



STORAGESHOPUSA - CALEDONIA

A CONDOMINIUM PLAT

A TRACT OF LAND AS DESCRIBED IN A TRUSTEE'S DEED, RECORDED ON DECEMBER 16, 2024 AS DOCUMENT NO. 2691446, LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWN 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

LEGAL DESCRIPTION, PER DEED DOC. NO. 2691446

A TRACT OF LAND BEING A PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89° 16' 00" EAST FOR A DISTANCE OF 1002.80 FEET, ALONG THE NORTH LINE OF SAID 1/4 SECTION, TO A POINT; THENCE SOUTH 00° 05' 40" EAST FOR A DISTANCE OF 69.05 FEET, TO A THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST LINE OF HAGEMAN ROAD; THENCE SOUTH 00° 05' 40" EAST FOR A DISTANCE OF 410.70 FEET, ALONG SAID WEST LINE, TO A POINT; THENCE SOUTH 89° 24' 00" WEST FOR A DISTANCE OF 399.93 FEET, TO A POINT ON THE EAST LINE OF THE EAST FRONTAGE ROAD; THENCE NORTH 11° 38' 58" EAST FOR A DISTANCE OF 106.82 FEET, ALONG SAID EAST LINE, TO A POINT; THENCE NORTH 00° 35' 34" WEST FOR A DISTANCE OF 174.71 FEET, ALONG SAID EAST LINE, TO A POINT; THENCE NORTH 89° 16' 00" EAST FOR A DISTANCE OF 194.56 FEET, TO A POINT; THENCE NORTH 01° 09' 53" WEST FOR A DISTANCE OF 139.97 FEET, TO A POINT; THENCE NORTH 89° 15' 58" EAST FOR A DISTANCE OF 180.67 FEET, ALONG THE SOUTH LINE OF THE SEVEN MILE ROAD, TO A POINT; THENCE SOUTH 37° 45' 49" EAST FOR A DISTANCE OF 11.62 FEET, CONTINUING ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING. CONTAINS 3.05447 ACRES.

NOTES

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC ON THE WEEK OF JUNE 3 AND OCTOBER 30, 2024.
- NORTH REFERENCE FOR THIS PLAT ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, NAD 83 (2011) WISCRS-RACINE, GRID NORTH. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, T4N, R22E, BEARS S 89° 17' 13" E.
- BUILDING PLANS & DIMENSIONS ARE BASED UPON DRAWINGS PROVIDED BY THE OWNER AND DO NOT REPRESENT AS-BUILT CONDITIONS.
- ALL IMPROVEMENTS DEPICTED WITHIN THE CONDOMINIUM LIMITS ARE PROPOSED.
- UNLESS OTHERWISE NOTED, ALL AREAS OUTSIDE OF THE UNIT BOUNDARIES ARE COMMON ELEMENTS.
- ALL AREAS DEPICTED ON THE CONDOMINIUM PLAT AS LIMITED COMMON ELEMENTS (LCE's) SHALL BE GOVERNED BY THE TERMS & CONDITIONS OF THE DECLARATION.
- UNIT AREAS ARE APPROXIMATE AND DO NOT SUPERSEDE UNIT BOUNDARIES AS SET FORTH IN THE DECLARATION.
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS & AGREEMENTS, BOTH RECORDED AND UNRECORDED .

SURVEYORS CERTIFICATE

I, ZACHARY M REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS SURVEY AND PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE INFORMATION PROVIDED, BY THE ORDER OF THOSE LISTED HEREON, AND IS AN ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARY LINES, EXISTING IMPROVEMENTS, AND THOSE TO BE CONSTRUCTED UPON THE PROPERTY FROM THE INFORMATION PROVIDED, AND THAT THIS SURVEY COMPLIES WITH AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE.

FURTHERMORE, IN COMPLIANCE WITH CHAPTER 703.11 WISCONSIN STATUTES, THE CONDOMINIUM PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF "STORAGESHOPUSA - CALEDONIA" AS PROPOSED AT THE DATE HEREOF, AND THE IDENTIFICATION AND LOCATION OF EACH UNIT, COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT. THE UNDERSIGNED SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY OF THE CONDOMINIUM BUILDINGS AND UNITS CONTAINED IN THE PLAT AND THE APPROXIMATE DIMENSIONS AND FLOOR AREAS THEREOF.

ZACHARY M REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE

LEGEND

- FOUND PLSS SECTION MONUMENT TYPE NOTED
- FOUND 1" IRON PIPE, UNLESS SIZE NOTED
- FOUND 3/4" REBAR
- PROPERTY LINE
- PLATTED LINE
- RIGHT-OF-WAY LINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED EDGE OF ASPHALT
- LIMITED COMMON ELEMENT

OFFICE OF THE REGISTER OF DEEDS	
_____, COUNTY, WISCONSIN	
RECEIVED FOR RECORD _____	
20____	AT _____ O'CLOCK _____M AS
DOCUMENT NO. _____	
IN VOLUME _____ OF CONDOMINIUM	
PLATS ON PAGE(S) _____	
KARIE L. POPE, REGISTER OF DEEDS	
THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO CHAPTER 703 WISCONSIN STATUTES AND IS HEREBY APPROVED FOR RECORDING.	
DATED THIS ____ DAY OF _____, 20____	
RACINE COUNTY PLANNING AND DEVELOPMENT	