



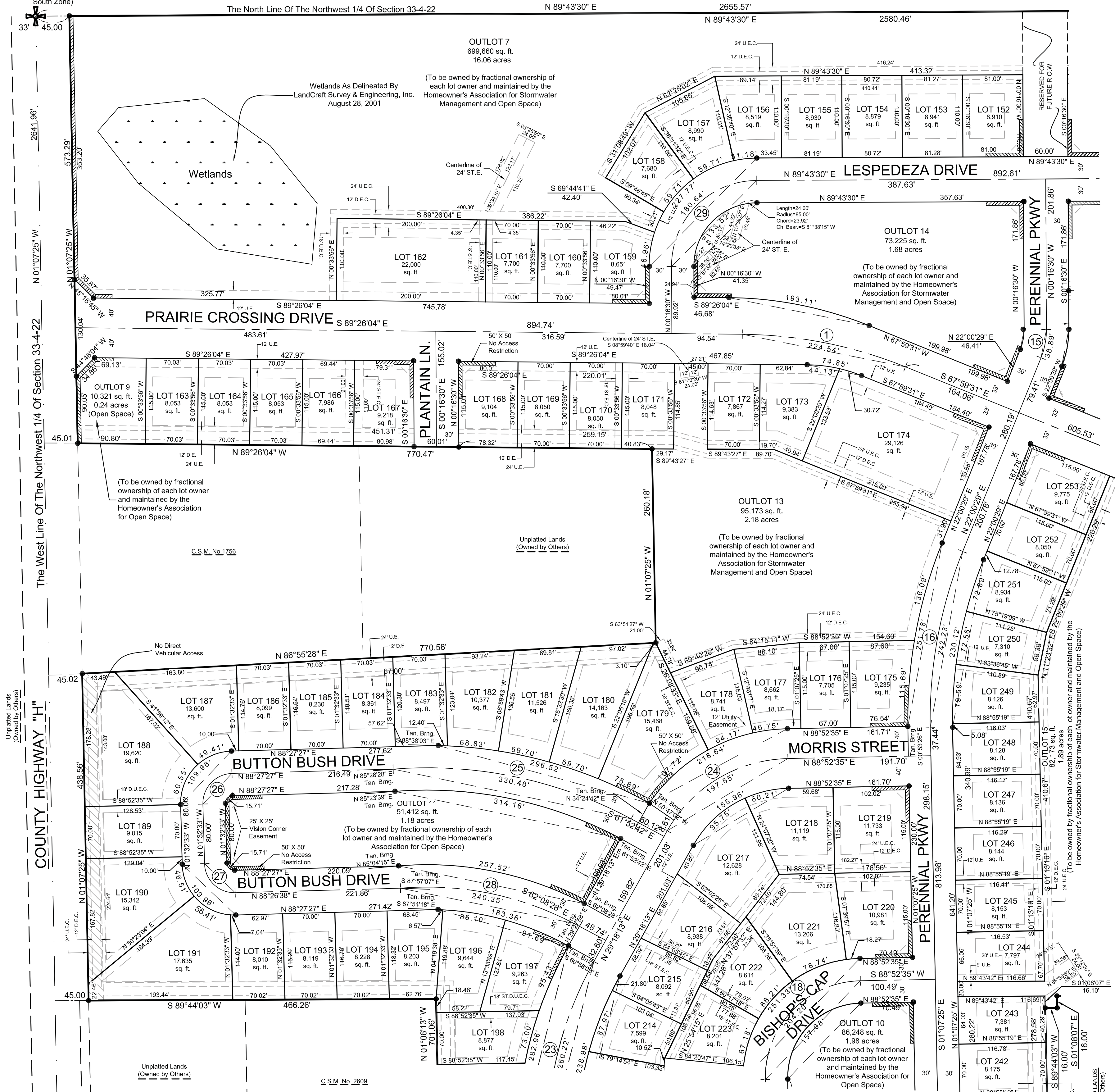
# PRAIRIE PATHWAYS

Being a replat of PRAIRIE CROSSING, being all of Outlot 1 of Certified Survey Map No. 2609, being a part of the Northeast 1/4 and Southwest 1/4 of the Northwest 1/4, lands in the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 all in Section 33, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin excepting therefrom all lands previously dedicated

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.

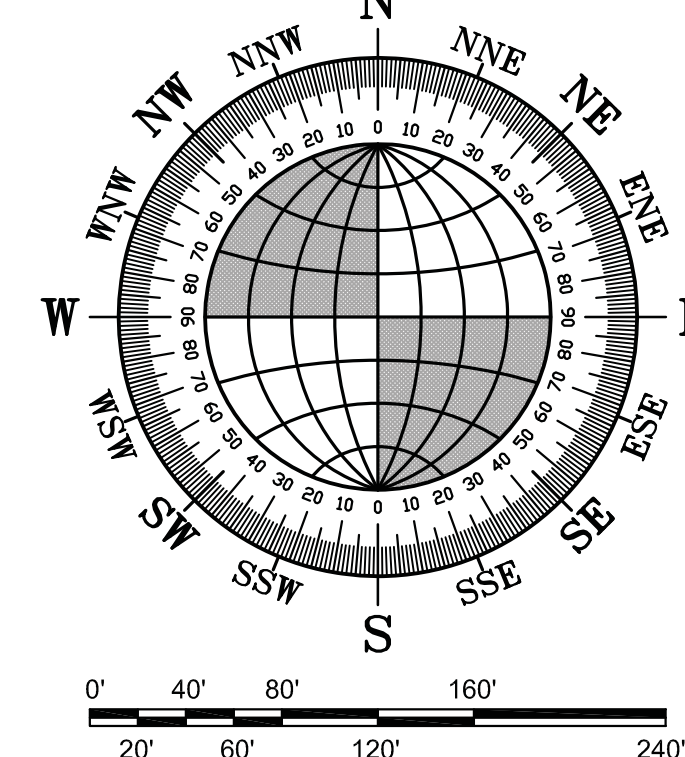
Certified \_\_\_\_\_, 20\_\_\_\_  
Department of Administration

