

**RESOLUTION NO. 2023-61
(6-13-2023)**

**RESOLUTION AUTHORIZING THE VILLAGE OF CALEDONIA TO EXECUTE A
WATERMAIN EASEMENT AGREEMENT WITH BLUFFSIDE ESTATES LLC**

WHEREAS, the Caledonia Utility District has conditionally approved an Infrastructure Improvement Plan for Bluffside Estates LLC for the construction of watermain in Bluffside. As a condition of approval of the Infrastructure Improvement Plan, a Watermain Easement Agreement is required to be granted over the watermain outside of the existing Right of Way.

WHEREAS, the Owner, Bluffside Estates LLC has executed said Watermain Easement Agreement.

WHEREAS, the Caledonia Utility District has authorized the President & Secretary of the Caledonia Utility District to execute the Watermain Easement Agreement at their June 7, 2023 meeting.

WHEREAS, the President and Clerk of the Village need to execute the Watermain 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 Watermain Drainage 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 Watermain Easement Agreement.

Adopted by the Village Board of the Village of Caledonia, Racine County, Wisconsin, this 13 day of June, 2023.

VILLAGE OF CALEDONIA

By: Thomas R. Weatherston
Thomas Weatherston, Village President

Attest: Joslyn Hoeffert
Joslyn Hoeffert, Village Clerk

**Watermain Easement Agreement:
BLUFFSIDE ESTATES**

Document Number

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

51-104-04-22-25-029-106
51-104-04-22-25-029-112
51-104-04-22-25-029-113
51-104-04-22-25-029-114
51-104-04-22-25-029-118
51-104-04-22-25-029-119
51-104-04-22-25-029-111
51-104-04-22-25-029-110

Parcel Identification Number (PIN)

(AAB 4-10-2023)

WATERMAIN EASEMENT AGREEMENT:
BLUFFSIDE ESTATES

This Watermain Easement Agreement ("Agreement") is made the 2nd day of June, 2023, by and between **BLUFFSIDE ESTATES, LLC (and its members)**, a Wisconsin limited liability company with offices located at 8338 Corporate Drive, Suite 300, Mount Pleasant, Wisconsin 53406, collectively referred to in this Agreement as "Owner", and the **VILLAGE OF CALEDONIA**, Racine County, Wisconsin, and **VILLAGE OF CALEDONIA UTILITY DISTRICT**, a utility district of the Village of Caledonia, Racine County, Wisconsin. The Village of Caledonia and Village of Caledonia Utility District are collectively referred to in this Agreement as the "Grantees".

INTRODUCTION

A. Attached to this Agreement, as Exhibit A, is the Final Plat of Bluffside, prepared by Pinnacle Engineering Group, in Brookfield, Wisconsin, and recorded at the Register of Deeds office in Racine County for the real property described as follows:

Bluffside, being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Southwest ¼ and the Northwest ¼ of the Northeast ¼ of Section 25 and in the Northeast ¼ and Southeast ¼ of the Northwest ¼ of Section 25, all in Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin (the "Property").

B. As a part of the approval by the Grantees of a development of the Property, the Grantees have required the Owner to create, and then construct, at Owner's own cost and expense, a watermain system (the "Plan") within the area of the Property described and depicted in Exhibit B attached hereto and incorporated herein. The said watermain system (collectively, the "System"), to be constructed by the Owner on the Property, shall be constructed in accordance with (i) the Plan documents, diagrams, and specifications, and (ii) the Development Agreement, dated December 1, 2022, that the Owner and the Village previously entered into for the development of the Property. A copy of the Plan and the Development Agreement is on file with the Village Clerk and the Public Services Director, at their offices in the Village Hall for the Village of Caledonia. Upon the completion of the construction of the System by the Owner on the Property, and approval in writing by the Village of Caledonia, the System shall automatically, without any further agreement being required, become (i) dedicated to the Village of Caledonia, and (ii) be a part of the Village of Caledonia municipal watermain system.

C. The Grantees have requested that the Owner grant a permanent watermain easement (referred to in this Agreement as the "Watermain Easement") over that area of the Property described in attached Exhibit B, hereinafter referred to in this Agreement as the "Watermain Easement Area", wherein the System shall be constructed and located.

AGREEMENT

For \$1.00 and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties 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. Owner Shall Construct the System. The Owner shall, at the Owner's own cost and expense, construct the System on the Property in the Watermain Easement Area, in accordance with (i) the Plan, and (ii) the Development Agreement.

3. Grant of Easements. The Owner hereby grants to the Grantees, and to the Grantees' employees, officials, commissioners, contractors, consultants, agents, successors, and assigns, the Watermain Easement, for the purposes of (i) allowing access to and from the Watermain Easement Area and the Public Roadways (for pedestrian, vehicular, and construction equipment use), and (ii) for the inspection, operation, maintenance, repair, and/or replacement of the System in the Watermain Easement Area.

6. Alteration or Changes of the System. The Owner shall not make or construct any alteration or change of the System, including, without limitation, any alteration or change in the grade, elevations, size, shape, or capacity, of the System, unless the Grantees approve the alteration or change in writing prior to the making or construction of said alteration or change.

7. Removal of Obstructions. Owner hereby grants to the Grantees, and to Grantees' employees, officials, commissioners, contractors, consultants, and agents the right to:

- (a) Cut down and remove or trim all trees, bushes or other vegetation existing within the Watermain Easement Area, and to cut down and remove or trim all trees, bushes and other vegetation located outside of the Watermain Easement Area that interfere with (i) the construction, use, operation, maintenance, repair, and/or replacement of the System within the Watermain Easement Area.
- (b) Remove any fences, structures or improvements located within the Watermain Easement Area to the extent necessary to (i) carry out the inspection, maintenance, repair, and/or replacement of the System within the Watermain Easement Area.

