

0000521

AFFIDAVIT OF CHANGE

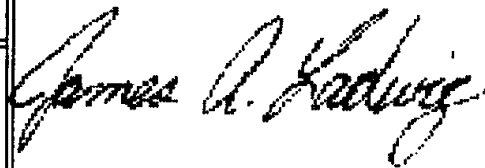
DOC # 2055210

Recorded

OCT. 20, 2005 AT 04:20:21PM

Document Number

Document Title



JAMES A LADWIG  
RACINE COUNTY  
REGISTER OF DEEDS

Fee Amount: \$25.00



Recording Area

Name and Return Address  
NIELSEN MADSEN & BARBER S.C.  
P. O. Box 188  
Racine WI 53401-0188

51-004-04-22-13-051-150

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

AFFIDAVIT OF CHANGE

I, MARK R. MADSEN, being first duly sworn on oath, do hereby depose and state as follows:

I. THAT I am now, and at all times mentioned herein was, a Land Surveyor registered by and with the State of Wisconsin Examining Board for Architects, Professional Engineers, Designers and Land Surveyors;

II. THAT as such Registered Land Surveyor I prepared the plat of Majestic Manor.

III. THAT there are changes to the boundary, easements and dedications of Lot 15 of said Majestic Manor as shown on attached Exhibit A, and described and approved on attached Exhibits B, C and D.

IV. THAT said Majestic Manor was recorded on July 16, 1998 in the office of the Register of Deeds for Racine County, Wisconsin as Document No. 1636169.



DATED: October 20, 2005

SIGNED: Mark R. Madsen  
Mark R. Madsen S-2271  
Nielsen Madsen Barber, S.C.  
1339 Washington Avenue  
P. O. Box 188  
Racine WI 53401-0188

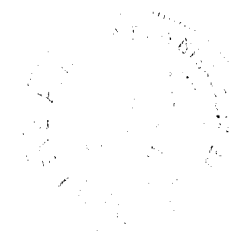
STATE OF WISCONSIN)  
COUNTY OF RACINE )

Came before me this 20th day of October, 2005 the above-named Mark R. Madsen, who executed the foregoing and acknowledged the same.

Nicolene A. Rosati

Nicolene A. Rosati  
Notary Public, Racine, WI  
My commission expires 6/11/06.

This instrument was prepared by Mark R. Madsen.  
Tax ID No. 51-004-04-22-13-051-150



0000523

Plat of a survey for **NEWPORT DEVELOPMENT** of Lot 15, MAJESTIC MANOR, a recorded plat in the Town of Caledonia, Racine County, Wisconsin.

Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof.

