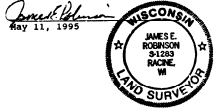


# OLD FARM MEADOWS

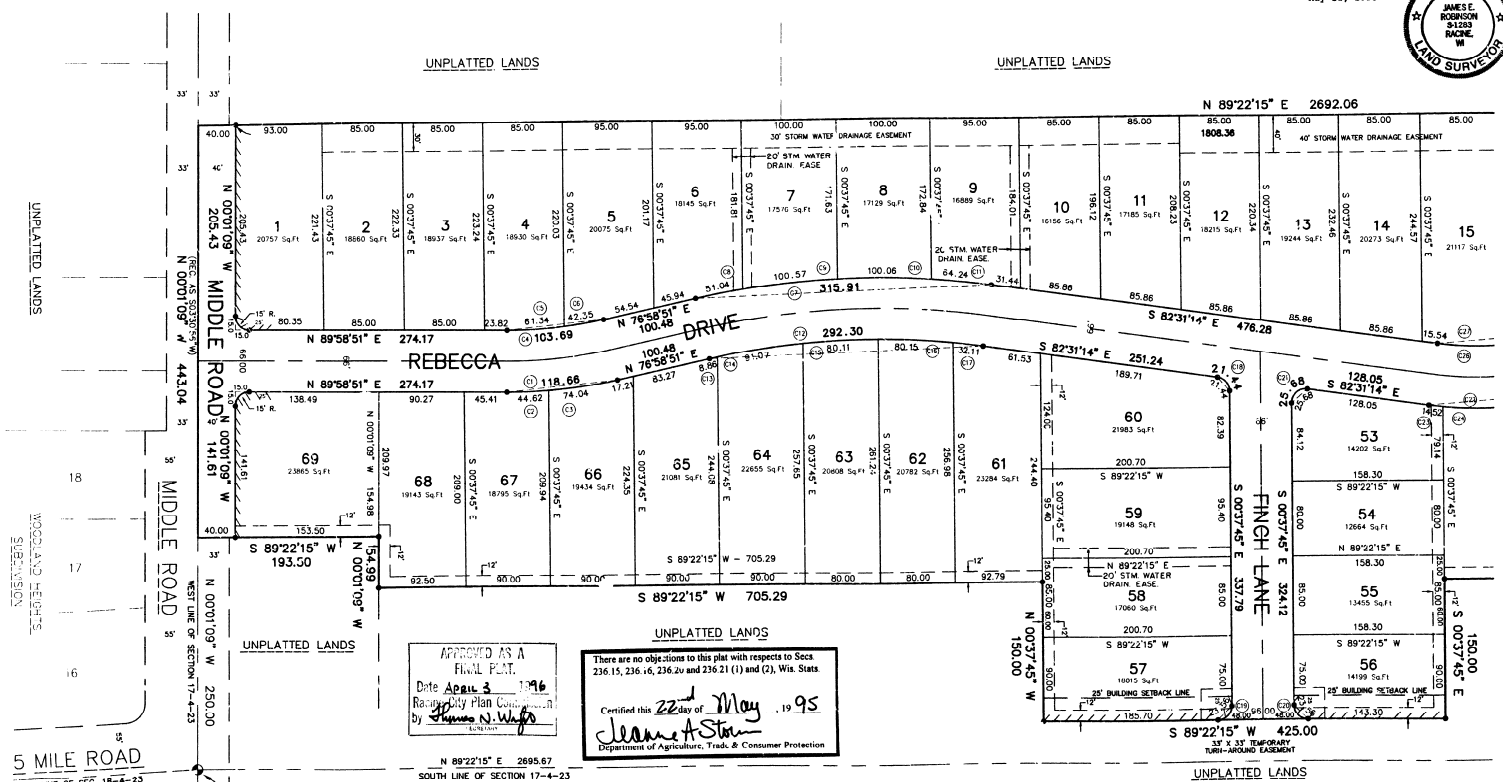
PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN.



