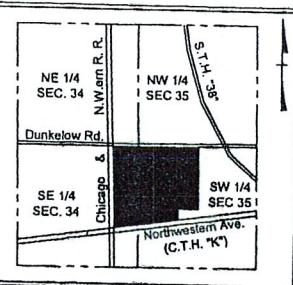
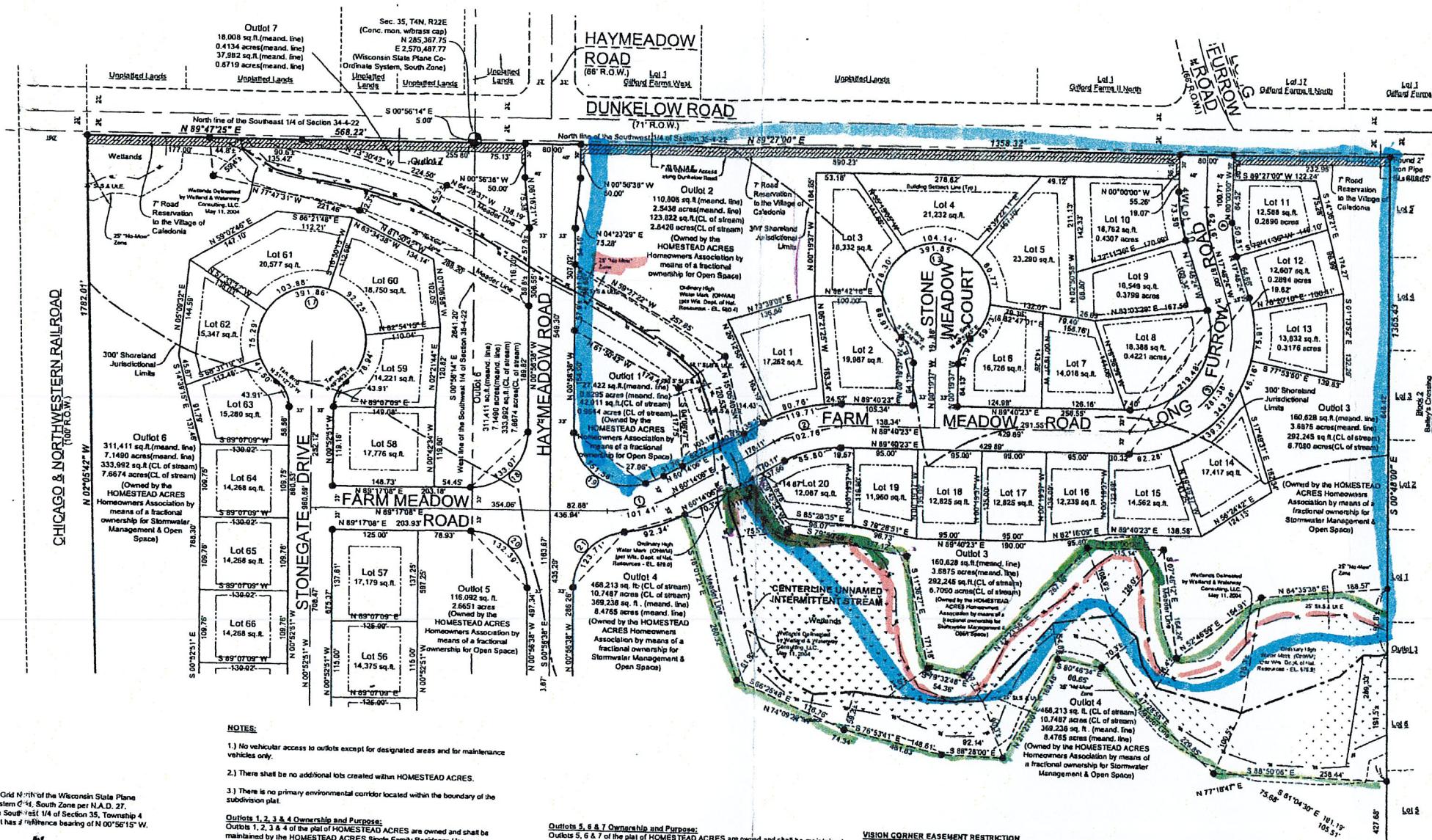
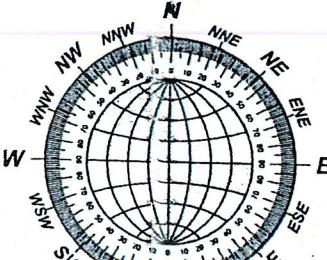