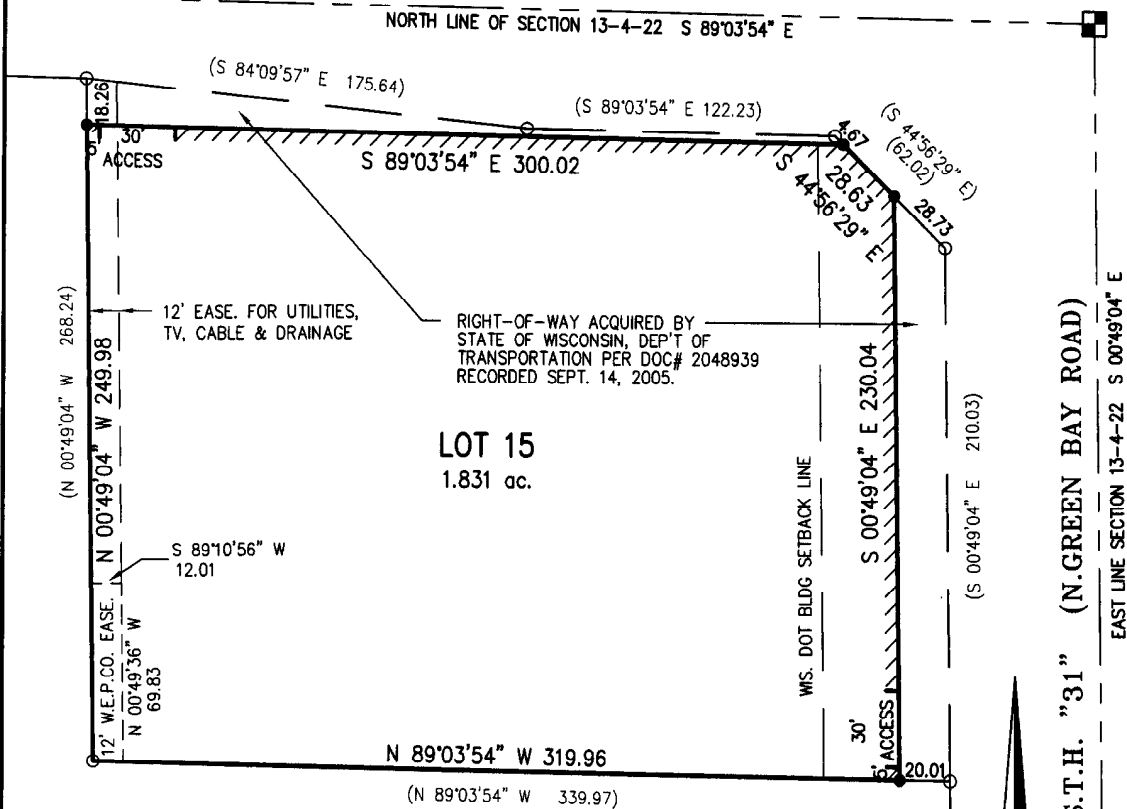
10/18/2005

*Mark R. Madsen*



C.T.H. "G" (6 MILE ROAD)

NE CORNER  
SEC. 13-4-22



BEARING BASE: GRID NORTH, WISCONSIN  
COORDINATE SYSTEM, SOUTH ZONE.

ALL ELEVATIONS REFER TO NATIONAL  
GEODETIC DATUM OF 1929.

LEGEND

- = SET 1" IRON PIPE
- = IRON STAKE FOUND
- ⊙ = P.K. NAIL
- //// = NO VEHICULAR ACCESS

FIELD WORK --- BY ---  
 DRAWN 9-6-05 BY MRM  
 SCALE 1" = 60'  
 JOB NO. 2005.303  
 SHEET 1 OF 1 SHEETS



**Nielsen Madsen & Barber, S.C.**

1339 Washington Avenue Racine, Wisconsin 53403

Phone (262) 634-5588

Facsimile (262) 634-5024 E-mail nmb@nmbosc.net

0000524

0000666 EXHIBIT B

DOC # 2048939

Recorded

SEP. 14, 2005 AT 03:54PM

Document Number

WARRANTY DEED

Wisconsin Department of Transportation  
Exempt from fee: s.77.25(2r) Wis. Stats  
DT1680 98 (Replaces RE3004)

THIS DEED, made by Majestic North Development, Inc., a Wisconsin Corporation

GRANTOR, conveys and warrants the property described below to the State of Wisconsin, Department of Transportation, GRANTEE, for the sum of Thirty Three Thousand and 00/100 Dollars (\$ 33,000.00 ).

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: Bank One

This is not homestead property.

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

*James A. Ladwig*

JAMES A LADWIG  
RACINE COUNTY  
REGISTER OF DEEDS  
Fee Amount: \$13.00  
Fee Exempt 77.25-(2R)



This space is reserved for recording data

Return to

TRANSPORTATION DISTRICT 2  
141 N.W. Barstow St.  
Waukesha, WI 53188-3789

*-CW*  
*13-*

Parcel Identification Number / Tax Key Number  
51-004-04-22-13-051-150

*[Signature]*  
(Signature)

July 19, 2005  
(Date)

*Raymond C. Liffle*  
(Signature)

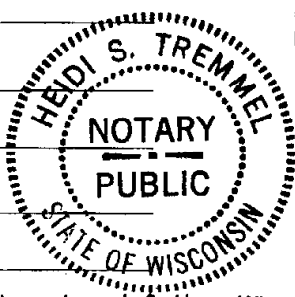
State of Wisconsin )  
) ss.  
Racine County )

On the above date, this instrument was acknowledged before me by the named person(s).

*Heidi S. Tremmel*  
(Signature, Notary Public, State of Wisconsin)

Heidi S. Tremmel  
(Print or Type, Notary Public, State of Wisconsin)

4/2/06  
(Date Commission Expires)



0000525

EXHIBIT B

0000667

### LEGAL DESCRIPTION

**Fee Title** in and to the following tract of land in Racine County, State of Wisconsin, described as:

That part of Lot 15 of Majestic Manor, a recorded subdivision, being part of the Northeast 1/4 of the Northeast 1/4 of Section 13, Township 4 North, Range 22 East, in the Town of Caledonia, described as follows: The East 20.00 feet of said Lot 15 of Majestic Manor.

Also, that part of Lot 15 described as follows: Commencing at the Northeast corner of said Section 13; thence North 87°37'25" West 400.00 feet along the north line of said Section 13 to the northerly extension of the west line of said Lot 15; thence along said extension South 00°37'44" East 31.76' to the south right-of-way of Six Mile Road and the owner's northwest property corner and the point of beginning; thence South 82°43'28" East 175.64 feet along said south right-of-way; thence South 87°37'25" East 122.23 feet to a point on the westerly right-of-way of STH 31; thence South 43°29'51" East 4.67 feet along said westerly right-of-way; thence North 87°37'25" West 300.03 feet to the west line of said Lot 15; thence along said west line North 00°37'44" West 18.26 feet to the point of beginning.

