

RESOLUTION NO. 2023-63

**RESOLUTION OF THE VILLAGE BOARD OF THE VILLAGE OF CALEDONIA
APPROVING AN AMENDED TAX INCREMENTAL DISTRICT NO. 5 DEVELOPMENT
AGREEMENT WITH CORNERSTONE DEVELOPMENT OF S.E. WISCONSIN LLC FOR
THE GLEN AT WATERS EDGE AND APPROVAL OF ASSIGNMENT OF RIGHTS UNDER
THE AGREEMENT TO THE GLEN AT WATERS EDGE AS THE DEVELOPING ENTITY**

WHEREAS, in July 2022, the Village and Cornerstone Development of S.E. Wisconsin LLC (“Cornerstone”) entered into a Development Agreement for the Village to construct 30 single-family homes on parcels of land in TID 5, west of Water’s Edge Dr. in the Village with an estimated completion value of \$15 Million (the "Development Agreement"); and

WHEREAS, in December 2022 and May 2023, the Village and Cornerstone entered into Amendment Nos. 1 and 2 to the Development Agreement to give both parties additional time to accommodate administrative approval processes in order to fulfill requirement of Article III, (the “Closing”) and to address the timing of the recording of the final plat;

WHEREAS, the parties are ready to close the transaction to transfer the parcels of land pursuant to the Development Agreement but have determined that minor adjustments on the schedule of anticipated development values needed to be adjusted with the overall final guaranteed minimum values remaining at \$15 Million and that the parties needed to authorize an assignment to the developing entity as follows:

1. Cornerstone herewith transfers and assigns to The Glen at Waters Edge LLC (“Assignee”), all rights under the Development Agreement including the right to take title to the property and perform the obligations of Cornerstone therein.
2. Notwithstanding the above, Cornerstone acknowledges that it is not released from the terms of the Agreement and remains an additional responsible party thereunder notwithstanding the terms of this Assignment.

NOW, THEREFORE, BE IT RESOLVED by the Caledonia Village Board that the Amended Tax Incremental District No. 5 Development Agreement with Cornerstone Development of S.E. Wisconsin LLC for The Glen at Waters Edge attached hereto as **Exhibit A** and incorporated herein, and the Assignment of Rights attached hereto as **Exhibit B** and incorporated herein, are hereby approved; and

BE IT FURTHER RESOLVED that the Village President, Clerk and Administrator are authorized to execute such documents and to take all actions in furtherance thereof

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

VILLAGE OF CALEDONIA

By: Thomas P Weatherston
Thomas Weatherston, Village President

Attest: Joslyn Hoeffert
Joslyn Hoeffert, Village Clerk

EXHIBIT A
COMMITMENT FOR TITLE INSURANCE



SCHEDULE C

The Land is described as follows:

Tax Key No: 104-04-23-16-021-000

That part of the fractional Southwest 1/4 of Section 16, Township 4 North, Range 23 East, bounded as follows: Begin at the Southwest corner of said Section 16: run thence South 89°52'30" East 1237.5 feet to the point of beginning of this description; continue thence South 89°53'30" East along the South line of said Section, 1414.53 feet; thence North 0°18'20" East 328.00 feet; thence North 89°53'30" West 435.60 feet; thence North 0°18'20" East 200.00 feet; thence North 89°53'50" West 979.03 feet; thence South 0°18'20" West 528.00 feet to the point of beginning of this description. Said land being in the Village of Caledonia, County of Racine and State of Wisconsin.

Tax Key No: 104-04-23-21-016-000 and 104-04-23-21-021-000

That part of the Northwest 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at a Racine County cast-iron monument marking the North 1/4 corner of said Section; run thence South 00° 27' 09" East 328.53 feet on the North-South 1/4 line of said Section to the South line of the North 20 acres of said Section; thence South 89° 21' 20" West 478.00 feet on said South line; thence North 00° 27' 09" West 328.53 feet to the North line of said Section; thence North 89° 21' 20" East 478.00 feet on said North line to the point of beginning. EXCEPTING THEREFROM the rights of the public in and to Erie Street. ALSO subject to an easement for ingress and egress over the South 20 feet in width thereof. ALSO EXCEPTING THEREFROM the North 33 feet thereof. Said land being in the Village of Caledonia, Racine County, Wisconsin.