DOCUMENT 1534019  
 CS APP - 3 214-4-23  
 REGISTERED OF RECORDS 34 133

UNPLATTED LANDS

UNPLATTED LANDS

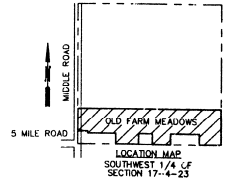


APPROVED AS A FINAL PLAN.  
 Date April 3, 1996  
 Rec'd City Plan Commission  
 by James N. Wigo

There are no objections to this plat with respects to Secs 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.  
 Certified this 22nd day of May, 1995  
 James A. Strom  
 Department of Agriculture, Trade & Consumer Protection

**LEGEND AND NOTES**  
 BEARING BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE.  
 ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.  
 ALL DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT.  
 ALL ANGLES TURNED TO THE NEAREST SECOND.  
 • DENOTES A 1 1/4" DIAMETER IRON REBAR STAKE, 30" IN LENGTH, MINIMUM WEIGHT OF 4.30lbs./lin. ft.

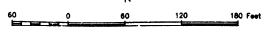
ALL OTHER LOT CORNERS MARKED BY A 3/4" DIAMETER IRON ROD STAKE, 24" IN LENGTH, MINIMUM WEIGHT OF 1.50lbs./lin. ft.  
 --- DENOTES A 12" EASEMENT FOR UTILITIES, I.V. CABLE, AND DRAINAGE.  
 ⊙ DENOTES CONCRETE MONUMENT WITH BRASS CAP.  
 --- DENOTES NO VEHICULAR ACCESS.  
 R-4 ZONING



