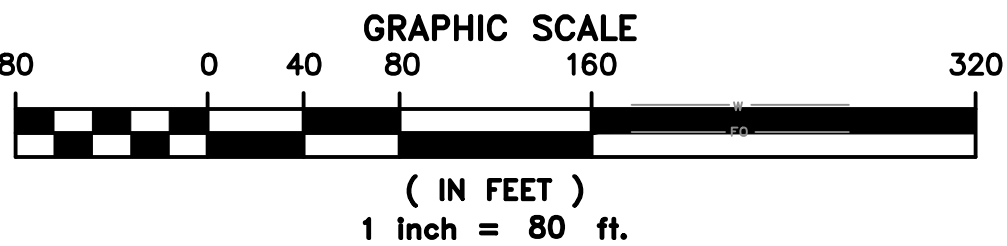
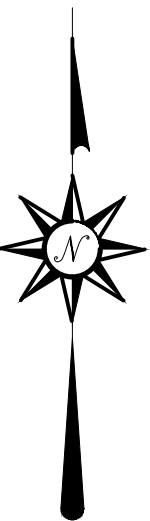


RM-1

DEHERNANDEZ, TERESA ROJAS
TAX ID: 104-04-23-29-172-000
UNPLATTED LANDS

RM-1

VICINITY MAP



(IN FEET)
1 inch = 80 ft.