

**RESOLUTION NO. 2023-110
(10-24-2023)**

**RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO EXECUTE A
MUNICIPAL WATERMAIN & STORM SEWER EASEMENT AGREEMENT WITH
CENTRAL STORAGE & WAREHOUSE, LLC – 12725 4 MILE ROAD**

WHEREAS, Central Storage & Warehouse LLC is the owner and developer of Pad C in DeBack Farms Business Park and has recently purchased Pad E in DeBack Farms Business Park to continue expanding the Central Storage & Warehouse LLC development.

WHEREAS, there are existing storm sewers and proposed watermain on Pad E that will need to be relocated as part of the continued expansion of Central Storage & Warehouse LLC.

WHEREAS, Central Storage & Warehouse LLC has worked with staff to determine an acceptable location for the relocated facilities.

WHEREAS, the Village of Caledonia and Caledonia Utility District require a Municipal Watermain and Storm Sewer Easement be granted to encompass the relocated facilities.

WHEREAS, the Owner, Central Storage & Warehouse LLC has executed said Municipal Watermain and Storm Sewer Easement Agreement.

WHEREAS, the Caledonia Utility District has authorized the President & Secretary of the Caledonia Utility District to execute the Municipal Watermain & Storm Sewer Easement Agreement at their October 9, 2023 meeting.

WHEREAS, the President and Clerk of the Village need to execute the Municipal Watermain & Storm Sewer Easement Agreement in order to allow it to be recorded.

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the execution of the Municipal Watermain & Storm Sewer Easement Agreement as set forth in Exhibit A, which is attached hereto and incorporated herein by reference, is approved and that the Village President and Village Clerk are authorized to execute said Municipal Watermain & Storm Sewer Easement Agreement.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 24th day of October, 2023.

VILLAGE OF CALEDONIA

By: Thomas R. Weatherston
Thomas R. Weatherston, Village President

Attest: Megan O'Brien
~~Joslyn Hoeffert, Village Clerk~~
Megan O'Brien, Deputy Village Clerk

Document Number

**Municipal Watermain & Storm Sewer
Easement Agreement**

Name and Return Address

**Mr. Anthony A. Bunkelman P.E.
Village of Caledonia
5043 Chester Lane
Racine, Wisconsin 53402**

51-104-04-22-30-015-201

Parcel Identification Number (PIN)

MUNICIPAL WATERMAIN & STORM SEWER EASEMENT AGREEMENT

(Between Caledonia and Central Storage & Warehouse, LLC)

(Permanent Watermain & Storm Sewer Easement for a 12" Watermain, Related Watermain Infrastructure, a 42" Storm Sewer, and Related Storm Sewer Infrastructure)

This agreement ("Agreement") is made and entered into as of the 8th day of September 2023 (the "Effective Date"), by and between:

- a) CENTRAL STORAGE & WAREHOUSE, LLC, being a Delaware limited liability company with local offices located at 4309 Cottage Grove Road, Madison, Wisconsin 53716 (hereinafter referred to as "Owner"); and
- b) The VILLAGE OF CALEDONIA, being a municipal corporation and village created under the laws of the State of Wisconsin, with its Village Hall located at 5043 Chester Lane, Racine, Wisconsin 53402 (hereinafter referred to as the "Village"); and
- c) The VILLAGE OF CALEDONIA UTILITY DISTRICT, being a utility district established by the Village of Caledonia under the laws of the State of Wisconsin, with utility district offices located at 333 4 ½ Mile Road, Racine, Wisconsin 53402 (hereinafter referred to as the "Utility District").

Introduction

The Village is located in Racine County, Wisconsin. The Village, through the Utility District, owns and operates a municipal watermain system (hereinafter referred to as the "District System") and owns and operates a municipal storm sewer system (hereinafter referred to as the "District Storm Water System").

Owner is the sole record-title owner of the parcel of real property (hereinafter referred to as the "Property") located in the Village of Caledonia, Racine County, Wisconsin, that is described, in part, in attached Exhibit A.

Certified Survey Map No. 3302, recorded with the Racine County Register of Deeds on July 13, 2018 as Document No. 2498467 ("CSM 3302"), established Lot 1 in which the Owner developed Phase 1 and Phase 2 of Central Storage & Warehouse.

Certified Survey Map No. 3437, recorded with the Racine County Register of Deeds on March 26, 2021 as Document No. 2586090 ("CSM 3437"), established Lot 3 in which the Owner is proposing to develop Phase 2.5, Phase 3, and Phase 4 of Central Storage & Warehouse.

Special Warranty Deed, recorded with the Racine County Register of Deeds on July 6, 2023 as Document No. 2657610 ("Special Warranty Deed"), combined Lot 1 of CSM 3302 with Lot 3 of CSM 3437 creating a single parcel pursuant to Section 70.28 of the Wisconsin State

CSM 3302, established a Thirty Foot (30') Water Main Easement over a portion of the Property, that runs in a generally North/South direction through the Property to the South property line of Lot 1 and also established an Eighteen Foot (18') Water Main Easement in an East/West direction along the South property line of Lot 1 to Smerchek Lane. This Water Main Easement was previously terminated by a new Municipal Watermain Easement Agreement, recorded with the Racine County Register of Deeds on March 24, 2021 as Document No. 2585789.

A Municipal Watermain Easement Agreement, recorded with the Racine County Register of Deeds on March 24, 2021 as Document No. 2585789, established a Thirty Foot (30') Watermain Easement that, in part, runs in a generally North/South direction near the West property line of Lot 3 of CSM 3437 and runs in a generally East/West direction along the North property line of Lot 3 of CSM 3437. The parties hereto now desire to by this instrument to terminate the portion of the Municipal Watermain Easement that is located on Lot 3 of CSM 3437 in all respects.

This present Agreement is being entered into by the above-named parties for the purpose of creating a new Watermain Easement Area and Storm Sewer Easement Area (as defined below).

It is required that with the development of Phase 2.5 of Central Storage & Warehouse on the Property, that the Owner shall construct and install, at the Owner's expense: (i) municipal watermains, (ii) related customary watermain infrastructure (iii) municipal storm sewers, and (iv) related customary storm sewer infrastructure (collectively the "Construction Project") in, on, and under the Watermain & Storm Sewer Easement Area (as defined below), and that upon approval of the Village, the said watermains and related infrastructure shall become part of the District System, and said storm sewer and related infrastructure shall become part of the Storm Water System.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENTANTS AND PROMISES HEREAFTER DESCRIBED, THE ABOVE-NAMED PARTIES HEREBY AGREE AS FOLLOWS:

1. Introduction is Correct: The foregoing "Introduction" is true and correct, and along with its Exhibits A and B are hereby incorporated into this Agreement.
2. Termination of Existing North/South and East/West Watermain Easement: The Existing North/South and East/West Watermain Easement located on the former Lot 3 of CSM 3437, is hereby terminated and released from the Property. The balance of the 30' Watermain Easement (not on Lot 3 of CSM 3437) that was granted in the Municipal Watermain Easement Agreement, recorded with the Racine County Register of Deeds on March 24, 2021 as Document No. 2585789, shall remain in full force and effect.

3. Easement Granted: Owner hereby grants to the Village and the Utility District a permanent Watermain & Storm Sewer Easement in, on, and under the portion of the Property described below as the Watermain & Storm Sewer Easement Area, on which the Owner shall, at the Owners cost and expense, with the development of Phase 2.5 of Central Storage & Warehouse on the Property, undertake the Construction Project and construct and install watermains, related watermain infrastructure (collectively, the “Watermains”), storm sewer, and related storm sewer infrastructure (collectively, the “Storm Sewers”). Upon completion of the Construction Project (to the satisfaction of the Village), the Village shall approve and accept the said installed/constructed Watermains and related infrastructure, as a part of the District System, and the Village shall approve and accept the said installed/constructed Storm Sewers and related infrastructure, as part of the Storm Water System, and after the one (1) year warranty period, the Village and/or Utility District shall, at its own expense, inspect, operate, maintain, repair, and/or replace the Watermains and Storm Sewer, to keep such facilities in good condition and repair at all times. If the Watermain & Storm Sewer Easement Area is encumbered by any restrictions, created by a written agreement to which the Village is a signatory party, that require all such facilities to be underground, they shall be underground or on the surface of the ground (but excluding valves, fire hydrants, and manholes).
4. Watermain & Storm Sewer Easement Area: Attached as Exhibit B is (i) an exhibit showing the Watermain & Storm Sewer Easement Area granted by the Owner on the Property to the Village and the Utility District, and (ii) the legal description of such Watermain & Storm Sewer Easement Area (referred to herein as the “Watermain & Storm Sewer Easement Area”).
5. Access to Watermain & Storm Sewer Easement Area: The Village, the Utility District, and/or their officials, officers, employees, contractors, engineers, consultants, and agents are hereby given the permanent non-exclusive right to go upon and enter the Watermain & Storm Sewer Easement Area, as such times as the Village and/or the Utility District reasonably need, for the purpose of exercising the easement rights granted herein.
6. Restrictions on Owner: Owner shall not construct (nor allow any third party to construct) any type of structure and/or place any type of obstruction in, over, under, on, or upon the Watermain & Storm Sewer Easement Area, and shall not materially impede or obstruct the exercise of the easement rights granted hereunder. Notwithstanding the foregoing, however, Owner (and/or his/her/its assignee, successor(s) in title, or tenant) may construct, install, and maintain pedestrian pathways, driveways, parking lots, and/or roadways over the Watermain & Storm Sewer Easement Area, provided that such construction and use does not damage the Watermain, Storm Sewer, and related infrastructure located in the Watermain & Storm Sewer Easement Area.
7. Restoration of Disturbed Areas: To the extent the Village and/or Utility District, in its reasonable discretion, deem it necessary for the exercise of its easement rights granted

hereunder, the Village/Utility District may remove from the Watermain & Storm Sewer Easement Area obstructions, and/or any plants, shrubs, bushes, trees, or other vegetation, and the Village/Utility District shall not be required to restore or replace such items, except, however, the Village/Utility District shall restore any disturbed portion of the natural vegetation and/or landscaping of such Watermain & Storm Sewer Easement Area by seeding the same with grass seed. In addition, the Village/Utility District shall promptly repair and restore any pedestrian pathways, driveways, parking lots, and/or roadways (to its previously existing condition) located in the Watermain & Storm Sewer Easement Area that may be damaged by the Village or Utility District.

8. Runs with the Land: This Agreement shall run with the land of the Property described herein, and shall inure to the benefit of, and be binding upon, the parties to this Agreement and their respective successors and assigns (including, but not limited to, the successors in Title to the Property).
9. Governing Law: This Agreement shall be governed, controlled, construed, and interpreted by and under the laws of the State of Wisconsin. The venue for any legal action pertaining to and/or arising under this Agreement shall solely and exclusively be Racine County Circuit Court in Racine County, Wisconsin.
10. Recording: This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their successors and assigns. This Agreement shall be recorded by the Village at the Office of the Register of Deeds for Racine County, Wisconsin.

[Signature Pages to follow]

OWNER:

BY:

SAM KRIEG
Co-CEO, Managing Member
Central Storage & Warehouse, LLC

STATE OF WISCONSIN)
) SS
COUNTY OF RACINE)

Personally came before me this 8th day of September 2023, the above-named **SAM KRIEG** as the Co-CEO & Managing Member of Central Storage & Warehouse, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said limited liability company.

BRIAN ROGGA
Notary Public, State of Wisconsin

Brian Rogga
Print Name: Brian Rogga
Notary Public, State of Wisconsin
My Commission expires: 8/16/25

VILLAGE OF CALEDONIA:

BY:

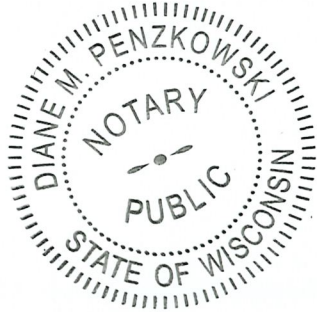
Thomas R Weatherston
THOMAS WEATHERSTON
President

ATTEST:

Megan O'Brien
~~JOSLYN HOFFERT~~ Megan O'Brien
Clerk → Deputy Village Clerk

STATE OF WISCONSIN)
) SS
COUNTY OF RACINE)

Personally came before me this 24th day of October 2023, the above-named **THOMAS WEATHERSTON**, President and **JOSLYN HOFFERT**, Clerk of the Village of Caledonia, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the Village of Caledonia.



Diane M Penzkowski
Print Name: Diane M Penzkowski
Notary Public, State of Wisconsin
My Commission expires: 4-2-2024

EXHIBIT A

Lot 1 CSM 3302

Lot 3 CSM 3437

Special Warranty Deed



Handwritten signature/initials

CERTIFIED SURVEY MAP NO. 3302

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- ⊙ - Denotes Found Capped 1/2" Iron Rebar
- ⊕ - Denotes Found 3/4" Iron Rebar
- ▲ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⊖ - Denotes Found Mag Nail
- ⊗ - Denotes Found Chiseled Cross
- ⊕ - Denotes Well
- (R) - Denotes "Recorded As"
- //// - Denotes No Access

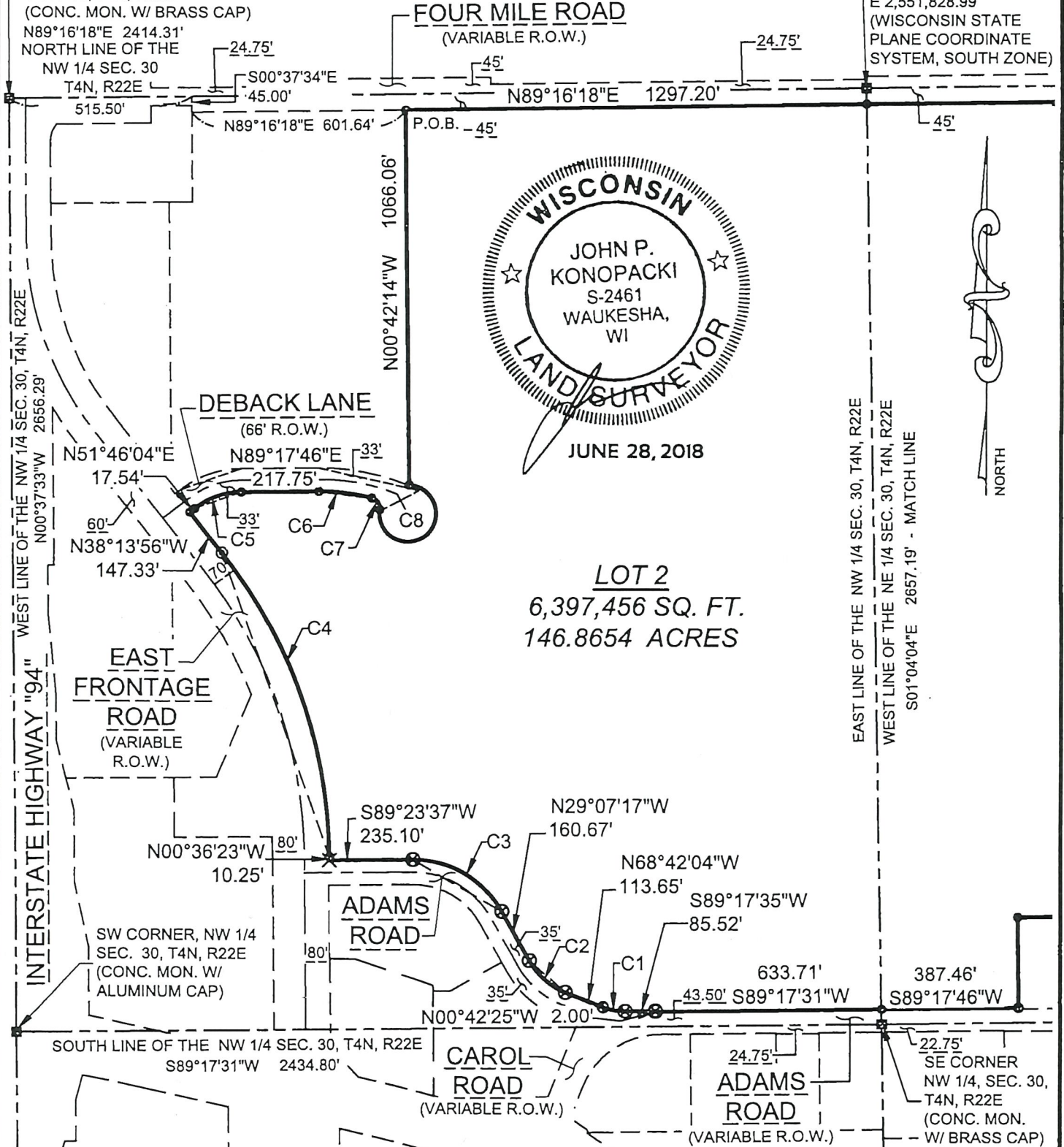
- SEE SHEET 7 FOR BOUNDARY
 CURVE & LINE TABLES
 - SEE SHEET 9 FOR NO ACCESS
 AND VISION CORNERS DETAIL

Subject Property Zoning:
 M-3: Heavy Industrial District
 Tax Key Number:
 #104-04-22-30-015-200

NE CORNER, NW 1/4
 SEC. 30, T4N, R22E
 (CONC. MON.
 W/ BRASS CAP)
 N 293,230.43
 E 2,551,828.99
 (WISCONSIN STATE
 PLANE COORDINATE
 SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
 SEC. 30, T4N, R22E
 (CONC. MON. W/ BRASS CAP)

FOUR MILE ROAD
 (VARIABLE R.O.W.)



