

LAKESIDE ESTATES

BEING A REDIVISION OF PARCEL B OF C.S.M. NO. 1293 AND LANDS BEING A PART OF GOVERNMENT LOT 2 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 17, T4N, R22E, IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN.

VISION CORNER RASPMENT DETAIL

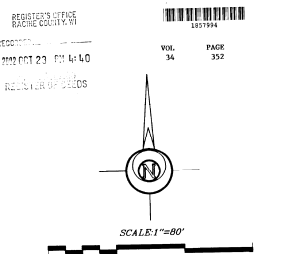
- NOTE:
- 1) S - DENOTES 2.375" (O.D.)x30" IRON PIPE, 365 LBS PER LINEAL FOOT
 - 2) 105" O.D. 1/2" IRON PIPE, 113 LBS PER LINEAL FOOT AT ALL OTHER LOT CORNERS
 - 3) ALL DISTANCES TO THE NEAREST 0.01'
 - 4) ALL BEARINGS ARE REFERRED TO GRID NORTH OF THE WISCONSIN STATE PLANS CO-ORDINATE SYSTEM, SOUTH ZONE, THE SOUTH LINE OF THE NE 1/4 SECTION 17 BEARS S 00°10'00" W (A.D. 1929)
 - 5) ALL AREAS ARE TO THE NEAREST SQUARE FOOT
 - 6) THAT PORTION OF THE PLAT LOCATED WITHIN THE SHORELAND AREA WILL REQUIRE A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF STREETS, INSTALLATION OF UTILITIES AND STORM WATER DRAINAGE PLANS - ALL INDIVIDUAL DWELLING UNITS WITHIN THE SHORELAND AREA WILL ALSO REQUIRE SEPARATE SHORELAND CONDITIONAL USE PERMITS PRIOR TO THE ISSUANCE OF ZONING PERMITS
 - 7) NO STRUCTURE OF ANY KIND SHALL BE PERMITTED WITHIN A VISION CORNER WHICH EXCEEDS A HEIGHT OF TWO (2) FEET ABOVE THE ELEVATION OF THE INTERSECTION, EXCEPT FOR NECESSARY HIGHWAY AND TRAFFIC SIGNS, PUBLIC UTILITY LINE AND OPEN FENCES THROUGH WHICH THERE IS A CLEAR VISION. THERE SHALL BE NO VEHICULAR ACCESS OVER ANY APPROACHES TO THE INTERSECTION. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO ANY ROAD IN THIS SUBDIVISION WITHIN 50 FEET OF AN INTERSECTION.
 - 8) THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO ANY ROAD IN THIS SUBDIVISION WITHIN 50 FEET OF AN INTERSECTION.
 - 9) GARDENS, TREES, FENCES, DEBRIS OR ANY OTHER PERMANENT STRUCTURES OF ANY KIND ARE PROHIBITED WITHIN ALL EASEMENTS SHOWN ON THIS PLAT.
 - 10) ACCESS FROM LOTS 6, 7, AND 30 TO S 1/2 MILE ROAD IS PROHIBITED.
 - 11) ALL LOTS IN THIS SUBDIVISION WILL HAVE RUNNING SANITARY SEWER.



REVISED THIS 9TH DAY OF AUGUST 2002
EDGEWOOD ENGINEERING GROUP INC.
 civil engineering • land surveying • site planning
 W230 58735 CLARK STREET • BIG BEND • WISCONSIN 53103
 (262)662-5002 • fax (262)662-5012

MAIN CURVE TABLE							
#	Radius	Delta	Length	Chord	Chord Bearing	Tan In	Tan Out
1	75.00'	188°29'18"	246.73'	149.99'	N 03°42'18.0" W	S 20°22'05" W	N 00°31'23" E
2	75.00'	83°23'46"	83.64'	79.37'	N 68°01'02.0" W	N 36°04'09" W	S 80°02'05" W
3	75.00'	29°02'40"	34.10'	33.80'	N 45°40'51.0" E	S 03°40'51" E	N 89°19'09" W
4	15.00'	90°00'00"	23.56'	21.21'	N 44°19'09.0" W	N 89°19'09" W	N 00°40'51" W
5	15.00'	90°00'00"	23.56'	21.21'	N 45°58'49.0" W	N 03°40'51" E	S 88°47'13" W
6	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
7	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
8	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
9	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
10	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
11	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
12	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
13	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
14	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
15	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
16	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
17	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
18	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
19	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
20	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
21	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
22	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
23	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
24	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
25	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
26	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
27	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
28	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
29	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W
30	15.00'	90°31'56"	469.35'	421.97'	N 45°58'49.0" W	N 00°40'51" W	S 88°47'13" W