Tax Key No: 104-04-23-21-016-010

The Northerly 33 feet of the following parcel of land:

The East 478 feet of the North 10 acres of the Northwest 1/4 of Section 21, Township 4 North, Range 23 East, and more particularly described as follows: That part of the Northwest 1/4 of Section 21, Township 4 North, Range 23 East, bounded as follows: Begin at a standard Racine County Monument marking the Northwest corner of said Section 21; run thence North 89°21'20" East 33.00 feet to a 3/4 inch diameter iron rod; continue thence North 89°21'20" East 2602.42 feet to a 3/4 inch diameter iron rod stake; continue thence North 89°21'20" East 16.50 feet to a standard Racine County monument marking the North 1/4 corner of said Section 21; thence South 00°29'09" East 164.26 feet along the North-South 1/4 line of said Section 21; thence South 89°21'20" West 16.50 feet to a 3/4 inch diameter iron rod stake; continue thence South 89°21'20" West 2602.35 feet to a 3/4 inch diameter iron rod stake; continue thence 33.00 feet to the West line of said Section 21; thence North 00°28'40" West 164.26 feet along the West line of said Section 21 to the point of beginning. Excepting therefrom the rights of the public in and

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There are no objections to this plat with respect to Secs. 236.14, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, J.

Department of Administration

EXHIBIT B PROPOSED FINAL PLAT

THE GLEN AT WATERS EDGE

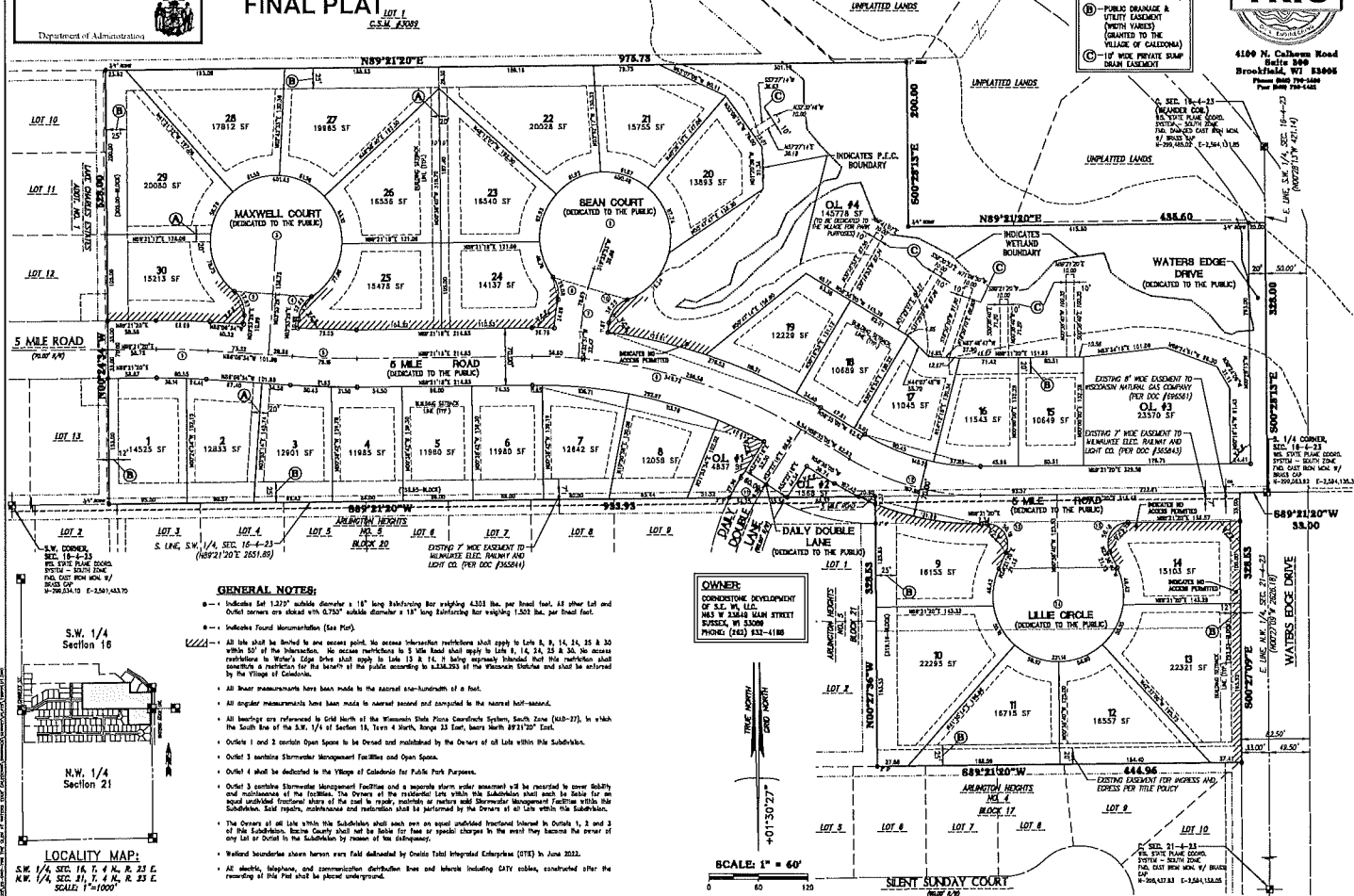
BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWN 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