8. Further Owner Requirements.

- (a) No fences, structures or improvements will be erected, and no trees, bushes or other vegetation will be planted, within the Watermain Easement Area without the written consent of the Grantees; and
- (b) The elevation of the existing ground surface within the Watermain Easement Area will not be altered without the written consent of the Grantees.

9. Restoration of Surface. The Grantees shall reasonably restore the surface of the Property disturbed by the Grantees' (i) use, operation, maintenance, repair, and/or replacement of the System within the Watermain Easement Area. Said restoration shall be to the condition that existed prior to the Grantees' entry on the Property; provided, however that the Grantees

shall only be required to (i) restore any disturbed areas of soil with grass seed, and (ii) restore any disturbed paved portion or gravel portion of the Property with similar materials.

10. Non-Use. Non-use or limited use of the rights granted to the Grantees in this Agreement shall not prevent the Grantees from the later use of said rights to the fullest extent authorized in this Agreement.

11. Covenants Run With Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land that is the Property and shall be binding upon, inure to the benefit of, and be enforceable by the Owner and the Grantees and their respective successors and assigns.

12. Warranty. The Owner does hereby warrant and covenant that the Owner owns the Property in fee simple and is lawfully seized and possessed of the Property; that the Owner has a good and lawful right to grant the rights granted to the Grantees hereunder; that the Property is free and clear of all liens and encumbrances, except for recorded easements, mortgages and recorded covenants, that the persons executing this Agreement on behalf of the Owner are fully authorized to execute this Agreement on behalf of the Owner; and that this Agreement is the binding obligation of the Owner.

13. Term. The term of this Agreement shall continue indefinitely, in full force and effect, unless and until amended and/or terminated with the written approval of the Grantees.

OWNER: BLUFFSIDE ESTATES LLC

TNG 30, LLC (MEMBER)

By: *Raymond C. Leffler*
Raymond C. Leffler, Member

ANTONNEAU CONSTRUCTION, LLC (MEMBER)

By: *Thomas J. Antonneau*
Thomas J. Antonneau, Member

PORT BLUE, LLC (MEMBER)

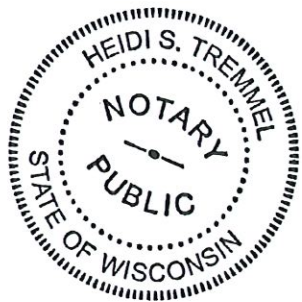
By: *Robert G. Nicoson*
Robert G. Nicoson, Member

STATE OF WISCONSIN)

) SS:

COUNTY OF RACINE)

Personally came before me this 2nd day of June 2023, TNG 30, LLC by Raymond C, Leffler, Member; Antonneau Construction, LLC, by Thomas J Antonneau Member; and Port Blue, LLC, by Robert G. Nicoson Member, all Members of Bluffside Estates, LLC, to me known to be the persons who executed the foregoing instrument, and acknowledged the same as the act and deed of said limited liability company.



Heidi S. Tremmel
Notary Public, Racine County, WI

Name: Heidi S. Tremmel

My Commission: 2/7/26

EXHIBIT A

BLUFFSIDE

Being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Southwest 1/4 and the Northwest 1/4 of Section 25 and in the Northeast 1/4 and the Southeast 1/4 of Section 25 and in Township 31 North, Range 22 East, Village of Chesham, Racine County, Wisconsin.

Document # 26489383
 RACINE COUNTY RECORDER OF DEEDS
 March 01, 2023 3:13 PM
 KARE POPE
 RACINE COUNTY
 RECORDER OF DEEDS
 PO BOX 48183
 MILWAUKEE, WI 53248



Boundary prepared in accordance with Wisconsin Statutes, Chapter 193. The north line of this instrument is of Standard Meridian 26° from the 1983 datum. The south line is of Standard Meridian 26° from the 1983 datum.

BOUNDARY SETBACKS:
 FRONT SETBACK - 50 FEET
 REAR YARD - 40 FEET
 SIDE YARD - 10 FEET

LINE NO.	BEARING	DISTANCE
L1	S89°17'32" E	88.00'
L2	S00°00'00" W	100.00'
L3	N02°00'00" W	100.00'
L4	N89°17'32" E	88.00'
L5	S00°00'00" W	100.00'
L6	S89°17'32" E	88.00'
L7	S00°00'00" W	100.00'
L8	S89°17'32" E	88.00'

DRAWN FOR:
 DUFFIELD SMITH, LLC
 8331 Corporate Drive, Suite 200
 Madison, WI 53718
 262-589-7777

Prepared by:
 PINNACLE ENGINEERING GROUP
 25722
 PROCTOR RD, W51818
 OFFICE (262) 754-0888

There are no objections to this plat and map to be recorded in the Public Records of the State of Wisconsin, subject to the provisions of the State Statutes, Chapter 231, Section 231.01(1) and (2), and Chapter 231, Section 231.02, Wisconsin Statutes.

