

THOMAS FARMS

Being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 17,
Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

R-5 SINGLE FAMILY RESIDENTIAL DISTRICT
FRONT SETBACK = 25 FEET
SIDEYARD = 10 FEET
REARYARD = 25 FEET

PREPARED FOR
Bear Development
4011 80th Street
Kenosha, WI 53142

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD 1 SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

REVIEWING AGENCIES:
- Village of Caledonia
- Department of Administration

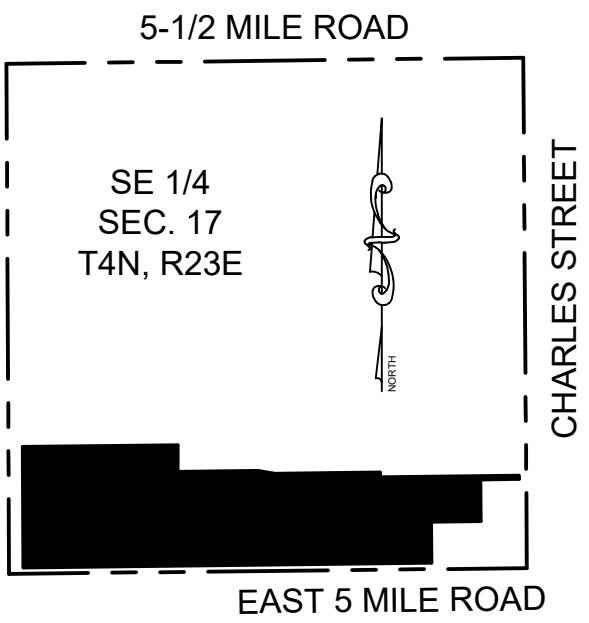
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



VICINITY MAP
SCALE 1"=1000'

