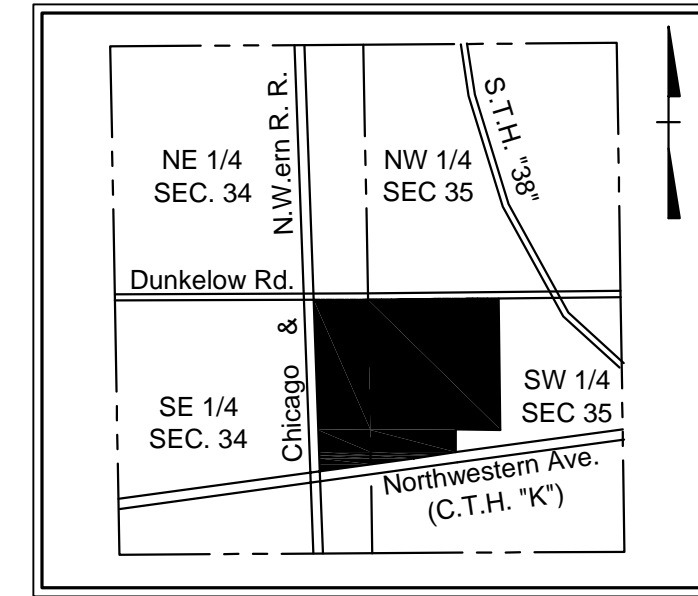
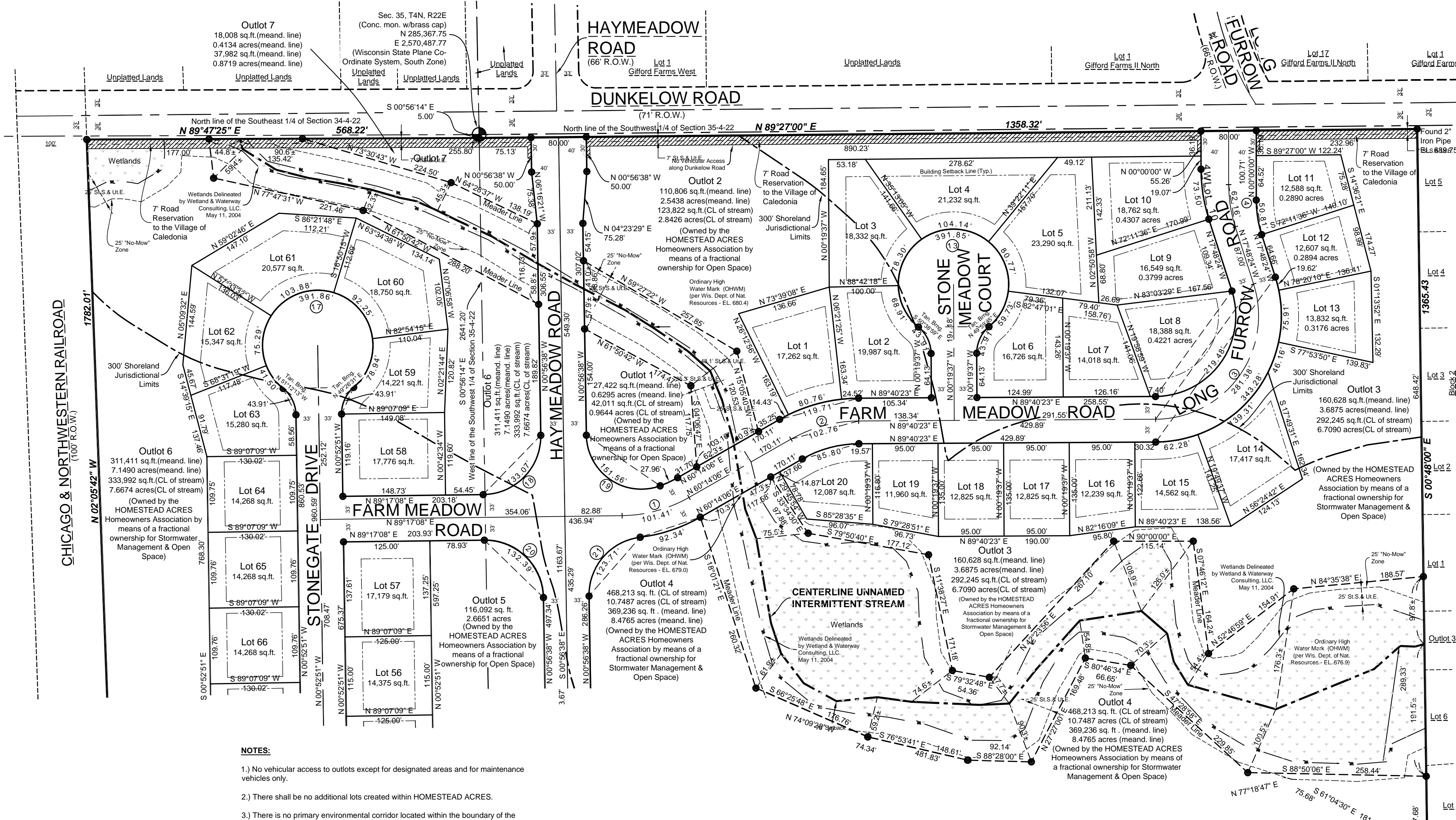