Certified February 14, 2023

Ronald Pope
 Department of Administration

This instrument drafted by John R. Konepaul, P.L.S. Registration No. S-2461

PINNACLE ENGINEERING GROUP



LINE NO.	BEARING	DISTANCE
L1	S89°17'32" E	88.00'
L2	S00°00'00" W	100.00'
L3	N02°00'00" W	100.00'
L4	N89°17'32" E	88.00'
L5	S00°00'00" W	100.00'
L6	S89°17'32" E	88.00'
L7	S00°00'00" W	100.00'
L8	S89°17'32" E	88.00'

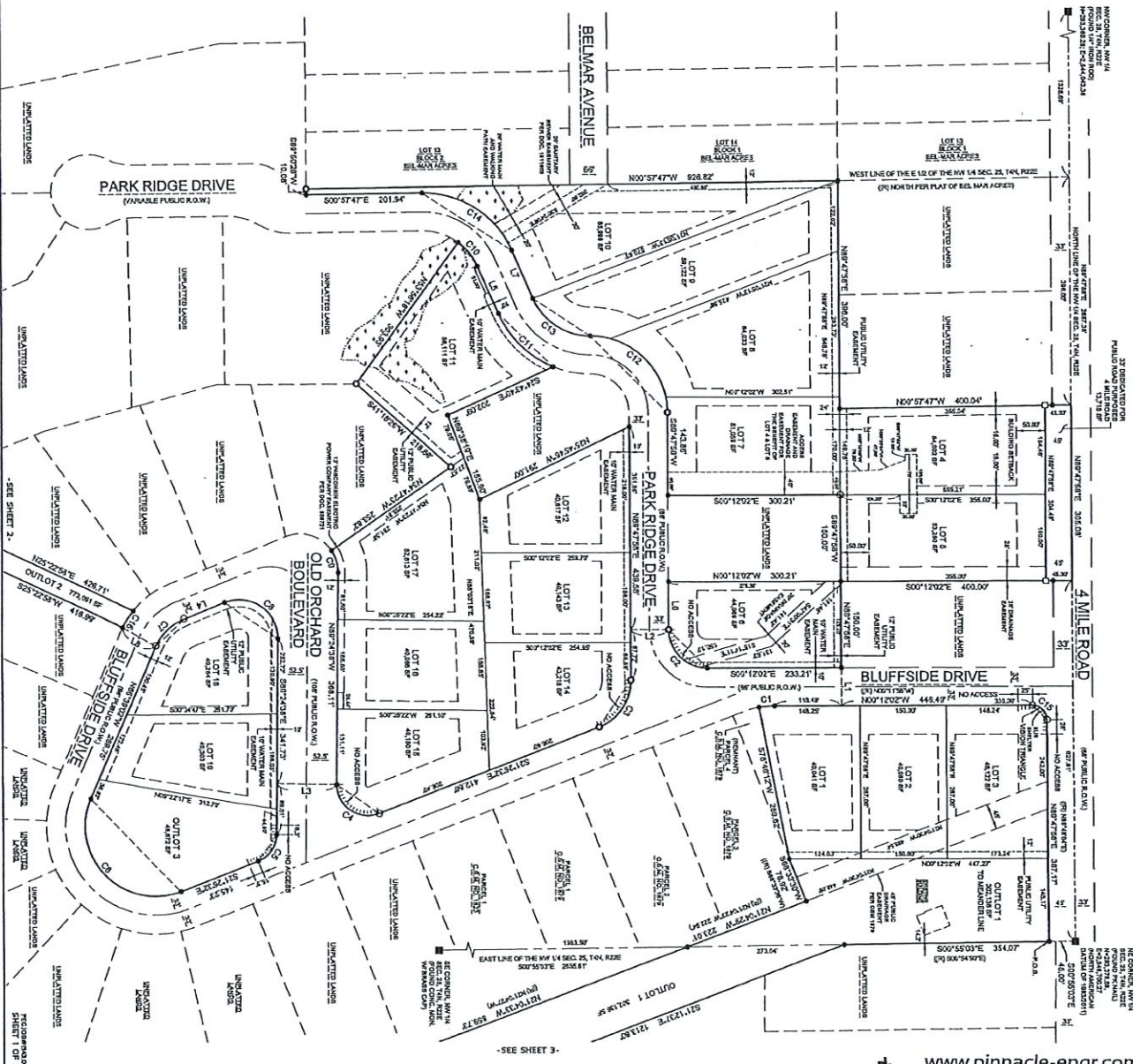


EXHIBIT A

Vol. 34 P. 29

BLUFFSIDE

Being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Southeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 25 and in the Northeast 1/4 (North) Range 24, County of Chesham, Madison County, Wisconsin.

SUBDIVISION CERTIFICATE

STATE OF WISCONSIN
VINCENNA COUNTY

John P. Bismarck, Professional Land Surveyor, 60 years senior.

Whereas, the above named land is situated in the County of Chesham, State of Wisconsin, and is more particularly described in the Certificate of Survey No. 1879, as amended, in the Register of Deeds office for Racine County as follows: (Certificate of Survey No. 1879, as amended, is a part of the Northwest 1/4 of Section 25 and in the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 25 and in the Northeast 1/4 (North) Range 24, County of Chesham, Madison County, Wisconsin, as shown on the attached plan of the said land.)

That the said land is situated in the County of Chesham, State of Wisconsin, and is more particularly described in the Certificate of Survey No. 1879, as amended, in the Register of Deeds office for Racine County as follows: (Certificate of Survey No. 1879, as amended, is a part of the Northwest 1/4 of Section 25 and in the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 25 and in the Northeast 1/4 (North) Range 24, County of Chesham, Madison County, Wisconsin, as shown on the attached plan of the said land.)