EASEMENT LEGEND:

- (A) - 20' WIDE PUBLIC STORM SEWER EASEMENT (GRANTED TO THE VILLAGE OF CALEDONIA)
- (B) - PUBLIC DRAINAGE & UTILITY EASEMENT (WITH YARDS) (GRANTED TO THE VILLAGE OF CALEDONIA)
- (C) - 10' WIDE PRIVATE SEWER EASEMENT

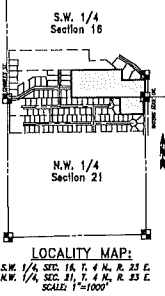


4100 N. Calhoun Road
Suite 200
Brookfield, WI 53005
Phone: 262-781-1100
Fax: 262-781-1101



- GENERAL NOTES:**
- - Indicates 12" x 12" schedule 40 steel pipe with a 12" long reinforcing bar weighing 4.20 lbs. per linear foot. All other lot and outlet corners are staked with 0.75" x 0.75" x 12" long reinforcing bar weighing 1.50 lbs. per linear foot.
 - - - - Indicates Found Monumentation (See Plat).
 - - All lots shall be backfilled to an access point. No access intersection restrictions shall apply to Lots 8, 9, 14, 24, 25 & 30 within 50' of the intersection. No access restrictions to 5 Mile Road shall apply to Lots 8, 14, 24, 25 & 30. No access restrictions to Water's Edge Drive shall apply to Lots 13 & 14. A note expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s. 236.20(5) of the Wisconsin Statutes and shall be enforced by the Village of Caledonia.
 - All linear measurements have been made to the natural state-hundredth of a foot.
 - All angular measurements have been made to nearest second and computed to the nearest half-second.
 - All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (48-27), in which the South line of the S.W. 1/4 of Section 16, Town 4 North, Range 23 East, bears North 89°31'20" East.
 - Outlets 1 and 2 contain Open Spaces to be Owned and maintained by the Owners of all Lots within this Subdivision.
 - Outlet 3 contains Stormwater Management Facilities and Open Space.
 - Outlet 4 shall be dedicated to the Village of Caledonia for Public Park Purposes.
 - Outlet 5 contains Stormwater Management Facilities and a separate storm water easement shall be recorded to cover liability and maintenance of the facilities. The Owners of the residential lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
 - The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlets 1, 2 and 3 of this Subdivision. Racine County shall not be liable for these or similar charges in the event they become the owner of any Lot or Outlet in this Subdivision by reason of tax delinquency.
 - Walked boundaries shown herein were field delineated by OnSite Total Integrated Enterprise (OTIE) in June 2023.
 - All electric, telephone, and communication distribution lines and blocks including CATV cables, constructed after the recording of this Plat shall be placed underground.