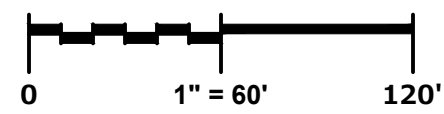


SEPTEMBER 5, 2025

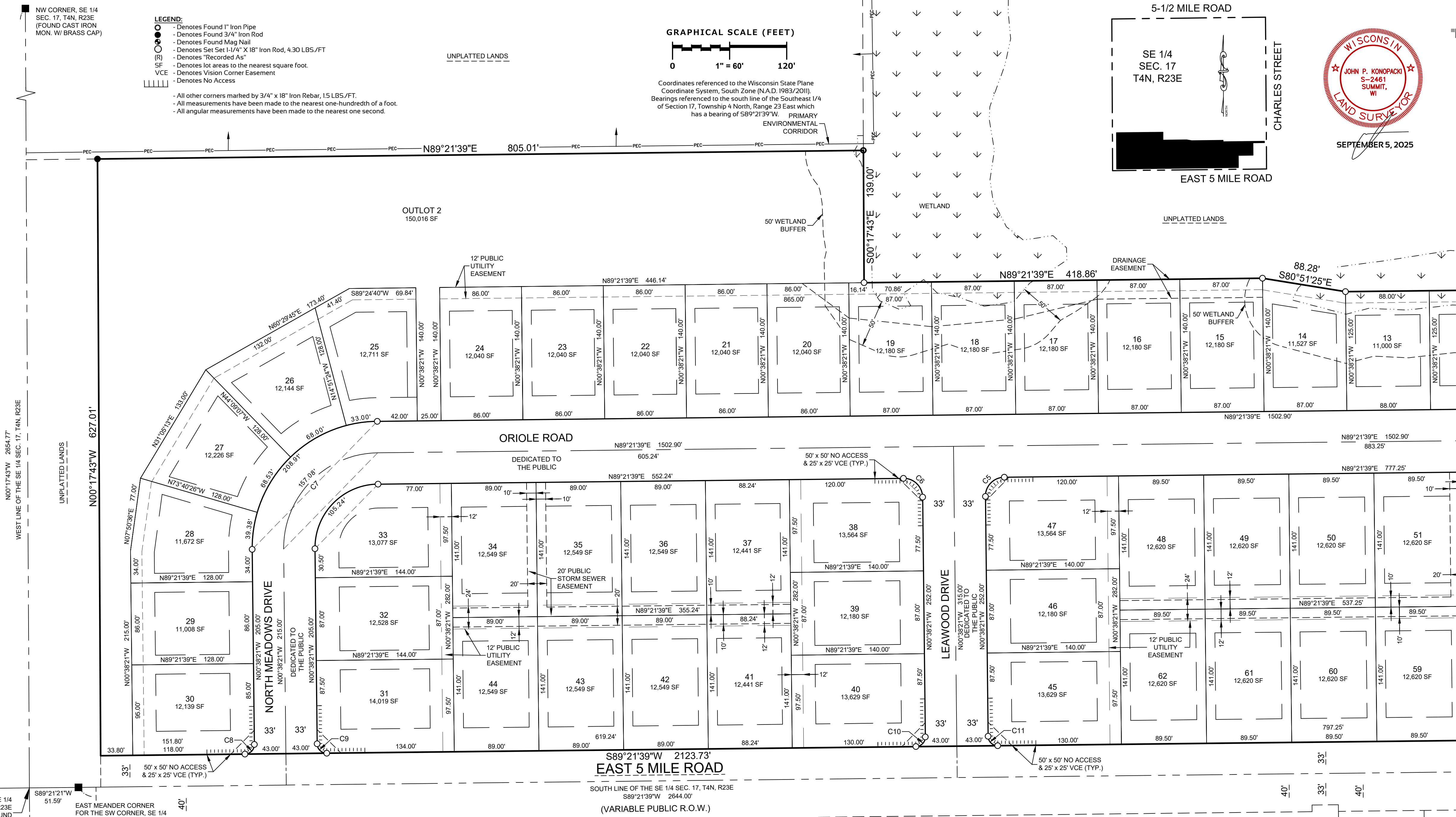
www.pinnacle-engr.com

- LEGEND:**
- Denotes Found 1" Iron Pipe
 - Denotes Found 3/4" Iron Rod
 - Denotes Found Mag Nail
 - Denotes Set Set 1-1/4" X 18" Iron Rod, 4.30 LB5/FT
 - Denotes "Recorded As"
 - Denotes lot areas to the nearest square foot.
 - Denotes Vision Corner Easement
 - Denotes No Access
- All other corners marked by 3/4" x 18" Iron Rebar, 15 LB5/FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

GRAPHICAL SCALE (FEET)



Coordinates referenced to the Wisconsin State Plane
Coordinate System, South Zone (N.A.D. 1983/2011).
Bearings referenced to the south line of the Southeast 1/4
of Section 17, Township 4 North, Range 23 East which
has a bearing of S89°21'39"W. PRIMARY
ENVIRONMENTAL
CORRIDOR



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

PEC JOB#3002.00
SHEET 1 OF 3

THOMAS FARMS

Being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 17,
Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

Bear Development, LLC. AND Audubon Park - Racine, LLC., Grantors, to

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin Corporation doing business as WE Energies, Grantee

