David DeGroot, Village President
David Karas, Trustee
Gina Cefalu Paulick, Trustee
Nancy Washburn, Trustee
Denise Anastasio, Trustee
Ram Bhatia, Trustee
Jim Venturini, Trustee

VILLAGE BOARD AGENDA

October 26, 2026
Immediately following the Committee of the Whole, but not before 6:00 PM
Village Hall - Ebe Auditorium
8811 Campus Drive
Mount Pleasant WI 53406

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. PRESENTATION

E. PUBLIC COMMENT

Members of the public are welcome to provide comments on any matter. Please fill out a comment form, and the President will recognize you. Use the microphone and state your name and address for the public record. Comments are limited to three minutes.

F. CONSENT AGENDA

Items listed under consent agenda will be approved in one motion without discussion unless any board member requests that an item be removed for individual discussion. That item can then be considered at an appropriate time during the Village Board's regular order of business or under New Business.

1. **Approval of the October 12, 2026 Village Board Meeting Minutes**
   Village Board of Mount Pleasant Official Proceeding 101226.docx
2. **13231 Louis Sorenson Road Certified Survey Map; CSM-26-07**
   CERTIFIED SURVEY MAP
   UTILITY EXHIBIT
   ALTA SURVEY
3. **12023 Durand Avenue Site Plan Review; SP-26-11**
   APPLICANT NARRATIVE
   SURVEY
   SITE PLANS
   ARCHITECTURAL PLANS
   SEWER AND WATER SERVICE PLANS
   LANDSCAPE AND SCREENING PLANS
4. **Green Bay Road S Certified Survey Map; CSM-26-08**
   CERTIFIED SURVEY MAP
5. **Re-approval of the Sanctuary at Pike River Final Plat; SFP26-0001**
   FINAL PLAT
6. **Fiona Fields Preliminary Plat; SPP26-0002**
   APPLICANT NARRATIVE

PRELIMINARY PLAT
ALTA SURVEY
SOIL BORINGS AND TESTS

7. **Approval of a Temporary Over Hire request for the South Shore Fire Department**
FD Over Hire ES.docx

G. NEW BUSINESS

H. FINANCE/CLERK-TREASURER - TRUSTEE ANASTASIO

I. COMMUNITY DEVELOPMENT - TRUTEE BHATIA

J. PUBLIC WORKS - TRUSTEE ANASTASIO

K. PUBLIC SAFETY - TRUSTEE KARAS

L. HUMAN RESOURCES - TRUSTEE WASHBURN

M. TOURISM - TRUSTEE VENTURINI

N. REPORTS

- **Village Administrator**
- **Village Staff**
- **Village Trustees**
- **Village President**

O. CLOSED SESSION

P. ADJOURN

Requests for persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administrator or Village Clerk's Office at (262) 664-7800 with as much advance notice as possible.

VILLAGE BOARD MEETING MINUTES

October 12, 2026
Immediately following the Committee of the Whole, but not before 6:00 PM
Village Hall - Ebe Auditorium
8811 Campus Drive
Mount Pleasant WI 53406

Staff Present: Village Administrator Tami Simons, Deputy Administrator Patrick Brever, Attorney Nick Cerwin, Public Works Director Tony Beyer, Finance Director Kathy Kasper, Director of Human Resources Mary Cole, Mount Pleasant Police Chief Robert Botsch, South Shore Fire Chief Dustin Ellis, Village Treasurer Brandi Baker, and Village Clerk Jill Firkus

A. CALL TO ORDER

President DeGroot called the meeting to order at 6:02 PM.

B. ROLL CALL

Present: Village President David DeGroot, Trustee David Karas, Trustee Nancy Washburn, Trustee Denise Anastasio and Trustee Jim Venturini.
Excused: Trustee Gina Cefalu Paulick and Trustee Ram Bhatia were excused.

C. PLEDGE OF ALLEGIANCE

D. PRESENTATION

D.1 Tim McClure - Foster Care in our Community

Tim McClure presented information regarding foster care needs within Racine County.

E. PUBLIC COMMENT

Members of the public are welcome to provide comments on any matter. Please fill out a comment form, and the President will recognize you. Use the microphone and state your name and address for the public record. Comments are limited to three minutes.
There was no public comment.