LOT CURVE TABLE							
#	Radius	Delta	Length	Chord	Chord Bearing	Tan In	Tan Out
1	75.00'	95°57'37"	125.61'	111.44'	S 40°32'34.5" W	S 88°31'23" W	S 07°26'14" E
2	75.00'	92°31'41"	121.12'	108.38'	S 43°47'04.5" W	S 80°02'05" W	N 80°02'05" E
3	75.00'	29°02'40"	34.10'	33.80'	N 68°01'02.0" W	N 36°04'09" W	S 73°55'07" E
4	75.00'	37°50'58"	49.54'	48.65'	N 89°19'09.0" W	N 03°40'51" E	S 36°04'09" E
5	297.00'	10°33'37"	54.74'	54.66'	N 05°40'51" W	N 00°40'51" W	N 11°14'28" W
6	297.00'	16°23'56"	85.01'	84.72'	N 19°26'26.0" W	N 11°14'28" W	N 27°38'24" W
7	297.00'	16°23'56"	85.01'	84.72'	N 19°26'26.0" W	N 11°14'28" W	N 27°38'24" W
8	297.00'	16°23'56"	85.01'	84.72'	N 19°26'26.0" W	N 11°14'28" W	N 27°38'24" W
9	297.00'	16°23'56"	85.01'	84.72'	N 19°26'26.0" W	N 11°14'28" W	N 27°38'24" W
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16	297.00'	16°23'56"	85.01'	84.72'	N 19°26'26.0" W	N 11°14'28" W	N 27°38'24" W
17	297.00'	16°23'56"	85.01'	84.72'	N 19°26'26.0" W	N 11°14'28" W	N 27°38'24" W
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27	297.00'	16°23'56"	85.01'	84.72'	N 19°26'26.0" W	N 11°14'28" W	N 27°38'24" W
28	297.00'	16°23'56"	85.01'	84.72'	N 19°26'26.0" W	N 11°14'28" W	N 27°38'24" W
29	297.00'	16°23'56"	85.01'	84.72'	N 19°26'26.0" W	N 11°14'28" W	N 27°38'24" W
30	297.00'	16°23'56"	85.01'	84.72'	N 19°26'26.0" W	N 11°14'28" W	N 27°38'24" W



There are no objections to this plat with respect to Sect. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats.

Certified August 20th 2002
 Rene M. Bonney
 Department of Administration

UNPLATTED LANDS

5 1/2 MILE ROAD

WISCONSIN ENGINEERING BOARD
 No. 1662
 CHRISTOPHER J. BINZEL
 RACINE, WISCONSIN

LAKESIDE ESTATES

BEING A REDIVISION OF PARCEL B OF C.S.M. NO. 1293 AND LANDS
BEING A PART OF GOVERNMENT LOT 2 AND PART OF THE SW 1/4
OF THE NE 1/4 OF SECTION 17, T4N, R23E, IN THE
TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Christopher J. Kunkel, a Registered Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped LAKESIDE ESTATES, being a redivision of Parcel B of C.S.M. No. 1293 and lands being a part of Government Lot 2 and part of the SW 1/4 of the NE 1/4 of Section 17, T4N, R23E, in the Town of Caledonia, Racine County, Wisconsin, bounded and described as follows:
Commencing at the Southeast corner of said NE 1/4 Section 17, said point being the South line of said NE 1/4 Section 17, 1607.74 feet to a point on the East line of said NE 1/4 Section 17, 657.77 feet to a point on the centerline of Creek Ridge Drive; thence N 88°47' Survey Map No. 1293, 379.49 feet to a point on the centerline of Creek Ridge Drive; thence N 88°47' 13" E along said centerline and the south line of Parcel A of Certified Survey Map No. 1084 and its extension, thence N 00°46' 05" W along said east line, 116.01 feet to a point on the South line of Parcel 2 of Certified Survey Map No. 1084 and its extension, thence N 89°19' 09" E along said South line, 365.62 feet to the Southeast corner of said Parcel 2; thence N 00°57' 32" W along the East line of said Parcel 2, 237.18 feet; thence N 87°42' 16" E, 180.40 feet; thence S 36°04' 09" E, 94.31 feet; thence N 5°55' 11" E, 67.00 feet; thence S 36°04' 09" E along said centerline, 859.60 feet to the place of beginning. Solid lands containing 20.688 acres of land, more or less.