LOT 2
 6,397,456 SQ. FT.
 146.8654 ACRES

GRAPHICAL SCALE (FEET)



Prepared for:
 WISPARK LLC
 231 W. Michigan Street
 Milwaukee, WI 53203

Prepared By:
PINNACLE ENGINEERING GROUP
 15850 BLUEMOUND ROAD I SUITE 210
 BROOKFIELD, WI 53005
 OFFICE: (262) 754-8888

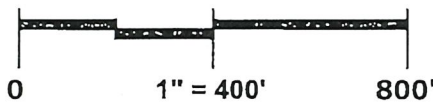
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#390.10
 SHEET 1 OF 12

CERTIFIED SURVEY MAP NO. 3302

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GRAPHICAL SCALE (FEET)



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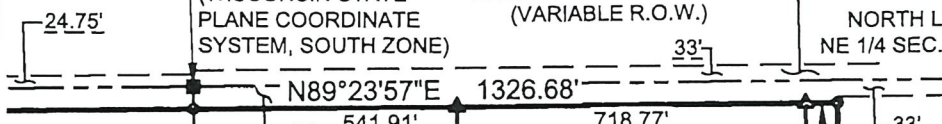
NE CORNER, NW 1/4 SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

- SEE SHEET 7 FOR BOUNDARY CURVE & LINE TABLES

FOUR MILE ROAD
(VARIABLE R.O.W.)

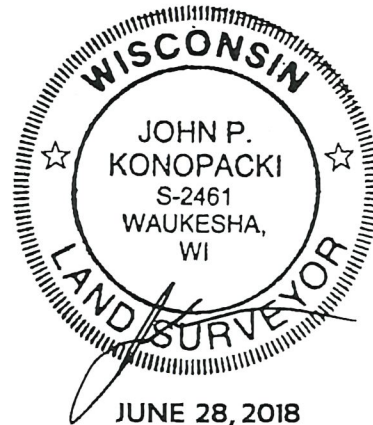
N89°23'57"E 2652.69'
NORTH LINE OF THE NE 1/4 SEC. 30, T4N, R22E

NE CORNER, NE 1/4 SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)



LOT 1
360,399 SQ. FT.
8.2736 ACRES

DEDICATED FOR PUBLIC RIGHT OF WAY
PUBLIC ROAD
80,239 SQ. FT. (1.8420 ACRES)

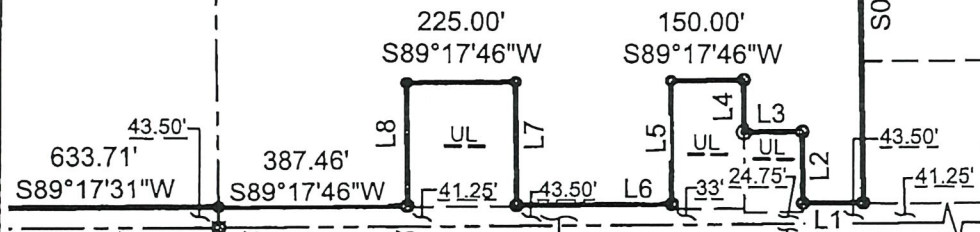


LOT 2
6,397,456 SQ. FT.
146.8654 ACRES

EAST LINE OF THE NW 1/4 SEC. 30, T4N, R22E
WEST LINE OF THE NE 1/4 SEC. 30, T4N, R22E
S01°04'04"E 2657.19' - MATCH LINE

S01°05'53"E (R) S01°05'33"E
EAST LINE OF THE WEST 1/2 OF THE NE 1/4 SEC. 30, T4N, R22E

EAST LINE OF THE WEST 1/2 OF THE NE 1/4 SEC. 30, T4N, R22E



SE CORNER NW 1/4, SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)

ADAMS ROAD
(VARIABLE R.O.W.)

SOUTH LINE OF THE NE 1/4 SEC. 30 T4N, R22E
S89°17'46"W 2655.47'

SE CORNER, NE 1/4 SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)



Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

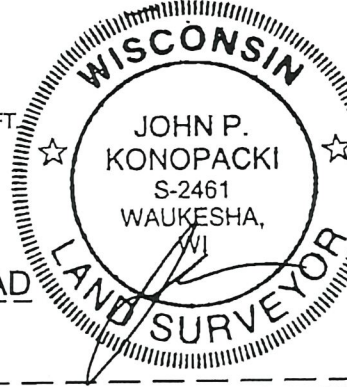
PEG JOB#390.10
SHEET 2 OF 12

CERTIFIED SURVEY MAP NO. 3302

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

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- ⊕ - Denotes Found Mag Nail
- ⊗ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- ▨ - Denotes No Access



JUNE 28, 2018

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

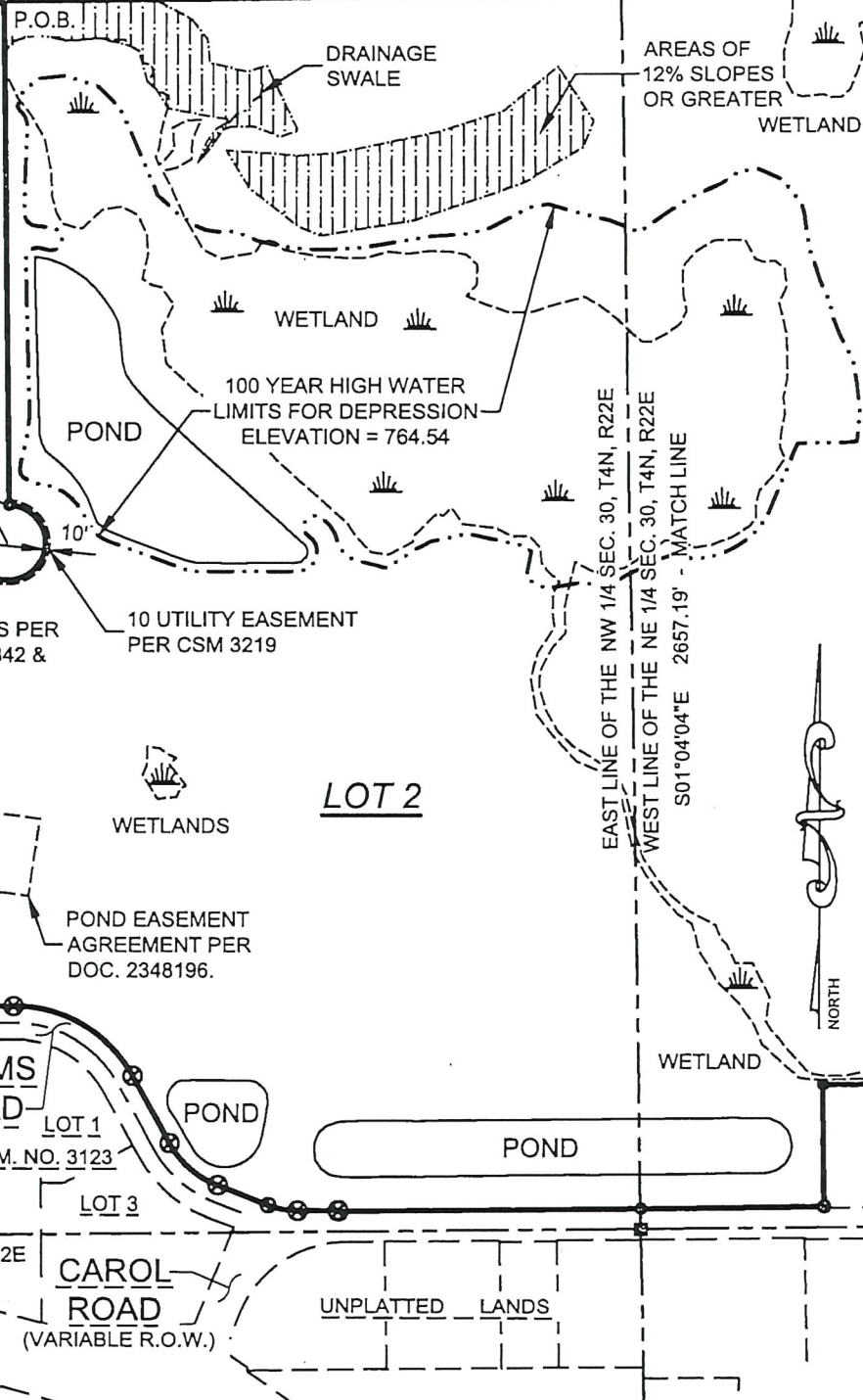
FOUR MILE ROAD
(VARIABLE R.O.W.)

NOTES:

- Wetlands delineated by Wetland & Waterway Consulting, LLC. on September 24, 2015.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 5510IC0087D with an effective date of MAY 02, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.

LOT 1
C.S.M. NO. 3219

DEBACK LANE
(66' R.O.W.)



WEST LINE OF THE NW 1/4 SEC. 30, T4N, R22E
N00°37'33"W 2656.29'

LOT 2
C.S.M. NO. 2995

EAST FRONTAGE ROAD
(VARIABLE R.O.W.)

UNPLATTED LANDS

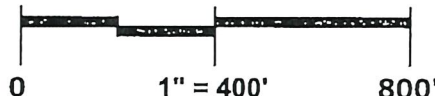
SW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
ALUMINUM CAP)

SOUTH LINE OF THE NW 1/4 SEC. 30, T4N, R22E
S89°17'31"W 2434.80'

CAROL ROAD
(VARIABLE R.O.W.)

UNPLATTED LANDS

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 3 OF 12

CERTIFIED SURVEY MAP NO. 3307

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot and all angular measurements have been made to the nearest one second.
- Right of Way widths and locations are based on Certified Survey Map No. 3219.
- Bearings refer to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 30, Township 4 North, Range 22 East has a reference bearing of N89°23'57"E.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the North corner Section 30, Town 4 North, Range 22 East, Elevation = 782.82.

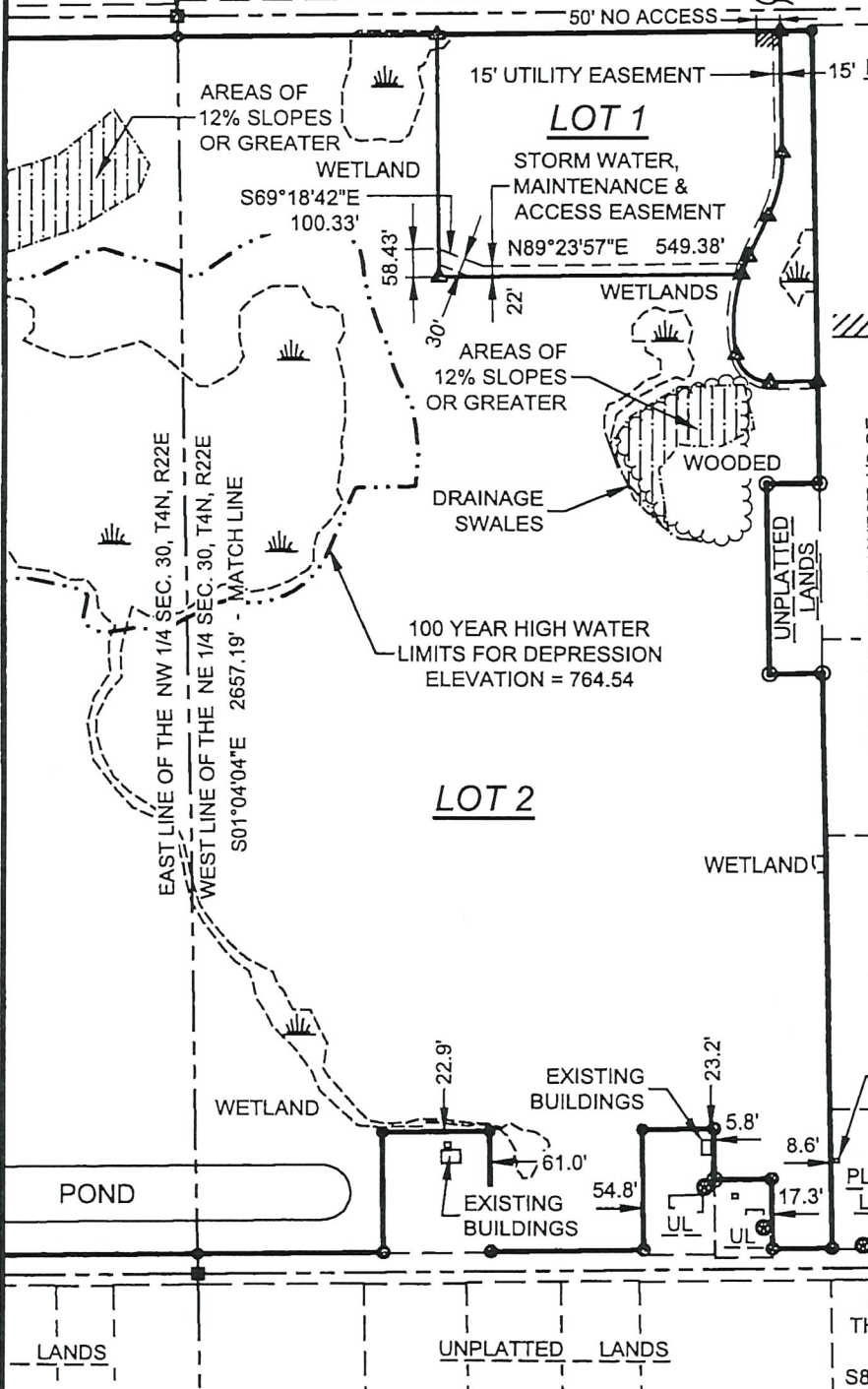
NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)



FOUR MILE ROAD
(VARIABLE R.O.W.)