Northwest Corner Of Section 33-4-22 (Conc. mon. w/brass cap)  
N: 287,977.93  
E: 2,559,858.20  
(Wis. State Plane Coord., South Zone)



County Highway "H" N 01°07'25" W

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 Northwest 1/4 of Section 33, Township 4 North, Range 22 East has a reference bearing of N 01°07'25" W.



**LOT SETBACKS**  
FRONT - 25'  
REAR - 25'  
SIDE - 17' TOTAL BOTH SIDES (WITH 8' MIN.)

**NOTES:**  
OUTLOTS TO BE OWNED BY THE PRAIRIE PATHWAYS HOMEOWNERS ASSOCIATION BY MEANS OF A FRACTIONAL OWNERSHIP.

**Outlot Ownership and Purpose:**  
All Outlots of the plat of PRAIRIE PATHWAYS are owned and shall be maintained by the PRAIRIE PATHWAYS Homeowners Association for storm water retention purposes and each individual lot owner shall have an undivided fractional ownership of the outlots 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 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 Village of Caledonia. The Homeowners Association grants to the Village 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 Village 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 the Village.

**VISION CORNER EASEMENT RESTRICTION**  
All corner lots in the plat of PRAIRIE PATHWAYS 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 prohibited.  
3. The removal or destruction of any vegetation, 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.

**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.

- EASEMENT LEGEND**
- XX' D.E. = Drainage Easement
  - XX' D.E.C. = Drainage Easement Centered on lot line(s)
  - XX' D.U.E. = Drainage & Utility Easement
  - XX' D.U.E.C. = Drainage & Utility Easement Centered on lot line(s)
  - XX' S.T.E. = Storm Sewer Easement
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  - XX' S.T.D.U.E.C. = Storm Sewer, Drainage & Utility Easement Centered on lot line(s)
  - XX' U.E. = Utility Easement
  - XX' U.E.C. = Utility Easement Centered on lot line(s)
  - XX' SBC E. = S.B.C. Communications, Inc. Easement

**NOTES:**  
● - Denotes 2-3/8" O.D. x 30' Iron Pipe set, 3.65 lbs. per lin. ft.  
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'

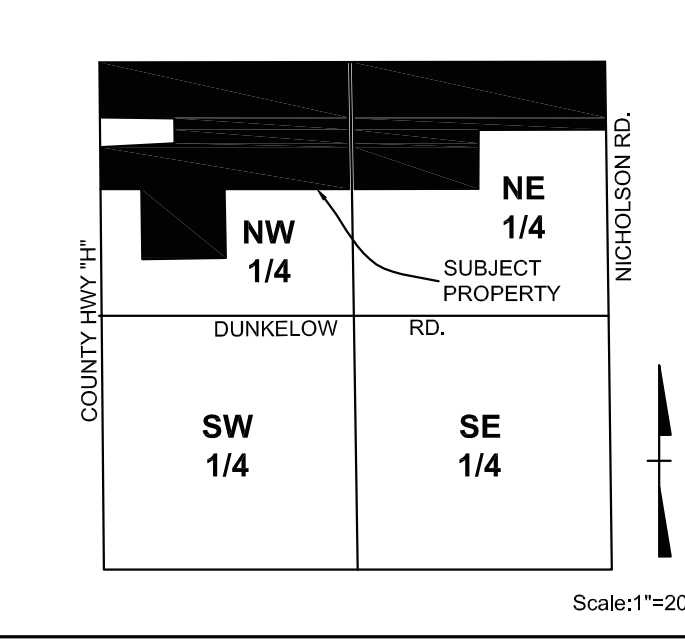
All angles computed to the nearest 00°00'00.5" and measured to the nearest 00°00'01"

Sq. Ft. - Denotes lot areas to the nearest square foot

Drainage & utility easements should also include easements from WE Energies, cable, telephone, etc.

Map prepared by: William R. Henrichs, RLS  
Project Engineer: Michael P. Doble, 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  
LANDCRAFT@WLRR.COM

