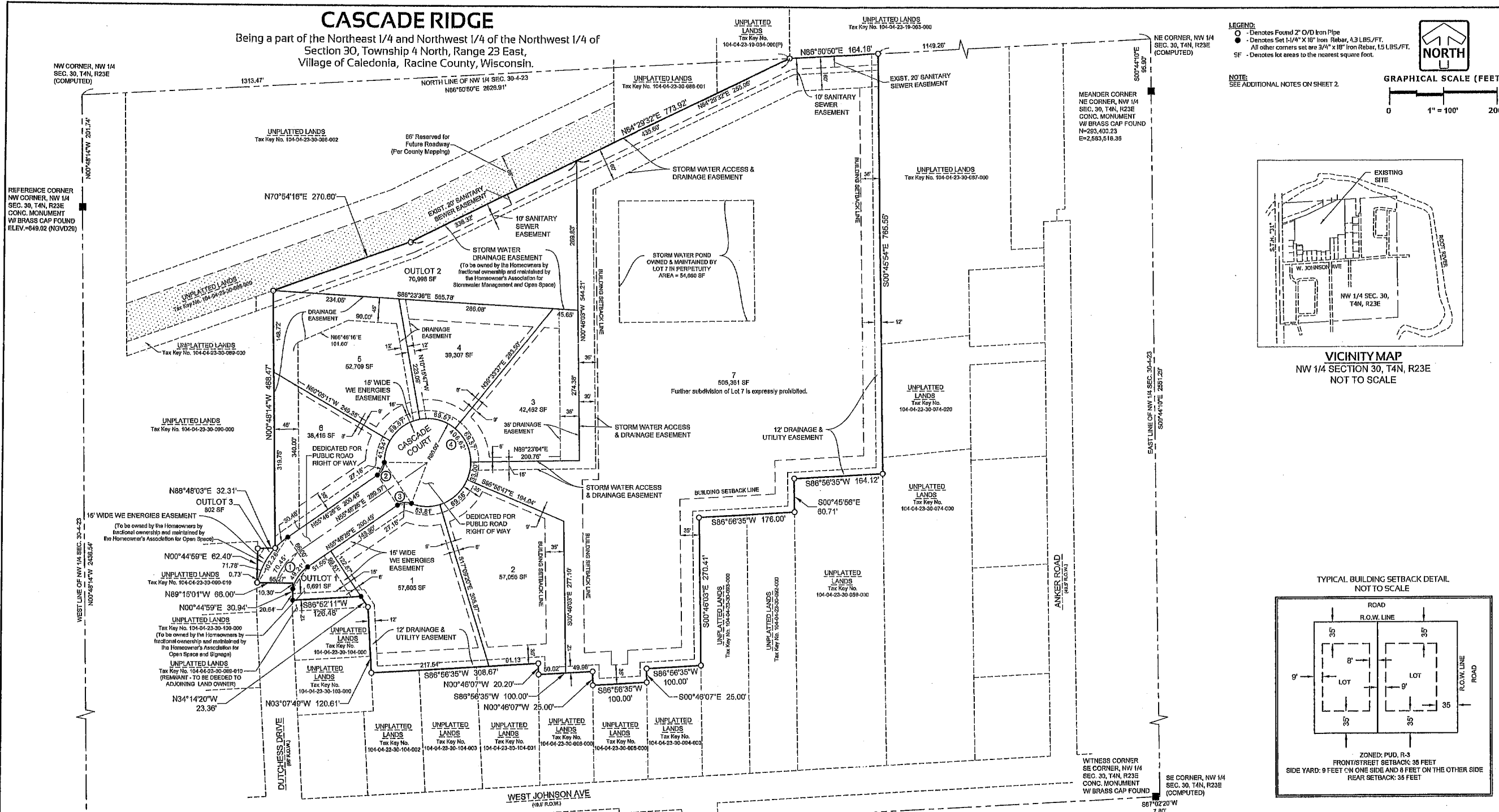


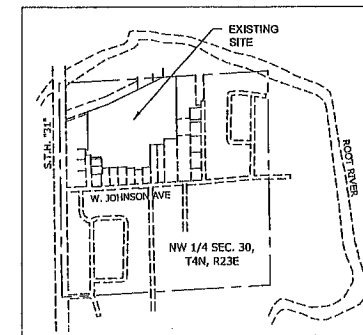
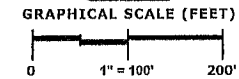
# CASCADE RIDGE