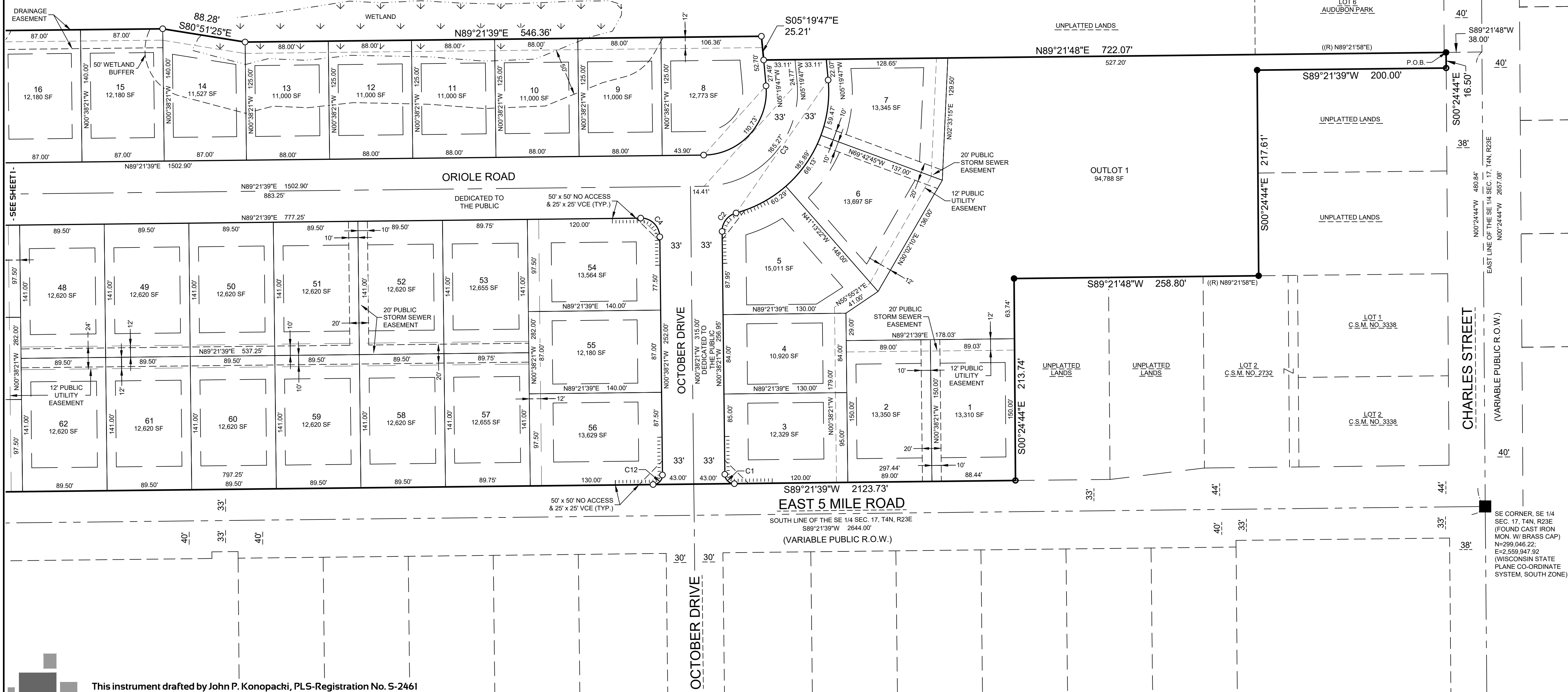
WISCONSIN BELL, INC., d/b/a AT&T WISCONSIN, a Wisconsin Corporation, Grantee

and TIME WARNER ENTERTAINMENT COMPANY, L.P., 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, 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 reasonable required incident to the rights herein given, and the right to enter upon the subdivided property of all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonable 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 or communication facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings 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 the 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.

UNPLATTED LANDS



LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes Found Mag Nail
- Denotes Set 1-1/4" X 18" Iron Rod, 4.30 LBS./FT.
- Denotes "Recorded As"
- Denotes lot areas to the nearest square foot.
- Denotes Vision Corner Easement
- Denotes No Access

- All other corners marked by 3/4" x 18" Iron Rebar, 15 LBS./FT.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.

R-5 SINGLE FAMILY RESIDENTIAL DISTRICT

FRONT SETBACK = 25 FEET

SIDEYARD = 10 FEET

REARYARD = 25 FEET

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



GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

Coordinates referenced to the Wisconsin State Plane
Coordinate System, South Zone (N.A.D. 1983/2011).
Bearings referenced to the south line of the Southeast 1/4
of Section 17, Township 4 North, Range 23 East which
has a bearing of S89°21'39"W.