Signed February 22, 2006  
Job No. 030401

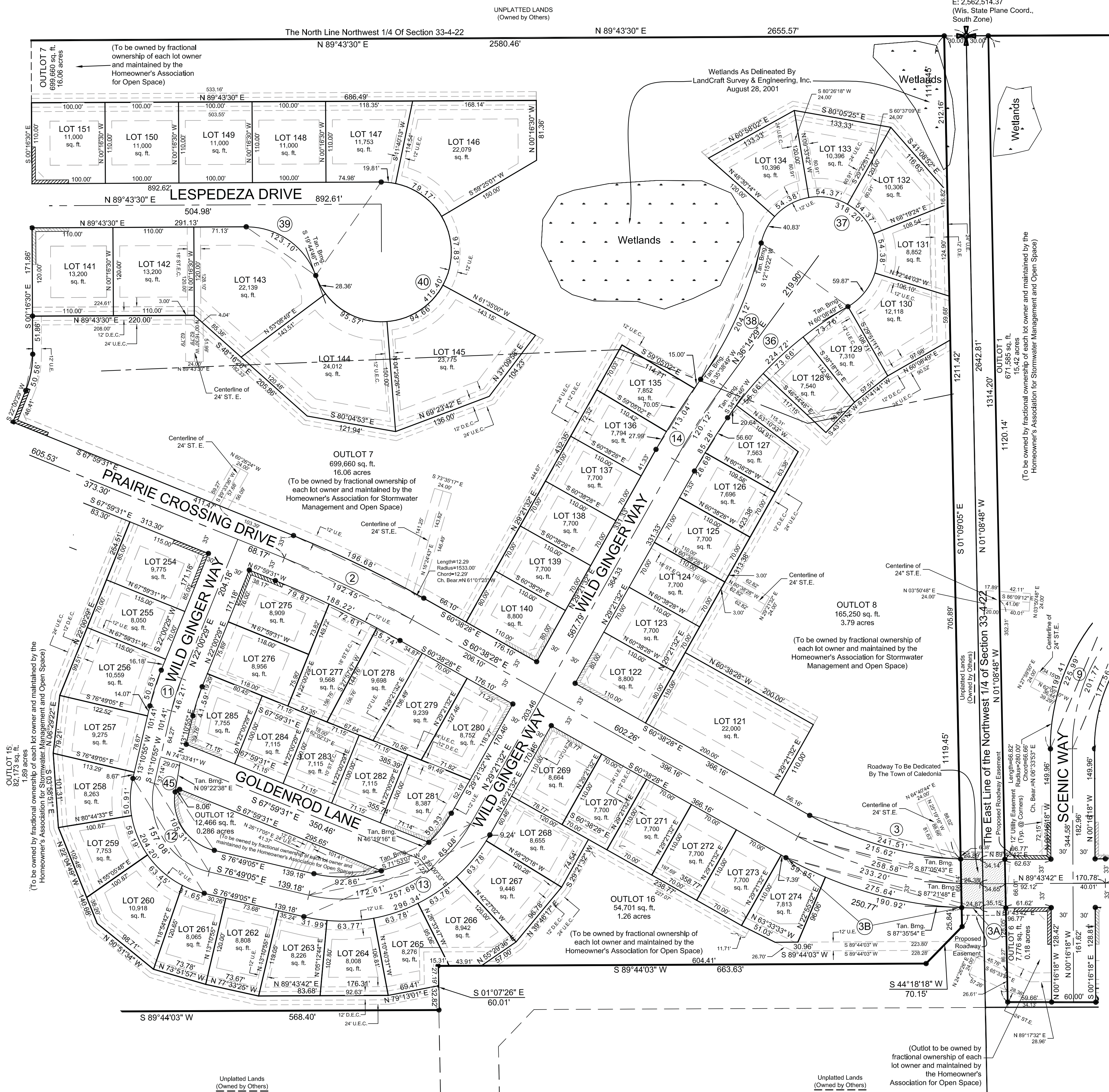


**VICINITY SKETCH**  
Section 33, T4N, R22E

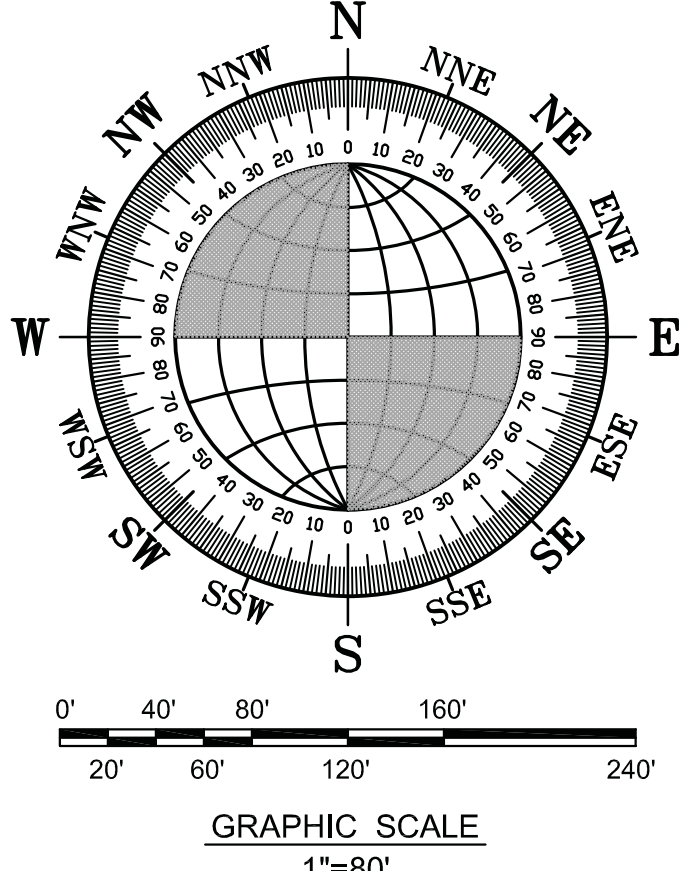
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North 1/4 Corner Of Section 33-4-22 (Conc. mon. w/brass cap)  
N: 287,990.00  
E: 2,562,514.37  
(Wis. State Plane Coord., South Zone)



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 Northwest 1/4 of Section 33, Township 4 North, Range 22 East has a reference bearing of N 01°07'25" W.