SW COR OF SEC. 17-4-23  
 N 23°57'45" W 238.7488  
 E 2°58'09.95" S 154.488  
 SW. ELEV. 662.45

5 MILE ROAD  
 SOUTH LINE OF SEC. 18-4-23  
 S 86°28'22" W

C.S.M. No. 137

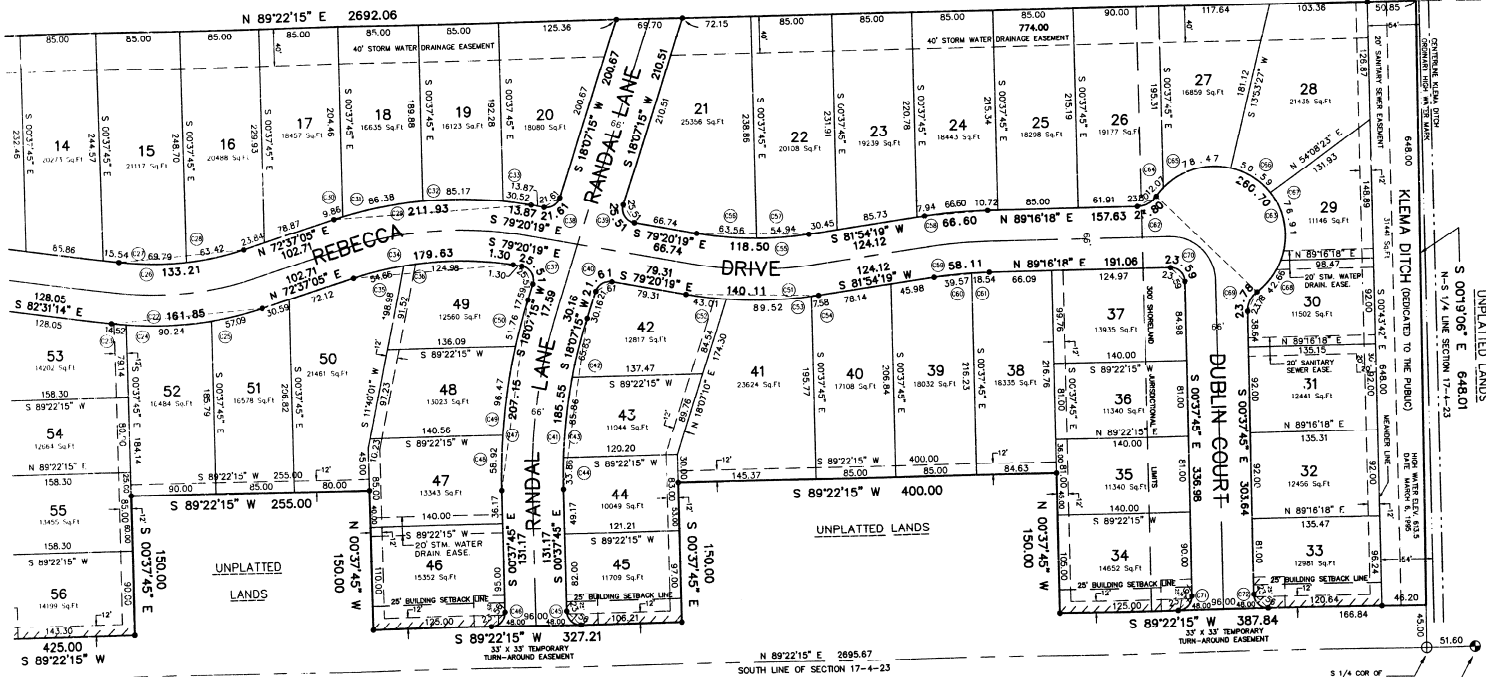


# OLD FARM MEADOWS

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN.

UNPLATTED LANDS

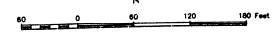
UNPLATTED LANDS



S 1/4 COR OF SEC. 17-4-23 (UNOCCUPIED)  
 MEASUREMENT CORNER S 1/4 COR OF SEC. 17-4-23  
 N. 299.04 5.5  
 E. 238.86 9.9  
 IM. ELEV. 620.40



James E. Robinson  
 MAY 11, 1995



APPROVED AS A  
 Final Plat  
 April 3, 1995  
 by James W. Wolf

There are no objections to this plat with respects to Sects 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.  
 Certified this 22nd day of May 1995  
 James A. Stov  
 Department of Agriculture, Trade & Consumer Protection

### OLD FARM MEADOWS

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17,  
TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN.