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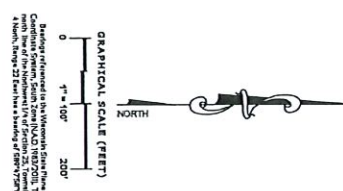
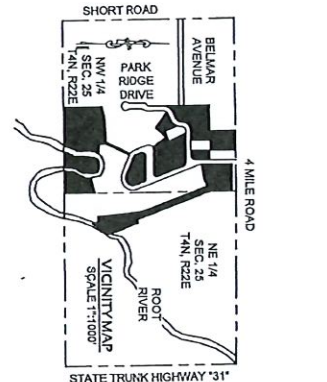
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This instrument drafted by John P. Bismarck, P.L.S., Registration No. S-2411
PINNACLE ENGINEERING GROUP

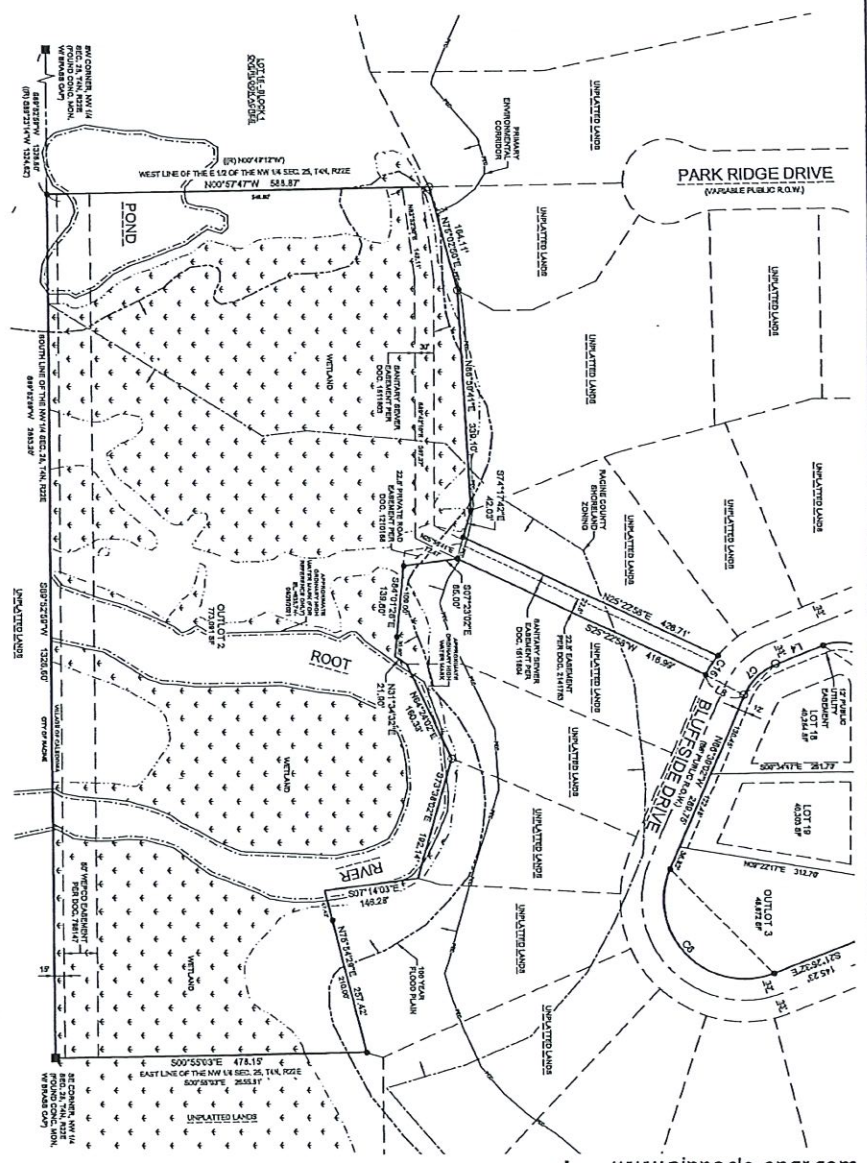
Professional Land Surveyor S-2411

Revised February 9, 2023



This was not objectioned to by the State of Wisconsin with respect to the State of Wisconsin and is a part of the State of Wisconsin. The State of Wisconsin is a part of the State of Wisconsin. The State of Wisconsin is a part of the State of Wisconsin.

John P. Bismarck
Professional Land Surveyor
Department of Administration



www.pinnacle-engr.com

BLUFFSIDE

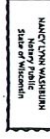
Being a part of Parcel 4 of Certified Survey Map No. 1879 and being a part of the Northeast 1/4 of Section 25 and in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 25, all in Township 4 North, Range 22 East, Village of Calhedona, Racine County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

Bluffside LLC, a limited liability company, has dedicated and is dedicating to the public use of the Village of Calhedona, Wisconsin, certain real estate and rights therein owned and to be owned by it, as hereinafter described and depicted as represented on this plat.

The dedication of the real estate and rights therein is to be subject to the following conditions and covenants:

- The real estate and rights therein shall be dedicated to the public use of the Village of Calhedona, Wisconsin.
- The real estate and rights therein shall be dedicated to the public use of the Village of Calhedona, Wisconsin, for the purpose of providing for the needs of the residents of the Village of Calhedona, Wisconsin.
- The real estate and rights therein shall be dedicated to the public use of the Village of Calhedona, Wisconsin, for the purpose of providing for the needs of the residents of the Village of Calhedona, Wisconsin.
- The real estate and rights therein shall be dedicated to the public use of the Village of Calhedona, Wisconsin, for the purpose of providing for the needs of the residents of the Village of Calhedona, Wisconsin.
- The real estate and rights therein shall be dedicated to the public use of the Village of Calhedona, Wisconsin, for the purpose of providing for the needs of the residents of the Village of Calhedona, Wisconsin.