Being a part of the Northeast 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

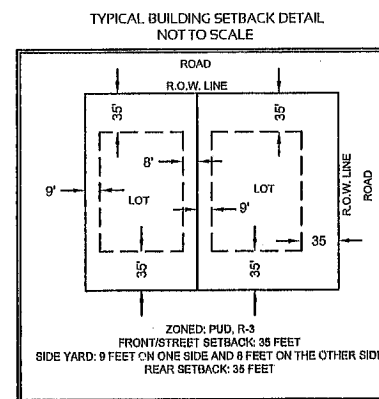


**LEGEND:**  
 ○ - Denotes Found 2" O/D Iron Pipe  
 ● - Denotes Set 1/4" x 1/8" Iron Rebar, 4.3 LBS./FT.  
 All other corners set are 3/4" x 1/8" Iron Rebar, 1.5 LBS./FT.  
 SF - Denotes lot areas to the nearest square foot.

**NOTE:**  
 SEE ADDITIONAL NOTES ON SHEET 2.



**VICINITY MAP**  
 NW 1/4 SECTION 30, T4N, R23E  
 NOT TO SCALE



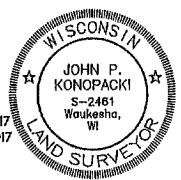
ZONED: PUD, R-3  
 FRONT STREET SETBACK: 35 FEET  
 SIDE YARD: 9 FEET ON ONE SIDE AND 6 FEET ON THE OTHER SIDE  
 REAR SETBACK: 35 FEET

Reference Bearing: Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The west line of the Northwest 1/4 of Section 30, Township 4 North, Range 23 East has a bearing of N00°48'14"W.

Reference Benchmark: Concrete monument with brass cap, being a reference monument for the northwest corner of the Northwest 1/4 of Section 30, Township 4 North, Range 23 East, Elevation = 649.02 (NGVD29).

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.  
 Certified **JUNE 29<sup>TH</sup> 2018**  
*Rene M. Poreg*  
 Department of Administration

SEPTEMBER 13, 2017  
 REVISED: NOVEMBER 13, 2017  
 REVISED: NOVEMBER 27, 2017  
 REVISED: JUNE 28, 2018



Owner/Subdivider:  
 NCS, LLC  
 Attn: Raymond Leffler  
 8338 Corporate Drive  
 Mount Pleasant, WI 53406  
 Phone: (262) 898-7777

Prepared by:  
**PINNACLE ENGINEERING GROUP**  
 15850 BLUEMOUND ROAD | SUITE 210  
 BROOKFIELD, WI 53005  
 OFFICE: (262) 754-8888  
 WWW.PINNACLE-ENGR.COM