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING	TANGENT BEARING
C1	13'00"00"	523.00	118.66	59.59	118.41	N 83°28'51" E	N 89°58'51" E N 76°58'51" E
C2	04°53'18"	523.00	44.62	22.32	44.61	N 87°32'12" E	
C3	08°06'42"	523.00	74.04	37.08	73.98	N 81°02'12" E	
C4	13'00"00"	457.00	103.69	52.07	103.47	N 83°28'51" E	N 89°58'51" E N 76°58'51" E
C5	37°41'24"	457.00	61.34	30.71	61.20	N 86°06'09" E	
C6	05°18'36"	457.00	42.35	21.19	42.34	N 79°38'09" E	
C7	20°29'55"	683.00	315.91	159.66	314.23	N 87°13'48.5" E	N 76°58'51" E S 82°31'14" E
C8	03°18'42"	883.00	51.04	25.53	51.03	N 78°38'12" E	
C9	06°31'32"	383.00	100.57	50.34	100.51	N 83°33'19" E	
C10	06°29'34"	883.00	100.06	50.08	100.01	S 89°56'08" E	
C11	04°10'07"	883.00	64.24	32.14	64.23	S 84°38'17.5" E	
C12	20°29'55"	817.00	292.30	147.73	290.74	N 87°13'48.5" E	N 76°58'51" E S 82°31'14" E
C13	06°37'13"	817.00	8.86	4.43	8.86	N 77°17'30" E	
C14	06°23'11"	817.00	91.07	45.58	91.02	N 80°47'44.5" E	
C15	05°37'06"	817.00	80.11	40.09	80.08	N 86°47'53" E	
C16	05°37'14"	817.00	80.15	40.10	80.11	S 87°34'57" E	
C17	02°15'08"	817.00	32.11	16.06	32.11	S 83°38'47" E	
C18	81°53'29"	15.00	21.44	13.01	19.66	S 41°34'29.5" E	S 82°31'14" E S 00°37'45" E
C19	90°00'00"	15.00	23.56	15.00	21.21	S 44°22'15" W	S 00°37'45" E S 89°22'15" W
C20	90°00'00"	15.00	23.56	15.00	21.21	N 45°37'45" E	S 89°22'15" W N 00°37'45" W
C21	98°06'31"	15.00	25.68	17.29	22.66	N 48°25'30.5" E	S 00°37'45" E S 82°31'14" E
C22	24°51'41"	373.00	161.85	82.22	160.58	N 85°02'55.5" W	S 82°31'14" E N 72°37'05" E
C23	02°13'50"	373.00	14.52	7.26	14.52	S 83°38'09" E	
C24	13°51'40"	373.00	90.24	45.34	90.02	N 88°19'06" E	
C25	08°46'11"	373.00	57.09	28.50	57.04	N 77°00'10.5" E	
C26	24°51'41"	307.00	133.21	67.67	132.17	S 85°02'55.5" W	S 82°31'14" E N 72°37'05" E
C27	13°01'33"	307.00	69.79	35.05	69.64	S 89°02'00.5" E	
C28	11°50'08"	307.00	63.42	31.82	63.30	N 78°32'09" E	
C29	28°02'36"	433.00	211.93	108.13	209.82	N 85°36'23" E	N 72°37'05" E S 79°20'19" E
C30	01°18'18"	433.00	9.86	4.93	9.86	N 73°16'14" E	
C31	11°25'50"	433.00	86.38	43.34	86.24	N 79°38'18" E	
C32	11°16'10"	433.00	85.17	42.72	85.03	S 89°00'42" E	
C33	04°02'18"	433.00	30.52	15.27	30.51	S 81°21'28" E	
C34	28°02'36"	367.00	179.63	91.65	177.84	N 86°36'23" E	N 72°37'05" E S 79°20'19" E
C35	08°31'56"	367.00	54.65	27.38	54.60	S 76°53'03" W	
C36	19°30'40"	367.00	124.98	63.10	124.37	N 89°05'39" W	
C37	97°27'34"	15.00	25.51	17.09	22.55	S 30°36'32" E	S 79°20'19" E S 18°07'15" W
C38	82°32'26"	15.00	21.61	13.16	19.79	N 59°23'28" E	S 79°20'19" E N 18°07'15" E
C39	97°27'34"	15.00	25.51	17.09	22.55	S 30°36'32" E	S 18°07'15" W S 79°20'19" E
C40	82°32'26"	15.00	21.61	13.16	19.79	S 59°23'28" W	S 79°20'19" E S 18°07'15" W