N89°23'57"E 2652.69'
NORTH LINE OF THE
NE 1/4 SEC. 30, T4N, R22E

NE CORNER, NE 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
BRASS CAP)



LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Pipe
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- Denotes Found 3/4" Iron Rebar
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- Denotes Found Mag Nail
- Denotes Found Chiseled Cross
- Denotes Well
- Denotes "Recorded As"
- Denotes No Access

PARCEL 1
C.S.M. NO. 1155

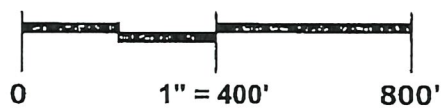


JUNE 28, 2018

SE CORNER, NE 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)

SOUTH LINE OF
THE NE 1/4 SEC. 30
T4N, R22E
S89°17'46"W 2655.47'

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

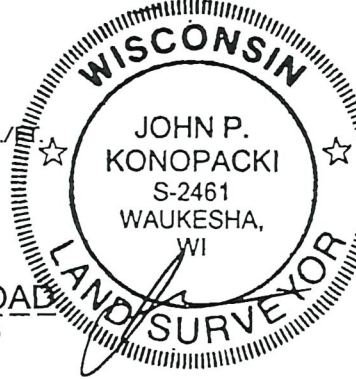
This instrument drafted by John P. Konopacki, PLS-License No. 5-2461

CERTIFIED SURVEY MAP NO. 3307

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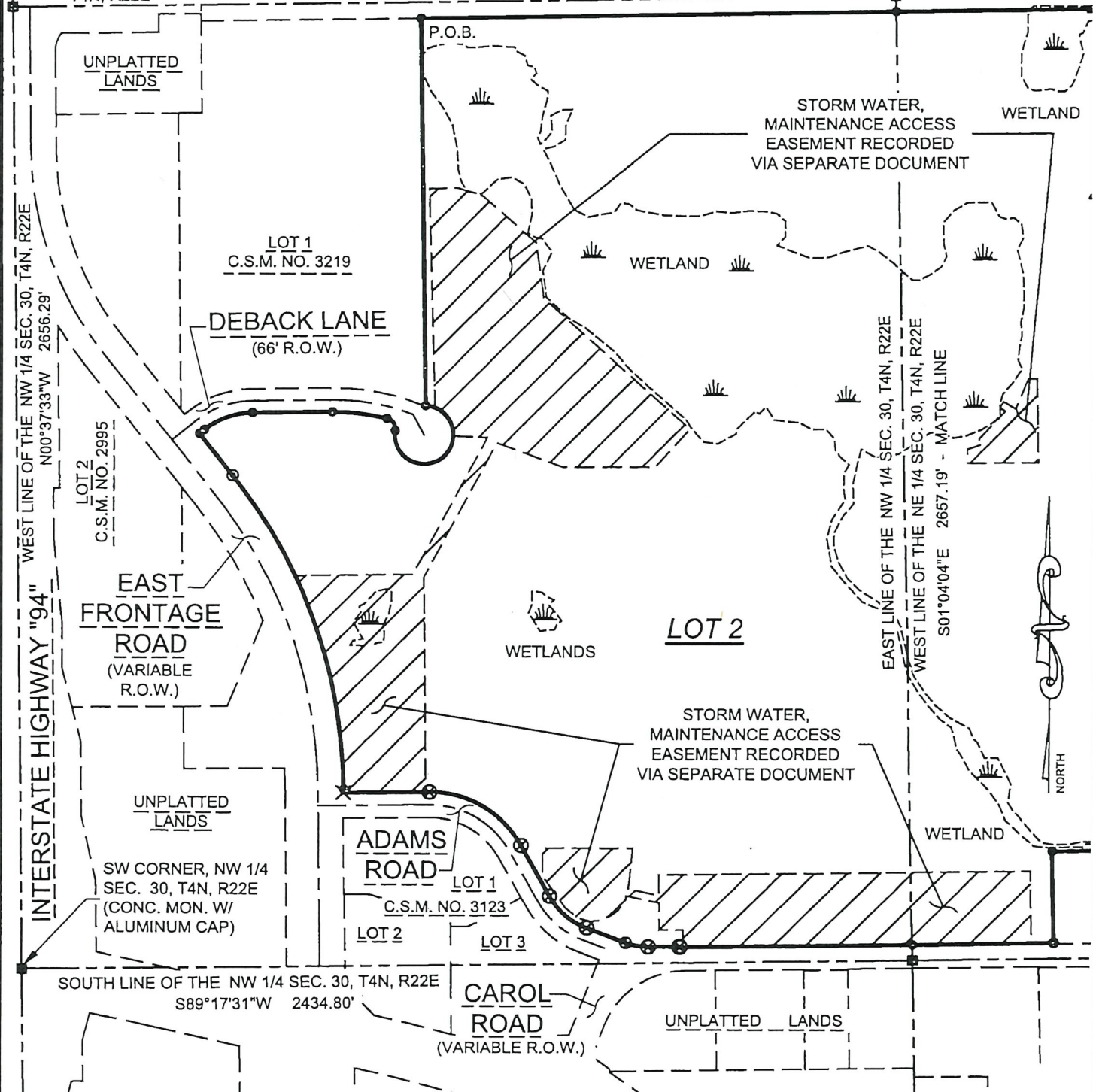


JUNE 28, 2018

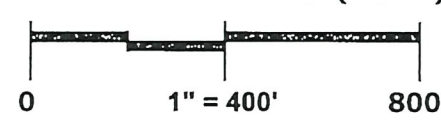
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SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)



GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

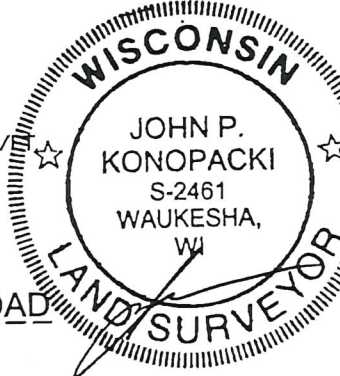
PEG JOB#390.10
SHEET 5 OF 12

CERTIFIED SURVEY MAP NO. 3302

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- ⊙ - Denotes Found Capped 1/2" Iron Rebar
- - Denotes Found 3/4" Iron Rebar
- ▲ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./
- ⊕ - Denotes Found Mag Nail
- ⊗ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- ▨ - Denotes No Access

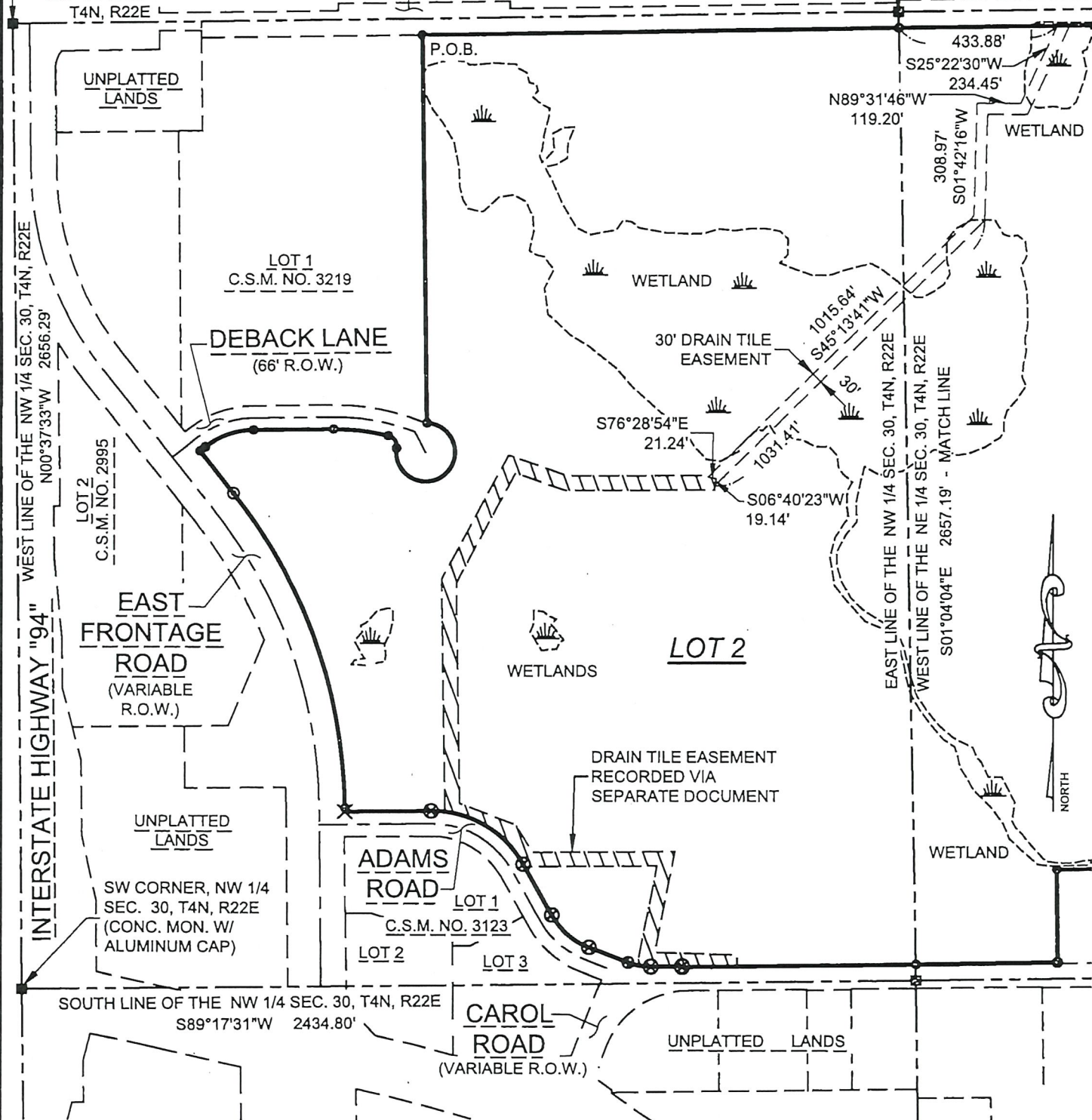


JUNE 28, 2018

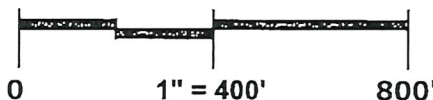
NE CORNER, NW 1/4 SEC. 30, T4N, R22E
 (CONC. MON. W/ BRASS CAP)
 N 293,230.43
 E 2,551,828.99
 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4 SEC. 30, T4N, R22E
 (CONC. MON. W/ BRASS CAP)
 N89°16'18"E 2414.31'
 NORTH LINE OF THE NW 1/4 SEC. 30
 T4N, R22E

FOUR MILE ROAD
 (VARIABLE R.O.W.)



GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP
 15850 BLUEMOUND ROAD | SUITE 210
 BROOKFIELD, WI 53005
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

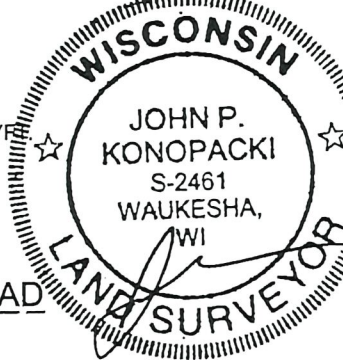
PEG JOB#390.10
 SHEET 6 OF 12

CERTIFIED SURVEY MAP NO. 3308

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

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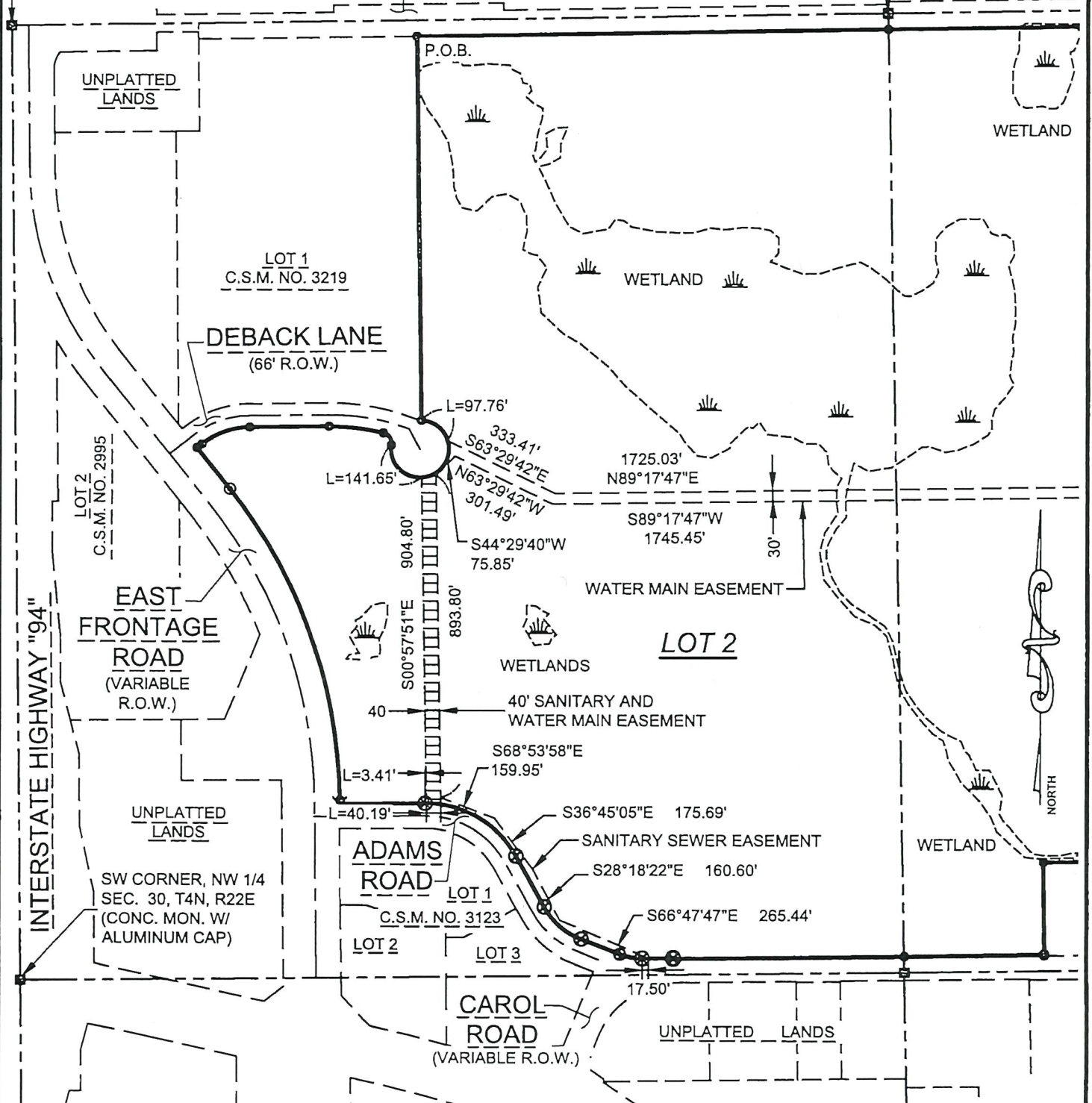


JUNE 28, 2018

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)

NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

FOUR MILE ROAD
(VARIABLE R.O.W.)



GRAPHICAL SCALE (FEET)



NOTE: STORM WATER,
SANITARY SEWER AND
WATER MAIN EASEMENTS
TO BE RECORDED VIA
SEPARATE DOCUMENT

PEG JOB#390.10
SHEET 7 OF 12

Prepared By:

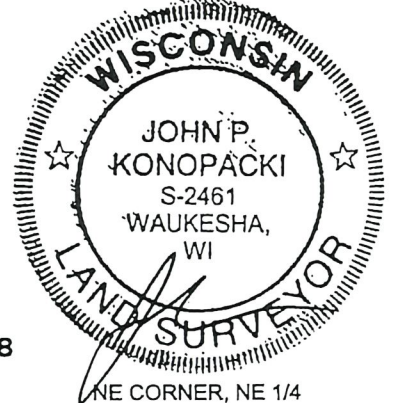
PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. 3308

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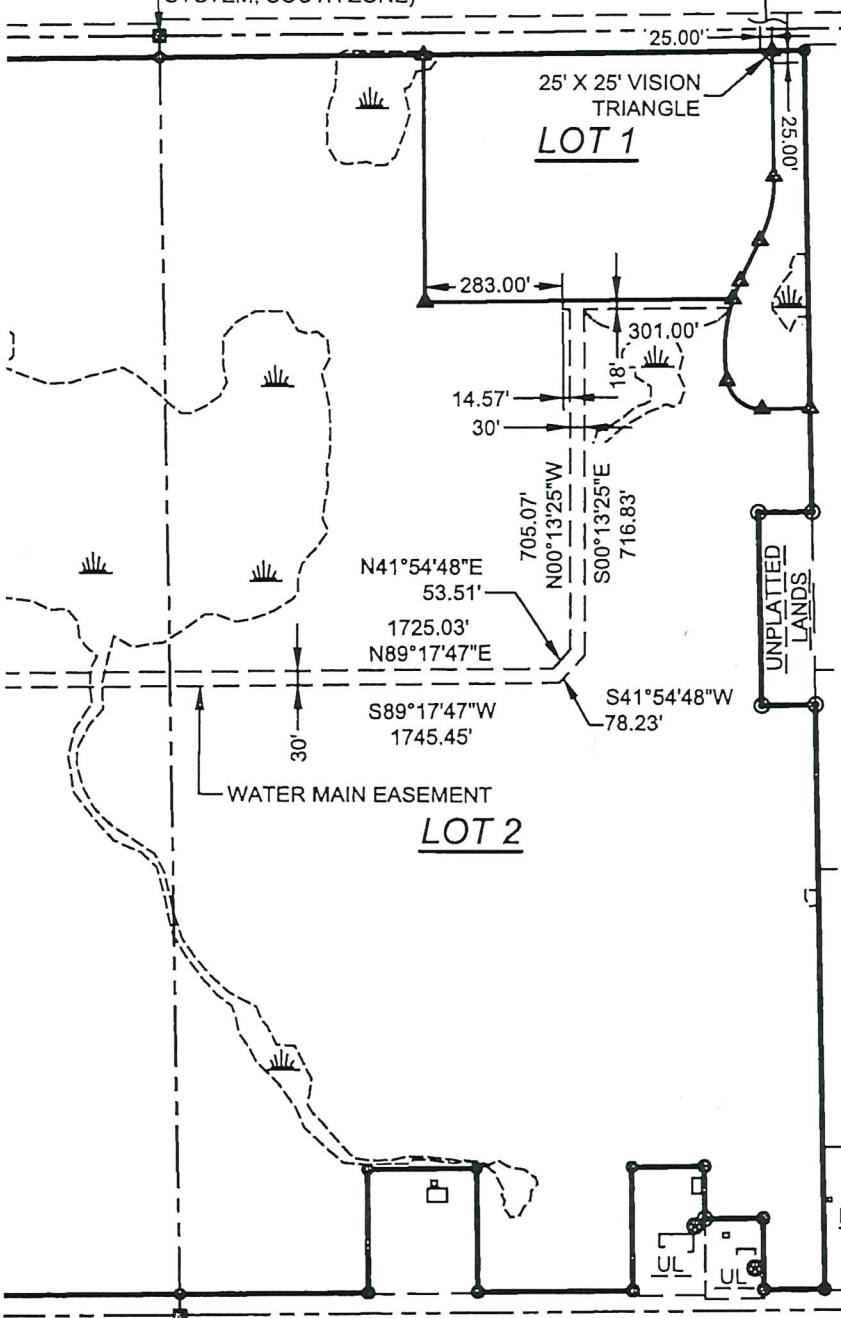


NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

FOUR MILE ROAD
(VARIABLE R.O.W.)