CONSENT OF COMPONENT ORTOGAGEE

I, the undersigned, being the owner of the real estate and rights therein described herein, do hereby consent to the dedication of the real estate and rights therein to the public use of the Village of Calhedona, Wisconsin, for the purpose of providing for the needs of the residents of the Village of Calhedona, Wisconsin.

VILLAGE APPROVAL

Approved by the Village of Calhedona on this 1st day of August 2023.

VILLAGE OF CALHEONA CERTIFICATE OF FINANCE

I, the undersigned, being the Village Engineer, do hereby certify that the real estate and rights therein described herein are exempt from any and all taxes or assessments that may be levied thereon by the Village of Calhedona, Wisconsin, for the purpose of providing for the needs of the residents of the Village of Calhedona, Wisconsin.

RACINE COUNTY TREASURER'S CERTIFICATE

I, the undersigned, being the Treasurer of Racine County, do hereby certify that the real estate and rights therein described herein are exempt from any and all taxes or assessments that may be levied thereon by Racine County, Wisconsin, for the purpose of providing for the needs of the residents of the Village of Calhedona, Wisconsin.

PINNACLE ENGINEERING GROUP



REGISTERED PROFESSIONAL ENGINEER
David P. Doherty
LICENSE NO. 52461
EXPIRES 12/31/2023

NOTES:

- Flood Zone Designation: The property within Zone "X" of the Flood Insurance Rate Map Community Plan No. 1879, as shown on the attached Flood Insurance Rate Map, is hereby designated as Flood Zone "X".
- OUTLET OVERSILP AND SPILLWAY: A spillway and outlet shall be constructed by the applicant to provide for the passage of floodwaters over and around the outlet structure.
- Stormwater Management: The applicant shall provide for stormwater management in accordance with the Village of Calhedona Stormwater Management Ordinance.
- Access Easement: An access easement shall be provided to the public right-of-way.
- Drainage: The drainage system shall be designed to meet the Village of Calhedona drainage requirements.
- Utility Easements: All utility easements shall be shown and approved by the Village of Calhedona.

CURVE TABLE

CURVE NO.	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	LOT 1	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C2	LOT 2	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C3	LOT 3	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C4	LOT 4	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C5	LOT 5	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C6	LOT 6	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C7	LOT 7	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C8	LOT 8	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C9	LOT 9	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C10	LOT 10	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C11	LOT 11	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C12	LOT 12	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C13	LOT 13	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C14	LOT 14	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C15	LOT 15	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C16	LOT 16	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C17	LOT 17	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C18	LOT 18	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C19	LOT 19	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C20	LOT 20	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C21	LOT 21	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C22	LOT 22	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C23	LOT 23	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C24	LOT 24	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C25	LOT 25	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C26	LOT 26	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C27	LOT 27	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C28	LOT 28	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C29	LOT 29	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C30	LOT 30	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C31	LOT 31	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C32	LOT 32	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C33	LOT 33	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C34	LOT 34	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C35	LOT 35	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C36	LOT 36	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C37	LOT 37	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C38	LOT 38	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C39	LOT 39	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C40	LOT 40	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C41	LOT 41	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C42	LOT 42	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C43	LOT 43	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C44	LOT 44	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C45	LOT 45	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C46	LOT 46	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C47	LOT 47	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C48	LOT 48	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C49	LOT 49	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C50	LOT 50	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C51	LOT 51	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C52	LOT 52	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C53	LOT 53	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C54	LOT 54	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C55	LOT 55	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C56	LOT 56	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C57	LOT 57	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C58	LOT 58	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C59	LOT 59	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W
C60	LOT 60	37.66'	48.82'	89.872°W	S41.472°W	37.66'	N58.528°W	N89.872°W