**NOTES:**

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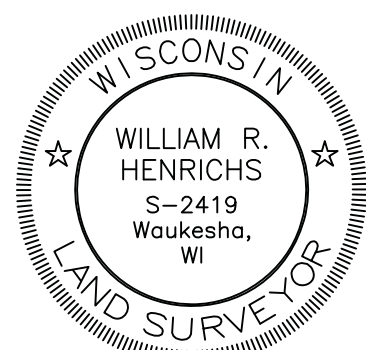
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**LOT SETBACKS**

- FRONT - 25'
- REAR - 25'
- SIDE - 17' TOTAL BOTH SIDES (WITH 8' MIN.)



**EASEMENT LEGEND**

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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

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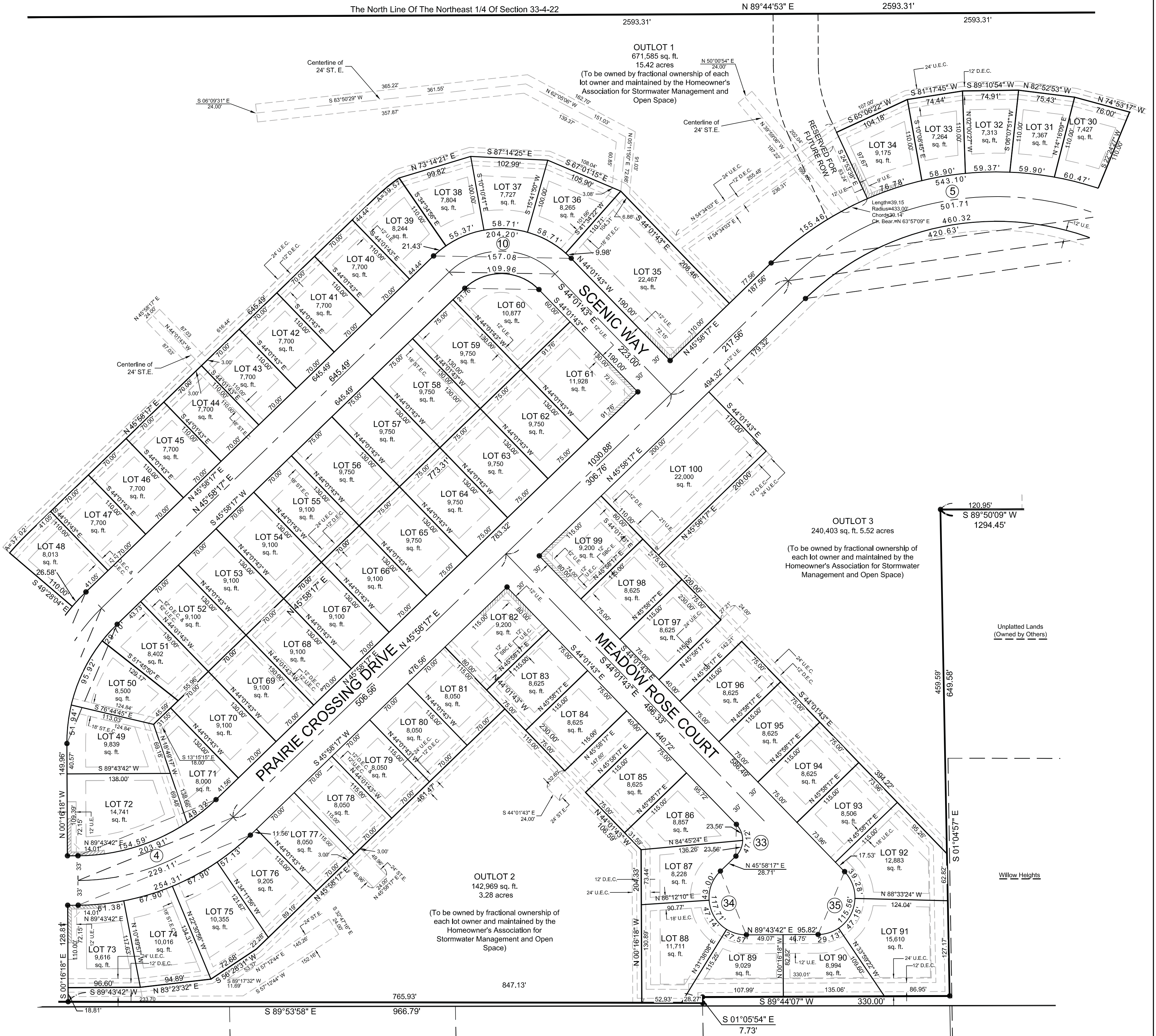
Signed February 22, 2006  
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**SHEET 2 OF 7**