JUNE 28, 2018

NE CORNER, NE 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
BRASS CAP)



LEGEND:

- - Denotes Found 1" Iron Pipe
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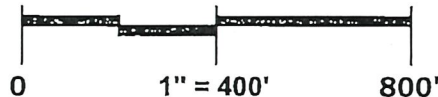
PARCEL 1
C.S.M. NO. 1155



SE CORNER, NE 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

GRAPHICAL SCALE (FEET)

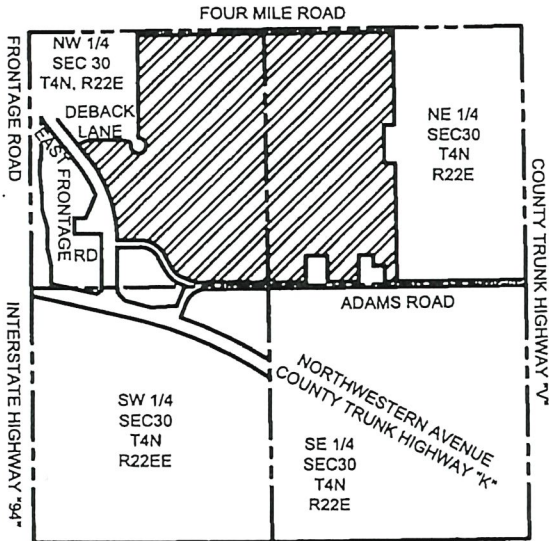


NOTE: STORM WATER,
SANITARY SEWER AND
WATER MAIN EASEMENTS
TO BE RECORDED VIA
SEPARATE DOCUMENT

CERTIFIED SURVEY MAP NO. 3308

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

VICINITY MAP SCALE 1":2000'

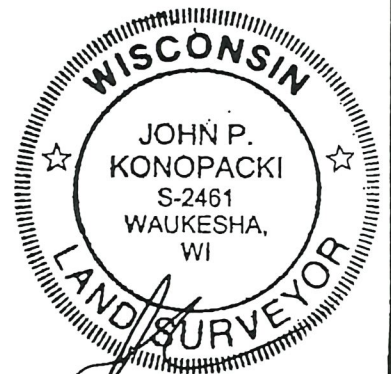


BOUNDARY LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°17'46"W	124.98'
L2	N00°42'14"W	148.00'
L3	S89°17'46"W	120.00'
L4	N00°42'14"W	108.17'
L5	S00°42'14"E	256.17'
L6	S89°17'46"W	320.00'
L7	N00°42'14"W	256.17'
L8	S00°42'14"E	256.17'
L9	S01°05'53"E	258.41'
L10	S25°30'07"W	93.65'
L11	N88°54'07"E	98.70'

BOUNDARY CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	63.37'	165.00'	022°00'21"	N79°42'15"W	62.98'	N89°17'35"E	S68°42'04"E
C2	138.16'	200.00'	039°34'47"	N48°54'41"W	135.43'	S68°42'04"E	N29°07'17"W
C3	305.84'	285.00'	061°29'06"	N59°51'50"W	291.37'	N29°07'17"W	S89°23'37"W
C4	932.12'	1420.00'	037°36'36"	N19°25'38"W	915.47'	N00°37'19"W	N38°13'56"W
C5	142.13'	217.00'	037°31'42"	N70°31'55"E	139.61'	S89°17'46"W	S51°46'04"W
C6	151.13'	567.00'	015°16'18"	S83°04'05"E	150.68'	N75°25'56"W	S89°17'46"W
C7	43.64'	30.00'	83°20'42"	S33°45'35"E	39.89'	N07°54'47"E	N75°25'56"W
C8	384.45'	80.00'	275°20'23"	N50°14'35"E	107.74'	S87°25'36"E	N07°54'47"E
C9	137.42'	296.00'	026°36'00"	S12°12'07"W	136.19'	S01°05'53"E	S25°30'07"W
C10	211.54'	333.00'	036°23'54"	S7°18'10"W	208.01'	S25°30'07"W	S10°53'47"E
C11	39.79'	333.00'	006°50'50"	S22°04'42"W	39.77'		
C12	171.75'	333.00'	029°33'04"	S3°52'45"W	169.85'		
C13	100.78'	72.00'	080°12'06"	S50°59'50"E	92.76'	S10°53'47"E	N88°54'07"E

WETLAND RESTRICTIONS

1. Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal of topsoil or other earthen materials is prohibited.
3. The removal or destruction of any vegetative cover, ie., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased or dying vegetation may be removed.
4. Grazing by domesticated animals, ie., horses, cows, etc., is prohibited.
5. The introduction of plant material not indigenous to the existing environment of the Wetland area is prohibited.
6. Ponds may be permitted subject to the approval of the municipality and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
7. The construction of buildings is prohibited.



JUNE 28, 2018

PEG JOB#390.10
SHEET 9 OF 12

Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. 3300

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided all of Lot 2 of Certified Survey Map No. 3219, recorded in the Office of the Register of Deeds for Racine County on October 4, 2016 as Document No. 2446965, located in the in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, which is bounded and described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 30; thence North 89°16'18" East along the north line of said Northwest 1/4, 515.50 feet; thence South 00°37'34" East, 45.00 feet to the south right of way line of Four Mile Road; thence North 89°16'18" East along said south right of way line, 601.64 feet to the point of beginning:

Thence continuing North 89°16'18" East along said south right of way line, 1297.20 feet; thence North 89°23'57" East along said south right of way line, 1326.68 feet to the east line of the West 1/2 of said Northeast 1/4; thence South 01°05'53" East along said east line, 954.92 feet; thence South 89°05'09" West, 110.09 feet; thence South 01°05'53" East, 400.00 feet; thence North 88°54'07" East, 110.08 feet to the aforesaid east line; thence South 01°05'53" East along said east line, 1211.75 feet to the north right of way line of Adams Road; thence South 89°17'46" West along said north right of way line, 124.98 feet; thence North 00°42'14" West, 148.00 feet; thence South 89°17'46" West, 120.00 feet; thence North 00°42'14" West, 108.17 feet; thence South 89°17'46" West, 150.00 feet; thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line; thence South 89°17'46" West along said south line, 320.00 feet; thence North 00°42'14" West, 256.17 feet; thence South 89°17'46" West, 225.00 feet; thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line; thence the following courses along said north right of way line: South 89°17'46" West, 387.46 feet; South 89°17'31" West, 633.71 feet; North 00°42'25" West, 2.00 feet; South 89°17'35" West, 85.52 feet to a point of curvature; Northwesterly 63.37 feet along the arc of said curve to the right, whose radius is 165.00 feet and whose chord bears North 79°42'15" West, 62.98 feet; North 68°42'04" West, 113.65 feet to a point of curvature; Northwesterly 138.16 feet along the arc of said curve to the right, whose radius is 200.00 feet and whose chord bears North 48°54'41" West, 135.43 feet; North 29°07'17" West, 160.67 feet to a point of curvature; Northwesterly 305.84 feet along the arc of said curve to the left, whose radius is 285.00 feet and whose chord bears North 59°51'50" West, 291.37 feet; South 89°23'37" West, 235.10 feet to the east right of way line of East Frontage Road; thence North 00°36'23" West along said east right of way line, 10.25 feet to a point of curvature; thence Northwesterly 932.12 feet along the arc of said curve to the left and said east right of way line, whose radius is 1420.00 feet and whose chord bears North 19°25'38" West, 915.47 feet; thence North 38°13'56" West along said east right of way line, 147.33 feet to south right of way line of Deback Lane; thence the following courses along the south and then north right of way line of said Deback Lane: North 51°46'04" East, 17.54 feet to a point of curvature; Northeasterly 142.13 feet along the arc of said curve to the right, whose radius is 217.00 feet and whose chord bears North 70°31'55" East, 139.61 feet to point of tangency; North 89°17'46" East, 217.75 feet to a point of curvature; Southeasterly 151.13 feet along the arc said curve to the right, whose radius is 567.00 feet and whose chord bears South 83°04'05" East, 150.68 to a point of compound curvature; Southeasterly 43.64 feet along the arc of said curve to the right, whose radius is 30.00 feet and whose chord bears South 33°45'35" East, 39.89 feet of reverse curve; Northeasterly 384.45 feet along the arc of said curve to the left, whose radius is 80.00 feet and whose chord bears North 50°14'35" East, 107.74 feet; thence North 00°42'14" West along the west line of said Certified Survey Map No. 3219, 1066.06 feet to the Point of Beginning.

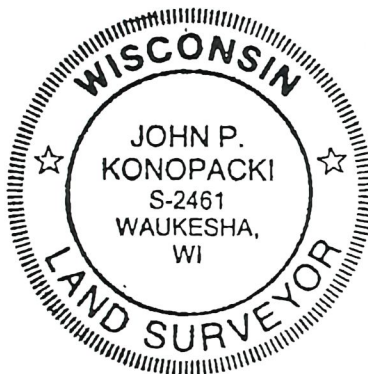
Containing 6,838,094 square feet (156.9810 acres) of land, more or less.

That I have made such survey, land division and map by the direction of WISPARK, LLC, 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 s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same.

Date: JUNE 28, 2018



[Signature]
John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#390.01
SHEET 10 OF 12

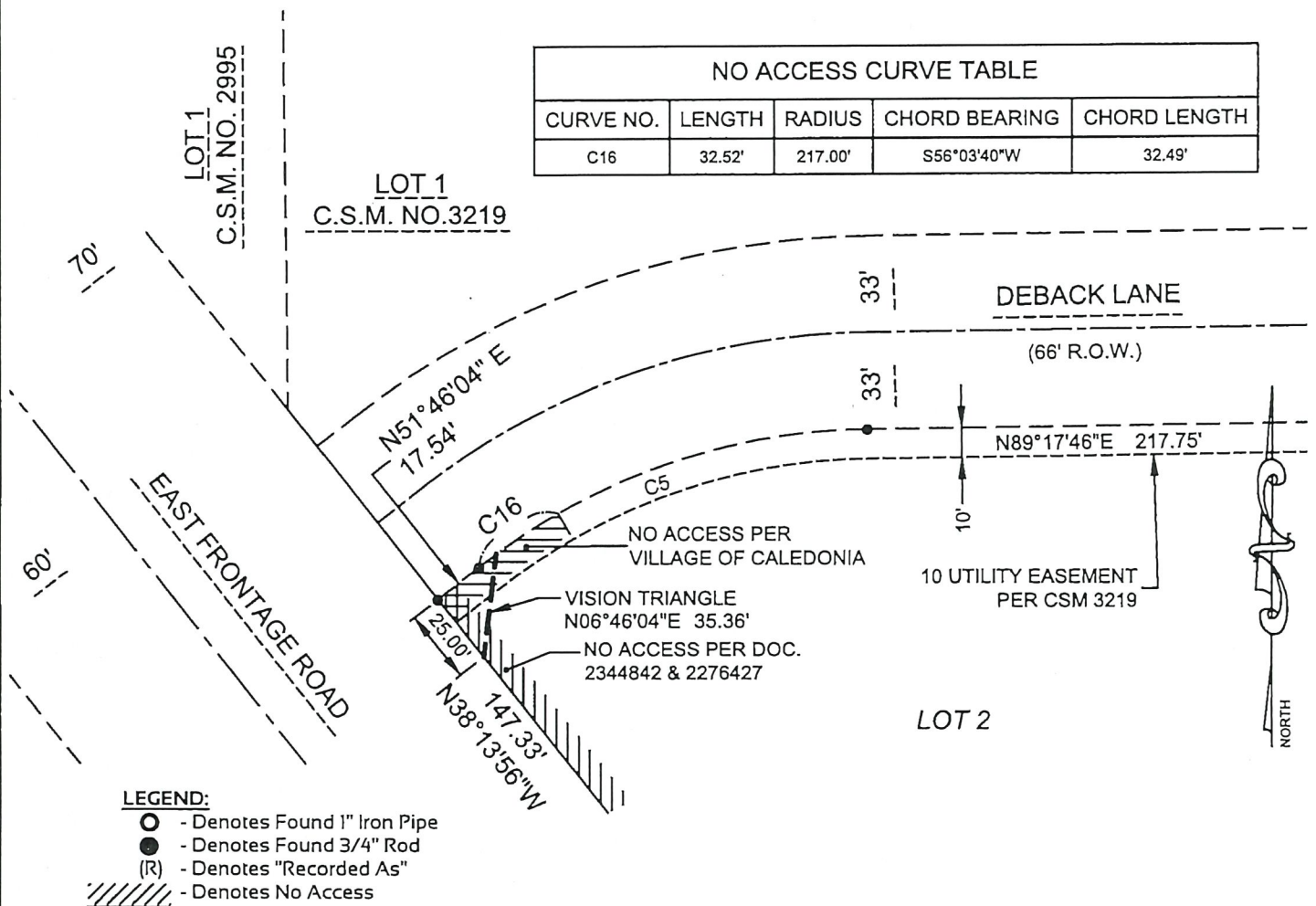
CERTIFIED SURVEY MAP NO. 3300

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

NO ACCESS AND VISION CORNER EASEMENT DETAIL

SCALE=1"=60'

NO ACCESS CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C16	32.52'	217.00'	S56°03'40"W	32.49'



NO ACCESS NOTE:

WISPARK, LLC, as owner, hereby restricts all lots in that no owner possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with East Frontage Road, as shown on this certified survey map; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin State Statues, and shall be enforceable by the Department of Transportation.

VISION CORNER EASEMENT RESTRICTIONS:

No structure or improvements of any kind is permitted within the vision corner.
No vegetation within the vision corner may exceed 30 inches in height.



JUNE 28, 2018

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#390.10
SHEET 11 OF 12

CERTIFIED SURVEY MAP NO. 3308

Being a redivision of all of Lot 2, Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

WISPARK, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

I also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Caledonia

IN WITNESS WHEREOF, the said WISPARK, LLC has caused these presents to be signed by (name) Erica-Nicole Harris, (title) vice president, at Milwaukee, Milwaukee County, Wisconsin, on this 10th day of July, 2018.

In the presence of: WISPARK, LLC

signature [Signature]
ERICA NICOLE HARRIS,
VICE PRESIDENT

STATE OF WISCONSIN)
Milwaukee COUNTY) SS

Personally came before me this 10 day of July, 2018 (name) Erica-Nicole Harris, (title) Vice President, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public
Name: Susan L. Warzala
State of Wisconsin
My Commission Expires: 2/2/2021



VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this 2nd day of July, 2018.