SEPTEMBER 5, 2025

www.pinnacle-engr.com



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY:

PEG/08#3002.00
SHEET 2 OF 3

THOMAS FARMS

Being a part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided that part of the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 17, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 17; thence North 00°24'44" West along the east line of said Southeast 1/4, 480.84 feet; thence South 89°21'48" West, 38.00 feet to the west right of way line of Charles Street and the Point of Beginning;

Thence South 00°24'44" East along said west right of way line, 16.50 feet; thence South 89°21'39" West, 200.00 feet; thence South 00°24'44" East, 217.61 feet to the north line of Certified Survey Map No. 2732; thence South 89°21'48" West along said north line and it's westerly extension, 258.80 feet; thence South 00°24'44" East, 213.74 feet to the north right of way line of East 5 Mile Road; thence South 89°21'39" West along said north right of way line, 2123.73 feet; thence North 00°17'43" West, 627.01 feet; thence North 89°21'39" East, 805.01 feet; thence South 00°17'43" East, 139.00 feet; thence North 89°21'39" East, 418.86 feet; thence South 80°51'25" East, 88.28 feet; thence North 89°21'39" East, 546.36 feet; thence South 05°19'47" East, 25.21 feet; thence North 89°21'48" East, 722.07 feet to the Point of Beginning.

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

Containing 1,192,449 square feet (27.3749 acres) of land Gross and 1,018,489 square feet (23.3813 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of BEAR DEVELOPMENT LLC AND AUDUBON PARK - RACINE LLC, owners of said land.

That such map 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 and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the land within the subdivision plat.

Date: SEPTEMBER 5, 2025



John P. Konopacki
Professional Land Surveyor S-2461

CURVE TABLE								
CURVE NO.		LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	LOT 3	15.71'	10.00'	090°00'01"	N45°38'22"W	14.14'	N00°38'21"W	S89°21'38"W
C2	LOT 5	26.32'	20.00'	075°23'23"	N37°03'20"E	24.46'	N74°45'02"E	N00°38'21"W
C3	CENTERLINE	165.27'	100.00'	094°41'26"	N42°00'56"E	147.09'	N05°19'47"W	N89°21'39"E
	SE ROW	185.89'	133.00'	080°04'49"	N34°42'37"E	171.12'	N05°19'47"W	N74°45'02"E
	LOT 5	60.29'	133.00'	025°58'24"	N61°45'50"E	59.78'	N48°46'38"E	N74°45'02"E
	LOT 6	66.13'	133.00'	028°29'22"	N34°31'56"E	65.45'	N20°17'15"E	N48°46'38"E
	LOT 7	59.47'	133.00'	025°37'02"	N07°28'44"E	58.97'	N05°19'47"W	N20°17'15"E
	NW ROW	110.73'	67.00'	094°41'26"	N42°00'56"E	98.55'	N05°19'47"W	N89°21'39"E
C4	LOT 54	31.42'	20.00'	090°00'00"	N45°38'21"W	28.28'	N00°38'21"W	S89°21'39"W
C5	LOT 47	31.42'	20.00'	090°00'00"	N44°21'39"E	28.28'	N89°21'39"E	N00°38'21"W
C6	LOT 38	31.42'	20.00'	090°00'00"	N45°38'21"W	28.28'	N00°38'21"W	S89°21'39"W
C7	CENTERLINE	157.08'	100.00'	090°00'00"	N44°21'39"E	141.42'	N89°21'39"E	N00°38'21"W
	SE ROW	105.24'	67.00'	090°00'00"	N44°21'39"E	94.75'	N89°21'39"E	N00°38'21"W
	NE ROW	208.91'	133.00'	090°00'00"	N44°21'39"E	188.09'	N89°21'39"E	N00°38'21"W
	LOT 25	33.00'	133.00'	014°13'02"	N82°15'07"E	32.92'	N75°08'36"E	N89°21'39"E
	LOT 26	68.00'	133.00'	029°17'43"	N60°29'45"E	67.26'	N45°50'53"E	N75°08'36"E
	LOT 27	68.53'	133.00'	029°31'20"	N31°05'13"E	67.77'	N16°19'34"E	N45°50'53"E
	LOT 28	39.38'	133.00'	016°57'55"	N07°50'36"E	39.24'	N00°38'21"W	N16°19'34"E
C8	LOT 30	15.71'	10.00'	090°00'00"	N44°21'39"E	14.14'	N00°38'21"W	N89°21'39"E
C9	LOT 31	15.71'	10.00'	090°00'00"	N45°38'21"W	14.14'	N00°38'21"W	S89°21'39"W
C10	LOT 40	15.71'	10.00'	090°00'00"	N44°21'39"E	14.14'	N89°21'39"E	N00°38'21"W
C11	LOT 45	15.71'	10.00'	090°00'00"	N45°38'21"W	14.14'	N00°38'21"W	S89°21'39"W
C12	LOT 56	15.71'	10.00'	090°00'00"	N44°21'39"E	14.14'	N89°21'39"E	N00°38'21"W