# HOMESTEAD ACRES

Being a part of Lot 1 of **CERTIFIED SURVEY MAP NO. 2673**, being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34 and part of the Northeast 1/4, Southeast 1/4, Northwest 1/4, and Southwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.



**VICINITY SKETCH**  
Section 34 & 35, T4N, R22E  
Scale: 1"=2000'



- NOTES:**
- 1) No vehicular access to outlets except for designated areas and for maintenance vehicles only.
  - 2) There shall be no additional lots created within HOMESTEAD ACRES.
  - 3) There is no primary environmental corridor located within the boundary of the subdivision plat.

**Outlets 1, 2, 3 & 4 Ownership and Purpose:**  
Outlets 1, 2, 3 & 4 of the plot of HOMESTEAD ACRES are owned and shall be maintained by the HOMESTEAD ACRES Single Family Residence Homeowners Association (Lots 1-50) for storm water retention purposes and open space and each individual lot owner shall have an undividable fractional ownership of said outlets and that Racine County and the Village of Caledonia shall not be liable for any fees or special assessments in the event Racine County or the Village 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-fiftieth (1/50) interest in said outlets. The developer and all subsequent owners warrant and represent that the said outlets for assessment purposes will have no value per se, and the 1/50 interest in the said outlets would be assessed with each of the buildable lots. In the event that said outlets are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/50 per buildable lot, of the taxes due on said outlets. 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 outlets in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said outlets is prohibited unless approved by the Village of Caledonia. Vehicular access other than by maintenance vehicles to said outlets is prohibited. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the outlets in order to inspect, repair, or restore said outlets to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said outlets may be placed against the tax roll for said association and collected as a special charge by the Village.

**Outlets 5, 6 & 7 Ownership and Purpose:**  
Outlets 5, 6 & 7 of the plot of HOMESTEAD ACRES are owned and shall be maintained by the HOMESTEAD ACRES Two-Family Residence Homeowners Association (Lots 51-76) for storm water retention purposes and open space and each individual unit owner shall have an undividable fractional ownership of the said outlets and that Racine County and the Village of Caledonia shall not be liable for any fees or special assessments in the event Racine County or the Village of Caledonia should become the owner of any unit in the subdivision by reason of delinquency. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable unit within the subdivision an undivided one-fifty-second (1/52) interest in said outlets. The developer and all subsequent owners warrant and represent that the said outlets for assessment purposes will have no value per se, and the 1/52 interest in the said outlets would be assessed with each of the buildable units. In the event that said outlets are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/52 per buildable unit, of the taxes due on said outlets. 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 outlets in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said outlets is prohibited unless approved by the Village of Caledonia. Vehicular access other than by maintenance vehicles to said outlets is prohibited. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the outlets in order to inspect, repair, or restore said outlets to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said outlets may be placed against the tax roll for said association and collected as a special charge by the Village.