7/11/2018
Date

[Signature]
Karie Torkilsen, Village Clerk

FROM ALL OF:
104-04-22-30-015-200
TO:
LOT 1: 104-04-22-30-015-201
LOT 2: 104-04-22-30-015-202



JUNE 28, 2018

PEG JOB#390.10
SHEET 12 OF 12

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

Karie Pope

KARIE POPE
 RACINE COUNTY
 REGISTER OF DEEDS
 Fee Amount: \$44.00

Pages: 13

CERTIFIED SURVEY MAP NO. 3437

30-13

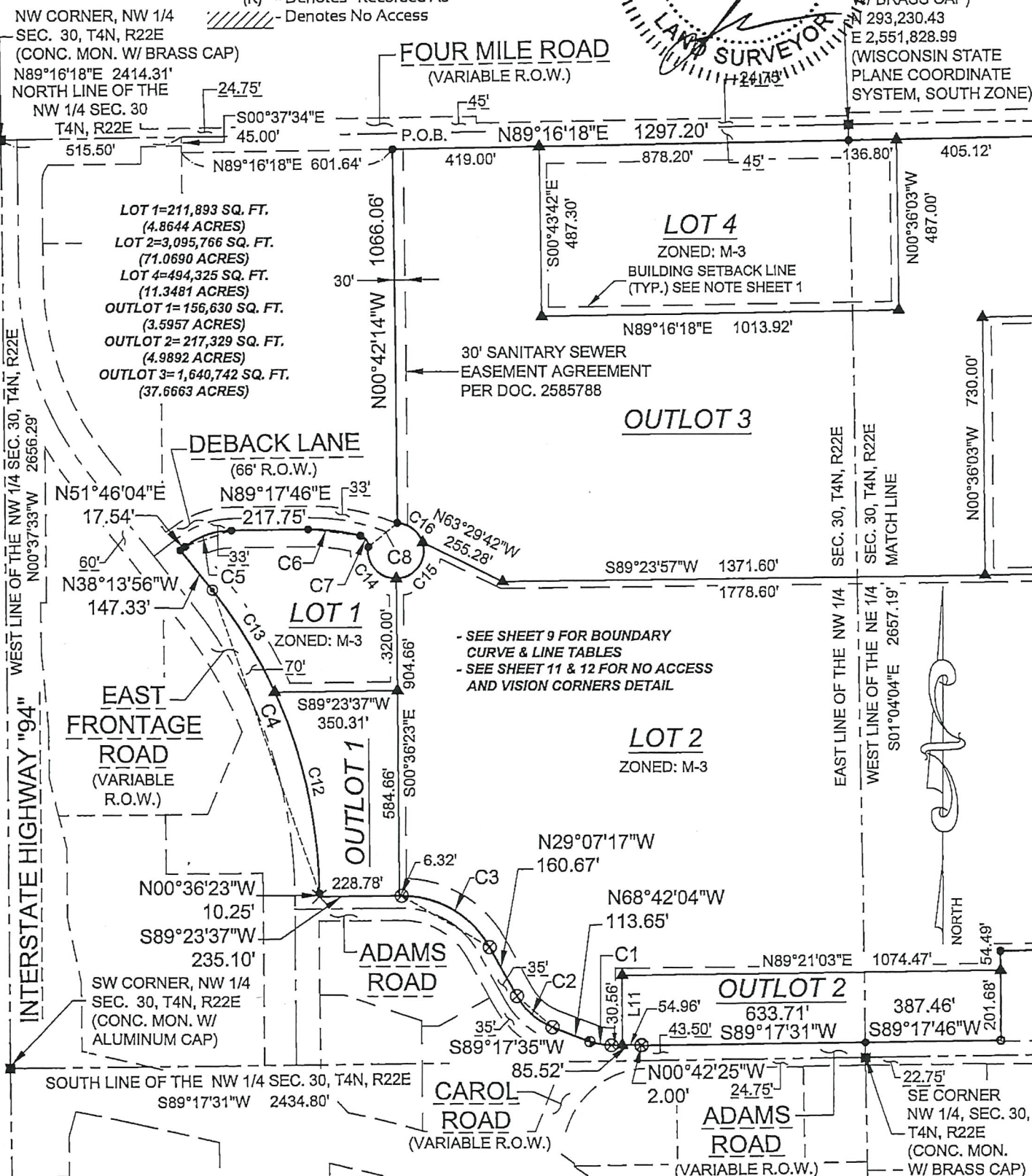
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Subject Property Zoning:
 M-3: Heavy Industrial District
 Setbacks:
 STREET: 50 FEET
 REAR: 25 FEET
 SIDE: 20 FEET
 Tax Key Number:
 #104-04-22-30-015-202

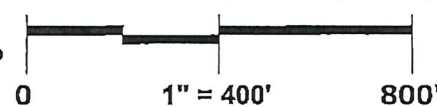
- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - ⊗ - Denotes Found 3/4" Iron Pipe
 - ⊙ - Denotes Found Capped 1/2" Iron Rebar
 - - Denotes Found 3/4" Iron Rebar
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 - ⊗ - Denotes Found Mag Nail
 - ⊗ - Denotes Found Chiseled Cross
 - ⊙ - Denotes Well
 - (R) - Denotes "Recorded As"
 - //// - Denotes No Access

MARCH 25, 2021

NE CORNER, NW 1/4
 SEC. 30, T4N, R22E
 (CONC. MON.
 W/ BRASS CAP)
 N 293,230.43
 E 2,551,828.99
 (WISCONSIN STATE
 PLANE COORDINATE
 SYSTEM, SOUTH ZONE)



GRAPHICAL SCALE (FEET)



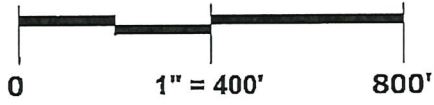
Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

Prepared for:
 WISPARK LLC
 231 W. Michigan Street
 Milwaukee, WI 53203

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

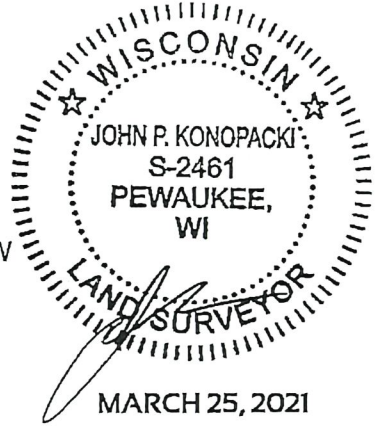
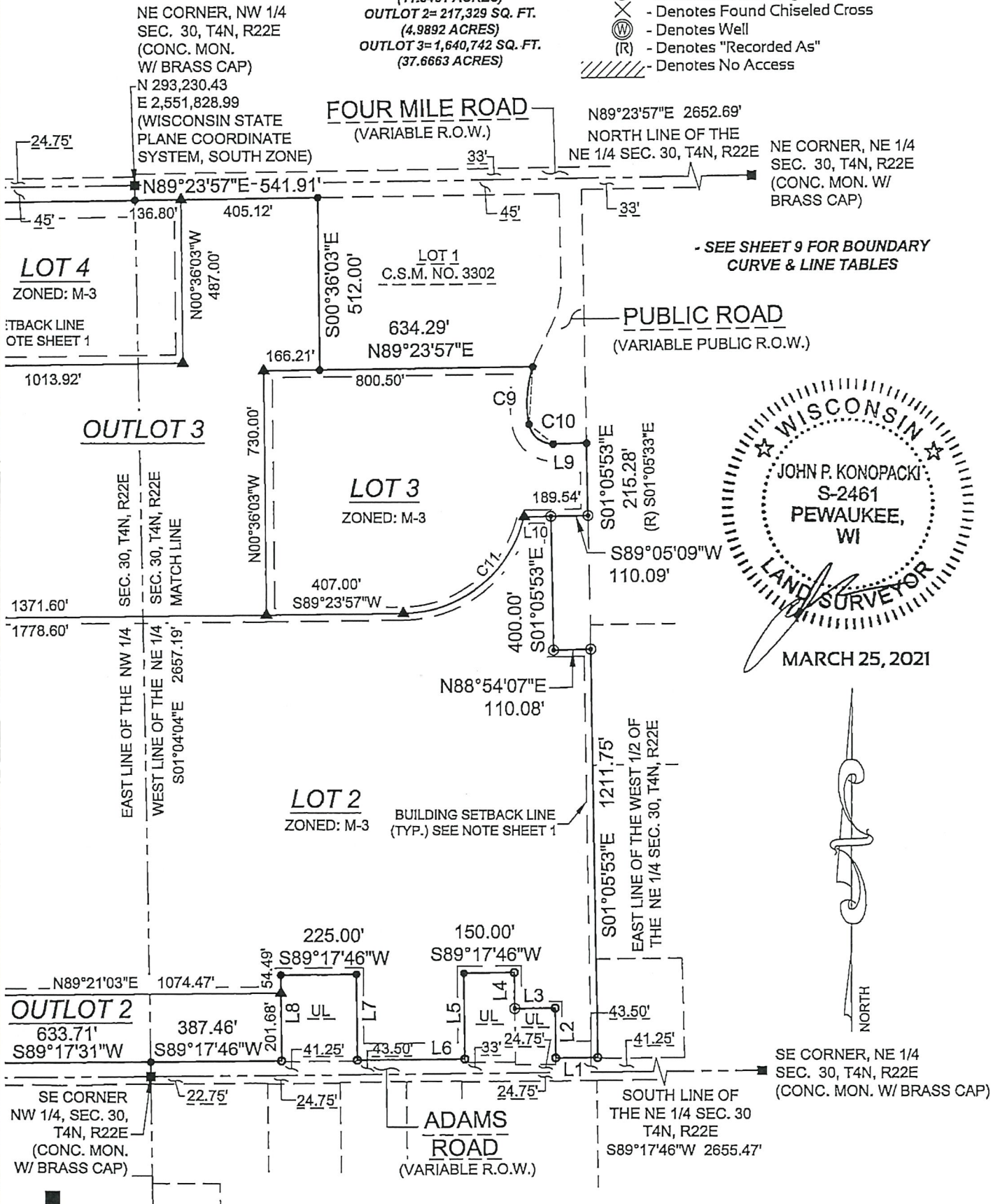
GRAPHICAL SCALE (FEET)



LOT 2=3,095,766 SQ. FT.
(71.0690 ACRES)
LOT 3= 580,771 SQ. FT.
(13.3327 ACRES)
LOT 4=494,325 SQ. FT.
(11.3481 ACRES)
OUTLOT 2= 217,329 SQ. FT.
(4.9892 ACRES)
OUTLOT 3= 1,640,742 SQ. FT.
(37.6663 ACRES)

LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- ⊙ - Denotes Found Capped 1/2" Iron Rebar
- - Denotes Found 3/4" Iron Rebar
- ▲ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⊕ - Denotes Found Mag Nail
- ⊗ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- //// - Denotes No Access



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PL5-License No. S-2461

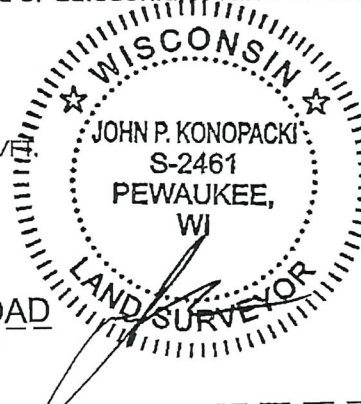
PEG JOB#390.10
SHEET 2 OF 13

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- ⊙ - Denotes Found Capped 1/2" Iron Rebar
- - Denotes Found 3/4" Iron Rebar
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- ⊙ - Denotes Well
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- - Denotes No Access



MARCH 25, 2021

NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)

NOTES:

- Wetlands delineated by Wetland & Waterway Consulting, LLC. on September 24, 2015.
- Nonfederal Wetland Exemption Determination per State of Wisconsin Department of Natural Resources EXE-SE-2021-52-00788 dated March 12, 2021.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0087D with an effective date of MAY 02, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.

DEBACK LANE
(66' R.O.W.)

WEST LINE OF THE NW 1/4 SEC. 30, T4N, R22E
N00°37'33"W 2656.20'

EAST FRONTAGE ROAD
(VARIABLE R.O.W.)

OUTLOT 1

UNPLATTED LANDS

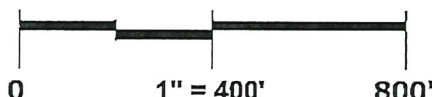
SW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/
ALUMINUM CAP)

SOUTH LINE OF THE NW 1/4 SEC. 30, T4N, R22E
S89°17'31"W 2434.80'

CAROL ROAD
(VARIABLE R.O.W.)

UNPLATTED LANDS

GRAPHICAL SCALE (FEET)

