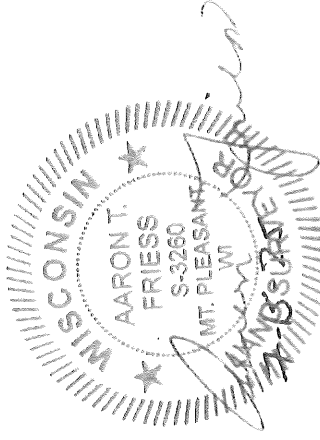


PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



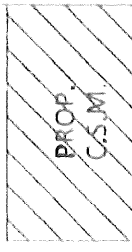
RECORDING DATA



SEE PAGE 3 FOR LEGEND

This Instrument was drafted by Aaron T. Friess July 15, 2025

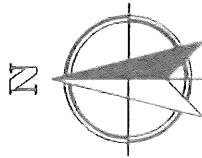
STN.



2025.0026.01 CSM.DWG
SHEET 1 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. _____

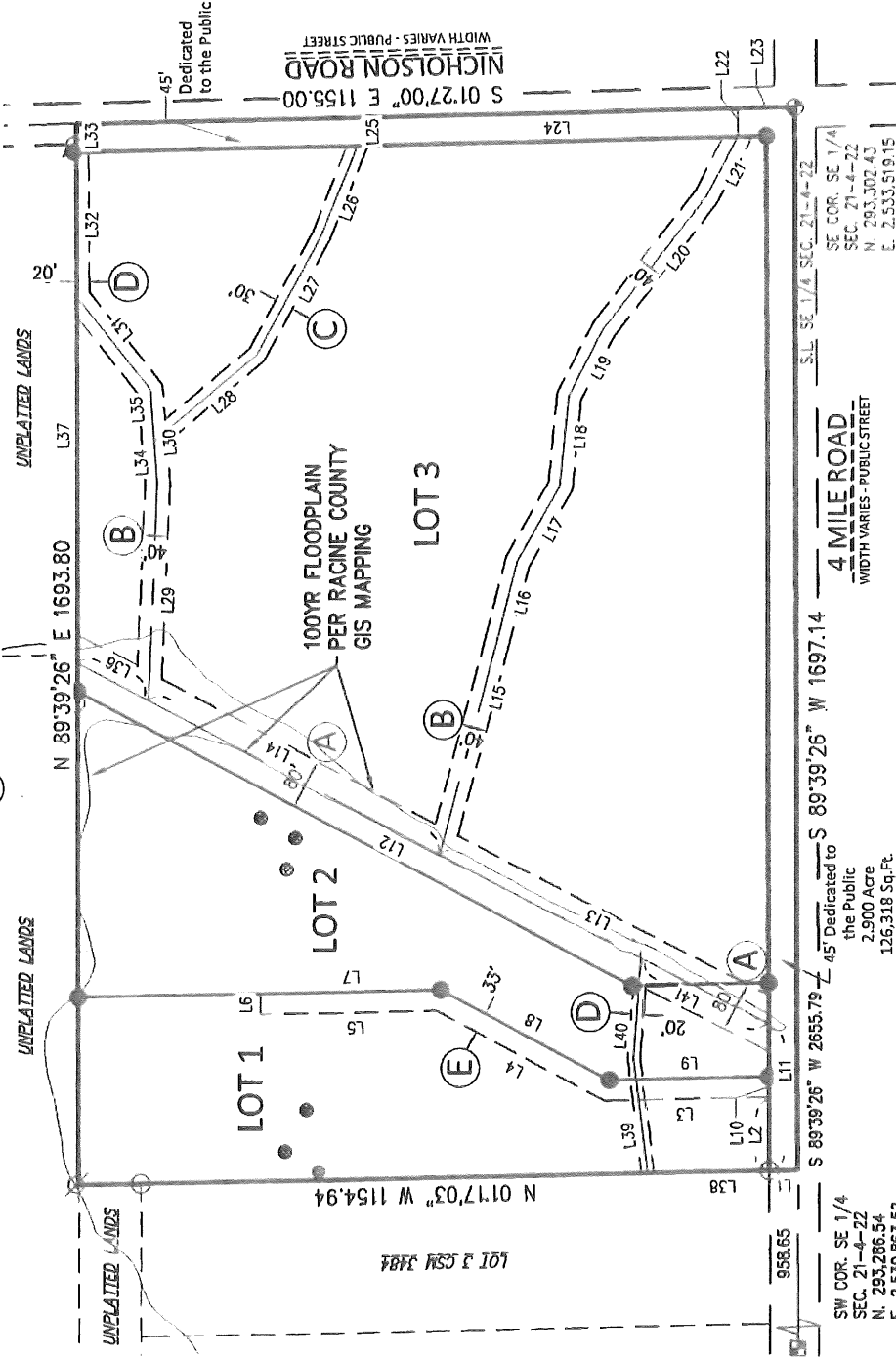
PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



