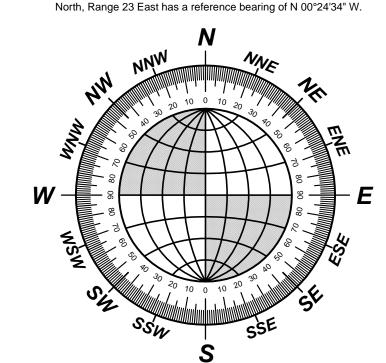


LOT	RADIUS	ARC LENGTH	URVE T	CENTRAL ANGLE	CHORD BEARIN
				34°43'28"	
5	130.00'	78.79' 38.24'	77.59'		N 33°35'58.0" E
<u>6</u> 8	130.00' 130.00'	38.24 46.37'	38.10' 46.13'	16°51'18" 20°26'22"	N 07°48'35.0" E N 10°50'15.0" W
9	130.00'	67.10'	66.35'	20 26 22 29°34'19"	N 35°50'35.5" W
10	130.00'	67.10'	66.35'	29°34'19"	N 65°24'54.5" W
11	130.00	24.20'	24.17'	10°40'03"	N 85°32'05.5" W
18	90.00'	17.54'	17.51'	11°10'01"	S 83°32'52.5" W
19	90.00'	62.60'	61.35'	39°51'29"	S 58°02'07.5" W
20	90.00'	60.64'	59.50'	38°36'09"	S 18°48'18.5" W
21	90.00'	17.99'	17.96'	11°26'59"	S 06°13'14.5" E
21	970.00'	29.55'	29.55'	1°44'44"	N 11°04'22.0" W
22	970.00'	91.79'	91.76'	5°25'19"	N 07°29'20.5" W
OL 2	970.00'	20.64'	20.64'	1°13'09"	N 04°10'06.3" W
23	970.00'	87.20'	87.17'	5°09'02"	N 00°59'01.0" W
24	970.00'	87.20'	87.17'	5°09'02"	N 04°10'01.0" E
25	970.00'	10.29'	10.29'	0°36'28"	N 07°02'46.0" E
26	100.00'	36.13'	35.93'	20°42'00"	S 03°00'00.0" E
27	100.00'	72.57'	70.99'	41°34'48"	S 34°08'24.0" E
28	100.00'	72.57'	70.99'	41°34'48"	S 75°43'12.0" E
29	100.00'	72.57'	70.99'	41°34'48"	N 62°42'01.0" E
30	100.00'	69.85'	68.44'	40°01'20"	N 21°53'57.0" E
42	70.00'	52.88'	51.63'	43°16'59"	N 21°01'25.5" E
43	70.00'	14.15'	14.12'	11°34'44"	N 48°27'18.0" E
45	330.00'	58.57'	58.50'	10°10'11"	S 49°09'34.5" W
46	330.00'	82.72'	82.50'	14°21'42"	S 36°53'38.0" W
OL 2	330.00'	18.33'	18.33'	3°10'59"	S 28°07'17.5" W
47	330.00'	96.00'	95.66'	16°40'04"	S 18°11'45.0" W
48	330.00'	92.37'	92.07'	16°02'15"	S 01°50'36.5" W
49	330.00'	32.71'	32.70'	5°40'45"	S 09°00'53.5" E
49	120.00'	87.42'	85.50'	41°44'21"	N 09°00'54.5" E
50	120.00'	73.12'	71.99'	34°54'43"	N 47°20'26.5" E
56	85.00'	44.72'	44.21'	30°08'46"	N 75°48'28.0" W
57	85.00'	59.30'	58.10'	39°58'12.0"	S 69°08'03.0" W
58	85.00'	63.33'	61.87'	42°41'18"	S 27°48'18.0" W
59	85.00'	109.20'	101.85'	73°36'34"	S 30°20'38.5" E