**PROPOSED BUILDING NOTE:**  
The particular style and/or design of the proposed building 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 warrant that each lot shown will accommodate every conceivable type of building style or footprint that may be considered by potential lot owners.

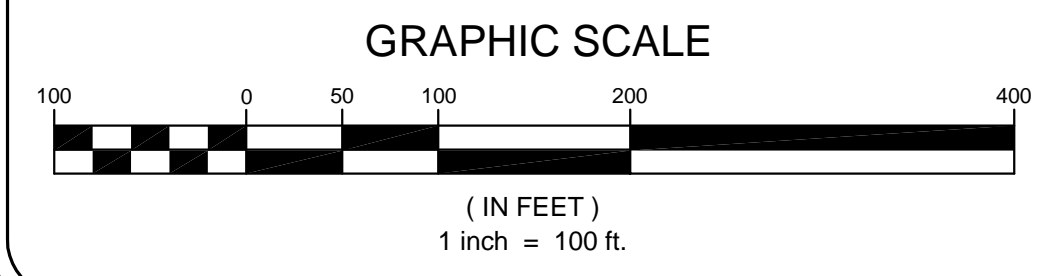
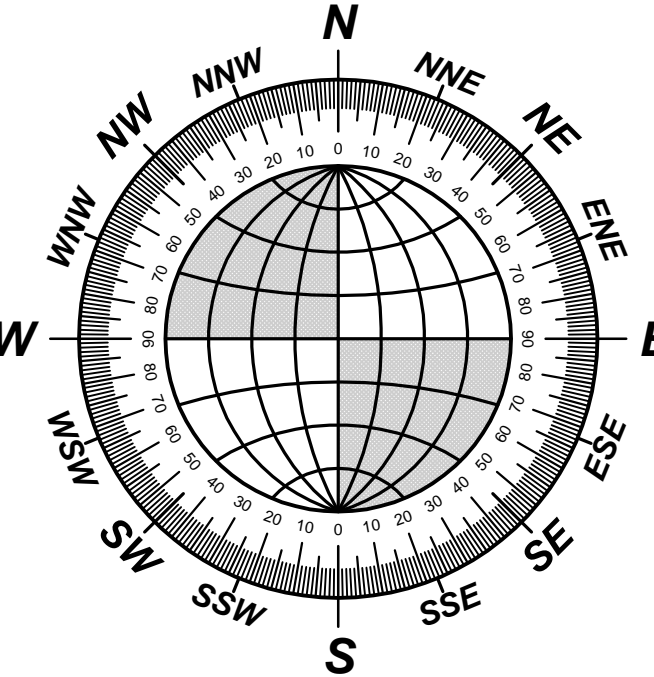
**VISION CORNER EASEMENT RESTRICTION**  
All corner lots in the plat of HOMESTEAD ACRES shall be subject to a 30' X 30' Vision Corner Easement and a 50' X 50' No Access Restriction. No structure or plantings of any kind shall be permitted within a vision corner, except for necessary highway and traffic 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 prohibited.  
3. The removal or destruction of any vegetative cover, i.e., 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 County.  
4. Grazing by domesticated animals, i.e., 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. All wetlands have a protective area (buffer) of 50 feet. No impervious area is allowed to discharge within this buffer unless the runoff is first routed through a device which will provide treatment equivalent to the 50 foot buffer. Where applicable, these areas are depicted on the plat.

**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 may 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 owner's special investigation prior to construction and no specific representation is made herein.