# HOMESTEAD ACRES

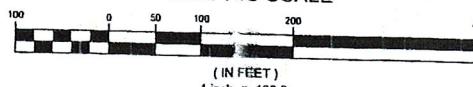
Being a part of Lot 1 of CERTIFIED SURVEY MAP NO. 2673, being a part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 34 and part of the Northeast 1/4, Southeast 1/4, Northwest 1/4, and Southwest 1/4 of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East, in the Village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



Bearings refer to Old N of the Wisconsin State Plane Coordinate System G-14, South Zone, 27. The west line of the Southwest 1/4 of Section 35, Township 4 North, Range 22 East has a true bearing of N 00° 56' 15" W.



## GRAPHIC SCALE



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

### Outlets 1, 2, 3 & 4 Ownership and Purpose:

Outlets 1, 2, 3 & 4 are the plats of HOMESTEAD ACRES are owned and shall be maintained by the HOMESTEAD ACRES Two Family Residence Homeowners Association (Lots 1-50) for storm water retention purposes and open space and each individual lot owner shall have an undividable fractional ownership of said outlets and that Racine County and the Village of Caledonia shall not be liable for any fees or special assessments in the event Racine County or the Village of Caledonia should become the owner of any lot in the subdivision by reason of delinquency. The developer and all subsequent owners shall transfer to any subsequent purchaser of any buildable lot within the subdivision an undivided one (1/50) interest in said outlets. The developer and all subsequent owners warrant and represent that they shall be used for stormwater management purposes will have no value per se, and the 1/50 interest in the said outlets will be assessed with each of the buildable lots. In the event that said outlets are not assessed as above, the developer and all subsequent owners warrant and represent that each will pay 1/50 per buildable lot of the taxes due on said outlets. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer and subsequent owner individually for all taxes due.

The Homeowners Association shall maintain said outlets in an unobstructed condition so as to fulfill their intended purpose. Construction of any building, grading, or filling in said outlets is prohibited without prior approval by the Village of Caledonia. Vehicular access other than by maintenance vehicles to the outlets is prohibited. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the outlets in order to inspect, repair, or restore said outlets to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said outlets may be placed against the tax roll for said association and collected as a special charge by the Village.

### PROPOSED BUILDING NOTE:

The particular style and/or design of the proposed building could be significantly affected by topographic conditions, and that "exposed basement" construction may be necessary to minimize rear yard disturbance. By approving this subdivision as submitted, Racine County does not warrant that each lot shown will accommodate every conceivable type of building style or footprint that may be considered by potential owners.

**BASEMENT RESTRICTION:**  
All basements in the subdivision have been reviewed and approved for development with single family residential use in accordance with Section 238 Wisconsin Statutes. Some lots may contain soil conditions which may require site specific foundation design regarding basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation which is able to withstand the various problems associated with saturated soil conditions on basement walls or floors or that special measures be taken. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made hereof.

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

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

Map prepared by: William R. Henrichs, RLS  
Project Engineer: Aaron E. Koch, PE  
LANDCRAFT SURVEY AND ENGINEERING, INC.  
REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS  
2077 South 118th Street, West Allis, WI 53227  
PH (414) 804-0674 FAX (414) 604-6877  
INFO@LANDCRAFTSE.COM

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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

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



Department of Administration