300' 0' 300'
SCALE 1"=300'

PROPOSED EASEMENTS

- (A) 80' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
- (B) 40' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
- (C) 30' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
- (D) 20' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT
- (E) 33' CROSS ACCESS EASEMENT



SW COR. SE 1/4
SEC. 21-4-22
N. 293,286.54'
E. 2,530,863.52'

S 89°39'26" W 2655.79' 45' Dedicated to the Public
2,900 Acre
126,318 Sq.Ft.

4 MILE ROAD
WIDTH VARIES - PUBLIC STREET

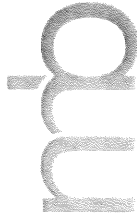
S.L. SE 1/4 SEC. 21-4-22
SE COR. SE 1/4
SEC. 21-4-22
N. 293,302.43'
E. 2,533,519.15'

Easement Line Table		
Line #	Length	Direction
L1	45.01	N01° 17' 03"W
L2	117.00	N89° 39' 26"E
L3	261.61	N01° 17' 03"W
L4	310.10	N27° 38' 25"E
L5	282.70	N01° 17' 03"W
L6	33.00	N88° 42' 57"E
L7	291.21	S01° 17' 03"E
L8	310.10	S27° 38' 25"W
L9	253.64	S01° 17' 03"E
L10	33.00	S89° 39' 26"W
L11	235.25	N89° 39' 26"E

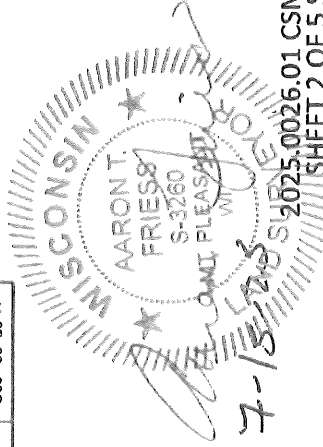
Easement Line Table		
Line #	Length	Direction
L12	528.63	S27° 38' 25"W
L13	595.71	N26° 52' 30"E
L14	528.63	N27° 38' 25"E
L15	357.60	N74° 59' 17"W
L16	125.25	N75° 38' 58"W
L17	140.16	N60° 21' 00"W
L18	144.21	N84° 27' 36"W
L19	121.08	N62° 17' 40"W
L20	266.09	N52° 21' 58"W
L21	109.06	N61° 58' 42"W
L22	45.00	S68° 33' 00"W

Easement Line Table		
Line #	Length	Direction
L23	91.85	N01° 27' 00"W
L24	705.93	N01° 27' 00"W
L25	45.00	S88° 33' 00"W
L26	155.79	N68° 14' 08"W
L27	214.90	N61° 32' 16"W
L28	213.92	N40° 12' 37"W
L29	346.93	N87° 49' 36"W
L30	67.32	S85° 26' 08"W
L31	189.72	S51° 26' 22"W
L32	229.19	S89° 39' 26"W
L33	45.01	S89° 39' 26"W

Easement Line Table		
Line #	Length	Direction
L34	67.32	N85° 26' 08"E
L35	83.06	N85° 26' 08"E
L36	128.20	N27° 38' 25"E
L37	859.66	N89° 39' 26"E
L38	238.94	N01° 17' 03"W
L39	184.40	N82° 41' 28"E
L40	160.77	S85° 57' 08"E
L41	229.36	N26° 52' 30"E