OWNER'S CERTIFICATE OF DEDICATION

BEAR DEVELOPMENT LLC AND AUDUBON PARK - RACINE LLC, Limited Liability Companies duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, do hereby certify that said limited liability companies caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

BEAR DEVELOPMENT LLC AND AUDUBON PARK - RACINE LLC, as owners, do further certify that this plat 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
- Department of Transportation

IN WITNESS WHEREOF, the said BEAR DEVELOPMENT LLC has caused these presents to be signed by (name - print)

_____, (title) _____, at (city) _____,
_____, County, Wisconsin, on this _____ day of _____, 2025.

In the presence of: BEAR DEVELOPMENT LLC

Name (signature) - Title

IN WITNESS WHEREOF, the said AUDUBON PARK - RACINE LLC has caused these presents to be signed by (name - print)

_____, (title) _____, at (city) _____,
_____, County, Wisconsin, on this _____ day of _____, 2025.

In the presence of: AUDUBON PARK - RACINE LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____, COUNTY) SS

Personally came before me this _____ day of _____, 2025, (name) _____, (title) _____, of the above named BEAR DEVELOPMENT LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
_____, COUNTY) SS

Personally came before me this _____ day of _____, 2025, (name) _____, (title) _____, of the above named AUDUBON PARK - RACINE LLC, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE - BEAR DEVELOPMENT LLC

_____, 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 forgoing 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 _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2025.

Date _____ Name - Title _____

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: _____

CONSENT OF CORPORATE MORTGAGEE - AUDUBON PARK - RACINE LLC

_____, 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 forgoing 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 _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2025.

Date _____ Name - Title _____

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: _____

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

NOTES:

- All Lots to be serviced by public sanitary sewer and water main.
- All streets will be improved to Village of Caledonia specifications.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0116E with an effective date of JANUARY 11, 2024. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 & Outlot 2 of the plat of THOMAS FARMS shall be maintained by the THOMAS FARMS Homeowners Association for Storm Water Retention purposes. The Homeowners Association shall maintain said Outlots in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading or filling in said Outlot 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 Outlots may be placed against the tax roll for said association and collected as a special charge by the Village.
- 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, ie., 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, ie., 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 50' buffer to which no impervious surface may drain. Houses and any other structures (such as concrete patios) within the 50' wetland buffer must have a drainage system to direct all storm water runoff at least 50' away from the designated wetland area. Storm water runoff that will not be discharged at least 50' 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 50'. 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.
- BASEMENT RESTRICTION: Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions which, due to the possible presence of groundwater near the surface, may require soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.
- Wetlands delineated by Heartland Ecological Group OCTOBER 19, 2022.
- WETLAND BUFFERS: All wetlands on site have a 50 foot buffer to which no impervious surface may drain.
- All Lots shall be restricted to 1 access per single family lot.
- 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 that 3 feet of fill.
- Driveways shall not have a centerline slope steeper than 6%.
- VCE (Vision Corner Easement) Restrictions: No structure or improvements of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Caledonia on this _____ day of _____, 2025.

Date _____ Tom Weatherston, Chairman

Date _____ Jennifer Bass, Village Clerk

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia, Wisconsin, on this _____ day of _____, 2025.

Date _____ Tom Weatherston, Village President

Date _____ Jennifer Bass, Village Clerk

TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

I, Jennifer Bass, being duly elected, qualified and acting Treasurer of the Village of Caledonia, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ day of _____, 2025 on any of the lands in THOMAS FARMS.

Date _____ Jennifer Bass, Village Treasurer

RACINE COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
RACINE COUNTY) SS

I, Jeff Latus, being duly appointed Treasurer of the County of Racine, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____ day of _____, 2025 on any of the lands in the subdivision plat.

Date _____ Jeff Latus, Racine County Treasurer



This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

DRAFTED BY: