



VOL. 34 PG. 522
 SCALE: 1" = 160'
 0 80 160

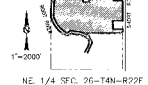
BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLUMB GLOBE-TERRIT SYSTEM SOUTH ZONE AND 1927 GRID NORTH OF THE NORTH LINE OF THE NE 1/4 OF SECTION 26-4-27 AS 849292482.
 BEARINGS ARE CORRECTED TO THE NEAREST 0.01" AND MEASURED TO THE NEAREST 0.01"
 ANGLES ARE COMPUTED TO THE NEAREST 0.000005" AND MEASURED TO THE NEAREST 0.000005"

BLUE RIVER PRESERVE

BEING A PART OF THE NE 1/4 AND NW 1/4 OF THE NE 1/4 SECTION 26, T.4N., R.22E., TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN

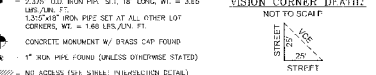
- NOTES:
1. SEE SHEET 2 OF 3 FOR CURVE AND LINE TABLES AND UTILITY EASEMENT PROVISIONS.
 2. SEE SHEET 3 OF 3 FOR GENERAL NOTES AND STORMWATER MANAGEMENT NOTES.

LOCATION MAP



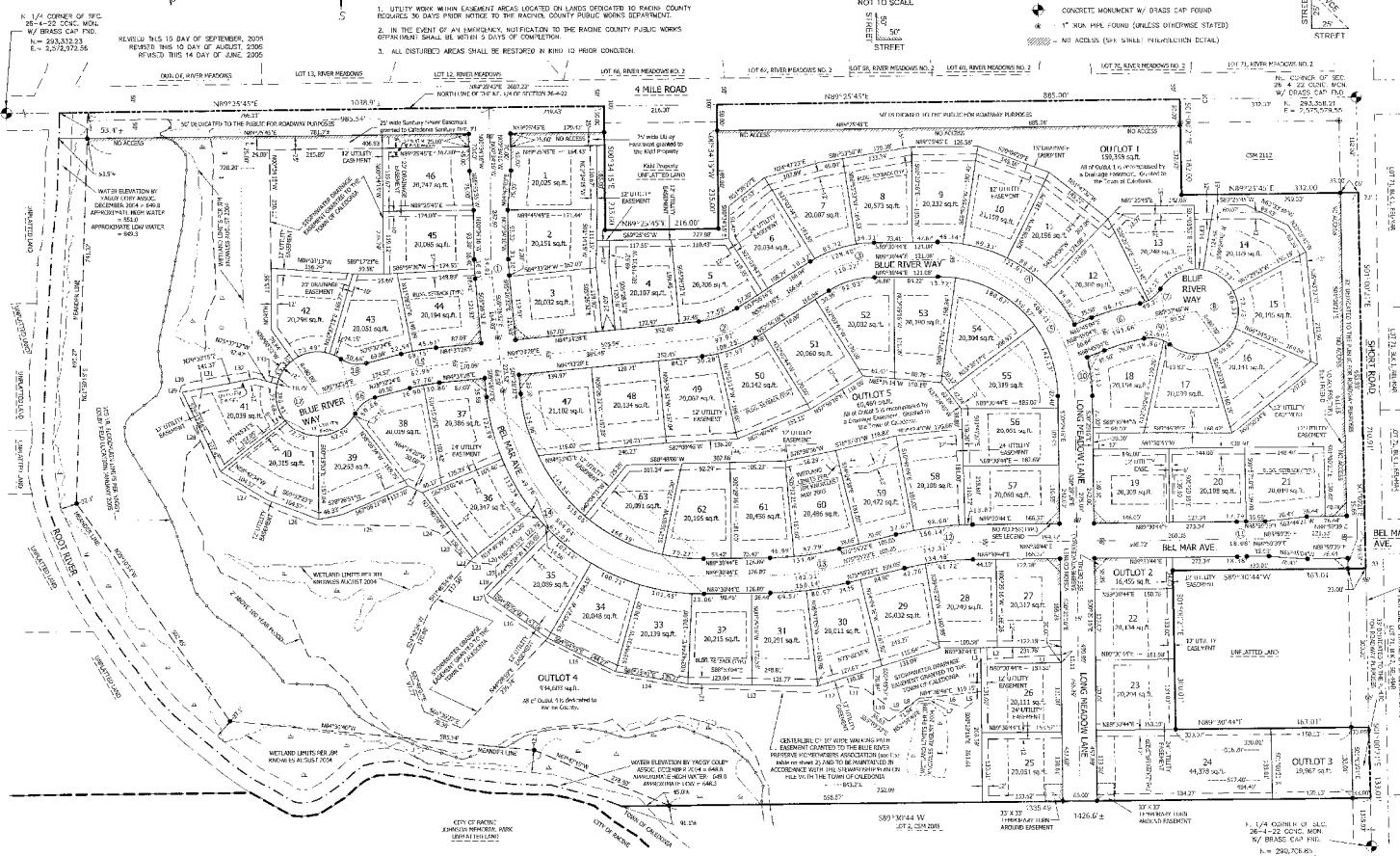
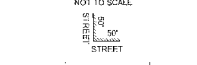
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.13, Wis. Stats.
 Certified *Thomas G. Williamson*
 Department of Administration

UTURN CORNER DETAIL



- RACINE COUNTY EASEMENT NOTES:
1. UTILITY WORK WITHIN EASEMENT AREAS LOCATED ON LANDS OPERATED BY RACINE COUNTY REQUIRES 30 DAYS PRIOR NOTICE TO THE RACINE COUNTY PUBLIC WORKS DEPARTMENT.
 2. IN THE EVENT OF AN EMERGENCY, NOTIFICATION TO THE RACINE COUNTY PUBLIC WORKS DEPARTMENT SHALL BE WITHIN 5 DAYS OF COMPLETION.
 3. ALL DISTURBED AREAS SHALL BE RESTORED TO RISE TO PRIOR CONDITION.

NO ACCESS INTERSECTION DETAIL



BLUE RIVER PRESERVE

BEING A PART OF THE NE 1/4 AND NW 1/4 OF THE NE 1/4 SECTION 26,
T.4N., R.22E., TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN

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

Certified Correct
Rebecca J. ...
Department of Administration

SURVEYOR'S CERTIFICATE:

I, David T. Bosshard, Registered Land Surveyor hereby certify:

That I have surveyed, divided and mapped all that part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 22 East, Town of Caledonia, Racine County, Wisconsin, more particularly described as follows:

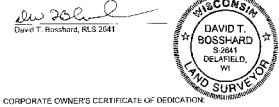
Commencing at the Northeast corner of said Section 26; thence S.89°26'45"W, along the north line of the Northeast 1/4 of said Section 26 and the southerly line of 4 1/2 Mile Road, S32.83 feet to the point of beginning of the hereinafter described lands; thence S.01°00'21"E, 192.00 feet; thence N.69°20'47"E, 332.00 feet to the centerline of Short Road; thence S.01°00'21"E, along the centerline of said Short Road, 770.31 feet; thence S.89°20'47"W, 363.11 feet; thence S.01°00'21"E, 300.28 feet; thence N.69°20'47"E, 363.31 feet to the centerline of said Short Road; thence S.01°00'21"E, along said centerline, 133.01 feet to the north line of the north 1/2 of the Northeast 1/4 of said Section 26; thence S.09°20'47"W, along said north line, 1335.49 feet to a meander line of the Blue River; thence N.67°47'19"W, along said meander line, 228.80 feet; thence N.67°32'00"W, along said meander line, 505.14 feet; thence N.39°10'24"W, along said meander line, 502.45 feet; thence N.67°30'13"E, along said meander line, 741.27 feet to the north line of the Northeast 1/4 of said Section 26; thence N.89°29'49"E, along said north line, 186.54 feet; thence S.00°30'17"E, 236.02 feet; thence N.89°29'49"E, 246.02 feet; thence N.67°34'10"W, 238.05 feet to the south line of the Northeast 1/4 of said Section 26; thence N.89°29'49"E, along said north line, 385.00 feet to the point of beginning. Also including lands lying between said meander line and the centerline of the Blue River. Containing 2,202,891 square feet or 73.53 acres more or less.

That I have made such survey, land division and plat by the direction of Blue River Preserve, LLC, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Town of Caledonia and Racine County in surveying, dividing and mapping the same.

Dated this 15 day of September, 2005



CORPORATE OWNERS CERTIFICATE OF DEDICATION

Blue River Preserve, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, do hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as recommended on this plat.

- This plat in Racine County, Wisconsin, does further certify that this plat is required by S236.10 or S236.12 to be submitted for the following approval or approvals:
- Department of Administration
 - Racine County
 - Town of Caledonia
 - City of Racine

IN WITNESS WHEREOF, said Blue River Preserve, LLC, has caused these presents to be signed by Michael D. Schmitt, its Managing Member, at Racine County, Wisconsin, on this 20th day of October, 2005.

Michael D. Schmitt
Michael D. Schmitt, Managing Member

CERTIFICATE OF COUNTY TREASURER

I, *Elizabeth A. Nagelski*, being the duly elected, qualified acting Treasurer of the County of Racine, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or special assessments affecting the plat of BLUE RIVER PRESERVE.

Date: *October 19, 2005*
Elizabeth A. Nagelski, County Treasurer

CERTIFICATION OF TOWN TREASURER

I, *James W. Wozniak*, being the duly elected, qualified, acting Town of Caledonia Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments on the *October 17, 2005* as any of the land included in the plat of BLUE RIVER PRESERVE.

Date: *October 17, 2005*
James Wozniak, Town Treasurer

TOWN OF CALEDONIA PLANNING COMMISSION APPROVAL:

Resolved that the above BLUE RIVER PRESERVE plat is hereby approved by the Town of Caledonia Planning Commission on this *October 17, 2005* day of *October*, 2005.

Jonathan Dabagawa, Town of Caledonia Chairman

TOWN OF CALEDONIA TOWN BOARD APPROVAL:

Resolved that the plat of BLUE RIVER PRESERVE, in the Town of Caledonia, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

Jonathan Dabagawa, Town of Caledonia Chairman

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Town of Caledonia Town Board on this *October 17, 2005* day of *October*, 2005, which action becomes effective upon the receipt of approval from all other approving agencies effective on this *October 17, 2005* day of *October*, 2005, at conditions having been met.

Wendy Christensen, Town Clerk
Wendy Christensen, Town Clerk

RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE APPROVAL

Approved as a final plat this *6th* day of *June*, 2005.

Mark ...
Director of Planning & Development

CITY OF RACINE EXTRATERRITORIAL APPROVAL

RESOLVED that the plat of BLUE RIVER PRESERVE being a part of the NE 1/4 and NW 1/4 of the NE 1/4 of Section 26, in T. 4N., R. 22E., Town of Caledonia, Racine County, Wisconsin, is hereby approved by the City Council.

James M. Smith, City of Racine Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the City Council of the City of Racine, and that all county records of approval have been met as of the *October 17, 2005* day of *October*, 2005.

Karen ..., City of Racine Clerk

GENERAL NOTES:

- ALL EASEMENTS ARE GRANTED TO THE TOWN OF CALLEDONIA (RACINE COUNTY).
- ALL EASEMENTS ARE GRANTED TO THE TOWN OF CALLEDONIA (RACINE COUNTY) BY THE OWNER OF THE LANDS TO BE EASED.
- OUTLINES ARE SHOWN TO RACINE COUNTY.
- EACH PROPERTY LINE CORNER SHALL BE MARKED BY A SUBSTANTIAL FRONTAL CORNER OR BY A CORNER MARKER IN THE CASE OF A PROPERTY LINE CORNER.
- THERE SHALL BE NO CORNER MARKERS ON ANY LOT OR OUTLOT TO A PERSON OR PERSONS.
- IF THERE ARE ANY CORNER MARKERS ON ANY LOT OR OUTLOT TO A PERSON OR PERSONS.
- NO PLATS, MAPS OR RECORDS SHALL BE FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF RACINE, WISCONSIN, UNTIL THE PROPERTY IS RECORDED AS A PUBLIC DOCUMENT WITHIN 60 DAYS OF THE DATE OF RECORDING.
- THE RECORDING OFFICE HAS THE DUTY OF THE SUPERVISOR TO BE RECORDED.
- LANDS WITHIN THE ASSOCIATED ENVIRONMENT CONSIDERED WITH THIS PLAT SHALL BE PRESERVED AS OPEN SPACE AND FOREVER BEING USED FOR RECREATION, EDUCATION, FISHING, TRAILING, DRINKING, CONSUMING AND BREWING. THE TOWN OF CALLEDONIA SHALL HAVE THE RIGHT TO TAKE ANY ACTION TO PROTECT THE ENVIRONMENT WITHIN THE ASSOCIATED ENVIRONMENT CONSIDERED WITH THIS PLAT.
- THE RECORDING OFFICE HAS THE DUTY OF THE SUPERVISOR TO BE RECORDED.
- THE RECORDING OFFICE HAS THE DUTY OF THE SUPERVISOR TO BE RECORDED.

RACINE COUNTY BOARD APPROVAL

RESOLVED that the plat of BLUE RIVER PRESERVE being a part of the NE 1/4 and NW 1/4 of the NE 1/4 of Section 26, in T. 4N., R. 22E., Town of Caledonia, Racine County, Wisconsin, is hereby approved by the Board of Supervisors of Racine County.

John C. Remert, County Clerk
John C. Remert, County Clerk

STATE OF WISCONSIN
COUNTY OF RACINE
Personally appeared before me this *20th* day of *October*, 2005, the above named Michael D. Schmitt, Managing Member, of the above named company, to me known to be such members of said company, and acknowledged that they executed the foregoing instrument on such officers, in the deed of said company, by its authority.

Michael D. Schmitt
Notary Public
Racine County, Wisconsin
By Commission Expires *10/17/07*