CURVE TABLE								
CURVE #	LOT #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
1 NORTH	-	102.28'	133.00'	44°03'17"	S33°44'48"W	99.76'	S55°46'28"W	S11°43'09"W
-	OUTLOT 3	71.78'	133.00'	30°55'19"	S27°10'48"W	70.91'	-	-
-	LOT 5	30.46'	133.00'	13°07'59"	S49°12'27"W	30.42'	-	-
1 C/L	-	70.45'	100.00'	40°21'52"	S35°35'30"W	69.00'	S55°46'28"W	S15°24'34"W
1 SOUTH	OUTLOT 1	49.21'	67.00'	42°04'59"	S34°43'57"W	48.11'	S55°46'28"W	S13°41'27"W
2	LOT 6	27.18'	28.00'	55°35'38"	N27°58'07"E	26.12'	N55°46'26"E	N0°09'48"E
3	LOT 1	27.18'	28.00'	55°35'38"	S83°34'45"W	26.12'	N68°36'56"W	S55°46'26"W
4	-	408.82'	80.00'	29°11'16"	N34°13'34"W	90.37'	S68°38'56"E	S0°09'48"W
-	LOT 6	41.54'	80.00'	29°45'01"	S15°02'19"W	41.07'	-	-
-	LOT 5	69.57'	80.00'	49°49'24"	S54°49'31"W	67.40'	-	-
-	LOT 4	69.57'	80.00'	49°49'24"	N75°21'05"W	67.40'	-	-
-	LOT 3	69.57'	80.00'	49°49'27"	N25°31'39"W	67.40'	-	-
-	LOT 7	33.00'	80.00'	23°38'16"	N11°12'12"E	32.77'	-	-
-	LOT 2	69.55'	80.00'	49°49'19"	N47°56'00"E	67.39'	-	-
-	LOT 1	53.81'	80.00'	38°32'25"	S87°53'08"E	52.80'	-	-

This instrument drafted by John P. Konopacki, PLS-License No. S-2461  
**PINNACLE ENGINEERING GROUP**

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 a part of the Northeast 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 30; Thence South 86°50'50" West along the north line of said Northwest 1/4, 1148.20 feet; feet to the Point of Beginning;

Thence South 00°45'54" East, 755.55 feet; Thence South 86°56'35" West, 164.12 feet; Thence South 00°45'58" East, 80.71 feet; Thence South 89°56'39" West, 176.00 feet; Thence South 00°48'03" East, 270.41 feet; Thence South 86°56'35" West, 100.00 feet; Thence South 00°46'07" East, 25.00 feet; Thence South 89°56'39" West, 100.00 feet; Thence North 00°46'07" West, 25.00 feet; Thence South 89°56'39" West, 100.00 feet; Thence North 00°45'07" West, 20.29 feet; Thence South 89°56'35" West, 308.57 feet; Thence North 03°0'49" West, 120.81 feet; Thence North 34°14'20" West, 23.39 feet; Thence South 89°52'11" West, 125.49 feet to the east line of Dulchess Drive; Thence North 00°44'59" East along said east line, 30.84 feet to the north line of said Dulchess Drive; Thence North 89°15'01" West along said north line, 65.00 feet; Thence North 00°44'59" East, 62.40 feet; Thence North 89°48'03" East, 32.31 feet; Thence North 00°48'14" West, 468.47 feet; Thence North 70°54'18" East, 270.50 feet; Thence North 84°29'32" East, 773.52 feet to the north line of said Northwest 1/4; Thence North 89°50'50" East, along said north line 164.18 feet to the Point of Beginning.

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

Containing 910,230 square feet (20.8660 acres) of land Gross and 871,397 square feet (20.0045 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of NCS, LLC, 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 235 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the land with in the subdivision.

Date: SEPTEMBER 13, 2017
Revised: NOVEMBER 13, 2017
Revised: NOVEMBER 27, 2017
Revised: JUNE 28, 2018



John P. Konopacki
Professional Land Surveyor S-2461

CASCADE RIDGE

Being a part of the Northeast 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

RACINE COUNTY TREASURER'S CERTIFICATE

I, Jane F. Nikolai, being duly elected County Treasurer of the County of Racine, do hereby certify that the records in my office show no unpaid taxes and no unredeemed tax sales or special assessments as of \_\_\_\_\_, 2018 on any of the lands included in the plat of CASCADE RIDGE.

Date Jane F. Nikolai, Racine County Treasurer

VILLAGE OF CALEDONIA TREASURER'S CERTIFICATE

I, Larry Borchert, being duly elected, appointed, qualified and acting Finance Director and Treasurer of the Village of Caledonia, do hereby certify that the records in my office show that there are no unpaid taxes or special assessments as of \_\_\_\_\_, 2018 on any of the lands included in the plat of CASCADE RIDGE.