OWNER:
CORNERSTONE DEVELOPMENT
OF S.L. MC LEE
1045 W. 124th Street
Racine, WI 53009
PHONE: (262) 832-4188



SCALE: 1" = 60'

SUBDIVISION OF
SENT SUNDAY COURT
Block 17
DATED THIS 22ND DAY OF MAY, 2023

THE GLEN AT WATERS EDGE

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWN 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

CURVE TABLE								
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ABC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	C/L	800.00	43°05'	81.33	81.33	S02°23'27"E	N09°21'20"E	S08°56'34"E
	30	816.00	43°05'	86.09	86.07	S02°23'27"E	N09°21'20"E	S08°56'34"E
	90°TH	785.00	43°05'	80.55	80.53	S02°23'27"E	N09°21'20"E	S08°56'34"E
	1	785.00	2°42'25"	38.14	38.14	S09°17'27"E	N09°21'20"E	S07°58'14"E
	2	785.00	1°49'40"	24.41	24.40	S07°01'24"E	S07°58'14"E	S08°08'34"E
2	30	36.00	53°45'01"	32.83	31.84	N02°59'05"W	N03°53'20"E	N01°51'35"W
3	CUL-DE-SAC	80.00	287°30'00"	60.43	64.61	S05°06'34"E	N04°51'35"W	S07°38'27"W
	30	80.00	56°23'52"	78.75	78.81	S13°38'30"E	S02°32'17"W	S04°51'33"E
	29	80.00	42°05'11"	58.79	57.47	S27°35'22.5"E	S08°28'28"W	S02°32'17"W
	28	80.00	44°02'05"	61.55	60.55	S10°41'00.5"W	N07°18'27"W	S04°35'28"W
	27	80.00	44°02'21"	61.56	60.55	N05°13'45.5"W	N03°11'06"W	N07°18'27"W
	16	80.00	45°11'23"	63.10	61.47	N02°35'24.5"W	N02°00'17"E	N03°11'06"W
	25	80.00	55°38'10"	77.88	74.87	N09°49'22"E	N07°30'27"E	N02°00'17"E
4	25	35.00	53°45'01"	32.83	31.84	N02°45'34.5"E	N03°53'26"E	N07°30'27"E
5	C/L	1000.00	43°05'	79.18	79.14	S08°22'30"E	S08°56'34"E	N09°21'18"E
	25	916.00	43°05'	72.65	72.64	S08°22'30"E	S08°56'34"E	N09°21'18"E
	SOUTH	1000.00	43°05'	81.03	81.01	S08°22'30"E	S08°56'34"E	N09°21'18"E
	3	1000.00	2°47'30"	50.43	50.42	S07°30'19"E	S08°56'34"E	S08°54'04"E
	4	1000.00	1°44'36"	31.50	31.50	S07°45'23"E	S08°54'04"E	N07°21'18"E