F. CONSENT AGENDA

Items listed under consent agenda will be approved in one motion without discussion unless any board member requests that an item be removed for individual discussion. That item can then be considered at an appropriate time during the Village Board's regular order of business or under New Business.

Motion by Trustee Karas to approve the items on consent agenda as presented. Motion seconded by Trustee Washburn. On voice vote, motion Carried Unanimously.

F.1 Approval of the September 28, 2026 Village Board Meeting Minutes

F.2 Financial Report: Check Registry 09/01/2026 - 09/30/2026

F.3 Approval of Ordinance 9-2026 Creating Section 78-11 Authorizing Law Enforcement to impound vehicles used in violation of Wis. Stats. §346.62 or a local ordinance in conformity therewith

F.4 Approval of Ordinance 10-2026 Amending Sections 78-1 ad 78-7 of the Municipal Code to include Wis. Stat. §941.01 and the Corresponding Penalty

F.5 Discussion regarding accepting a Wisconsin Department of Justice Grant to acquire a technology platform with Peregrine

G. NEW BUSINESS

H. FINANCE/CLERK-TREASURER - TRUSTEE ANASTASIO

I. COMMUNITY DEVELOPMENT - TRUTEE BHATIA

J. PUBLIC WORKS - TRUSTEE ANASTASIO

K. PUBLIC SAFETY - TRUSTEE KARAS

L. HUMAN RESOURCES - TRUSTEE WASHBURN

L.1 Discussion and possible motion to approve the tentative agreement between the Village of Mount Pleasant and the South Shore Professional Firefighters, Local 2939 of the International Association of Firefighters, AFL-CIO from January 1, 2027 through December 31, 2028

Motion by Trustee Washburn to approve the agreement between the Village of Mount Pleasant and the South Shore Professional Firefighters, Local 2939 of the International Association of Firefighters, AFL-CIO from January 1, 2027 through December 31, 2028 as presented. Motion seconded by Trustee Anastasio. On a roll call vote, motion Carried with Village President DeGroot, Trustee Karas, Trustee Washburn, Trustee Anastasio, and Trustee Venturini voting aye.

M. TOURISM - TRUSTEE VENTURINI

N. REPORTS

- **Village Administrator**
- **Village Staff**
- **Village Trustees**
- **Village President**

O. CLOSED SESSION

P. ADJOURN

Motion by Trustee Venturini to adjourn at 6:14 pm. Motion seconded by Trustee Washburn. On voice vote, motion Carried Unanimously.

Executive Summary

Village Board Meeting of October 26, 2026

13231 Louis Sorenson Road Certified Survey Map; CSM-26-07

BACKGROUND

Microsoft Corporation asks the Village Board to recommend approval of a two-lot certified survey map covering 535.70 acres north of Durand Avenue, divided by Louis Sorenson Road, and to accept the dedication of Louis Sorenson Road right-of-way. A Comprehensive Plan right-of-way reservation, several map-data and certificate items, and the park and open space item remain open.

Item	Detail
File	CSM-26-07
Owner / subdivider	Microsoft Corporation, One Microsoft Way, Redmond, WA 98052
Surveyor	John P. Konopacki, PLS S-2461, Chaput Land Surveys (Survey No. 4404.10B)
Map date / sheets	October 1, 2026; 23 sheets
Location	Sections 19 and 20, T3N, R22E; bounded by I-94/USH 41 frontage road, Durand Avenue (STH 11), International Drive, and the former CP Rail corridor
Zoning	C-4, General Industrial
Lots created	Lot 1 (north of Louis Sorenson Road) and Lot 2 (south), excepting Outlot 1 of CSM No. 2784
Area	23,335,216 sf gross (535.7028 ac); 23,115,180 sf net (530.6515 ac)
Dedication	220,036 sf (5.0513 ac) for Louis Sorenson Road right-of-way
Supporting submittals	ALTA/NSPS surveys (Jan. 2024, Drawing 4404.10); Area North Utilities exhibit (Drawing 4404.00, 5 sheets)

COMPREHENSIVE PLAN

The application complies with the ***A Comprehensive Plan for Racine County: 2035***.

LAND DIVISION

Review authority and procedures Deadlines. The Plan Commission must act within 60 days of filing under § 74-3.7(a); the Village Board within 90 days under § 74-3.7(b). Failure to act within 90 days constitutes approval under § 74-3.7(c) and § 236.34(1m)(f).

Outstanding items

The staff recommend the items below should as conditions of approval requiring a corrected map.