OL 2	120.00'	20.86'	20.83'	9°57'30"	N 04°58'45.0" E
60	120.00'	11.15'	11.15'	5°19'30"	N 12°37'15.0" E
60	180.00'	21.24'	21.23'	6°45'41"	S 11°54'09.5" W
61	180.00'	68.57'	68.16'	21°49'37"	S 02°23'29.5" E
62	180.00'	68.57'	68.16'	21°49'37"	S 24°13'06.5" E
OL 3	180.00'	68.57'	68.16'	21°49'37"	S 46°02'43.5" E
OL 2	180.00'	13.80'	13.80'	4°23'34"	S 59°09'19.0" E
64	180.00'	86.12'	85.30'	27°24'46"	S 75°03'29.0" E
70	60.00'	38.02'	37.39'	36°18'31"	S 47°09'57.5" E
OL 2	470.00'	31.89'	31.89'	3°53'17"	N 03°22'34.5" W
OL 3	530.00'	31.88'	31.88'	3°26'49"	N 03°03'55.0" W
72	530.00'	4.92'	4.92'	0°31'54"	N 05°03'16.0" W
73	60.00'	30.43'	30.11'	29°03'36"	N 40°08'59.0" E
74	60.00'	33.43'	33.00'	31°55'21"	N 09°39'30.5" E
75	270.00'	86.53'	86.16'	18°21'40"	S 62°52'40.0" W
76	270.00'	81.63'	81.32'	17°19'18"	S 80°43'09.0" W
79	60.00'	44.04'	43.05'	42°03'07"	N 87°19'43.5" W
80	60.00'	42.58'	41.69'	40°39'25"	S 51°19'00.5" W
86	120.00'	26.90'	26.84'	12°50'39"	S 08°51'40.5" W
86	180.00'	28.25'	28.22'	8°59'33"	N 10°47'13.5" E
OL 4	180.00'	19.76'	19.75'	6°17'27"	N 03°08'43.5" E
90	280.00'	69.25' 75.24'	69.07'	14°10'14"	S 32°17'19.0" E
91 92	280.00' 280.00'	75.24 4.94'	75.01' 4.94'	15°23'44" 1°00'42"	S 47°04'18.0" E
92	60.00'	4.94	4.94	41°47'34"	S 55°16'31.0" E N 34°53'05.0" W
92	80.00'	87.90'	83.55'	62°57'17"	S 45°27'55.5" E
92 OL 4	80.00'	50.66'	49.81'	36°16'46"	N 84°55'02.0" E
93	80.00'	114.69'	105.12'	82°08'30"	N 25°42'24.0" E
93	80.00'	72.17'	69.74'	51°41'08"	N 41°12'25.0" W
OL 4	80.00'	63.11'	61.48'	45°11'48"	N 89°38'53.0" W
OL 4	60.00'	67.94'	64.36'	64°52'25"	S 79°48'35.5" E
OL 4	180.00'	137.68'	134.34'	43°49'25"	N 40°00'27.5" E
95	180.00'	94.09'	93.02'	29°57'01"	N 03°07'14.5" E
95	175.00'	10.52'	10.52'	3°26'40"	N 80°19'17.0" E
96	175.00	66.22'	65.82'	21°40'47"	N 67°45'33.5" E
97	175.00'	45.31'	45.19'	14°50'10"	N 49°30'05.0" E
100	130.00'		39.15'	17°19'17"	S 60°03'23.5" E
	1 130.00	39.30'	ຸ ວອ.ເວ	11 12 11	1 000 00 Z3.0 E