CURVE TABLE									
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ABC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT	
6	C/A	425.00	30°03'00"	348.72	343.18	S71°36'53.5"E	N09°21'18"E	S02°27'23"E	
	C/L-WEST	425.00	0°11'14"	58.80	58.80	S09°03'02.5"E	N09°21'18"E	S02°27'23"E	
	C/L-EAST	425.00	0°33'59"	6.54	6.54	S08°57'04.5"E	S09°03'02.5"E	S02°27'23"E	
	24	80.00	2°19'23"	26.78	26.78	S07°29'00.5"E	N09°21'18"E	S08°19'18"E	
	NORTH	80.00	2°00'19"	27.82	27.82	S70°25'14.5"E	S07°29'00.5"E	S08°19'18"E	
	O.L. 4	80.00	10°29'30"	122.81	122.83	S77°15'34.5"E	S07°29'00.5"E	S71°35'45"E	
	18	80.00	10°21'28"	119.31	119.15	S08°45'01"E	S71°35'45"E	S61°34'17"E	
	18	80.00	2°39'12"	34.40	34.40	S02°04'41"E	S01°34'17"E	S08°34'50"E	
	SOUTH	80.00	282°27'01"	232.87	230.97	S76°25'11.5"E	N09°21'18"E	S62°11'41"E	
	6	80.00	10°29'30"	11.85	11.85	N09°25'14.5"E	N09°21'18"E	S09°30'49"E	
	7	80.00	10°21'28"	106.71	106.37	S04°19'25.5"E	S09°30'49"E	S70°09'02"E	
	8	80.00	11°02'36"	113.78	113.80	S73°37'34"E	S70°09'02"E	S08°06'06"E	
	O.L. 1	80.00	5°54'25"	60.83	60.80	S05°00'53.5"E	S08°06'06"E	S62°11'41"E	
7	C/L	300.00	19°01'16"	78.65	78.43	N10°20'15"E	N04°32'37"E	N10°33'02"E	
	24	300.00	8°59'31"	34.86	34.84	N07°50'55.5"E	N04°32'37"E	N10°33'02"E	
	O.L. 4	287.00	2°30'17"	11.87	11.87	N05°09'45.5"E	N04°32'37"E	N07°24'49"E	
	8	24	35.00	47°34'02"	29.00	28.25	N10°50'50"E	N08°45'49"E	
	9	CUL-DE-SAC	80.00	289°48'40"	400.46	85.38	S72°22'20"E	S08°45'49"E	
	24	80.00	37°59'10"	48.78	48.09	N02°07'00"W	N08°45'49"E	N03°17'30"E	
	25	80.00	45°26'23"	62.83	61.32	N12°14'41.5"E	N03°17'30"E	N01°45'53"E	
	22	80.00	44°30'50"	61.82	60.38	N02°57'12"E	N01°45'53"E	N02°07'43"E	
	21	80.00	44°18'20"	61.87	60.34	S71°13'20"E	N02°07'43"E	S69°23'02"E	
	20	80.00	62°20'27"	87.74	83.41	S18°08'33.5"E	S49°33'01"E	S13°16'40"W	
	O.L. 4	80.00	56°45'20"	79.24	78.85	S41°38'20"W	S13°16'40"W	S70°02'50"E	
	10	O.L. 4	35.00	62°27'11"	38.25	38.38	N08°43'24.5"E	N07°24'49"E	
	11	C/L	238.24	2°11'37"	9.25	9.25	N01°45'50.5"E	N02°07'43"E	N02°22'18"E
	O.L. 1	238.24	0°01'00"	27.86	27.85	N09°21'18"E	N02°07'43"E	N02°22'18"E	
12	C/L	300.00	30°03'00"	167.86	163.68	S74°36'52.5"E	S08°56'34"E	N09°21'20"E	
	NORTH	285.00	30°03'33"	148.26	144.35	S74°36'52.5"E	S08°56'34"E	N09°21'20"E	
	17	165.00	19°33'20"	90.45	90.21	S08°21'45"E	S08°56'34"E	S78°08'25"E	
	16	165.00	12°30'45"	67.83	67.72	S08°23'33.5"E	S78°08'25"E	N09°21'20"E	
	O.L. 2	335.00	5°38'07"	32.85	32.83	S01°24'08.5"E	S08°56'34"E	S64°13'12"E	
	9	335.00	22°33'27"	131.89	131.04	S79°21'58.5"E	S08°56'34"E	N09°21'20"E	
	13	25.00	115°07'00"	50.18	42.17	S33°08'40"E	N09°21'20"E	S74°21'20"E	
14	CUL-DE-SAC	80.00	230°00'00"	321.14	145.01	N09°21'20"E	S02°27'23"E	N02°38'40"W	
	9	80.00	33°14'40"	64.42	65.77	S07°44'00"W	S02°27'23"E	S08°53'20"E	
	10	80.00	59°31'28"	55.18	56.10	S08°39'03"E	S02°27'23"E	S08°53'20"E	
	11	80.00	42°13'24"	58.97	57.84	S09°31'43"E	S02°27'23"E	N02°38'40"W	
	12	80.00	41°58'20"	58.80	57.20	N02°27'05"E	N09°21'20"E	N02°38'40"W	
	13	80.00	39°48'59"	65.55	64.44	N07°29'35.5"E	N09°21'20"E	N02°38'40"W	
	14	80.00	33°14'41"	64.42	65.77	N09°01'18.5"W	N02°38'40"W	N02°38'40"W	
	15	14	25.00	115°07'00"	50.18	42.17	N09°21'20"E	N02°38'40"W	