Date Larry Borchert, Village of Caledonia Finance Director and Treasurer

VILLAGE OF CALEDONIA CERTIFICATE

RESOLVED, that the plat of CASCADE RIDGE in the Village of Caledonia, is hereby approved by the Village Board of the Village of Caledonia.

Date Kerie Torkelson, Village Clerk

NOTES:

- 1. All measurements have been made to the nearest one-hundredth of a foot and all angular measurements have been made to the nearest one second.
2. Dimensions along curves are arc lengths.
3. All roads within this plat will be dedicated to the public.
4. All easements are granted to the Village of Caledonia unless otherwise stated.
5. OUTLET OWNERSHIP AND PURPOSE: Outlet 2 of the plat of CASCADE RIDGE shall be maintained by the CASCADE RIDGE Homeowners Association for storm water collection purposes and open space and each individual lot owner shall have an undividable fractional ownership of Outlet 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 Outlet 2 in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in Outlet 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 Outlet 2 in order to inspect, repair, or restore Outlet 2 to their intended purpose. Expenses incurred by the Village for said inspection, repair, or restoration of Outlet 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 CASCADE RIDGE an undividable one-sixth (1/6th) interest in Outlets 1, 2 and 3. The developer and all subsequent owners warrant and represent that said outlets for assessment purposes will have no value per se, and the 1/6th interest in said outlets would be assessed with each of the buildable lots. In the event that said outlets are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1600 per buildable lot, of the taxes due on said outlets. 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.
6. Outlet 2 is a Storm Water Drainage Easement.
7. BASEMENT RESTRICTION: Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 235 Wisconsin Statutes, some lots may 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.
8. FLOOD ZONE CLASSIFICATION: The property lies within zone "X" of the flood insurance rate map community panel no. 65101d112d with an effective date of May 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
9. No known Burial, Historical or Cultural Resources within the subdivision.
10. The developer and/or his engineer have no prior knowledge of any habitable on site for rare, endangered, or threatened species.
11. The planting of trees, landscaping, buildings, berms and fences are prohibited within all easement areas and right of ways.
12. Driveways shall not have a centerline slope steeper than 6%.
13. Lots within this subdivision have been filled greater than 3 feet and may require additional courses in the foundations to reach suitable soils. Will need to provide a soil compaction certification for areas of greater than 3 feet of fill.
14. Lot 7 is responsible for maintaining the swale located within the Storm Water Access & Drainage Easement.
15. Lot 7 is not part of the Homeowners Association.
16. Further subdivision of Lot 7 is expressly prohibited.

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

NCS, LLC, 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 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.

OWNER'S CERTIFICATE

NCS, LLC, a Limited Liability 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 liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

NCS, LLC also certifies 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 or objection:

- 1. Village of Caledonia
2. Racine County
3. Wisconsin Department of Administration

IN WITNESS WHEREOF, the said NCS, LLC, has caused these presents to be signed by (name) County, Wisconsin, on this day of 2018.

In the presence of: NCS, LLC

(name - title)

STATE OF WISCONSIN COUNTY) SS

Personally came before me this day of 2018, (name) of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such officer of said limited liability company and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability 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 on this plat and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said this day of 2018, has caused these presents to be signed by this day of 2018.

Date

STATE OF WISCONSIN COUNTY) SS

Personally came before me this day of 2018, 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 s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats. Certified JUNE 29TH, 2018 Rene M. Pong Department of Administration

Owner/Subdivider NCS, LLC Attn: Raymond Leffler 833B Corporate Drive Mount Pleasant, WI 53406 Phone: (262) 898-7777 Prepared by: PINNACLE ENGINEERING GROUP 15850 BLUEMOUND ROAD 1 SUITE 210 BROOKFIELD, WI 53005 OFFICE: (262) 754-8888 WWW.PINNACLE-ENGR.COM