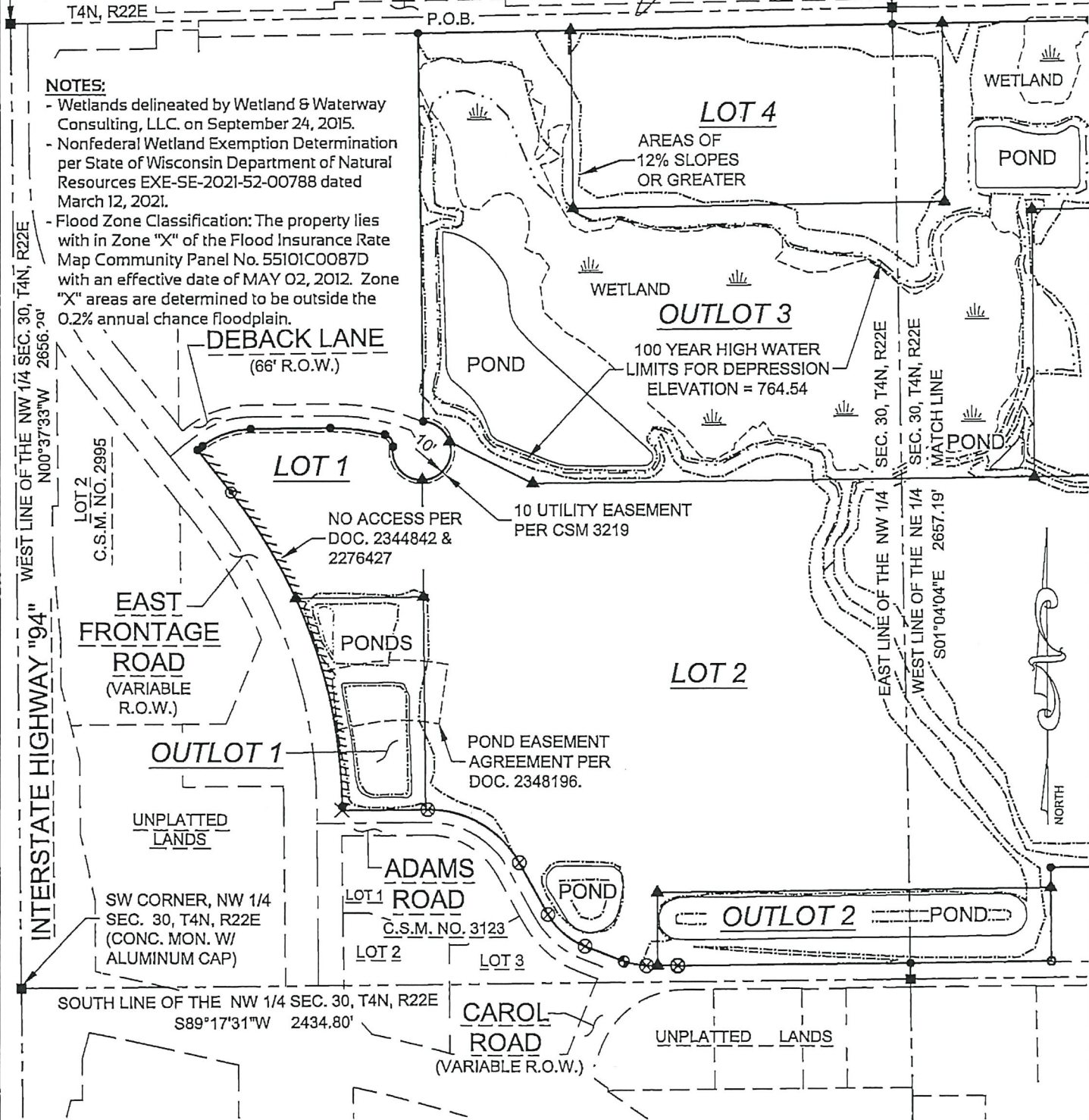


Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10
SHEET 3 OF 13

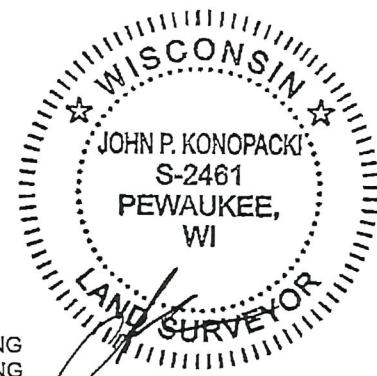
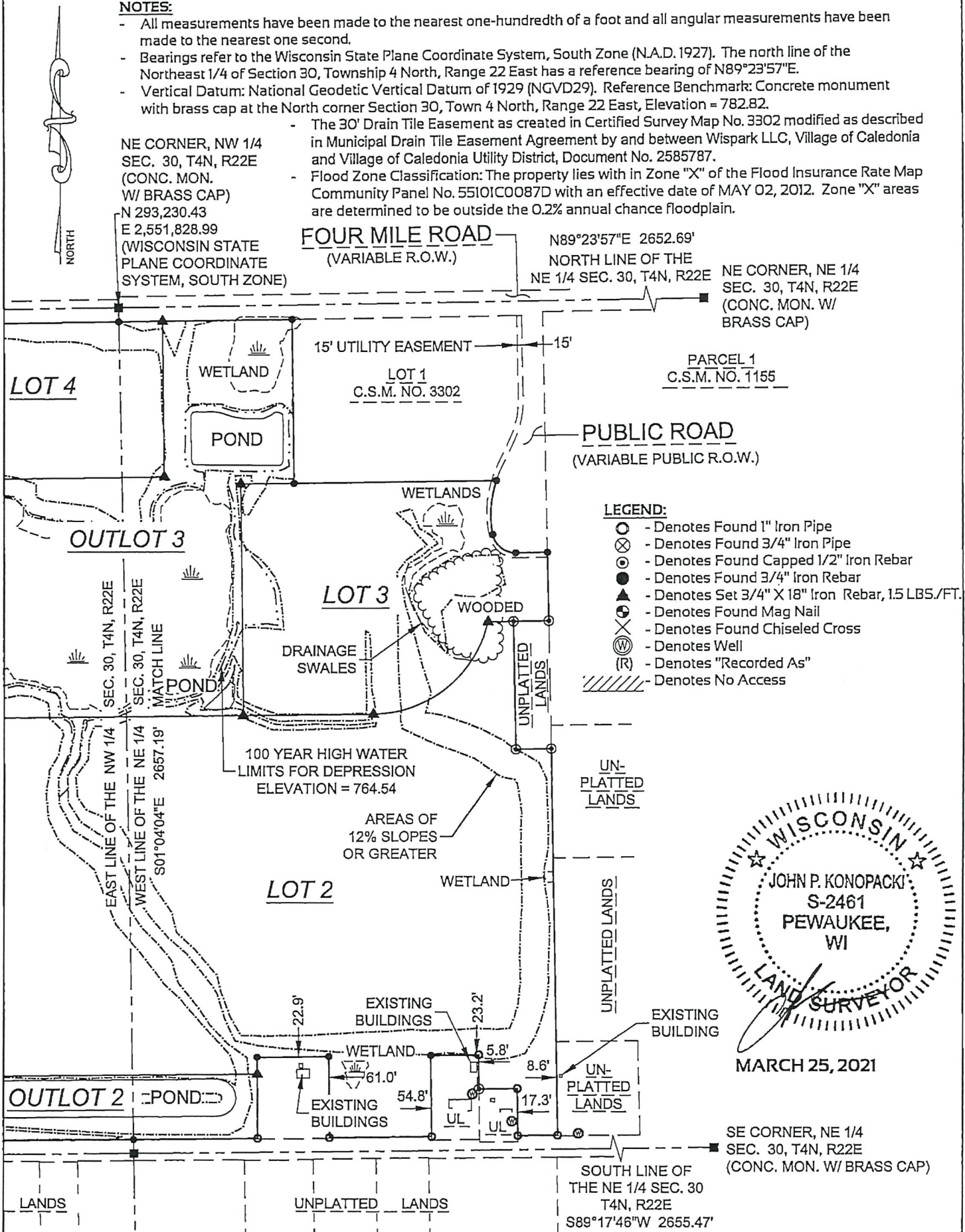


CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

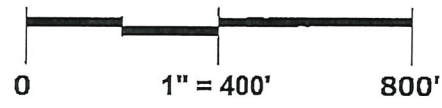
NOTES:

- All measurements have been made to the nearest one-hundredth of a foot and all angular measurements have been made to the nearest one second.
- Bearings refer to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northeast 1/4 of Section 30, Township 4 North, Range 22 East has a reference bearing of N89°23'57"E.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the North corner Section 30, Town 4 North, Range 22 East, Elevation = 782.82.
 - The 30' Drain Tile Easement as created in Certified Survey Map No. 3302 modified as described in Municipal Drain Tile Easement Agreement by and between Wispark LLC, Village of Caledonia and Village of Caledonia Utility District, Document No. 2585787.
 - Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0087D with an effective date of MAY 02, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.



MARCH 25, 2021

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

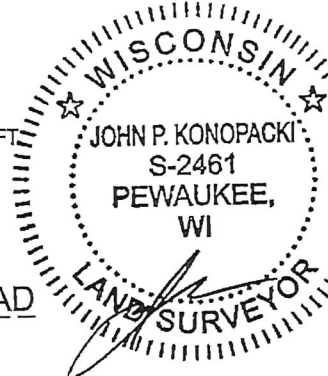
PEG JOB#390.10
 SHEET 4 OF 13

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

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- ⊗ - Denotes Found 3/4" Iron Pipe
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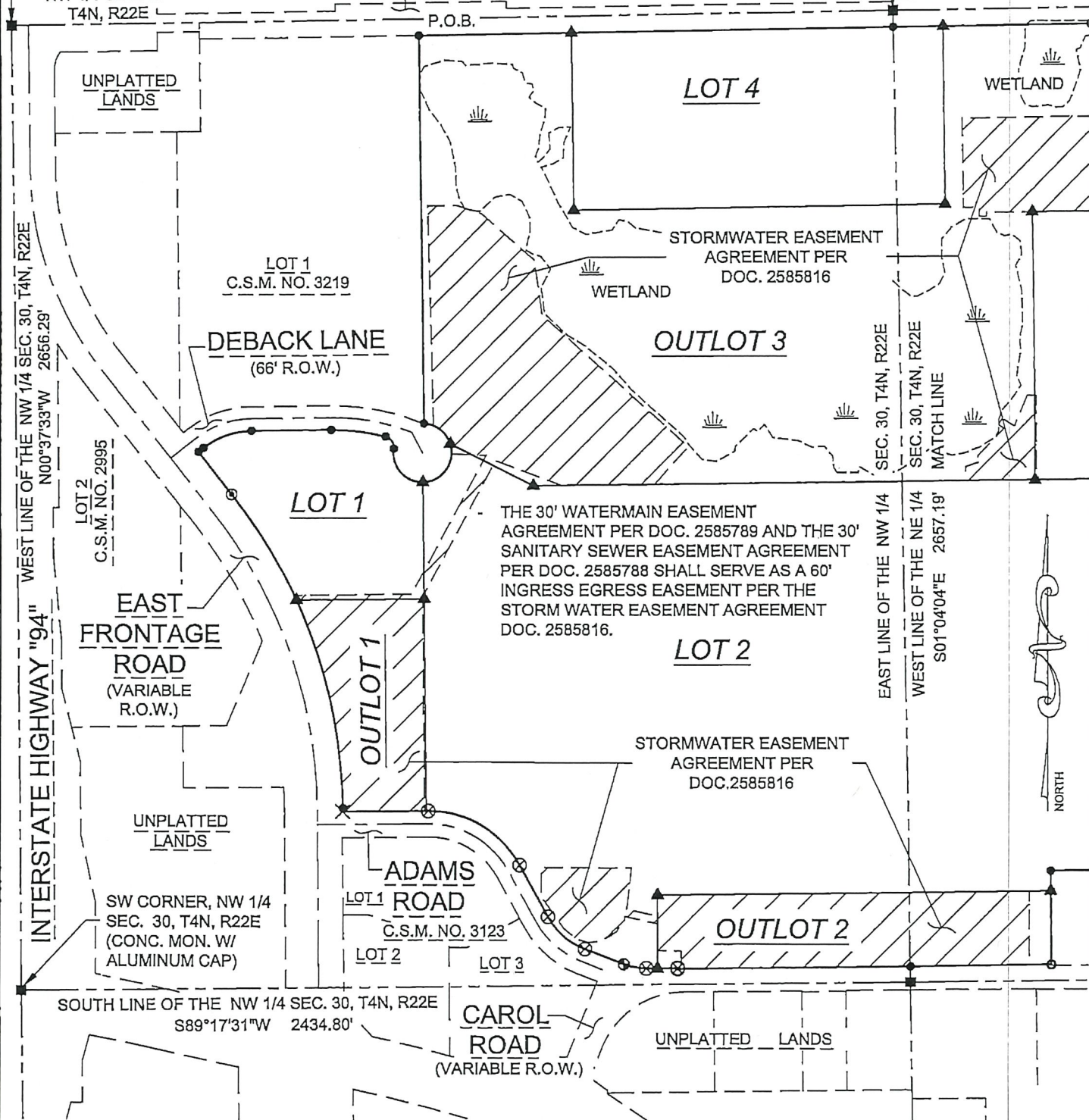


MARCH 25, 2021

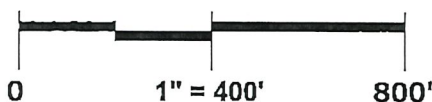
NE CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
E 2,551,828.99
(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)
N89°16'18"E 2414.31'
NORTH LINE OF THE
NW 1/4 SEC. 30
T4N, R22E

FOUR MILE ROAD
(VARIABLE R.O.W.)



GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
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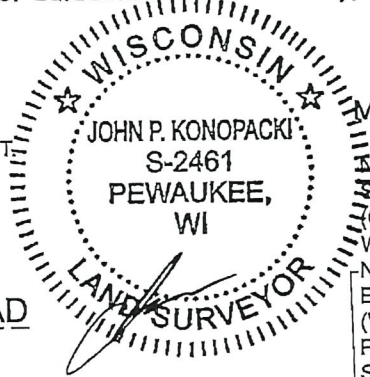
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SHEET 5 OF 13

CERTIFIED SURVEY MAP NO. 3437

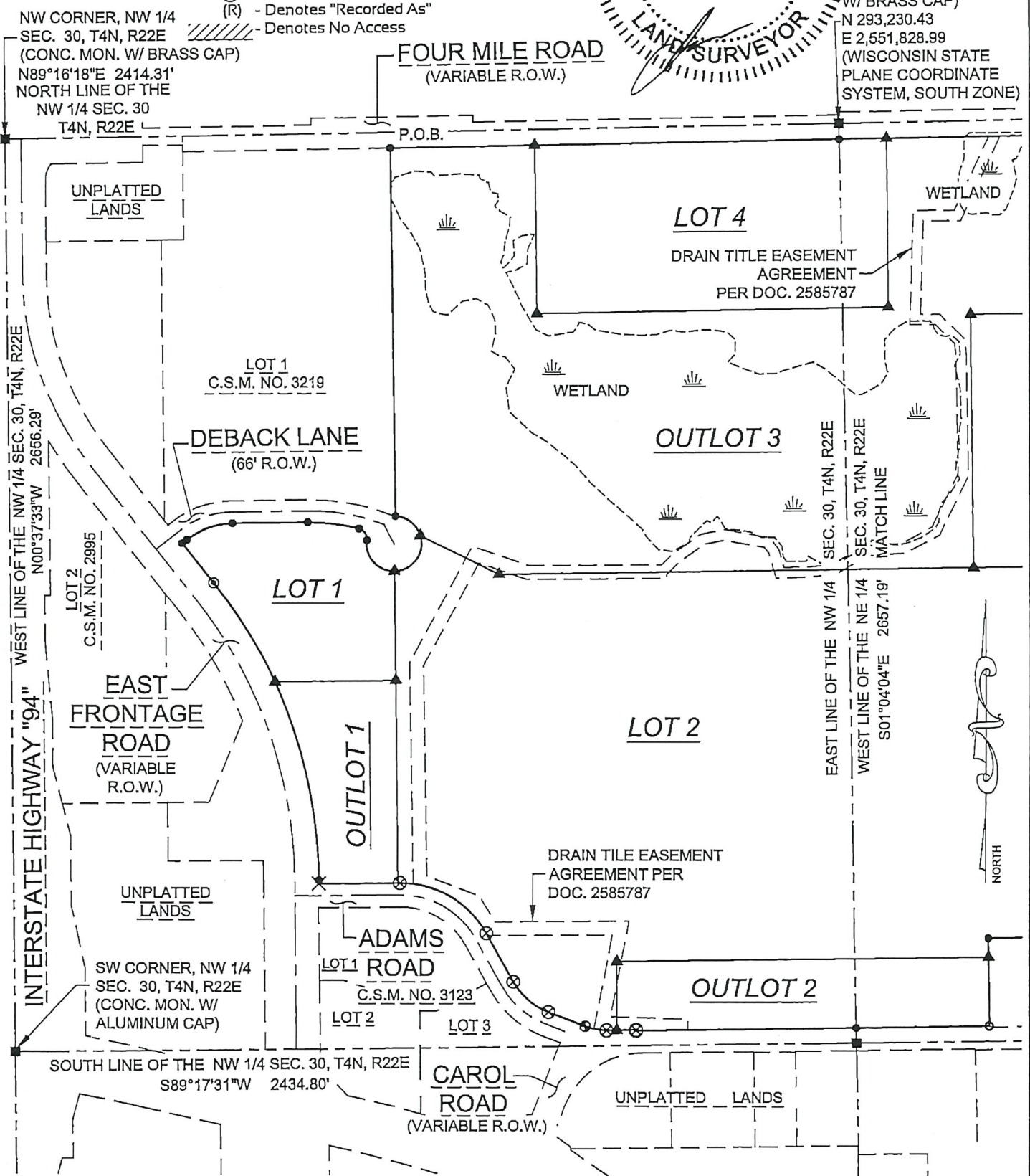
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LEGEND:

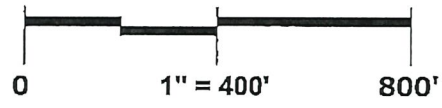
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MARCH 25, 2021
 NE CORNER, NW 1/4
 SEC. 30, T4N, R22E
 (CONC. MON.
 W/ BRASS CAP)
 N 293,230.43
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 (WISCONSIN STATE
 PLANE COORDINATE
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GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

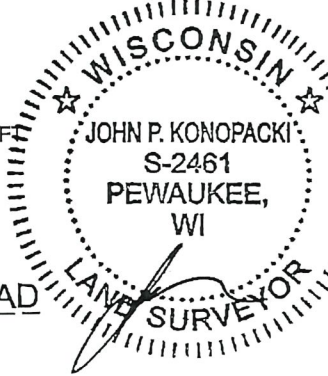
PEG JOB#390.10
SHEET 6 OF 13

CERTIFIED SURVEY MAP NO. 3437

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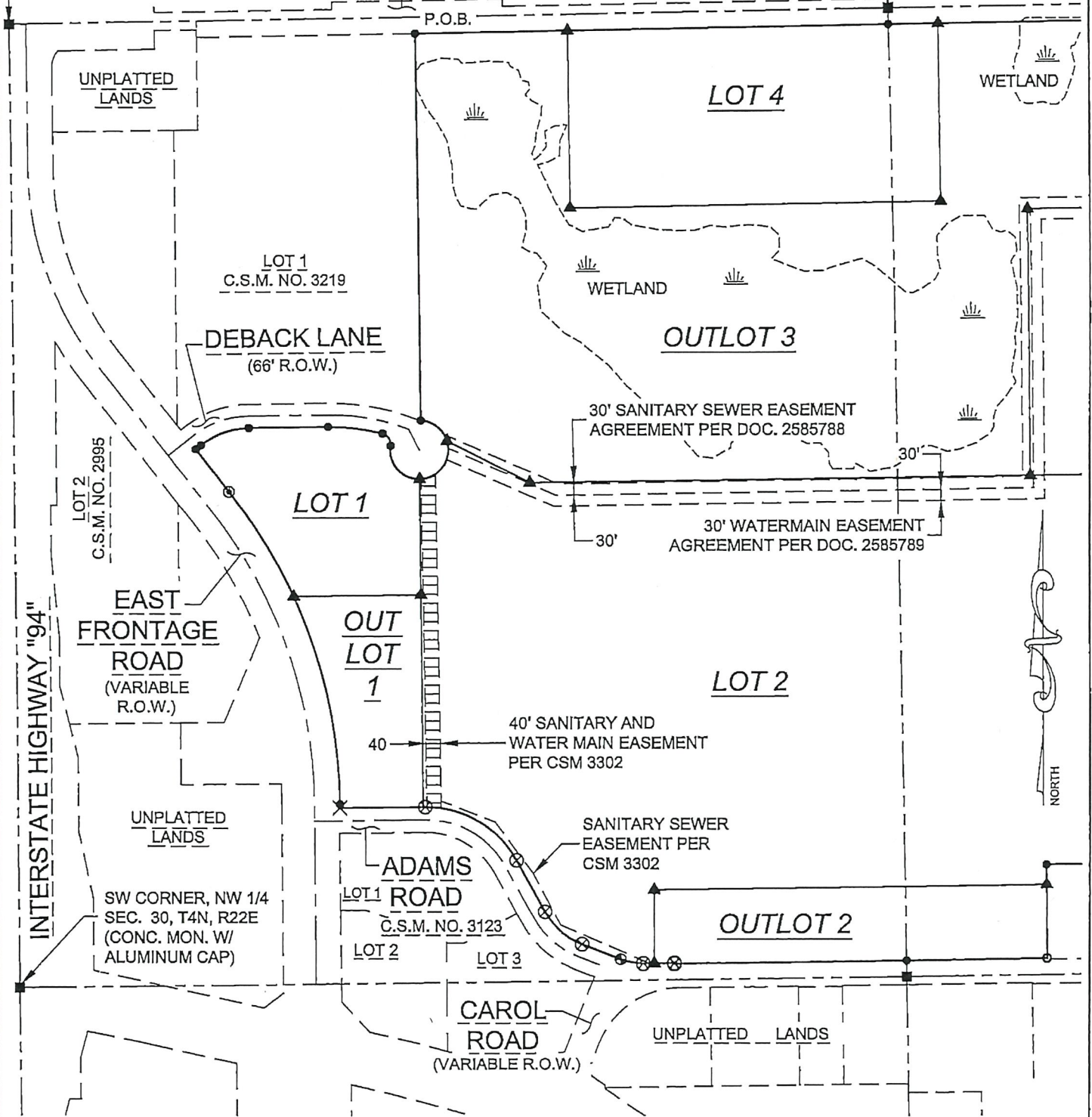


MARCH 25, 2021

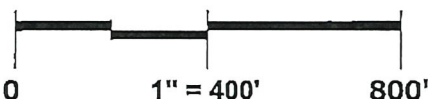
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SEC. 30, T4N, R22E
(CONC. MON.
W/ BRASS CAP)
N 293,230.43
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(WISCONSIN STATE
PLANE COORDINATE
SYSTEM, SOUTH ZONE)

NW CORNER, NW 1/4
SEC. 30, T4N, R22E
(CONC. MON. W/ BRASS CAP)

FOUR MILE ROAD
(VARIABLE R.O.W.)



GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
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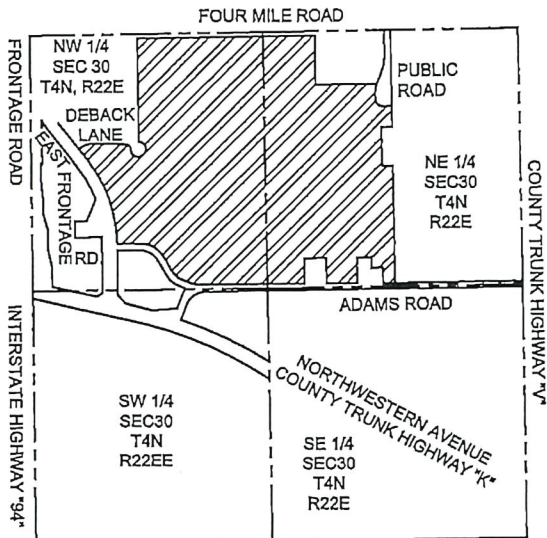
PEG JOB#390.10
SHEET 7 OF 13

CERTIFIED SURVEY MAP NO. 3437

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VICINITY MAP

SCALE 1"=2000'



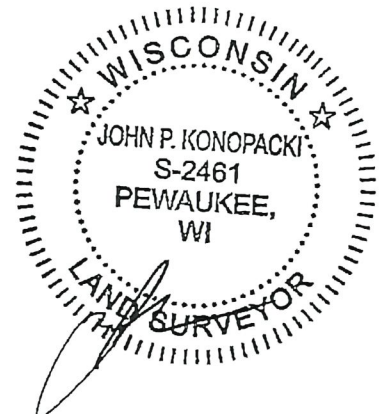
BOUNDARY LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89°17'46"W	124.98'
L2	N00°42'14"W	148.00'
L3	S89°17'46"W	120.00'
L4	N00°42'14"W	108.17'
L5	S00°42'14"E	256.17'
L6	S89°17'46"W	320.00'
L7	N00°42'14"W	256.17'
L8	S00°42'14"E	256.17'
L9	N88°54'07"E	98.70'
L10	S89°05'09"W	79.45'
L11	N00°13'48"W	200.76'

BOUNDARY CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	63.37'	165.00'	022°00'21"	N79°42'15"W	62.98'	N89°17'35"E	S68°42'04"E
C2	138.16'	200.00'	039°34'47"	N48°54'41"W	135.43'	S68°42'04"E	N29°07'17"W
C3	305.84'	285.00'	061°29'06"	N59°51'50"W	291.37'	N29°07'17"W	S89°23'37"W
C4	932.12'	1420.00'	037°36'36"	N19°25'38"W	915.47'	N00°37'19"W	N38°13'56"W
C5	142.13'	217.00'	037°31'42"	N70°31'55"E	139.61'	S89°17'46"W	S51°46'04"W
C6	151.13'	567.00'	015°16'18"	S83°04'05"E	150.68'	N75°25'56"W	S89°17'46"W
C7	43.64'	30.00'	83°20'42"	S33°45'35"E	39.89'	N07°54'47"E	N75°25'56"W
C8	384.45'	80.00'	275°20'23"	N50°14'35"E	107.74'	S87°25'36"E	N07°54'47"E
C9	171.75'	333.00'	029°33'04"	S03°52'45"W	169.85'	S18°39'18"W	S10°53'47"E
C10	100.78'	72.00'	080°12'06"	S50°59'50"E	92.76'	S10°53'47"E	N88°54'07"E
C11	498.18'	373.00'	076°31'29"	S51°08'13"W	461.97'	N89°23'57"E	N12°52'28"E
C12	591.39'	1420.00'	023°51'43"	N12°33'11"W	587.12'	N00°37'19"W	N24°29'02"W
C13	340.73'	1420.00'	013°44'54"	N31°21'29"W	339.91'	N24°29'02"W	N38°13'56"W
C14	137.56'	80.00'	098°31'10"	S41°20'48"E	121.23'	S07°54'47"W	N89°23'37"E
C15	149.13'	80.00'	106°48'19"	N35°59'27"E	128.46'	N89°23'37"E	N17°24'42"W
C16	97.76'	80.00'	070°00'54"	N52°25'09"W	91.79'	N17°24'42"W	N87°25'36"W

WETLAND RESTRICTIONS

1. Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal of topsoil or other earthen materials is prohibited.
3. The removal or destruction of any vegetative cover, ie., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased or dying vegetation may be removed.
4. Grazing by domesticated animals, ie., horses, cows, etc., is prohibited.
5. The introduction of plant material not indigenous to the existing environment of the Wetland area is prohibited.
6. Ponds may be permitted subject to the approval of the municipality and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
7. The construction of buildings is prohibited.



MARCH 25, 2021

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10

SHEET 9 OF 13

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and redivided all of Lot 2 of Certified Survey Map No. 3302, recorded in the Office of the Register of Deeds for Racine County as Document No. 2498467, located in the in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 30; thence North 89°16'18" East along the north line of said Northwest 1/4, 515.50 feet; thence South 00°37'34" East, 45.00 feet to the south right of way line of Four Mile Road; thence North 89°16'18" East along said south right of way line, 601.64 feet to the point of beginning:

Thence continuing North 89°16'18" East along said south right of way line, 1297.20 feet; thence North 89°23'57" East along said south right of way line, 541.91 feet to the west line of Lot 1 of Certified Survey Map No. 3302; thence South 00°36'03" East along said west line, 512.00 feet to the south line of said Lot 1; thence North 89°23'57" East along said east line, 634.29 feet to the westerly right of way line of a Public Road and a point on a curve; thence southerly 171.75 feet along the arc of said curve to the left and said right of way line, whose radius is 333.00 feet and whose chord bears South 03°52'45" West, 169.85 feet to a point of compound curve; thence southeasterly 100.78 feet along the arc of said compound curve to the left and said right of way line, whose radius is 72.00 feet and whose chord bears South 50°59'50" East, 92.76 feet; thence North 88°54'07" East along said right of way line, 98.70 feet to the east line of the West 1/2 of said Northeast 1/4; thence South 01°05'53" East along said east line, 215.28 feet; thence South 89°05'09" West, 110.09 feet; thence South 01°05'53" East, 400.00 feet; thence North 88°54'07" East, 110.08 feet to the aforesaid east line; thence South 01°05'53" East along said east line, 1211.75 feet to the north right of way line of Adams Road; thence South 89°17'46" West along said north right of way line, 124.98 feet; thence North 00°42'14" West, 148.00 feet; thence South 89°17'46" West, 120.00 feet; thence North 00°42'14" West, 108.17 feet; thence South 89°17'46" West, 150.00 feet; thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line; thence South 89°17'46" West along said north right of way line, 320.00 feet; thence North 00°42'14" West, 256.17 feet; thence South 89°17'46" West, 225.00 feet; thence South 00°42'14" East, 256.17 feet to the aforesaid north right of way line; thence the following courses along said north right of way line: South 89°17'46" West, 387.46 feet; South 89°17'31" West, 633.71 feet; North 00°42'25" West, 2.00 feet; South 89°17'35" West, 85.52 feet to a point of curvature; Northwesterly 63.37 feet along the arc of said curve to the right, whose radius is 165.00 feet and whose chord bears North 79°42'15" West, 62.98 feet; North 68°42'04" West, 113.65 feet to a point of curvature; Northwesterly 138.16 feet along the arc of said curve to the right, whose radius is 200.00 feet and whose chord bears North 48°54'41" West, 135.43 feet; North 29°07'17" West, 160.67 feet to a point of curvature; Northwesterly 305.84 feet along the arc of said curve to the left, whose radius is 285.00 feet and whose chord bears North 59°51'50" West, 291.37 feet; South 89°23'37" West, 235.10 feet to the east right of way line of East Frontage Road; thence North 00°36'23" West along said east right of way line, 10.25 feet to a point of curvature; thence Northwesterly 932.12 feet along the arc of said curve to the left and said east right of way line, whose radius is 1420.00 feet and whose chord bears North 19°25'38" West, 915.47 feet; thence North 38°13'56" West along said east right of way line, 147.33 feet to south right of way line of Deback Lane; thence the following courses along the south and then north right of way line of said Deback Lane: North 51°46'04" East, 17.54 feet to a point of curvature; Northeasterly 142.13 feet along the arc of said curve to the right, whose radius is 217.00 feet and whose chord bears North 70°31'55" East, 139.61 feet to point of tangency; North 89°17'46" East, 217.75 feet to a point of curvature; Southeasterly 151.13 feet along the arc said curve to the right, whose radius is 567.00 feet and whose chord bears South 83°04'05" East, 150.68 to a point of compound curvature; Southeasterly 43.64 feet along the arc of said curve to the right, whose radius is 30.00 feet and whose chord bears South 33°45'35" East, 39.89 feet of reverse curve; Northeasterly 384.45 feet along the arc of said curve to the left, whose radius is 80.00 feet and whose chord bears North 50°14'35" East, 107.74 feet to the east line of Lot 1 of Certified Survey Map No. 3219; thence North 00°42'14" West along said east line, 1066.06 feet to the Point of Beginning.

Containing 6,397,456 square feet (146.8654 acres) of land, more or less.

That I have made such survey, land division and map by the direction of WISPARK LLC, 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 s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same.

Date: MARCH 25, 2021




John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

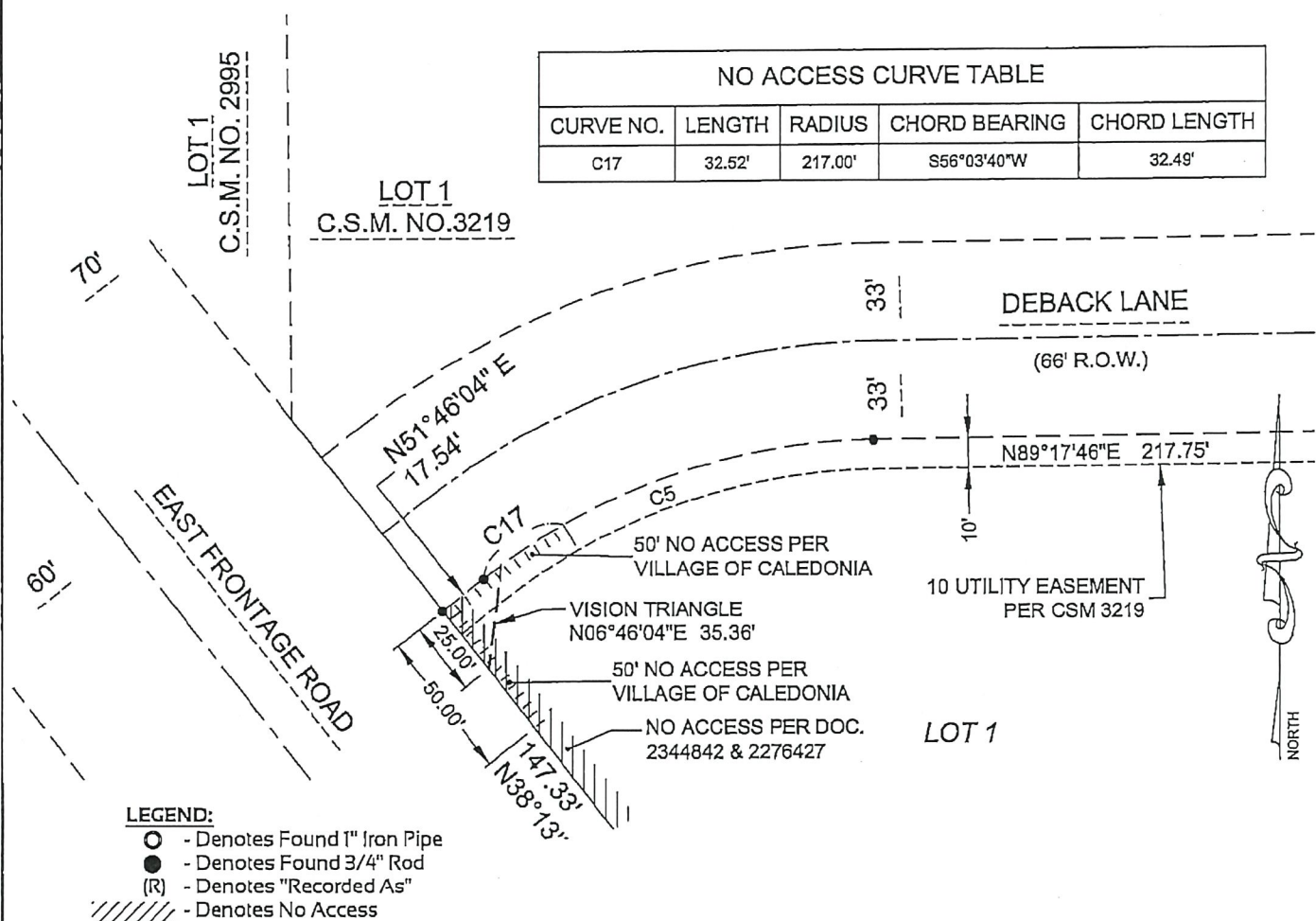
PEG JOB#390.01
SHEET 10 OF 13

CERTIFIED SURVEY MAP NO. 3437

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NO ACCESS AND VISION CORNER EASEMENT DETAIL

SCALE=1"=60'



MARCH 25, 2021

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#390.10

SHEET II OF 13

CERTIFIED SURVEY MAP NO. 3437

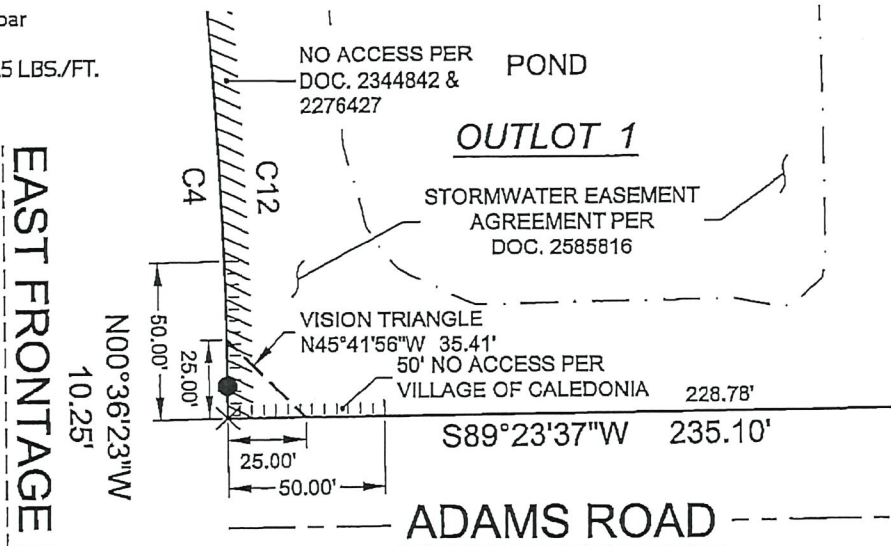
Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊗ - Denotes Found 3/4" Iron Pipe
- ⊙ - Denotes Found Capped 1/2" Iron Rebar
- - Denotes Found 3/4" Iron Rebar
- ▲ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ⊕ - Denotes Found Mag Nail
- ⊗ - Denotes Found Chiseled Cross
- ⊙ - Denotes Well
- (R) - Denotes "Recorded As"
- //// - Denotes No Access