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net



This Instrument was drafted by Aaron T. Friess July 15, 2025

2025.0026.01 CSM.DWG
SHEET 2 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Aaron T. Friess, Professional Land Surveyor, hereby certify:

THAT I have prepared this Certified Survey Map at the direction of Helsing & Kolb, Inc;

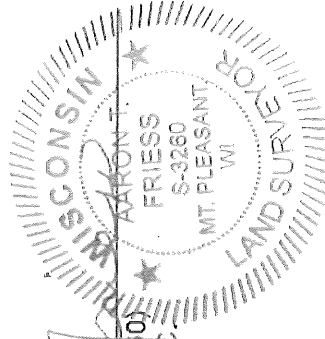
THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the code of General Ordinances for the Village of Caledonia Code in surveying, dividing, and mapping the land;

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

That part of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 4 North, Range 22 East of the Fourth Principal Meridian, more particularly bounded and described as follows: Beginning at the Southeast corner of the Southeast 1/4 of said Section 21; run thence S89°39'26"W, 1697.14 feet along the South line of the Southeast 1/4 of said Section 21 to the East line of Lot 3 of Certified Survey Map No. 3484; thence N01°17'03"W, 1154.94 feet along the East line of said Lot 3; thence N89°39'26"E, 1693.80 feet parallel with the South line of the Southeast 1/4 of said Section 21 to the East line of the Southeast 1/4 of said Section 21; thence S01°27'00"E, 1155.00 feet along the East line of the Southeast 1/4 of said Section 21 to the point of beginning. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin. Containing 1,957,902 square feet or 44.947 acres. 1,831,584 square feet or 42.047 acres after road dedications.

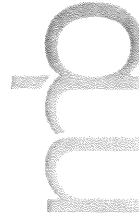
July 15, 2025


Aaron T. Friess, P.L.S. (S-3280)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588



LEGEND:

- 1" O.D. IRON PIPE FOUND
- ⊗ 5/8" REBAR FOUND
- 3/4" O.D. REBAR - 1.50 LBS. / LIN. FT. SET
- CONC. MON. W / BRASS SEWRPC CAP FOUND
- ⊕ CAST IRON MON. W / BRASS CAP FOUND
- ⊗ SOIL BORINGS
- Ⓐ INDICATES EASEMENT TYPE



Nielsen Madsen & Barber
CIVIL ENGINEERS AND LAND SURVEYORS

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This Instrument was drafted by Aaron T. Friess July 15, 2025

2025.0026.01 CSM.DWG
SHEET 3 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

I, Gary Kolb, on behalf of Holding & Kolb, Inc. hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board of the Village of Caledonia.

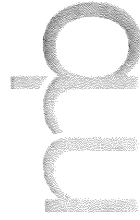
IN WITNESS WHEREOF the said Gary Kolb has caused these presents to be signed as Owner at _____ Wisconsin on this _____ day of _____ 2025.

Gary Kolb, on behalf of Holding & Kolb, Inc.
Vice President

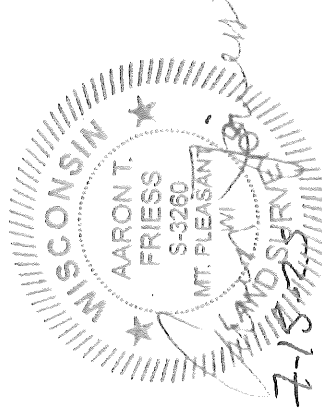
STATE OF _____)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2025, Gary Kolb on behalf of Holding & Kolb, Inc., to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing .

Notary Public, _____
My commission expires: _____



Nielsen Madsen + Barber
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CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

Community State Bank, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Holding & Kolb, Inc., owner.

IN WITNESS WHEREOF, the said Community State Bank, Inc. has caused these presents to be signed by _____, its _____, at _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2025.

Community State Bank

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2025, _____ of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he executed the foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, _____
My commission expires: _____

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2025.

Jennifer Olsen, Village Clerk
Village of Caledonia

nmb Nielsen Madsen & Barber
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