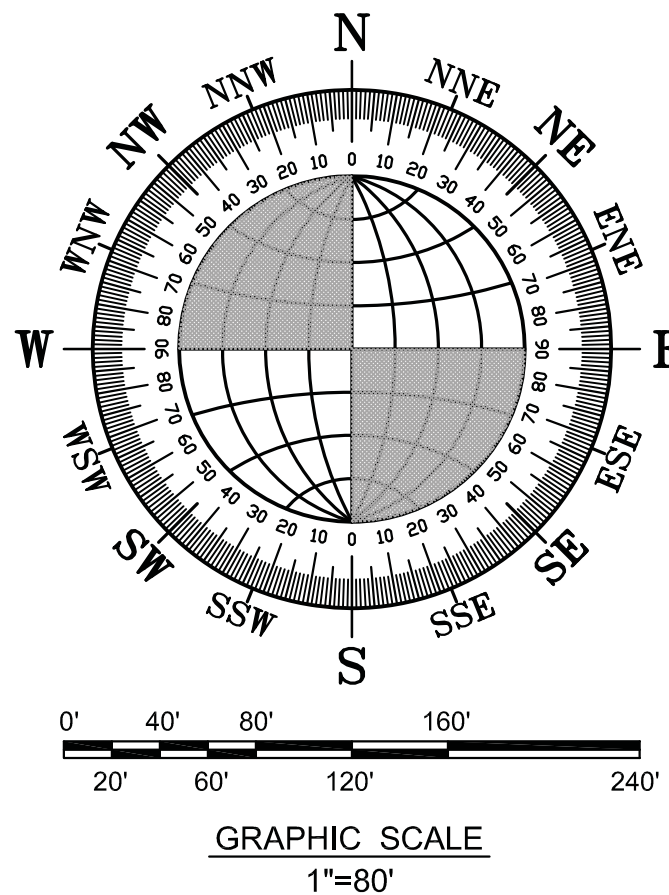
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Unplatted Lands  
(Owned by Others)



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 Northwest 1/4 of Section 33, Township 4 North, Range 22 East has a reference bearing of N 01°07'25" W.



### NOTES:

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### LOT SETBACKS

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REAR - 25'  
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(WITH 8' MIN.)



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



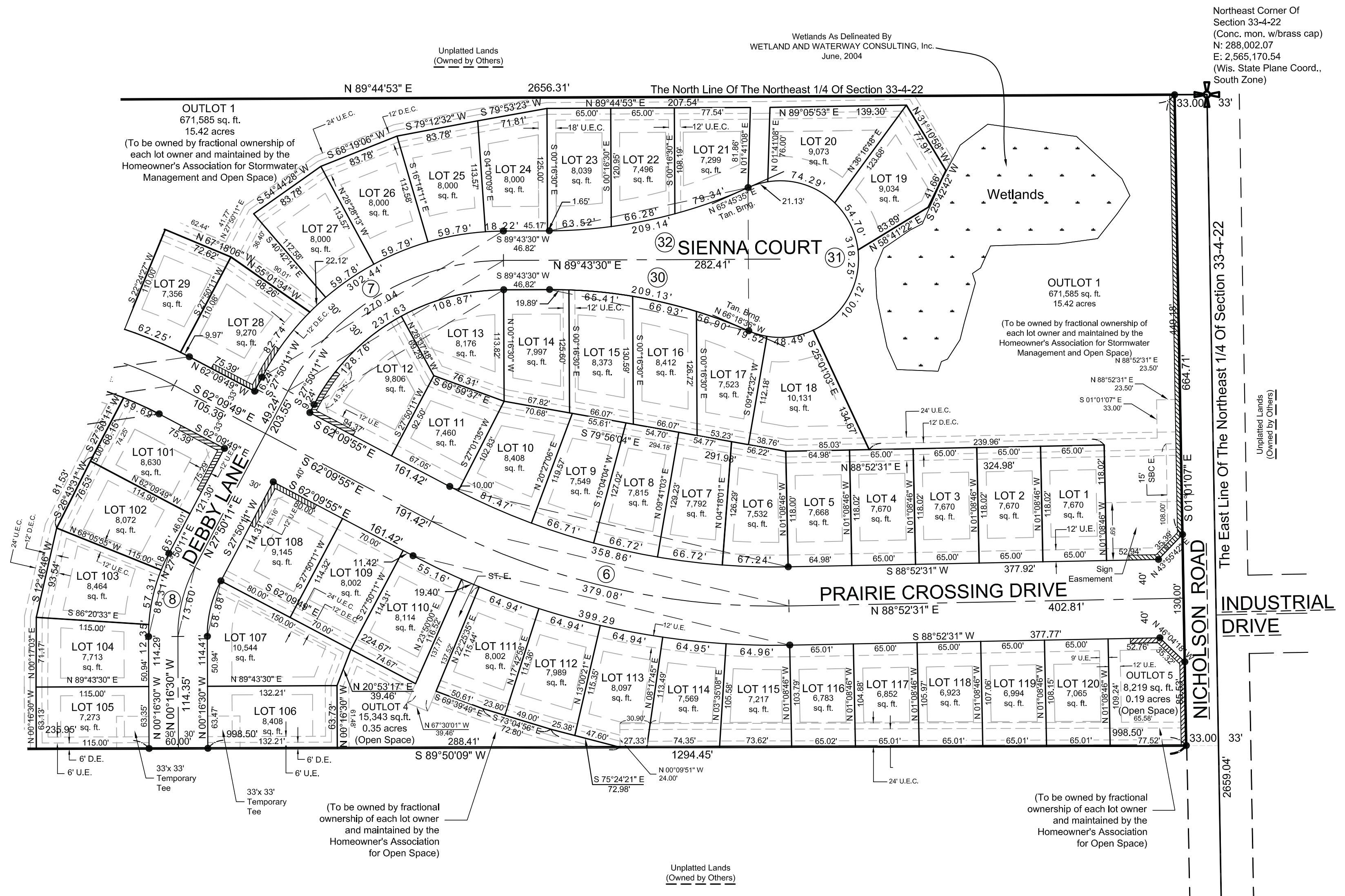
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Signed February 22, 2006  
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# PRAIRIE PATHWAYS