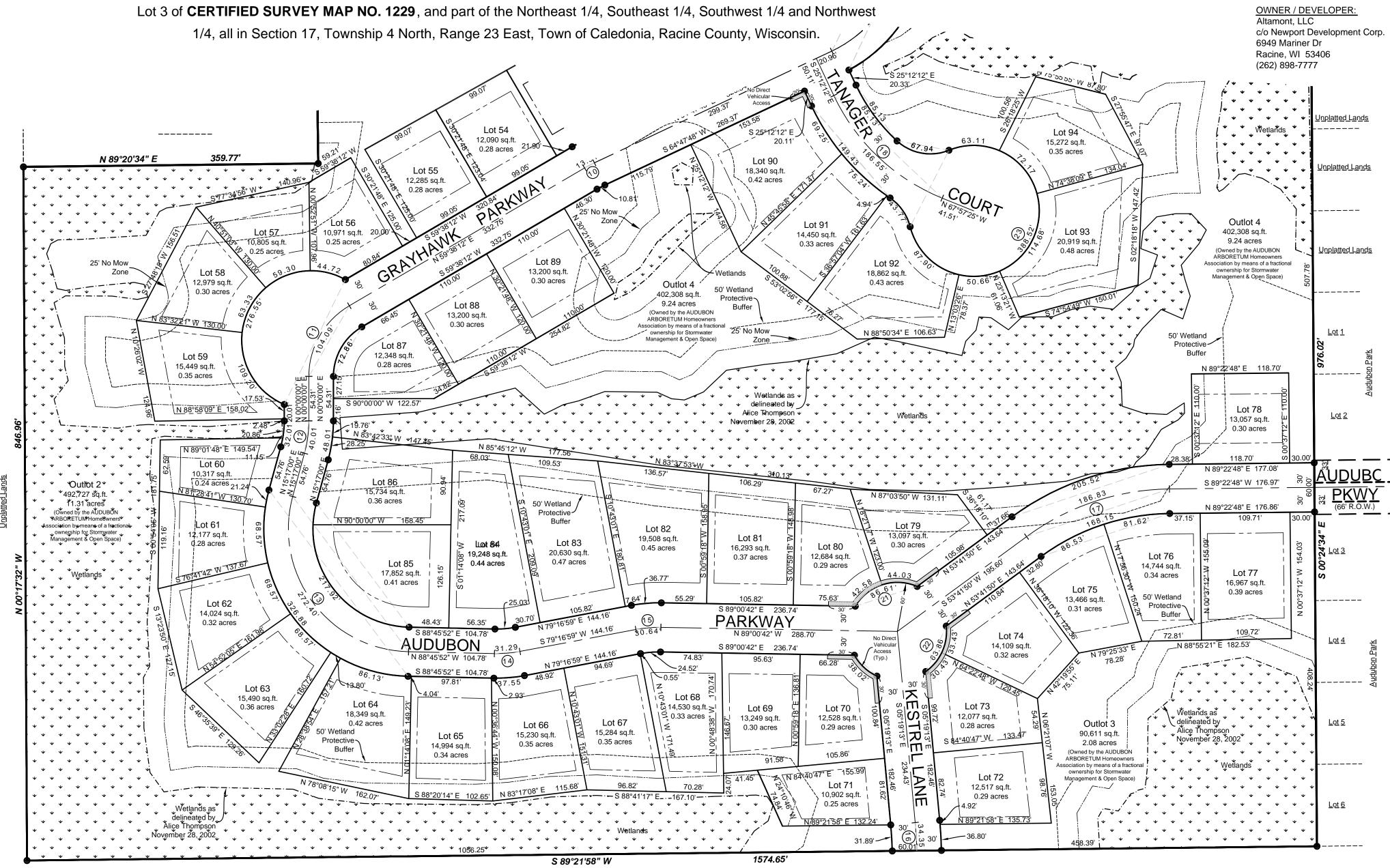
Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27. The East line of the Southeast 1/4 of Section 17, Township 4