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING	TANGENT BEARING
C41	18°45'00"	567.00	185.55	93.61	184.72	S 08°44'45" W	S 18°07'15" W S 00°37'45" E
C42	08°39'08"	567.00	65.83	32.95	65.79	S 14°47'41" W	
C43	08°40'36"	567.00	86.86	43.01	86.78	S 07°07'49" W	
C44	03°25'16"	567.00	33.86	16.93	33.85	S 01°04'53" W	
C45	90°00'00"	15.00	23.56	15.00	21.21	S 45°37'45" E	S 00°37'45" E N 89°22'15" E
C46	90°00'00"	15.00	23.56	15.00	21.21	N 44°22'15" E	N 89°22'15" E N 00°37'45" W
C47	18°45'00"	633.00	207.15	104.51	206.23	N 08°44'45" E	N 00°37'45" W N 18°07'15" E
C48	05°19'58"	633.00	58.92	29.48	58.89	N 02°02'14" E	
C49	08°43'56"	633.00	96.47	48.33	96.38	S 09°04'11" W	
C50	04°41'08"	633.00	51.76	25.89	51.75	K 15°46'42" E	
C51	18°45'22"	428.00	140.11	70.69	139.48	S 88°43'00" E	S 79°20'19" E N 81°54'19" E
C52	05°45'28"	428.00	43.01	21.52	42.99	S 82°13'03" E	
C53	11°59'00"	428.00	89.52	44.92	89.35	N 88°54'43" E	
C54	01°00'54"	428.00	7.08	3.79	7.58	N 82°24'46" E	
C55	18°45'22"	362.00	118.50	59.79	117.97	N 88°43'00" W	S 79°20'19" E N 81°54'19" E
C56	10°03'38"	362.00	63.56	31.86	63.48	S 84°22'07" E	
C57	08°41'46"	362.00	54.94	27.52	54.89	N 86°15'12" E	
C58	07°21'59"	518.00	66.60	33.34	66.55	N 85°35'18.5" E	N 81°54'19" E N 89°16'10" E
C59	07°21'59"	452.00	58.11	29.10	58.07	N 85°35'18.5" E	N 81°54'19" E N 89°16'18" E
C60	05°00'57"	452.00	39.57	19.80	39.56	N 84°24'47.5" E	
C61	02°21'02"	452.00	18.64	9.27	18.64	S 89°05'49" W	
C62	54°32'58"	25.00	23.80	12.89	22.91	N 61°59'49" E	N 89°16'10" E N 34°43'20" E
C63	19°01'09"28"	75.00	280.70	INFINITE	147.91	S 45°41'56" E	N 34°43'20" E S 53°52'48" W
C64	09°13'08"	75.00	12.07	6.05	12.05	N 39°19'54" E	
C65	59°56'58"	75.00	78.47	43.25	74.94	N 73°54'57" E	
C66	38°38'46"	75.00	50.59	26.30	49.63	S 56°47'11" E	
C67	58°45'06"	75.00	76.91	42.22	73.58	S 08°05'15" E	
C68	32°35'30"	75.00	42.66	21.93	42.09	S 37°35'03" W	
C69	54°30'33"	25.00	23.78	12.88	22.90	S 26°37'31.5" W	N 53°52'48" E S 00°37'45" E
C70	90°06'57"	15.00	23.59	16.03	21.23	S 45°40'43.5" E	N 89°16'18" E S 00°37'45" E
C71	90°00'00"	15.00	23.56	15.00	21.21	S 44°22'15" W	S 00°37'45" E S 89°22'15" W
C72	90°00'00"	15.00	23.56	15.00	21.21	S 45°37'45" E	S 00°37'45" E N 89°22'15" E

*James E. Robinson*  
MAY 11, 1995



APPROVED AS A  
FINAL PLAT.  
Date April 3, 1996  
Racine City Plan C137  
by *Thomas N. Wight*

There are no objections to this plat with respects to Secs  
236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.  
Certified this 22 day of May, 1995  
*James A. Stein*  
Department of Agriculture, Trade & Consumer Protection

# OLD FARM MEADOWS

## PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I, JAMES E. ROBINSON, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped the plat of OLD FARM MEADOWS, located in that part of Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of section 17, Township 4 North, Range 23 East, in the Town of Caledonia, Racine County, Wisconsin, bounded as follows: Begin at a point located N00°01'09"W 250.00 feet from a standard Racine County monument marking the Southeast corner of said Section 17; run thence N00°01'09"W 443.04 feet along the West line of said Section; thence S89°22'15"W 2,692.06 feet to the North-South line of said Section 17; thence S01°19'08"E 648.01 feet along said North-South line; thence S88°22'15"W 387.84 feet parallel said North-South line; thence S89°22'15"W 400.00 feet; thence S01°19'08"E 150.00 feet; thence S88°22'15"W 327.21 feet; thence S89°22'15"W 150.00 feet; thence S88°22'15"W 288.00 feet; thence S89°22'15"W 150.00 feet; thence S89°22'15"W 425.00 feet; thence S89°22'15"W 150.00 feet; thence S89°22'15"W 705.29 feet; thence N00°01'09"W 54.99 feet; thence S89°22'15"W 193.50 feet to the point of beginning.

I further certify that this plat is a correct representation of the exterior boundaries of said land and of the division thereof made; and that I have made such survey, land division, and plat by the direction of the Owner; and that I have fully complied with Chapter 236 of the Wisconsin Statutes and the regulations of the Town of Caledonia, in surveying and mapping the same.