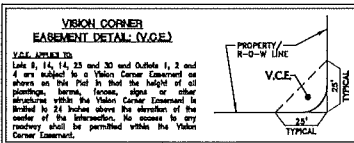
PRESERVATION RESTRICTIONS:

These areas identified as Wetland and Primary Environmental Corridor (PEC) as shown on Outlet 4 of Ris that shall be subject to the following restrictions:

- Grading, filling, and excavation shall be prohibited in said Preservation Area, except as may be required for Nature Working Trails. Filling of Wetlands and Floodplains is subject to approval by the City of Pewaukee and the Department of Natural Resources.
- Construction of structures within said Preservation Area shall be prohibited.
- Removal or destruction of any vegetation cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or damaged vegetation removal and routine needs as defined in the City municipality weed control ordinance, except as may be required for Nature Working Trails.
- Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
- Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Preservation Area.
- No dumping of solid or liquid waste or driving of motorized vehicles will be allowed within any Outlet or Open Space Area. Vegetative debris is also "solid waste".

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single and multi-family residential use in accordance with Section 234 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with respect to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with subsurface soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.



4100 N. Calhoun Road
Suite 200
Brookfield, WI 53008
Phone: (262) 794-1440
Fax: (262) 794-1441

There are no objections to this plan with respect to
Secs 236.13, 236.16, 236.20 and 236.26(1) and (2)
Wis Stat. as previously by 236.12, Wis Stat.

Created: _____, 2011

Department of Administration

THE GLEN AT WATERS EDGE

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWN 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and proposed a subdivision of a part of the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 16 and the Northeast 1/4 of the Northwest 1/4 of Section 21, all in Town 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the South 1/4 Corner of said Section 16; Thence South 87°21'20" West and along the South line of the said Southwest 1/4 of said Section 16, 33.00 feet to a point on the West Right-of-Way line of "17th Street" and the place of beginning of lands hereinafter described;

Thence South 02°27'00" East and along the said West Right-of-Way line, 328.53 feet to a point; Thence South 87°21'20" West and along the North line of "Arlington Heights No. 4" (A Subdivision Plat of Record), 444.83 feet to a point; Thence North 02°27'00" West and along the East line of "Arlington Heights No. 5" (A Subdivision Plat of Record), 328.53 feet to a point on the said Southwest 1/4 of said Section 16; Thence South 87°21'20" West and along the said South line of the said Southwest 1/4 of said Section 16, 333.83 feet to a point; Thence North 02°24'24" West and along the East line of "Lake Charles Estates" (A Subdivision Plat of Record), 338.00 feet to a point on the South line of Lot 1 of Certified Survey Map No. 2089; Thence North 87°21'20" East and along the said South line and the Eastern continuation thereof, 873.73 feet to a point; Thence South 02°28'13" East, 200.00 feet to a point; Thence North 87°21'20" East, 435.00 feet to a point on the East line of the said Southwest 1/4 of said Section 16; Thence South 02°28'13" East and along the said East line, 333.00 feet to the point of beginning of this description.