That I have made such survey, land division, and plat by the direction of Five Mile Road, LLC, owner of said land.
That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

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

Date 5/5/02
Christoph J. Kunkel, RLS 1755
REVISED THIS 9TH DAY OF AUGUST, 2002



TOWN BOARD APPROVAL

RESOLVED that the plat of LAKESIDE ESTATES is approved by the Town Board of the Town of Caledonia effective as of the day that the subdivider enters into a suitable agreement with the Town relative to the grading and surfacing of roads and streets and the installations of culverts therein.

I hereby certify that the foregoing copy of a resolution adopted by the Town Board of the Town of Caledonia.

Date 10/18/02
Wendy A. Christian
Wendy A. Christian, Town Clerk

COUNTY BOARD APPROVAL

RESOLVED that the plat of LAKESIDE ESTATES, 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.

Date 10-21-02
Joan Renner
Joan Renner, County Clerk



TOWN TREASURER'S CERTIFICATE

I, James Woolrage, being the duly elected, qualified and acting Treasurer for the Town of Caledonia, hereby certify that the records in my office show no unpaid taxes or unpaid special assessments on any of the lands contained in the plat of LAKESIDE ESTATES.

Date 10/18/02
James Woolrage
James Woolrage, Town Treasurer

COUNTY PLANNING COMMITTEE APPROVAL

APPROVED as a final plat this 18th day of FEBRUARY, 2002.

Dated this 16th day of OCTOBER, 2002.

Frank A. Rien
Frank A. Rien
Planning & Development Director

COUNTY TREASURER'S CERTIFICATE

I, Elizabeth A. Majeski, being the duly elected, qualified and acting Treasurer for the County of Racine, 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 LAKESIDE ESTATES.

Date 10/22/02
Elizabeth A. Majeski
Elizabeth A. Majeski, Treasurer

CERTIFICATION OF CITY OF RACINE

RESOLVED that the plat of LAKESIDE ESTATES is approved by 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.

Date 10-21-02
Karen M. Norton
Karen M. Norton, City Clerk

CONSENT OF THE CORPORATE MORTGAGEE

TRI CITY NATIONAL BANK, a corporation duly organized and existing under and by the laws of the United States of America, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing instrument of Christopher J. Kunkel, a Registered Land Surveyor, and does hereby consent to the above certification of Raymond C. Leffler.

IN WITNESS WHEREOF, the said TRI CITY NATIONAL BANK, has caused these presents to be signed by John W. Kis, Senior Vice President of Racine, Wisconsin, and its corporate seal hereunto affixed this 16th day of OCTOBER, 2002.

IN THE PRESENCE OF TRI CITY NATIONAL BANK:
Witness John W. Kis
John W. Kis, Senior Vice President

STATE OF WISCONSIN)
RACINE COUNTY) ss:
Personally came before me this 16th day of October, 2002, the above named John W. Kis, Senior Vice President, to me known to be the person who executed the foregoing instrument and acknowledge the same.
John W. Kis
Notary Public
Racine County, Wisconsin
My Commission expires: 4-2-06



There are no objections to this plat with respect to Sects. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stat.
Certified August 28th, 2002
Ronald C. Leffler
Department of Administration

APPROVED AS A FINAL PLAT.
Date March 5, 2003
Racine City Plan Commission
By Samuel J. Durrell
SECRETARY

EDGEWOOD ENGINEERING GROUP INC.
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