May 11, 1995 Signed: James E. Robinson  
 JAMES E. ROBINSON, S-1283  
 WISCONSIN MONITOR & MAPPER, S.C.  
 1339 Washington Avenue  
 Racine, Wisconsin 53403



Revised this 1st day of June, 1995  
 Revised this 1st day of April, 1996

### UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

KINGSRIDGE DEVELOPMENT, Grantor, to  
WISCONSIN ELECTRIC POWER COMPANY  
 and  
Wisconsin Bell, Grantees.

Their respective successors and assigns to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with electric energy for such purposes as the same is now or may hereafter be used and for sounds and signals, of its 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 reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property as nearly as is reasonably 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 "Open Area" grant. Buildings shall not be placed over Grantee's facilities or, if, 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.

- |                      |        |                      |                    |
|----------------------|--------|----------------------|--------------------|
| From Part of         | Lot 21 | 004-04-23-17-656-310 | Form 1100-SP-10-90 |
| 004-04-23-17-656-010 | Lot 32 | 004-04-23-17-656-320 |                    |
| 004-04-23-17-656-010 | Lot 33 | 004-04-23-17-656-330 |                    |
| 004-04-23-17-656-010 | Lot 34 | 004-04-23-17-656-340 |                    |
| 004-04-23-17-656-010 | Lot 35 | 004-04-23-17-656-350 |                    |
| 004-04-23-17-656-010 | Lot 36 | 004-04-23-17-656-360 |                    |
| 004-04-23-17-656-010 | Lot 37 | 004-04-23-17-656-370 |                    |
| 004-04-23-17-656-010 | Lot 38 | 004-04-23-17-656-380 |                    |
| 004-04-23-17-656-010 | Lot 39 | 004-04-23-17-656-390 |                    |
| 004-04-23-17-656-010 | Lot 40 | 004-04-23-17-656-400 |                    |
| 004-04-23-17-656-010 | Lot 41 | 004-04-23-17-656-410 |                    |
| 004-04-23-17-656-010 | Lot 42 | 004-04-23-17-656-420 |                    |
| 004-04-23-17-656-010 | Lot 43 | 004-04-23-17-656-430 |                    |
| 004-04-23-17-656-010 | Lot 44 | 004-04-23-17-656-440 |                    |
| 004-04-23-17-656-010 | Lot 45 | 004-04-23-17-656-450 |                    |
| 004-04-23-17-656-010 | Lot 46 | 004-04-23-17-656-460 |                    |
| 004-04-23-17-656-010 | Lot 47 | 004-04-23-17-656-470 |                    |
| 004-04-23-17-656-010 | Lot 48 | 004-04-23-17-656-480 |                    |
| 004-04-23-17-656-010 | Lot 49 | 004-04-23-17-656-490 |                    |
| 004-04-23-17-656-010 | Lot 50 | 004-04-23-17-656-500 |                    |
| 004-04-23-17-656-010 | Lot 51 | 004-04-23-17-656-510 |                    |
| 004-04-23-17-656-010 | Lot 52 | 004-04-23-17-656-520 |                    |
| 004-04-23-17-656-010 | Lot 53 | 004-04-23-17-656-530 |                    |
| 004-04-23-17-656-010 | Lot 54 | 004-04-23-17-656-540 |                    |
| 004-04-23-17-656-010 | Lot 55 | 004-04-23-17-656-550 |                    |
| 004-04-23-17-656-010 | Lot 56 | 004-04-23-17-656-560 |                    |
| 004-04-23-17-656-010 | Lot 57 | 004-04-23-17-656-570 |                    |
| 004-04-23-17-656-010 | Lot 58 | 004-04-23-17-656-580 |                    |
| 004-04-23-17-656-010 | Lot 59 | 004-04-23-17-656-590 |                    |
| 004-04-23-17-656-010 | Lot 60 | 004-04-23-17-656-600 |                    |
| 004-04-23-17-656-010 | Lot 61 | 004-04-23-17-656-610 |                    |
| 004-04-23-17-656-010 | Lot 62 | 004-04-23-17-656-620 |                    |

### TOWN BOARD RESOLUTION

"RESOLVED that the final plat of OLD FARM MEADOWS is hereby approved by the Town Board of the Town of Caledonia, subject to the Owner entering an acceptable agreement with the Town to provide roads, storm water drainage and sanitary sewer."