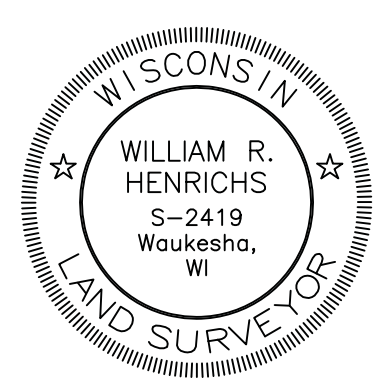
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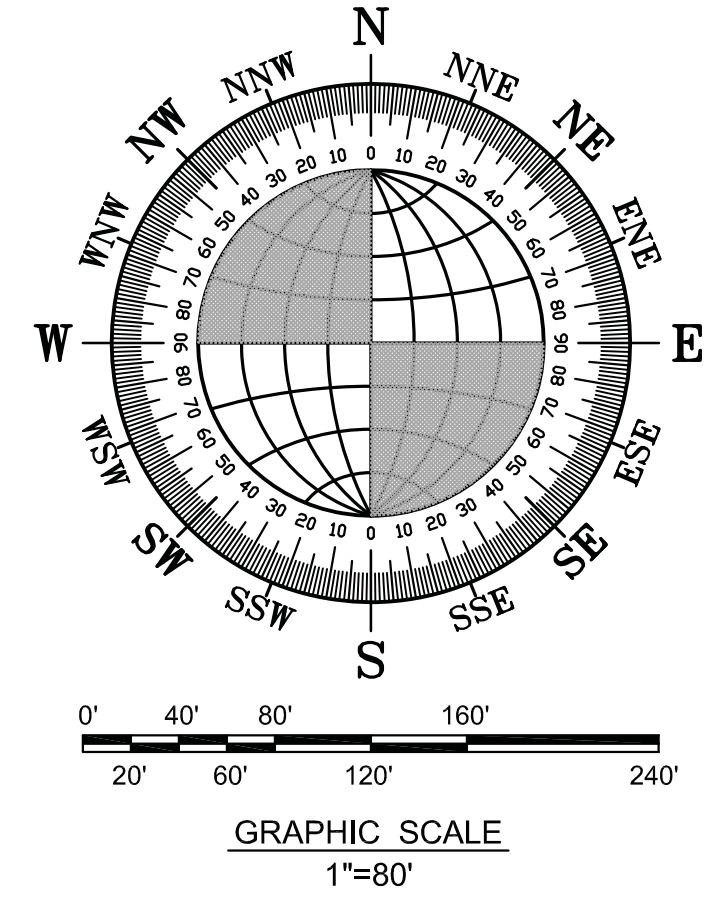
Northeast Corner Of Section 33-4-22  
(Conc. mon. w/ brass cap)  
N: 288,002.07  
E: 2,565,170.54  
(Wis. State Plane Coord., South Zone)