- NOTES:**
- - Denotes 2-3/8" O.D. x 18" Iron Pipe set, 3.65 lbs. per lin. ft.
  - - Denotes 1-1/4" O.D. x 24" Iron Pipe set, 1.68 lbs. per lin. ft. all other Lot and Outlet corners.
- All distances computed and measured to the nearest 0.01'
- All angles computed to the nearest 00°00'00.5" and measured to the nearest 00°00'01"
- sq. ft. - Denotes lot areas to the nearest square foot

Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27.  
The west line of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East has a reference bearing of N 00°56'15" W.



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. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

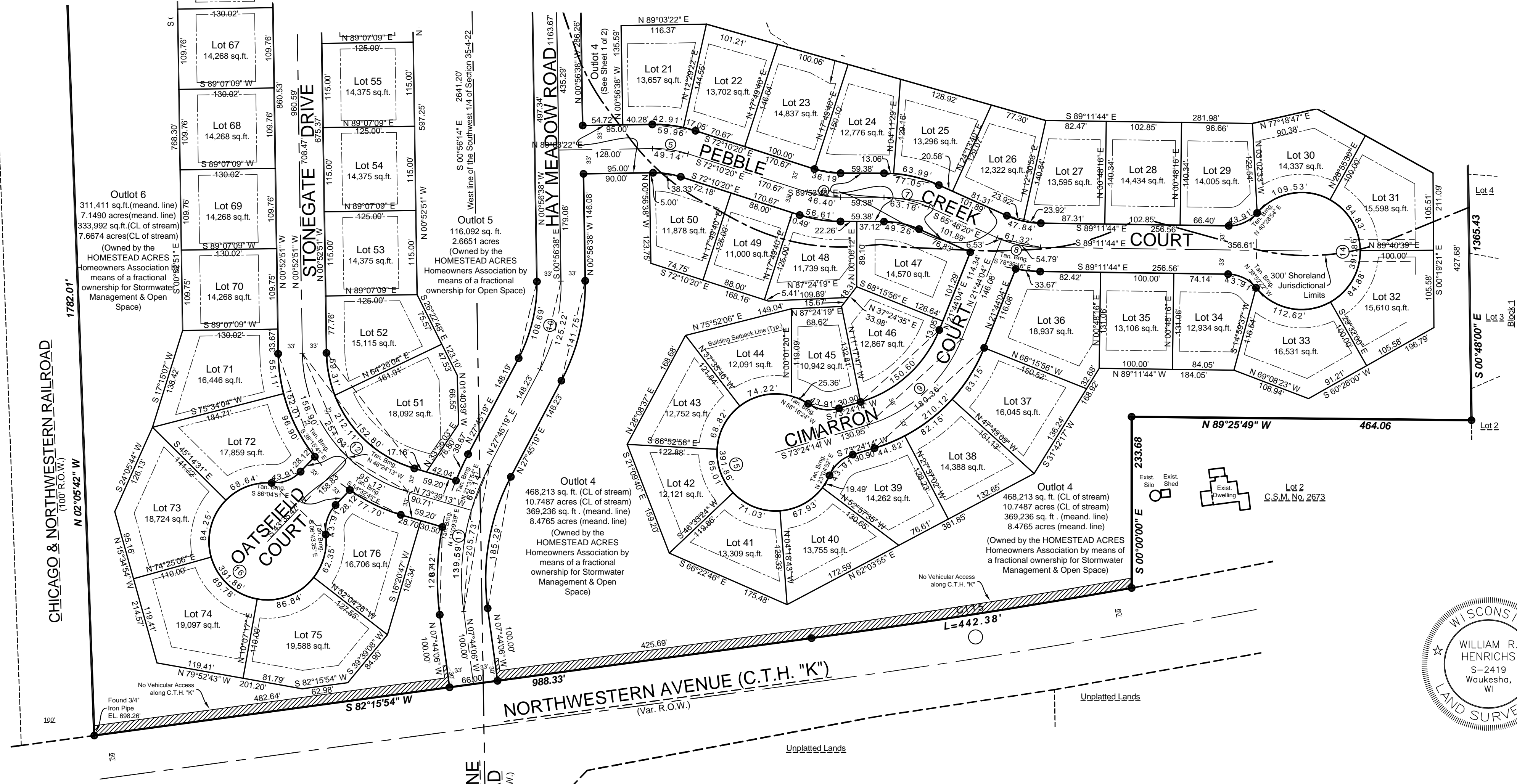
Department of Administration

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

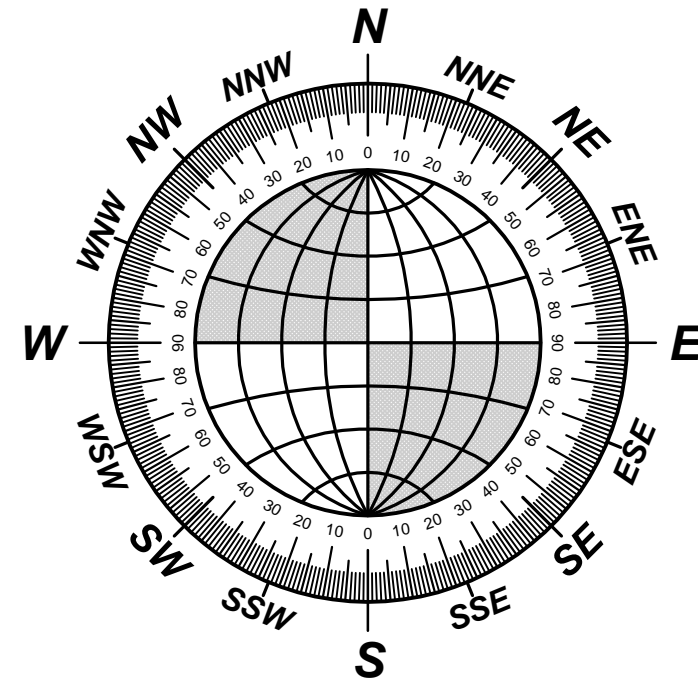
**SHEET 1 OF 5**  
April 27, 2007  
Project No. 040173

# HOMESTEAD ACRES

Being a part of Lot 1 of **CERTIFIED SURVEY MAP NO. 2673**, being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34 and part of the Northeast 1/4, Southeast 1/4, Northwest 1/4, and Southwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, in the Village of Caledonia, Racine County, Wisconsin.