These parcels contain **0.15 acres**, more or less.



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EXHIBIT C

**Wisconsin Department of Transportation**

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Transportation District 2  
141 NW Barstow Street  
P.O. Box 798  
Waukesha, WI 53187-0798  
Phone: (262) 548-8779  
Fax: (262) 521-4425  
waukesha.dtd@dot.state.wi.us

September 09, 2005

Subject: Majestic Manor  
Town of Caledonia  
Racine County  
S.T.H. 31

Log #: 837

Dear Mark R. Madsen

EXHIBIT \_\_\_\_\_

Majestic Manor  
Part of the NE 1/4 of the NE 1/4 of Section 13, Township 4 North, Range 22 East, in the Town of Caledonia, Racine  
County, Wisconsin

The Department of Transportation has reviewed your request to release the access restriction on the above referenced property.

The above-mentioned restriction is hereby modified as follows: Lot 15; remove the access restriction from the east property line, from the southeast corner to a point 35' north, parallel to STH 31. Strike the wording " Existing driveway on lot 15 is temporary until that time a cross access easement(s) can be secured allowing the parcel access to either Dale Drive or Kingdom Court. The drive will be removed at no cost to the State of Wisconsin Department of Transportation."

It is required that this release be incorporated into a correction document under ss. 236.295 wis.stats., as an Exhibit

A handwritten signature in black ink, appearing to read "Robert J. O'Connell", written over a horizontal line.

"Wisconsin Department of Transportation" Signature

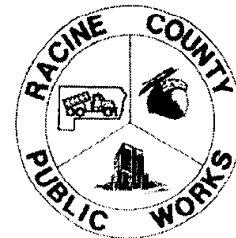
0000527

EXHIBIT D

# RACINE COUNTY

## PUBLIC WORKS DEPARTMENT

14200 Washington Avenue  
Sturtevant, Wisconsin 53177-1253



**William L. McReynolds**  
County Executive

Phone: (262) 886-8440

FAX: (262) 886-8480

**Glenn Lampark**  
Director of Public Works

October 10, 2005

Mark R. Madsen  
Nielsen, Madsen & Barber S.C.  
1339 Washington Avenue  
P.O. Box 188  
Racine WI 53401-0188

RE: Lot 15, Majestic Manor Subdivision  
Town of Caledonia  
C.T.H.-"G"

Dear Mark;

This letter is a follow-up to our recent meeting regarding the access restrictions to Lot 15 of Majestic Manor Sub'd. As we discussed, Racine County is agreeable to this change. Racine County would like to see the access width increased to 30 feet, similar to what is shown along the STH-31 side of the property. In addition, a note should be added to the survey to clearly indicate that there is "No Access" from the lot to either CTH-"G" or STH-31. While we understand what is meant by the cross-hatching, there is nothing on the survey indicate what this represents.

You were also going to verify that the lines shown on your survey are in agreement with what the State DOT is presently in the process of purchasing. During a conversation I had with Jon Schattner, Jon felt that this land had already been purchased by the State. You may want to check with Jon about this matter.

You had also mentioned that it was the Developer's intend to add a note to the survey to indicate that access to CTH-"G" would be restricted to "right-in / right-out" only. While we would like to see that restriction placed on the Plat of Survey, it is rather difficult to enforce when there is nothing to prevent the other movement. As you are aware, and I am sure the Developer is also aware, as a part of a future State DOT project, it is proposed to construct a median past this entrance that will make this access point a "right-in / right-out" entrance at that time. As long as the Developer understands that this

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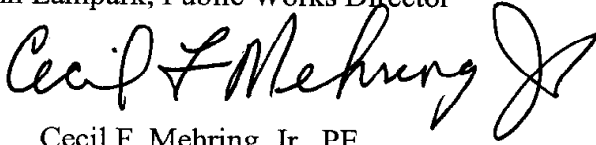
EXHIBIT D

action will take place in the future, there is no need to place the written restriction on the proposed Plat of Survey.

Any questions, feel free to contact me.

Very truly yours;

Glenn Lampark, Public Works Director

A handwritten signature in black ink, reading "Cecil F. Mehring, Jr." with a stylized flourish at the end.

By: Cecil F. Mehring, Jr. PE  
Manager of Planning & Engineering Services  
RACINE COUNTY PUBLIC WORKS DEPARTMENT

cc: Jon Schattner, Newport Development Corp.  
Frank Risler, County Planning & Development Dept.  
Kurt Flierl, Wisconsin DOT