The East Line Of The Northeast 1/4 Of Section 33-4-22

INDUSTRIAL DRIVE



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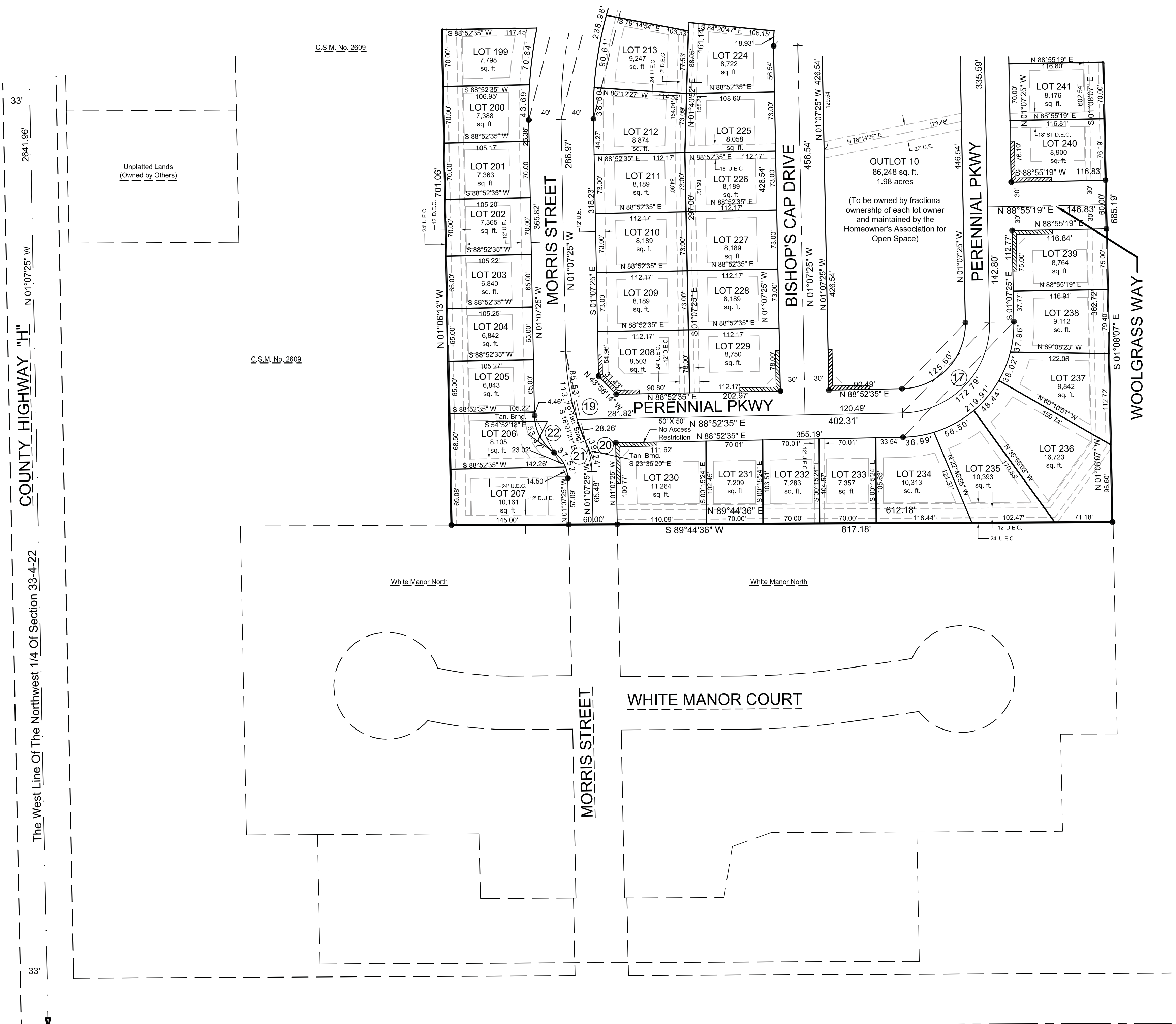
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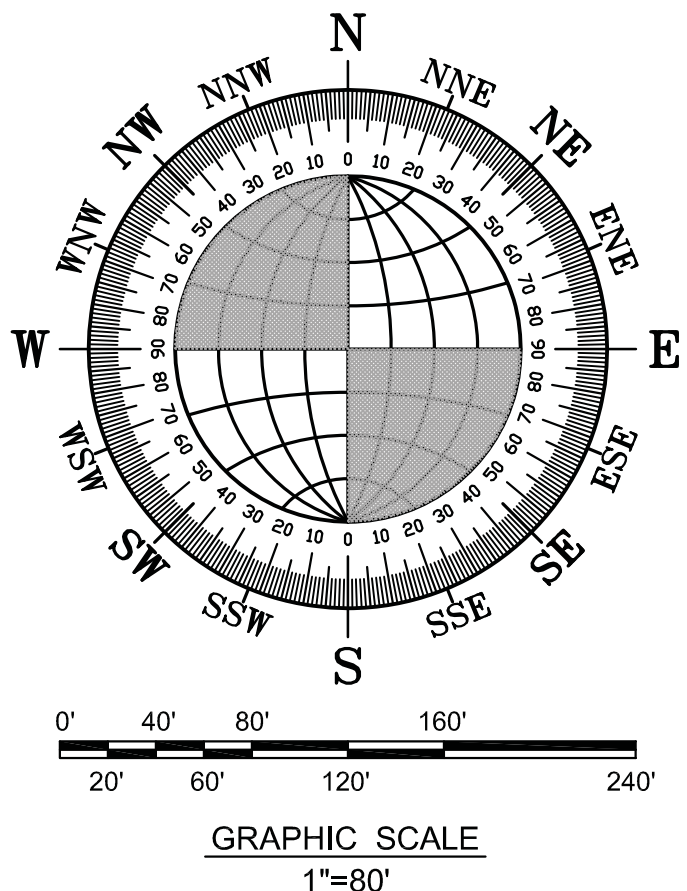
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Southwest Corner Of the Northwest 1/4 Of Section 33-4-22 (Conc. mon. w/brass cap)  
N: 285,336.46  
E: 2,559,910.01  
(Wis. State Plane Coord., South Zone)

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

Department of Administration

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Signed February 22, 2006  
Job No. 030401



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## SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

I, William R. Henrichs, Registered Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided PRAIRIE PATHWAYS, Being a replat of PRAIRIE CROSSING, being all of Outlot 1 of Certified Survey Map No. 2609, being a part of the Northeast 1/4 and Southwest 1/4 of the Northwest 1/4, lands in the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 in Section 33, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin excepting therefrom all lands previously dedicated, more particularly described as follows:

Commencing at the North 1/4 of said Section 33; thence N89°44'53"E, along the North line of said Northeast 1/4, a distance of 30.00 feet to the POINT OF BEGINNING; thence continuing N89°44'53"E, along said North line, a distance of 2,593.31 feet to the West Right of Way of Nicholson Road; thence S01°01'07"E, along said Right of Way, a distance of 664.71 feet; thence S89°50'09"W, a distance of 1,294.45 feet; thence S01°04'57"E, a distance of 649.58 feet; thence S89°44'07"W, a distance of 330.00 feet; thence S01°05'54"E, a distance of 7.73 feet; thence N89°53'58"W, a distance of 966.79 feet; thence N01°08'48"W, a distance of 1,314.20 feet to the North line of said Northeast 1/4; thence S89°44'53"W, along said North line, a distance of 30.00 feet to the North 1/4 corner of said Section 33; thence S89°44'03"W, along the North line of said Northwest 1/4, a distance of 30.00 feet; thence S01°09'05"E, a distance of 1,211.42 feet; thence S44°18'18"W, a distance of 70.15 feet; thence S89°44'03"W, a distance of 663.63 feet; thence S01°07'26"E, a distance of 60.01 feet; thence S89°44'03"W, a distance of 568.40 feet; thence S01°08'07"E, a distance of 16.00 feet; thence S89°44'03"W, a distance of 16.00 feet; thence S01°08'07"E, a distance of 685.19 feet; thence S89°44'36"W, a distance of 817.18 feet; thence N01°06'13"W, a distance of 701.06 feet; thence S89°44'03"W, a distance of 466.26 feet to the East Right of Way of C.T.H. "H"; thence N01°07'25"W, along said Right of Way, a distance of 438.56 feet; thence N86°55'28"E, a distance of 770.58 feet; thence N01°07'25"W, a distance of 260.18 feet; thence N89°26'04"W, a distance of 770.47 feet to said East Right of Way; thence N01°07'25"W, along said Right of Way, a distance of 573.29 feet to the North line of said Northwest 1/4; thence N89°43'30"E, along said North line, a distance of 2,580.46 feet; thence continuing N89°44'03"E, along said North line, a distance of 30.00 feet to the North 1/4 corner of said Section 33; thence N89°44'53"E, along the North line of said Northeast 1/4, a distance of 30.00 feet to the POINT OF BEGINNING.  
Containing 6,285,493 square feet or 144.2951 acres, more or less.

That I have made such survey, land division and map by the direction of THE NEWPORT GROUP, LTD., owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

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

Date \_\_\_\_\_ William R. Henrichs  
Registered Land Surveyor, S-2419



## OWNER'S CERTIFICATE

THE NEWPORT GROUP, LTD., as owner, does hereby certify that it caused the land described on this map to be surveyed, mapped and divided as represented on this map.

Date \_\_\_\_\_ Raymond C. Leffler,  
President

THE NEWPORT GROUP, LTD., does further certify that this plat is required by Section 236.10 or Section 236.12 to be submitted to the following for approval or objection:

1. Village of Caledonia
2. County of Racine
3. Department of Administration

STATE OF WISCONSIN)  
RACINE COUNTY ) SS

RAYMOND C. LEFFLER, President of said corporation, PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006, RAYMOND C. LEFFLER, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

Tri-City National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said Tri-City National Bank, has caused these presents to be signed by John W. Kis, its Senior Vice-President, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Date \_\_\_\_\_ John W. Kis - Senior Vice-President

STATE OF WISCONSIN)  
RACINE COUNTY) SS  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006,  
John W. Kis, to me known to be the person who executed the foregoing  
instrument and to me known to be such Senior Vice-President of said corporation and acknowledged  
the same.

Notary Public  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

## UTILITY EASEMENT PROVISIONS

An easement for electric and communications service is hereby granted by

THE NEWPORT GROUP, LTD., Grantor, to:

WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies, Grantee,

WISCONSIN BELL, INC., d/b/a SBC Ameritech Wisconsin, Grantee, and

TIME WARNER ENTERTAINMENT COMPANY, L.P., Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, 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 of 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 rights herein granted. Buildings shall not be placed over Grantees' facilities or in, 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 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.

## CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)  
RACINE COUNTY ) SS

I, JAMES W. WOOLRAGE, being duly elected, appointed, qualified and acting Treasurer of the Village of Caledonia do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 2006 on any of the land included in the Plat of PRAIRIE PATHWAYS.

Date \_\_\_\_\_ James W. Woolrage  
Village Treasurer

## CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)  
RACINE COUNTY ) SS

I, ELIZABETH MAJESKI, being duly elected, qualified and acting Treasurer of Racine County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of \_\_\_\_\_, 2006 affecting the lands included in the Plat of PRAIRIE PATHWAYS.

Date \_\_\_\_\_ Elizabeth Majeski  
County Treasurer

## VILLAGE OF CALEDONIA CERTIFICATE

RESOLVED that the plat of PRAIRIE PATHWAYS in the Village of Caledonia, is hereby approved by the Village Board of the Village of Caledonia.

Date \_\_\_\_\_ Wendy M. Christensen  
Village Clerk

## COUNTY OF RACINE PLANNING AND DEVELOPMENT DEPARTMENT:

RESOLVED that the plat of PRAIRIE PATHWAYS in the Village of Caledonia, be and hereby is, approved in compliance with Wisconsin State Statutes and the requirement of the County of Racine.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the County of Racine, Planning and Development Department, and made effective this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Julie A. Anderson  
Director

## COUNTY BOARD RESOLUTION

RESOLVED that the plat of PRAIRIE PATHWAYS in the Village of Caledonia, is hereby approved by the Board of Supervisors of Racine County.

Date \_\_\_\_\_ Joan C. Rennert  
County Clerk

## NOTES:

OUTLOTS TO BE OWNED BY FRACTIONAL OWNERSHIP OF EACH LOT OWNER AND MAINTAINED BY THE PRAIRIE PATHWAYS HOMEOWNERS ASSOCIATION

### Outlot Ownership and Purpose:

All Outlots of the plat of PRAIRIE PATHWAYS are owned and shall be maintained by the PRAIRIE PATHWAYS 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 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 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 Village of Caledonia. The Homeowners Association grants to the Village 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 Village 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 the Village.

### 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, 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 County.
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.

### 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.

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: Michael P. Doble, PE  
LANDCRAFT SURVEY AND ENGINEERING, INC.  
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
2077 South 116th Street, West Allis, WI 53227  
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LANDCRAFT@WLR.COM

Signed February 22, 2006  
Job No. 030401

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