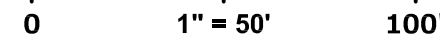


CREEKVIEW ESTATES

Being Lot 3 of CERTIFIED SURVEY MAP NO. 2263, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

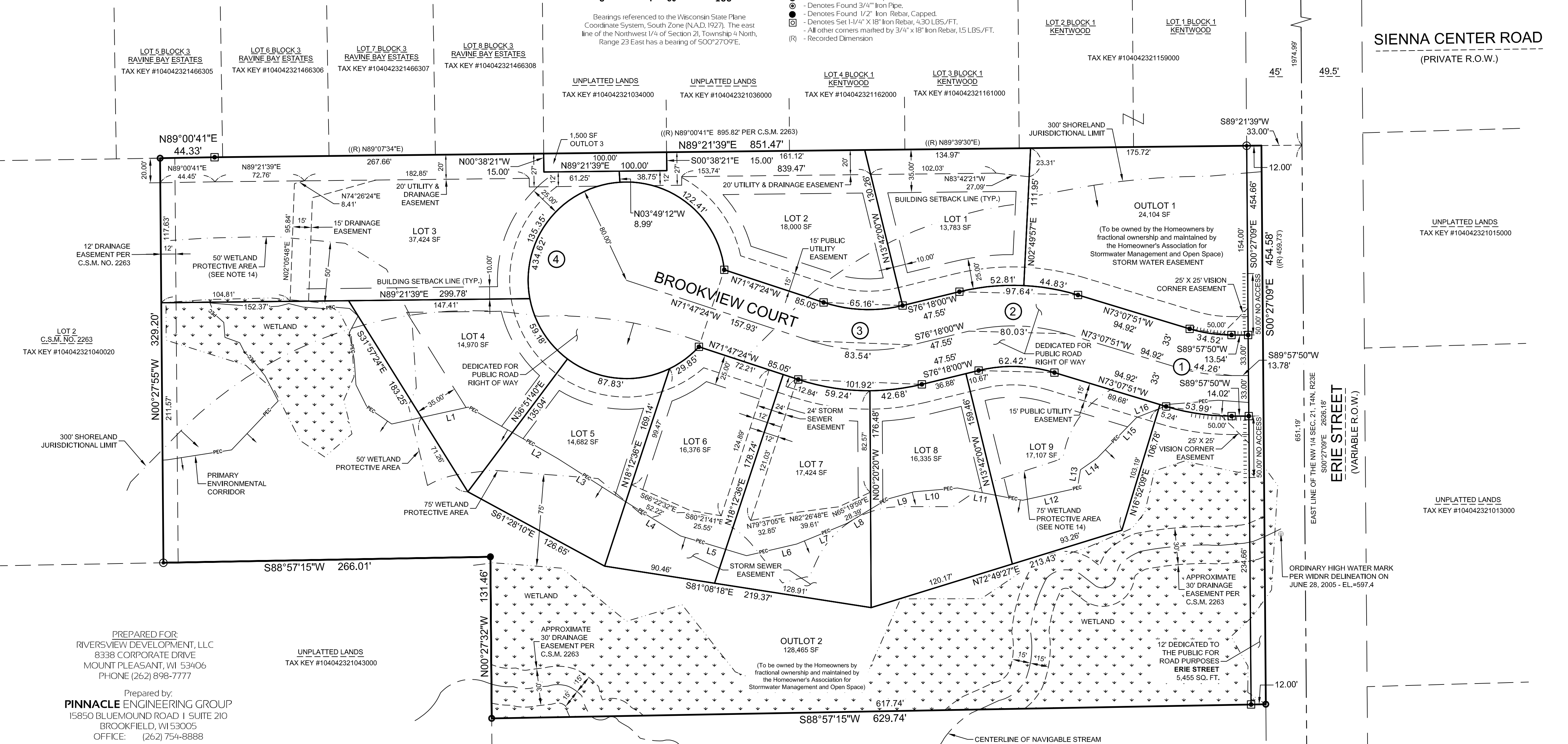


GRAPHICAL SCALE (FEET)



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northwest 1/4 of Section 21, Township 4 North, Range 23 East has a bearing of 500°27'09"E.

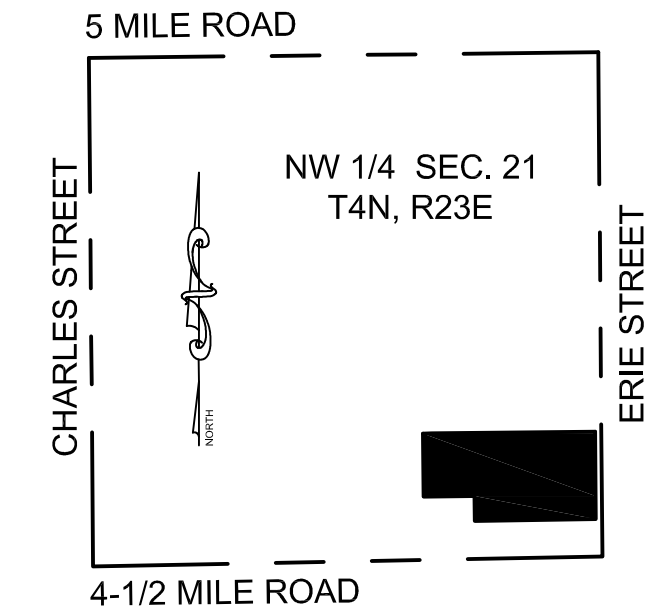
- LEGEND:**
- - Denotes Found 1" Iron Pipe.
 - ⊙ - Denotes Found 3/4" Iron Pipe.
 - - Denotes Found 1/2" Iron Rebar, Capped.
 - ⊠ - Denotes Set 1-1/4" X 18" Iron Rebar, 4.30 LBS./FT.
 - All other corners marked by 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - (R) - Recorded Dimension



PREPARED FOR:
RIVERSVIEW DEVELOPMENT, LLC
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

VICINITY MAP
SCALE 1"=1000'



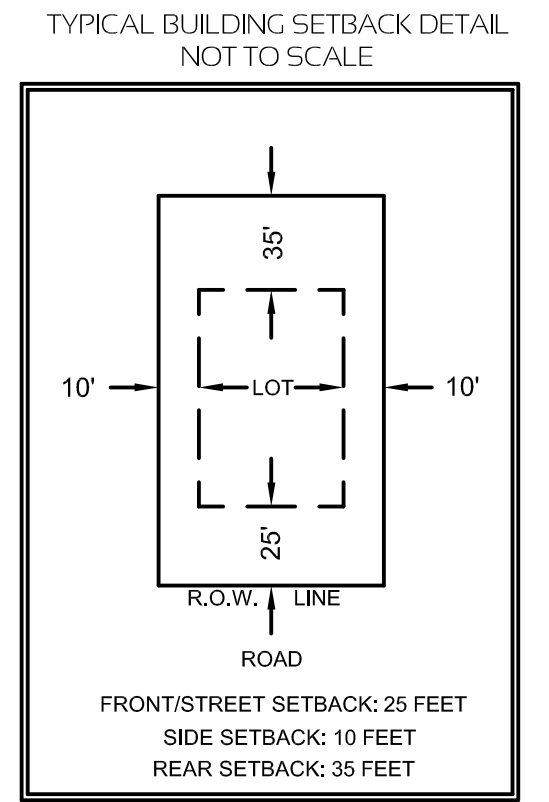
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



SEPTEMBER 13, 2017
Revised: October 23, 2017
Revised: January 18, 2018



CREEKVIEW ESTATES

Being Lot 3 of **CERTIFIED SURVEY MAP NO. 2263**, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 21, 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 Lot 3 of **CERTIFIED SURVEY MAP NO. 2263**, recorded in the Register of Deeds office for Racine County on October 24, 2000 as Document No. 1746800, being a part of the Southeast 1/4 of the Northwest 1/4 of Section 21, 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 21:
Thence South 00°27'09" East along the east line of said Northwest 1/4, 1974.99 feet;
Thence South 89°21'39" West, 33.00 feet to the west right of way line of Erie Street and the Point of Beginning;

Thence South 00°27'09" East along said west right of way line, 454.58 feet;
Thence South 88°57'15" West, 629.74 feet;
Thence North 00°27'32" West, 131.46 feet;
Thence South 88°57'15" West, 286.01 feet;
Thence North 00°27'55" West, 329.20 feet;
Thence North 89°00'41" East, 44.33 feet;
Thence North 89°21'39" East, 851.47 feet to the Point of Beginning.

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

Containing 375,057 square feet (8.6101 acres) of land Gross and 320,170 square feet (7,3501 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of RIVERSVIEW DEVELOPMENT, 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 236 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: OCTOBER 23, 2017
Revised: JANUARY 18, 2018



John P. Konopacki
Professional Land Surveyor S-2461

OWNER'S CERTIFICATE

RIVERSVIEW DEVELOPMENT, 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.

RIVERSVIEW DEVELOPMENT, 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:

- Village of Caledonia
- Racine County
- Wisconsin Department of Administration

IN WITNESS WHEREOF, the said RIVERSVIEW DEVELOPMENT, LLC, has caused these presents to be signed by _____, its (title) _____, County, Wisconsin, on this _____ day of _____, 2018.

In the presence of: RIVERSVIEW DEVELOPMENT, LLC

(name - title)

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2018, (name) _____, (title) _____, 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 (title) _____ 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 _____, has caused these presents to be signed by _____, its President, this _____ day of _____, 2018.

Date _____ President _____

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 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:

- ALSO RELEASING RIGHTS AND/OR INTERESTS, IF ANY, IN LANDS LYING BETWEEN THE NORTH PROPERTY LINE OF THIS SUBJECT PLAT AND THE ADJOINING LAND OWNERS BASED ON THE LEGAL DESCRIPTIONS AND FOUND MONUMENTATION FOR KENTWOOD SUBDIVISION, RAVINE BAY ESTATES AND CSM NO. 2263.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- VISION CORNER EASEMENT RESTRICTION: Within the area of the vision corner easement there shall be no plantings, berms, fences, signs, or any other structures. No access to any roadway shall be permitted over the vision corners from the adjacent lots.
- OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 and Outlot 2 of the plat of CREEKVIEW ESTATES shall be maintained by the CREEKVIEW ESTATES Homeowners Association for storm water retention purposes and open space and each individual lot owner shall have an undividable fractional ownership of Outlot 1 and Outlot 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 said Outlots in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said Outlots 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 Outlot 1 and Outlot 2 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. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the plat of CREEKVIEW ESTATES an undividable one-ninth (1/9th) interest in Outlots 1 & 2. The developer and all subsequent owners warrant and represent that said outlots for assessment purposes will have no value per se, and the 1/9th interest in said outlots would be assessed with each of the buildable lots. In the event that said outlots are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/9th per buildable lot, of the taxes due on said outlots. 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.
- Outlot 1 is a Storm Water Easement.
- Outlot 3 to be Quit Claim Deeded to the north adjoining property owner.
- WETLAND AND PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTIONS
 - Grading and filling shall be prohibited in the Wetland area 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 with in the Wetland areas.
 - The removal or destruction of any native vegetative cover, i.e., trees, shrubs, grasses, etc., shall be prohibited with in the Wetland areas, 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, i.e., horses, cows, etc., shall be prohibited.
 - The introduction of plant material not indigenous to the existing environment of the wetland area shall be prohibited.
 - Creation of a mow landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited with in the Wetland area.
 - 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 areas are prohibited.
 - Construction of buildings within the Primary Environmental Corridor is prohibited.
- 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 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.
- Primary Environmental Corridor confirmed by Stantec and Wetlands delineated by Stantec May, 2017.
- No known Burial, Historical or Cultural Resources within the subdivision.
- The planting of trees, landscaping, buildings, berms and fences are prohibited with in all easement areas and right of ways.
- Driveways shall not have a centerline slope steeper than 6%.
- Lots within this subdivision have been filled greater than 3 feet and may require additional courses in the foundations to reach suitable soils.
- Lots within this subdivision fall within the 300 foot Shoreland Jurisdictional Limits. All lots that are within 300 feet of a navigable stream require Shoreland Conditional Use Permits for the construction of residences on those lots.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Iron monument with brass cap at the Southeast corner of the Northwest 1/4 Section 21, Town 4 North, Range 23 East, Elevation = 613.89.
- No discharge of water to occur within the 50' WETLAND PROTECTIVE AREA on Lot 3 and Lot 4. No discharge of water to occur within the 75' WETLAND PROTECTIVE AREA on Lots 4 - 9. Downspouts are to be connected to sump line.

CURVE TABLE								
CURVE NO.	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
1	OUTLOT 1	34.52'	117.00'	016°54'19"	N81°35'00"W	34.40'	S89° 57' 50"W	N73° 07' 51"W
	CENTERLINE	44.26'	150.00'	016°54'19"	N81°35'00"W	44.10'		
	OUTLOT 2	53.99'	183.00'	016°54'19"	N81°35'00"W	53.80'		
2	NORTH R.O.W.	97.64'	183.00'	030°34'09"	N88°24'56"W	96.48'	N73° 07' 51"W	S76° 18' 00"W
	OUTLOT 1	44.83'	183.00'	014°02'12"	N80°08'57"W	44.72'		
	LOT 1	52.81'	183.00'	016°31'57"	S84°33'58"W	52.62'		
	CENTERLINE	80.03'	150.00'	030°34'09"	N88°24'56"W	79.08'		
	LOT 9	62.42'	117.00'	030°34'09"	N88°24'56"W	61.69'		
	3	LOT 2	65.16'	117.00'	031°54'36"	N87°44'42"W	64.32'	S76° 18' 00"W
CENTERLINE		83.54'	150.00'	031°54'36"	N87°44'42"W	82.47'		
SOUTH R.O.W.		101.92'	183.00'	031°54'36"	N87°44'42"W	100.61'		
	LOT 7	59.24'	183.00'	018°32'56"	N81°03'52"W	58.99'		
	LOT 8	42.68'	183.00'	013°21'40"	S82°58'50"W	42.58'		
	4	R.O.W.	434.62'	80.00'	311°16'34"	S18°12'36"W	66.00'	N06° 09' 07"W
LOT 2		122.41'	80.00'	087°40'05"	N49°59'09"W	110.81'		
LOT 3		135.35'	80.00'	096°56'06"	S37°42'45"W	119.77'		
	LOT 4	59.18'	80.00'	042°23'02"	S31°56'49"E	57.84'		
	LOT 5	87.83'	80.00'	062°54'25"	S84°35'32"E	83.49'		
	LOT 6	29.85'	80.00'	021°22'56"	N53°15'48"E	29.68'		

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N77°33'11"E	39.08'
L2	S60°00'54"E	83.91'
L3	S57°27'34"E	51.58'
L4	S58°03'18"E	66.35'
L5	S73°19'26"E	56.11'
L6	N76°58'51"E	41.94'
L7	N67°34'05"E	44.26'
L8	N59°01'54"E	38.28'
L9	N74°42'43"E	22.37'
L10	N85°00'40"E	35.51'
L11	S79°21'03"E	54.02'
L12	N77°31'19"E	45.56'
L13	N09°22'33"E	15.21'
L14	N55°06'09"E	16.54'
L15	N44°13'42"E	46.15'
L16	N68°26'42"E	19.20'

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 CREEKVIEW ESTATES.

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 CREEKVIEW ESTATES.

Date _____ Larry Borchert, Village of Caledonia Finance Director and Treasurer

VILLAGE OF CALEDONIA CERTIFICATE

RESOLVED, that the plat of CREEKVIEW ESTATES in the Village of Caledonia, is hereby approved by the Village Board of the Village of Caledonia.

Date _____ Karle Torikilsen, Village Clerk

UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

Riversview Development, 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.

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

PINNACLE ENGINEERING GROUP