1 inch = 80 ft.

AUDUBON ARBORETUM



Unplatted Lands

S 62°13'00.0" W

S 62°13'00.0" W

S 29°49'06.0" W

S 29°49'06.0" W

N 07°38'30.0" E

N 07°38'30.0" E

N 07°38'30.0" E

S 36°44'26.0" E

S 36°44'26.0" E

S 36°44'26.0" E

N 85°15'33.5" E

N 85°15'33.5" E

N 85°15'33.5" E

S 85°08'08.5" W

S 85°08'08.5" W

S 85°08'08.5" W

N 03°21'07.5" W

N 03°19'52.0" W

N 03°22'34.5" W

S 71°32'19.0" W

S 71°32'19.0" W

S 46°34'48.5" E

S 40°29'31.8" E

N 62°03'48.5" E

S 26°03'30.0" W

59°38'12"

MAIN CURVE TABLE

CURVE RADIUS ARC LENGTH CHORD CENTRAL ANGLE CHORD BEARING CURVE RADIUS ARC LENGTH CHORD CENTRAL ANGLE CHORD BEARING

S 71°02'09.5" E 10SE 120.00' 10.81'

N 26°28'16.0" E 19 145.00' 101.13' N 26°28'16.0" E 19NW 115.00' 80.21'

N 25°01'57.0" E 19SE 175.00' 122.05' 119.59'

17NE 350.00 203.52 202.21 17SE 270.00' 168.15' 165.45'

85.13' 84.60' 149.43' 147.66' 101.13'

S 71°02'09.5" E

S 47°24'36.0" E

N 26°48'48.0" E

N 45°44'35.5" W

S 85°22'51.5" E

S 26°20'05.0" W

325.67' 309.92'

263.04' 252.76' 200.67' 186.04' 160.54' 148.83'

73°46'26"

NOTES: 1.) No vehicular access to outlots except for designated areas and for

3.) There shall be no additional lots created within AUDUBON ARBORETUM. 4.) There is no primary environmental corridor located within the boundary of the subdivision plat.

2.) 25' no-mow zone around wetlands.

<u>Outlot Ownership and Purpose:</u>
All Outlots of the plat of AUDUBON ARBORETUM are owned and shall be maintained by the AUDUBON ARBORETUM Homeowners Association for storm water retention purposes and open space and each individual lot owner shall have an undividable fractional ownership of the outlots and that Racine County and the Town of Caledonia shall not be liable for any fees or special assessments in the event Racine County or the Town of Caledonia should become the owner of any lot in the subdivision by reason of delinquency. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the subdivision an undivided one-one hundred-one (1/101) interest in the Outlots. The developer and all subsequent owners warrant and represent that the said outlots for assessment purposes will have no value per se, and the 1/101 interest in the said outlots would be assessed with each of the buildable lots. In the event that the said outlot is not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/101 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.

The Homeowners Association shall maintain said Outlots in an unobstructed condition so as to maintain its intended purpose. Construction of any building. grading, or filling in said Outlots is prohibited unless approved by the Town of Caledonia. Vehicular access other than by maintenance vehicles to said Outlots is prohibited. The Homeowners Association grants to the Town the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to its intended purpose. Expense incurred by the Town 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

he particular style and/or design of the proposed house could be significantly affected by topographic conditions, and that "exposed basement" construction may be necessary to minimize rear yard disturbance. By approving this subdivision as submitted, Racine County does not warranty that each lot shown will accommodate every conceivable type of building style or footprint that may be considered by potential lot owners.

VISION CORNER EASEMENT RESTRICTION All corner lots in the plat of AUDUBON ARBORETUM shall be

subject to a 25' X 25' Vision Corner Easement and a 50' X 50' No Access Restriction. No structure or plantings of any kind shall be permitted within a vision corner, except for necessary highway and traffic signs and public utilities. There shall be no vehicular access over any vision corner easement.

WETLAND PRESERVATION RESTRICTION 1. Grading and filling shall be prohibited 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.

2. The removal of topsoil or other earthen materials shall be

3. The removal or destruction of any vegetative cover, ie., trees, shrubs, grasses, etc.., shall be prohibited, with the exception of the removal of dead, diseased or dying vegetation at the discretion of a forester or naturalist and the approval of Racine

4. Grazing by domesticated animals, ie., horses, cows, etc.., shall be prohibited. 5. The introduction of plant material not indigenous to the existing environment of the Wetland area shall be prohibited. 6. 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. 7. Construction of buildings is prohibited.

8. There shall be a 25 foot "no mow zone" around all wetlands.

9. Wetlands contain a 50' Wetland Protective Buffer - no drainage to said wetlands of any kind is allowed within 50' of

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 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.

WILLIAM F HENRICHS S-2419 Waukesha, WI

July 27, 2007

Map prepared by: William R. Henrichs, RLS Project Engineer: Aaron E. Koch, PE LANDCRAFT SURVEY AND ENGINEERING, INC REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS 2077 South 116th Street, West Allis, WI 53227 PH. (414) 604-0674 FAX (414) 604-0677

INFO@LANDCRAFTSE.COM SHEET 2 OF 5 July 27, 2007

Project No. 040174