The said Parcel contains 804,288 Square Feet (or 18,4482 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of CONCRETE DEVELOPMENT OF S.E. WI, LLC, owner of said lands.
That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Caledonia, Racine County, Wisconsin, in surveying, dividing and mapping the same.
Dated this _____ day of _____, 20____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
100 DICKENSBO, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (414)790-1480 Fax: (414)790-1481

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

CONCRETE DEVELOPMENT OF S.E. WI, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T WISCONSIN, a Wisconsin corporation, and SPECTRUM MOBILE, LLC, Grantee, AND

both respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same in now or may hereafter be used, all by, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install surface conduits, open, across, within and beneath the surface of such lot to serve telephones, power, or an extension into, along the right to wire or run over trees, brush and poles as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantor agrees to restore or cause to be restored, the property, as nearly as is reasonably practicable, to the condition existing prior to such entry by the Grantee or their assigns. This restoration, however, does not apply to the total installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or poles which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantee's facilities or in, upon or over the property within the hereinafter Utility Easement Areas without the prior written consent of Grantor. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of Grantor.
The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

CONCRETE DEVELOPMENT OF S.E. WI, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, its owner, certifies that said Corporation has caused the land described on this plat to be surveyed, divided, proposed and dedicated as represented on this plat. I also certify that this plat is required by S.336.10 or S.336.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. Village of Caledonia

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Racine County Planning and Development

Whence the hand and seal of said Owner this _____ day of _____, 20____.

CONCRETE DEVELOPMENT OF S.E. WI, LLC

John Wabian, Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally come before me this _____ day of _____, 20____, the above named John Wabian, Member of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said Corporation, and acknowledged that he executed the foregoing instrument as such officer in the name of said Corporation, by its authority.

Print Name _____
Public, _____ County, WI
By Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

SPRING BANK, a Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of CONCRETE DEVELOPMENT OF S.E. WI, LLC, owner, this _____ day of _____, 20____.

SPRING BANK

Glen Michalski, Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

Personally come before me this _____ day of _____, 20____, the above named Glen Michalski, Vice President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer on the behalf of said Corporation, by its authority.

Print Name _____
Public, _____ County, WI
By Commission Expires _____

There is no objection to this plat with respect to Sec. 235.15, 235.16, 235.20 and 235.31(1) and (2), Wisconsin as provided by s. 235.12, Wis. Stat.

Certified _____, 20____.

Department of Administration



4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: 262 790-1480
Fax: 262 790-1481

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Jeff Latta, being duly elected, qualified and acting Treasurer of the County of Racine, do hereby certify that the records in my office show no unrecorded tax sales and no unpaid taxes or unpaid assessments on of this _____ Day of _____, 20____, on any of the land included in the Plat of "THE GLEN AT WATERS EDGE".

Jeff Latta, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Wayne Krueger, being duly appointed, qualified and acting Finance Director of the Village of Caledonia, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid assessments on of this _____ Day of _____, 20____, on any of the land included in the Plat of "THE GLEN AT WATERS EDGE".

Wayne Krueger, Village Finance Director

VILLAGE BOARD APPROVAL:

Resolved that this Plat known as "THE GLEN AT WATERS EDGE", in the Village of Caledonia, Racine County, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of Trustees of the Village of Caledonia on the _____ Day of _____, 20____.

Tom Westendorp, Village President

Jody M. Hoffert, Village Clerk