Bearings refer to Grid North of the Wisconsin State Plane Coordinate System Grid, South Zone per N.A.D. 27. The west line of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East has a reference bearing of N 00°56'15" W.



GRAPHIC SCALE



(IN FEET)  
1 inch = 100 ft.

**LOT SETBACKS**  
Front - 25'  
Rear - 25'  
Side - 9' (on one side)  
8' (opposite side)  
Ordinary High  
Water Mark Setback - 75'

**OWNER / DEVELOPER:**  
The Newport Group, Ltd.  
c/o Ray Leffler  
6949 Mariner Drive  
Racine, WI 53406

SW Corner, SW 1/4  
Sec. 35, T4N, R22E  
(Conc. mon. w/brass cap)  
N 292.727.00  
E 2,570.530.98  
(Wisconsin State Plane Co-  
ordinate System, South Zone)

MAIN CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD	CENTRAL ANGLE	DEFLECTION ANGLE	CHORD BEARING
A	10737.59'	442.38'	442.35'	2°21'38"	1°10'49.0"	S 81°05'05.0" W

**NOTES:**

- - Denotes 2-3/8" O.D. x 18" Iron Pipe set, 3.65 lbs. per lin. ft.
- - Denotes 1-1/4" O.D. x 24" Iron Pipe set, 1.68 lbs. per lin. ft. all other Lot and Outlot corners.

All distances computed and measured to the nearest 0.01'

All angles computed to the nearest 00°00'00.5" and measured to the nearest 00°00'01"

sq. ft. - Denotes lot areas to the nearest square foot



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. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration



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**  
April 27, 2007  
Project No. 040173