1. Nations Drive right-of-way reservation. The Comprehensive Plan shows an 80-foot right-of-way for Nations Drive along the north boundary of Lot 1, running west from the existing Nations Drive right-of-way to a point roughly 1,250 feet east of Lot 1's northwest corner. Section 74-2.5(a) requires that where a land division encompasses any part of a street or highway designated in the Comprehensive Plan or on the Official Map, that land be made part of the CSM and either dedicated or reserved. Nothing is shown there on any sheet. The applicant should add the 80-foot corridor, dimensioned and labeled with its length and area as § 74-6.2(i) requires for reserved sites. The 80-foot width is consistent with the collector and arterial standards in § 74-7.4.
2. Mortgagee certificate. Section 236.21(2)(a) and § 236.34(1m)(e) require the mortgagee of record to

execute a certificate where the land is mortgaged, and § 236.34(1m)(e) makes executed owners' and mortgagees' certificates a precondition to using a CSM for dedication. Add the block or add a note, supported by the title commitment, that no mortgages of record encumber the land.

3. Village Board approval of the dedication. The Sheet 23 block approves the map but says nothing about the dedication. Staff recommends the block read that the Board approves the map "including the dedication of Louis Sorenson Road for public right-of-way purposes as shown hereon," and that the Board resolution recite acceptance.
4. Vacated Louis Sorenson Road. The caption and surveyor's certificate both include "part of Vacated Louis Sorenson Road," but no vacation instrument is cited anywhere on the 23 sheets while every other instrument carries a document number. Section 236.34(1)(cm) prohibits a CSM from altering areas previously dedicated to the public.

Design standards

Park and open space, § 74-7.11. The map shows a 150-foot reservation along Hoods Creek on Sheets 11 through 13, labeled as being made under § 74-7.11, with a note that a final development agreement will be negotiated at the time of the stormwater management agreement and will detail the easement location for a future trail. Staff supports the reservation concept, as a reservation is Option 2 under § 74-7.11(a)(2). The Plan Commission selected that option. Section 74-6.2(i) requires the area of any reserved site. The 150-foot strip is dimensioned but carries no square footage or acreage.

Technical corrections

These are drafting errors rather than policy questions, and all of them should be caught before recording.

Sheet	Issue	Correction
14 and 15	Easement 1 cites Doc. Nos. 1176977, 1411770, and 2499317, while easement 4 separately cites 2499317. The ALTAs confirm 2499316 and 2499317 are different instruments, and 2499316 appears nowhere on the map.	Cite Doc. No. 2499316 in easement 1.
18 and 19	Two different easements are both numbered 16: the stormwater drainage easement per Doc. No. 2436103 on Sheet 18, and the 10-foot WEPCO easement per Doc. No. 1458779 on Sheet 19. Doc. No. 1458779 also appears as easement 12 on Sheet 18.	Renumber so each easement carries one unique number across the set.
2	The sheet index reads "Sheets 9 through 12 wetlands, environmental corridor and floodplain" and "Sheets 13 through 16 easements." The resource sheets actually run 9 through 13 and the easement sheets 14 through 19.	Correct the ranges.
12	The match line is labeled "SEE SHEET 12" on Sheet 12 itself.	Point it at the adjoining sheet.
4	The § 74-7.3 restriction note is attached to no delineated area.	Delete the note.
4	Legend defines F.K.A. as "Formally Known As."	Should read "Formerly Known As."
21	Surveyor's certificate still refers to the "Village of Mt. Pleasant Land Division Ordinance" while every caption now reads Mount Pleasant.	Conform.
All	Title block gives the firm's address as Milwaukee, WI 53204 on all 23 sheets; all five sheets of the Area North Utilities exhibit, Drawing 4404.00, give 53203 for the same address.	53203 is correct for 710 N. Plankinton Ave. Correct the CSM.

23	Village certificate recites Jill Firkus as Village Clerk and Treasurer, but Brandi Baker is the Village Treasurer. It also reads "there is no unpaid taxes."	Section 236.21(3) accepts a certificate from either officer, so either strike "and Treasurer" and have Jill Firkus certify as Village Clerk, or have Brandi Baker certify as Village Treasurer. Fix the grammar.

ZONING

This CSM complies with the C-4 district regulations.

RECOMMENDATION

The Plan Commission recommends that the Village Board approve CSM-26-07, with the conditions below.