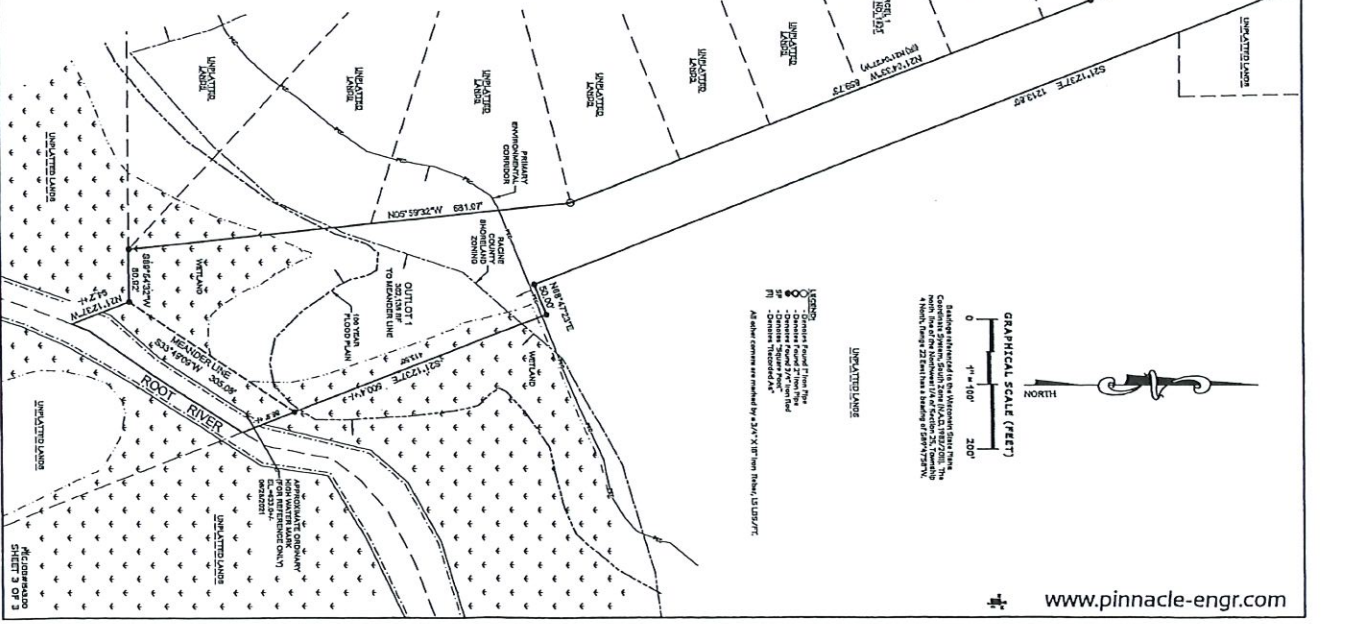


EXHIBIT B

LEGAL DESCRIPTION:

Being the East 10.00 feet of Lot 6 and the North 10.00 feet of Lot 12, Lot 13 and Lot 14 in BLUFFSIDE, being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



10' WATER MAIN EASEMENT
2571 SQ. FT.

LOT 7
BLUFFSIDE

UNPLATTED LANDS

LOT 6
BLUFFSIDE

(REMNANT)
PARCEL 4
C.S.M. NO. 1879

PARCEL 3
C.S.M. NO. 1879

PARK RIDGE DRIVE

PARCEL 2
C.S.M. NO. 1879

10' WATER MAIN EASEMENT
4646 SQ. FT.

LOT 12
BLUFFSIDE

LOT 13
BLUFFSIDE

LOT 14
BLUFFSIDE

BLUFFSIDE DRIVE

UNPLATTED LANDS

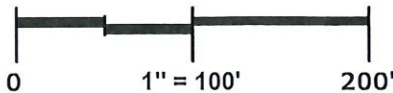
LOT 17
BLUFFSIDE

LOT 16
BLUFFSIDE

LOT 15
BLUFFSIDE

UNPLATTED LANDS

GRAPHICAL SCALE (FEET)



DRAFTED BY: ST

EXHIBIT

SHEET 1 OF 4

01/05/2023

PINNACLE ENGINEERING GROUP

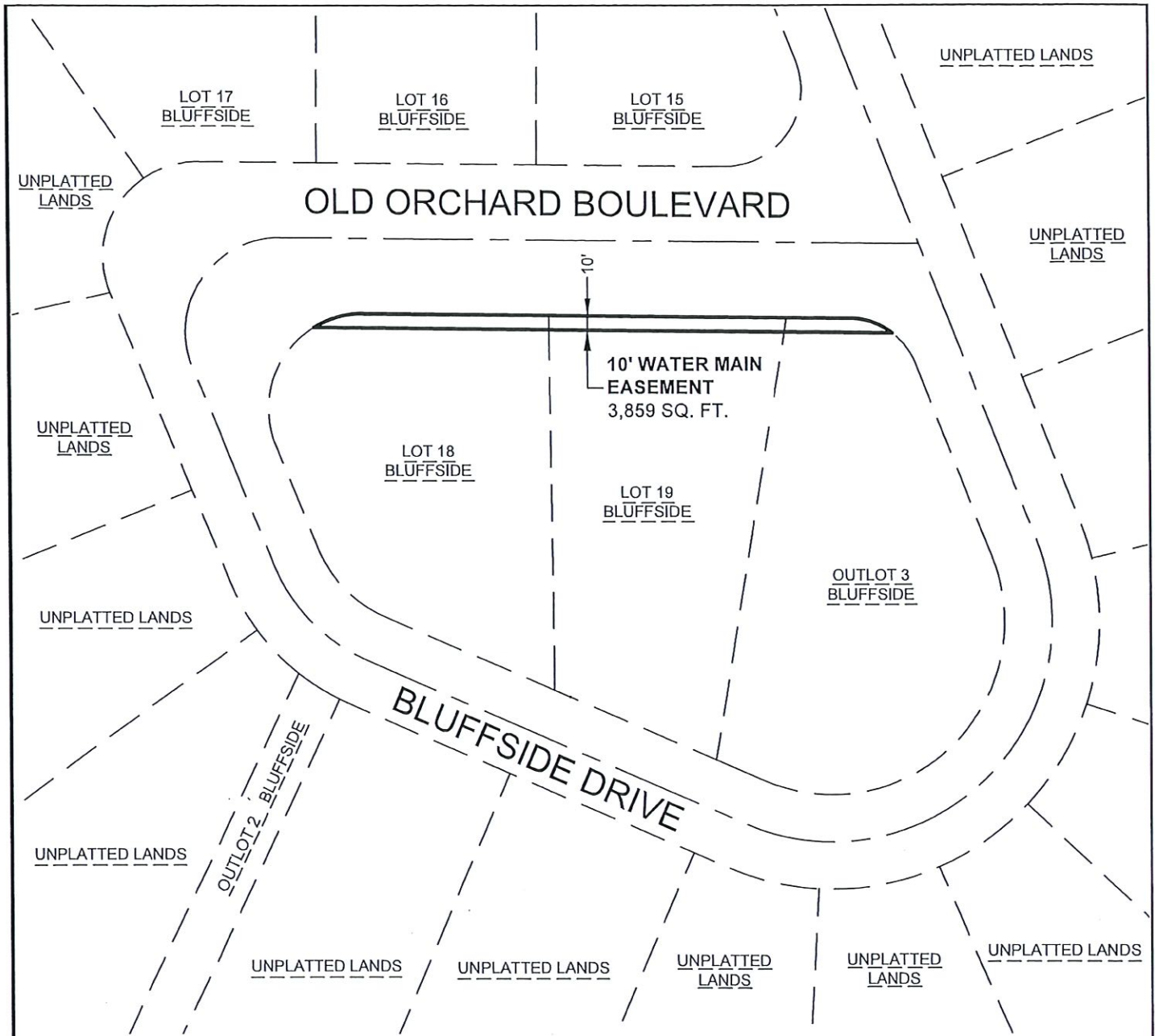
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

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PLAN | DESIGN | DELIVER

PEGJOB#1543.00

EXHIBIT B



LEGAL DESCRIPTION:

Being the North 10.00 feet of Lot 18, Lot 19 and Outlot 3 in BLUFFSIDE, being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



GRAPHICAL SCALE (FEET)

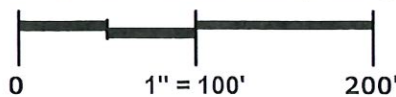


EXHIBIT B

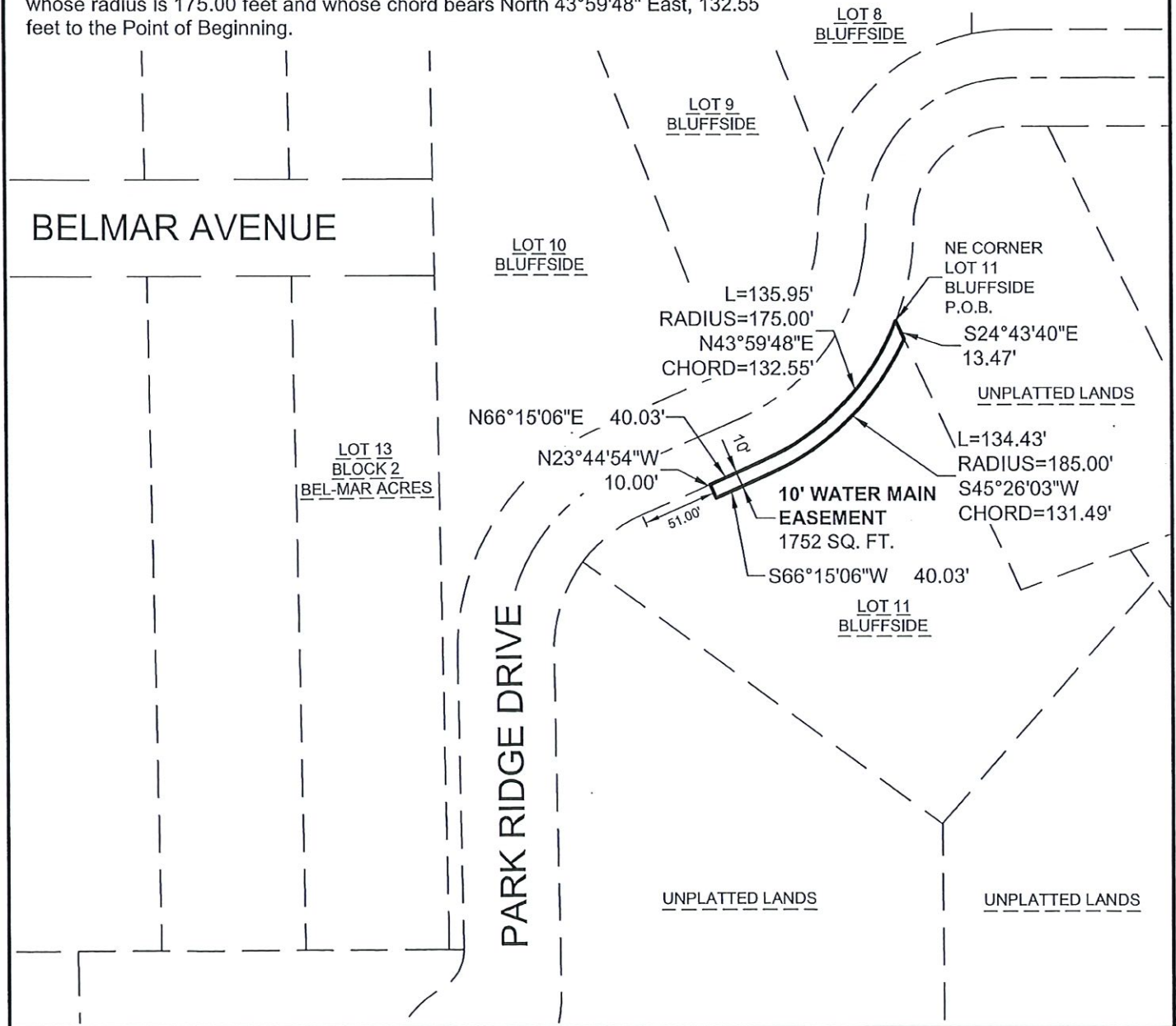
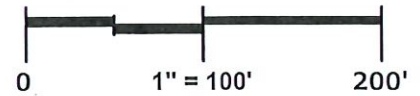
LEGAL DESCRIPTION:

Being a part of Lot 11 in BLUFFSIDE, being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Beginning at the northeast corner of said Lot 11; thence South 24°43'40" East along the easterly line of said Lot 11, 13.47 feet to a point on a curve; thence southwesterly 134.43 feet along the arc of said curve to the right, whose radius is 185.00 feet and whose chord bears South 45°26'03" West, 131.49 feet; thence South 66°15'06" West, 40.03 feet; thence North 23°44'54" West, 10.00 feet to the north line of said Lot 11; thence North 66°15'06" East along said north line, 40.03 feet to a point of curvature; thence northeasterly 135.95 feet along the arc of said curve to the left, whose radius is 175.00 feet and whose chord bears North 43°59'48" East, 132.55 feet to the Point of Beginning.



GRAPHICAL SCALE (FEET)



EXHIBIT

PINNACLE ENGINEERING GROUP

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SHEET 3 OF 4

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PEG JOB#1543.00

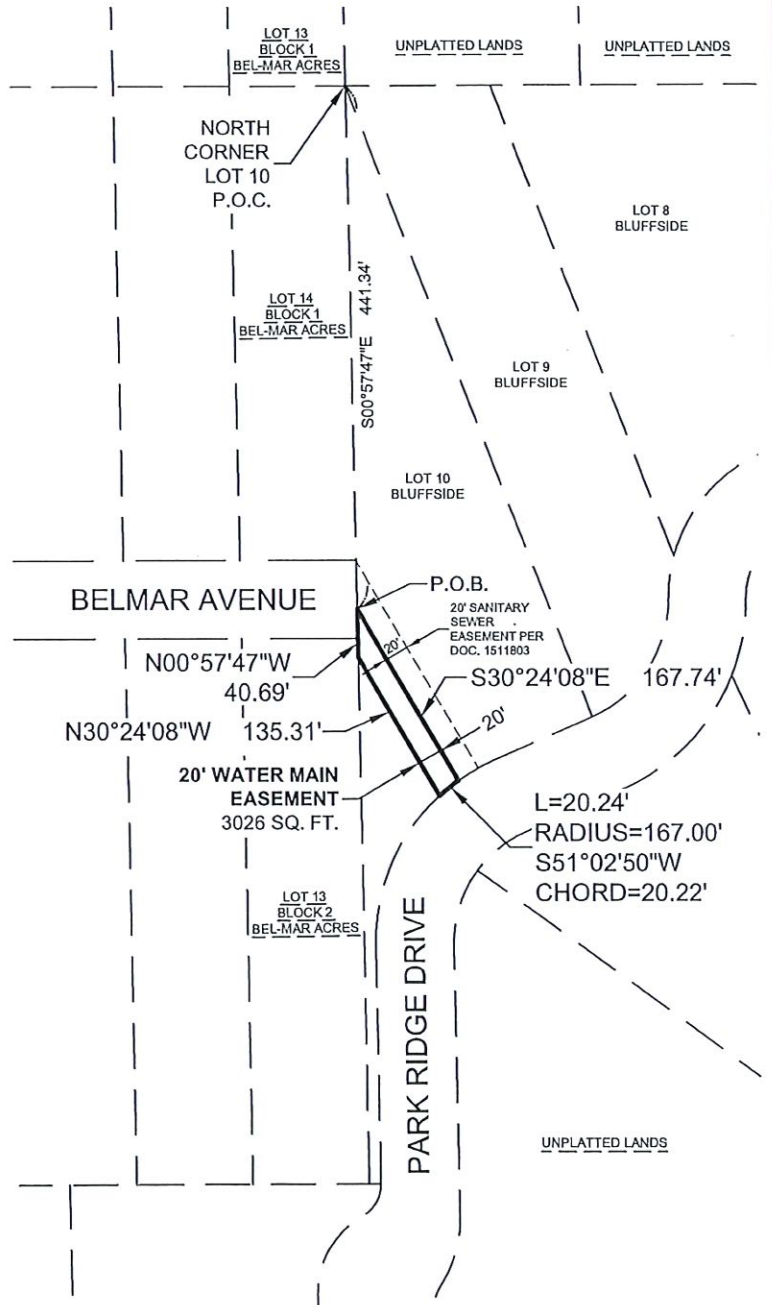
EXHIBIT B

LEGAL DESCRIPTION:

Being a part of Lot 10 in BLUFFSIDE, being a part of Parcel 4 of Certified Survey Map No. 1879 and additional lands in the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 Section 25, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows :

Commencing at the north corner of said Lot 10; thence South 00°57'47" East along the west line of said Lot 10, 441.34 feet to the Point of Beginning;

Thence South 30°24'08" East, 167.74 feet to the north right of way line of Park Ridge Drive and a point on a curve; thence southwesterly 20.24 feet along the arc of said curve to the left, whose radius is 167.00 feet and whose chord bears South 51°02'50" West, 20.22 feet; thence North 30°24'08" West, 135.31 feet to the aforesaid west line of Lot 10; thence North 00°57'47" West along said west line, 40.69 feet to the Point of Beginning.



GRAPHICAL SCALE (FEET)