NO ACCESS AND VISION CORNER EASEMENT DETAILS

SCALE=1"=60'



MARCH 25, 2021

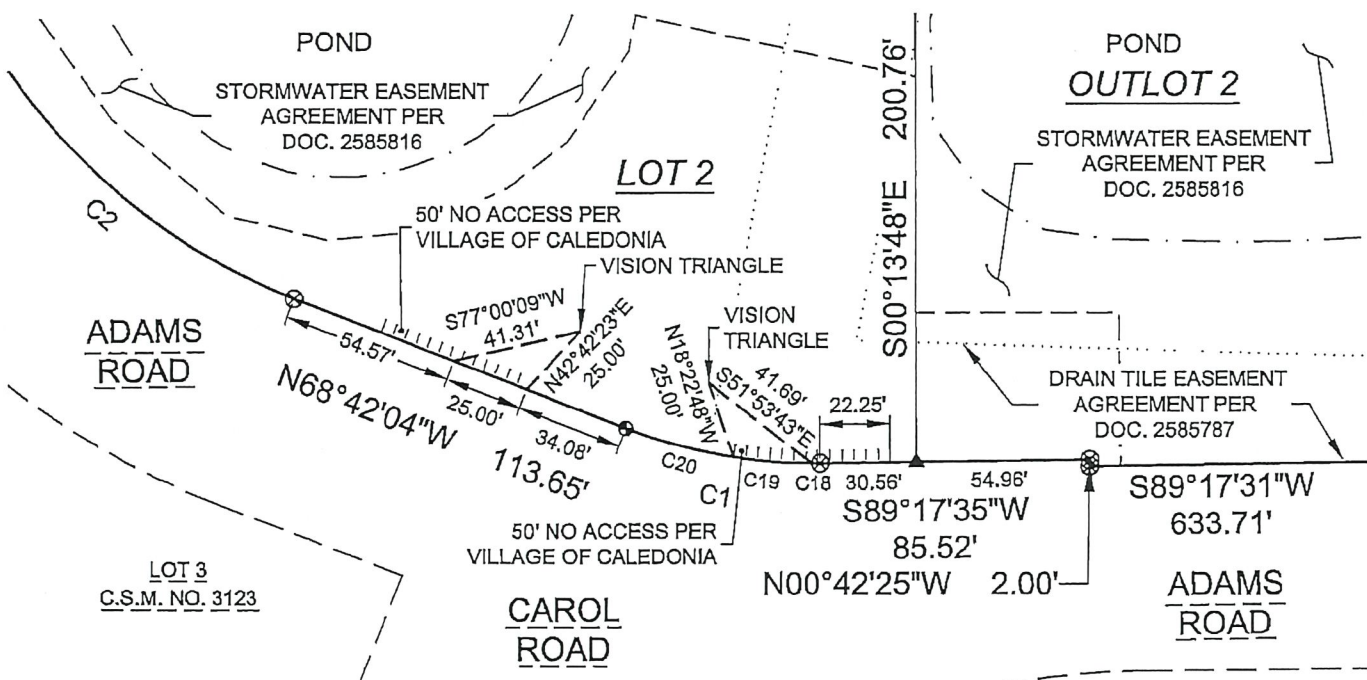
NO ACCESS NOTE:

WISPARK, LLC, as owner, hereby restricts all lots in that no owner possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with East Frontage Road, as shown on this certified survey map; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin State Statutes, and shall be enforceable by the Department of Transportation.

VISION CORNER EASEMENT RESTRICTIONS:

No structure or improvements of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height.

VISION TRIANGLE EASEMENT CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C18	2.74'	165.00'	S89°46'08"W	2.74'
C19	25.02'	165.00'	N85°24'38"W	25.00'
C20	35.61'	165.00'	N74°53'01"W	35.54'



Prepared By:

PINNACLE ENGINEERING GROUP

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BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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PEG JOB#390.10
SHEET 12 OF 13

CERTIFIED SURVEY MAP NO. 3437

Being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION


WISPARK LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

I also certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Caledonia

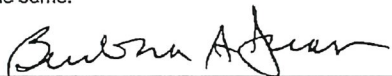
IN WITNESS WHEREOF, the said WISPARK LLC has caused these presents to be signed by Erica-Nicole Harris, Vice President, at Milwaukee, Milwaukee County, Wisconsin, on this 25th day of March, 2021.

In the presence of: WISPARK LLC


Erica-Nicole Harris, Vice President

STATE OF WISCONSIN)
Milwaukee COUNTY) SS

Personally came before me this 25th day of March, 2021, Erica-Nicole Harris, Vice President, to me known to be the person who executed the foregoing instrument and acknowledged the same.


Notary Public
Name: _____
State of Wisconsin _____ Barbara A. Juran
My Commission Expires: _____ Notary Public, State of Wisconsin
My commission expires August 24, 2024



VILLAGE BOARD APPROVAL

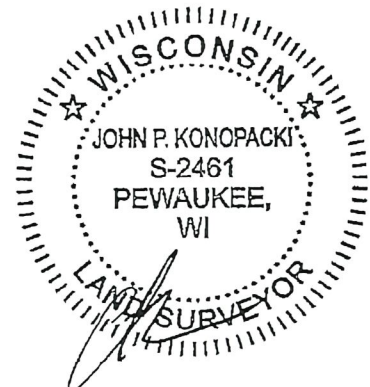
Approved by the Village Board of the Village of Caledonia on this 15th day of MARCH, 2021.

3/26/21
Date


Joslyn Hoffert, Village Clerk

FROM ALL OF:
104-04-22-30-015-202

TO:
LOT 1 104-04-22-30-015-210
LOT 2 104-04-22-30-015-220
LOT 3 104-04-22-30-015-230
LOT 4 104-04-22-30-015-240
OUTLOT 1 104-04-22-30-015-250
OUTLOT 2 104-04-22-30-015-260
OUTLOT 3 104-04-22-30-015-270



MARCH 25, 2021

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#390.10

SHEET 13 OF 13

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED

Karie Y. Pope
KARIE POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00

Document Number

Document Name

THIS DEED (this "Deed"), made between Central Storage & Warehouse LLC, a Delaware limited liability company ("Grantor," whether one or more), and Central Storage & Warehouse LLC, a Delaware limited liability company ("Grantee," whether one or more). Grantor conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Racine County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See Exhibit A attached hereto and incorporated herein by reference.

The parcels described on Exhibit A attached hereto (the "Parcels") are contiguous, the ownership of the Parcels is identical, and all delinquent taxes with respect to the Parcels have been paid in full. This Deed is intended to combine the Parcels into a single parcel pursuant to Section 70.28 of the Wisconsin State Statutes. The conveyance contemplated by this Deed is not a conveyance under Section 77.21 of the Wisconsin State Statutes and is exempted from fee and transfer form.

The above recording information verifies this document has been electronically recorded
Returned to Chicago Title Wisconsin Commercial - 20825 Swenson Dr S
Pages: 3

Recording Area

Name and Return Address

Andrew Sucoff, Esq.
Goodwin Procter LLP
100 Northern Avenue
Boston, MA 02210

104-04-22-30-015-230; 104-04-22-30-015-201

Parcel Identification Number (PIN)

This is not homestead property.
(*) (is not)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through, or under Grantor except those matters of record as of the date hereof.

Dated as of June 28, 2023

SEE ATTACHED SIGNATURE PAGES

_____(SEAL)_____(SEAL)

_____(SEAL)_____(SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
authenticated on _____

STATE OF WISCONSIN _____)
_____) ss:
_____ COUNTY _____)

*_____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

Personally came before me on _____,
the above named _____
to me known to be the person(s) who executed the foregoing
instrument and acknowledge the same.

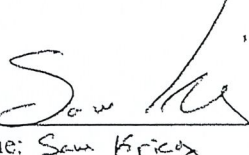
THIS INSTRUMENT DRAFTED BY:
James A. Adams, Esq.
Goodwin Procter LLP

*_____
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
SPECIAL WARRANTY DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 6-2003
*Type name below signatures.

SIGNATURE PAGE
TO
SPECIAL WARRANTY DEED

CENTRAL STORAGE & WAREHOUSE LLC,
a Delaware limited liability company

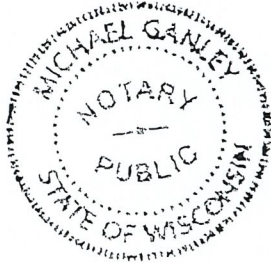
By: 
Name: Sam Krieg
Title: Co-CEO, Managing member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Milwaukee COUNTY)

Personally came before me on 28th June, 2023, the above named Sam Krieg, as the Co CEO of Central Storage & Warehouse LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of said limited liability company.

[SEAL]



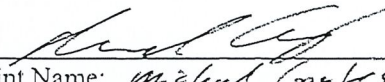

Print Name: Michael Ganley
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 17 Nov 2025)

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

As to Parcel I:

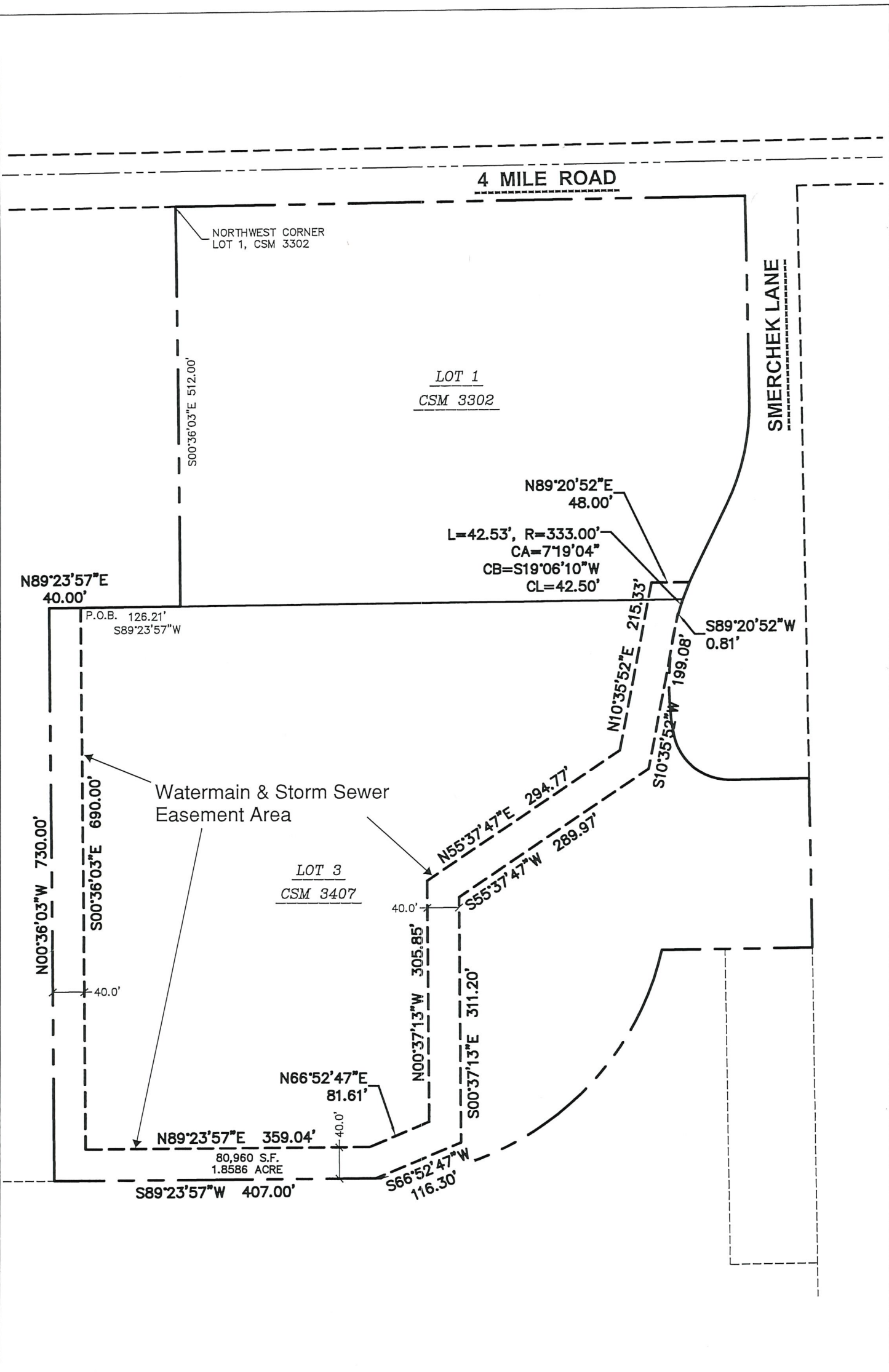
Lot 1, Certified Survey Map No. 3302, recorded on July 13, 2018, in Volume 10 of Certified Survey Maps, pages 918-929, as Document No. 2498467, being a redivision of all of Lot 2 of Certified Survey Map No. 3219, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

As to Parcel II:

Lot 3 of Certified Survey Map No. 3437, recorded in the Office of the Register of Deeds for Racine County, Wisconsin on March 26, 2021, as Document No. 2586090, being a redivision of all of Lot 2, Certified Survey Map No. 3302, located in the Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, County of Racine, State of Wisconsin.

EXHIBIT B

File: R:\2018\18-8537E\DWG\188537E Exhibit - Easement_LAYOUT.dwg Layout: Sheet 1 User: depmjr Plotfile: Aug 25, 2023 - 9:16am xref.c



PROPERTY EXHIBIT

40' Watermain & Storm Sewer Easement

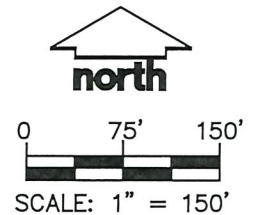
SURVEYED BY:

 MILWAUKEE REGIONAL OFFICE
 W238 N 1610 BUSSE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53188
 P. 262.513.0666

SURVEYED FOR:
CSW
PHASE IIA
 12725 4 MILE RD
 CALEDONIA, WI

PROJECT NO: 18-8537E
 FIELDBOOK/PG: —
 SHEET NO: 1 OF 2

SURVEYED BY: JSD
 DRAWN BY: DHS



LEGAL DESCRIPTION

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3302 AND PART LOT 3 OF CERTIFIED SURVEY MAP NO. 3437, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP (CSM) 3302; THENCE S00°36'03"E ALONG THE WESTERLY LINE OF SAID CSM 512.00 FEET TO THE SOUTHWEST CORNER OF SAID CSM; THENCE S89°23'57"W ALONG THE NORTH LINE OF SAID CSM 3437, 126.21 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S00°36'03"E 690.00 FEET; THENCE N89°23'57"E 359.04 FEET; THENCE N66°52'47"E 81.61 FEET; N00°37'13"W 305.85 FEET; THENCE N55°37'47"E 294.77 FEET; THENCE N10°35'52"E 215.33 FEET; THENCE N89°20'52"E 48.00 FEET TO A POINT ON THE WEST LINE OF SMERCHEK LANE, A PUBLIC ROAD; THENCE SOUTHWESTERLY 42.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT AND WEST LINE OF SAID ROAD, WHOSE CENTER LIES TO THE SOUTHEAST, WHOSE RADIUS IS 333.00 FEET AND WHOSE CHORD BEARS S19°06'10"W 42.50 FEET; THENCE S89°20'52"W 0.81 FEET; THENCE S10°35'52"W 199.08 FEET; THENCE S55°37'47"W 289.97 FEET; THENCE S00°37'13"E 311.20 FEET; THENCE S66°52'47"W 116.30 FEET TO A POINT ON THE SOUTH LINE OF SAID CSM 3437; THENCE S89°23'57"W ALONG SAID SOUTH LINE 407.00 FEET TO THE SOUTHWEST CORNER OF SAID CSM; THENCE N00°36'03"W ALONG THE WEST LINE OF SAID CSM 730.00 FEET; THENCE N89°23'57"E 30.00 FEET TO THE POINT OF BEGINNING.

LANDS CONTAINING 80,960 SQUARE FEET OR 1.8586 ACRES

File: R:\2018\18-8537E\DWG\188537E Exhibit - Easement_Utilities.dwg Layout: Sheet 2 User: dpcan/jr Plotdate: Aug 23, 2023 - 8:16am Xref:

PROPERTY EXHIBIT
40' Watermain & Storm Sewer Easement

SURVEYED BY:



MILWAUKEE REGIONAL OFFICE
 W238 N 1610 BUSSE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53188
 P. 262.513.0666

SURVEYED FOR:

**CSW
 PHASE IIA**

12725 4 MILE RD
 CALEDONIA, WI

PROJECT NO: 18-8537E

FIELDBOOK/PG: -

SHEET NO: 2 OF 2

SURVEYED BY: JSD

DRAWN BY: DHS