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Caledonia on April 2, 1996.  
 Date signed: April 2, 1996  
Wendy M. Christensen  
 Wendy M. Christensen, Clerk  
 Town of Caledonia

### TOWN TREASURER'S CERTIFICATE

I, James Woolrage, being the duly elected, qualified, and acting Treasurer for the Town of Caledonia, do hereby certify that the records of my office show no unpaid taxes, or unpaid special assessments on any of the lands contained in the plat of OLD FARM MEADOWS.  
 Dated: 4-2-96  
James Woolrage  
 James Woolrage, Treasurer  
 Town of Caledonia

### COUNTY BOARD RESOLUTION

"RESOLVED that the final plat of OLD FARM MEADOWS, located in the Town of Caledonia, is hereby approved by the Board of Supervisors of Racine County."

I hereby certify that the foregoing is a copy of a resolution adopted by the Board of Supervisors of Racine County on April 2, 1996.  
 Date: April 2, 1996  
Joan Rennert  
 Joan Rennert, Clerk  
 RACINE COUNTY



### COUNTY TREASURER'S CERTIFICATE

I, Elizabeth Majeski, being the duly elected, qualified, and acting Treasurer for the County of Racine do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes, or unpaid special assessments on any of the lands contained in the plat of OLD FARM MEADOWS.  
 Dated: April 2, 1996  
Elizabeth Majeski  
 Elizabeth Majeski, Treasurer  
 RACINE COUNTY

### CERTIFICATE OF PLANNING & DEVELOPMENT DIRECTOR

APPROVED as a final plat this 6<sup>th</sup> day of NOVEMBER, 1995.  
 Dated: April 2, 1996  
Arnold L. Clement  
 Arnold L. Clement, Director of Planning & Development  
 RACINE COUNTY

### COMMON COUNCIL RESOLUTION

"RESOLVED that the final plat of OLD FARM MEADOWS, located in the Town of Caledonia, is hereby approved by the Common Council of the City of Racine."

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Racine.  
 Dated: April 2, 1996  
Kevin Norton  
 Kevin Norton, Clerk  
 CITY OF RACINE

### CORPORATE OWNER'S CERTIFICATE OF DEDICATION

KINGSRIDGE DEVELOPMENT, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. KINGSRIDGE DEVELOPMENT does further certify that this plat is required by a 236.10 or a 236.12 to be submitted to the following for approval or objection: Town of Caledonia, Racine County Division of Planning & Development and Department of Agriculture, Trade & Consumer Protection.

IN WITNESS WHEREOF the said KINGSRIDGE DEVELOPMENT has caused these presents to be signed by Steven J. Buhler, its President, at Racine, Wisconsin, and its corporate seal affixed hereunto this 2<sup>nd</sup> day of April, 1996. In presence of:

Steven J. Buhler  
 Steven J. Buhler, President

### STATE OF WISCONSIN)

Personally came before me this 2<sup>nd</sup> day of April, 1996, Steven J. Buhler, President, of the above-named corporation, to me known to be the person who executed the foregoing instrument as said officer as the deed of said corporation, by its authority, and acknowledged the same.

My commission expires: 6.30.99  
Kevin Tuckey  
 Notary Public, Racine, Wisconsin  
 Printed Name: Kevin Tuckey



APPROVED AS A FINAL PLAT.  
 Date April 3, 1996  
 Racine City Plan Commission  
James A. Wirth  
 SECRETARY

There are no objections to this plat with respects to Secs. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stat.  
 Certified this 22<sup>nd</sup> day of May, 1995  
James A. Steim  
 Department of Agriculture, Trade & Consumer Protection