1. Show the 80-foot Nations Drive right-of-way along the north line of Lot 1 as designated in the Comprehensive Plan, dimensioned with its length and area, and dedicate or reserve it as the Village directs under § 74-2.5(a).
2. Add the mortgagee's certificate or a title-supported note that no mortgages of record encumber the land.
3. Revise the Village Board block to approve the dedication of Louis Sorenson Road expressly, and have the approving resolution recite acceptance.
4. Cite the instrument vacating Louis Sorenson Road or remove the note.
5. Label the area of the 150-foot Hoods Creek reservation as § 74-6.2(i) requires.
6. Correct the scrivener's errors and the easement numbering errors identified in this report, and delete the § 74-7.3 restriction note from Sheet 4.

FISCAL IMPACT

This document is a land division only. See the staff report for SP-25-13 for a fiscal analysis of the proposed site plan.

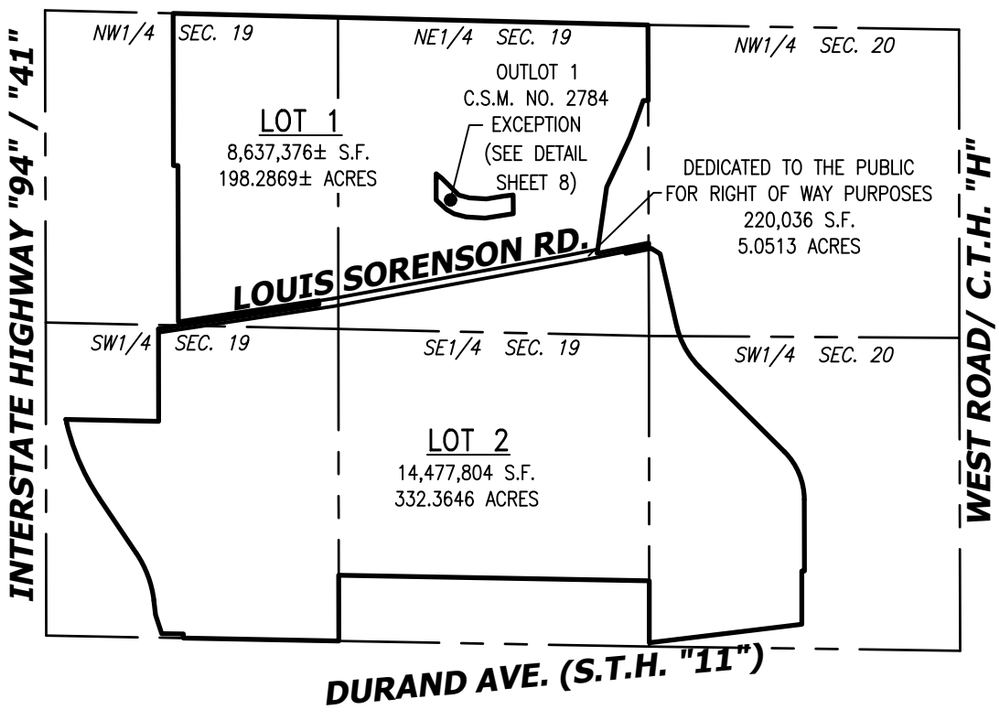
PREPARED BY

Samuel Schultz, Community Development Director

CERTIFIED SURVEY MAP NO._____

All of Lot 1 of Certified Survey Map No. 2784, part of Lot 1 & all of Lot 2 of Certified Survey Map No. 1205, part of Lot 4 of Certified Survey Map No. 3422, part of Vacated Louis Sorenson Road, and additional lands, all being part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northwest 1/4 of Section 19, the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 20, and the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East, in the Village of Mount Pleasant, County of Racine, State of Wisconsin.

VICINITY MAP
SCALE 1"=1,500'





Owner : Microsoft Corporation
One Microsoft Way
Redmond, WA 98052

Zoned: C-4 (General Industrial)
Minimum lot width: 18 feet
Maximum impervious surface coverage 80%

Bearings are referenced to the Racine County Coordinate System(2011) in which the North line of the NE 1/4, Sec. 19 bears S88°36'11"E.



CHAPUT LAND SURVEYS
710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: October 1, 2026
Survey No. 4404.10B
Sheet 1 of 23

CERTIFIED SURVEY MAP NO. _____

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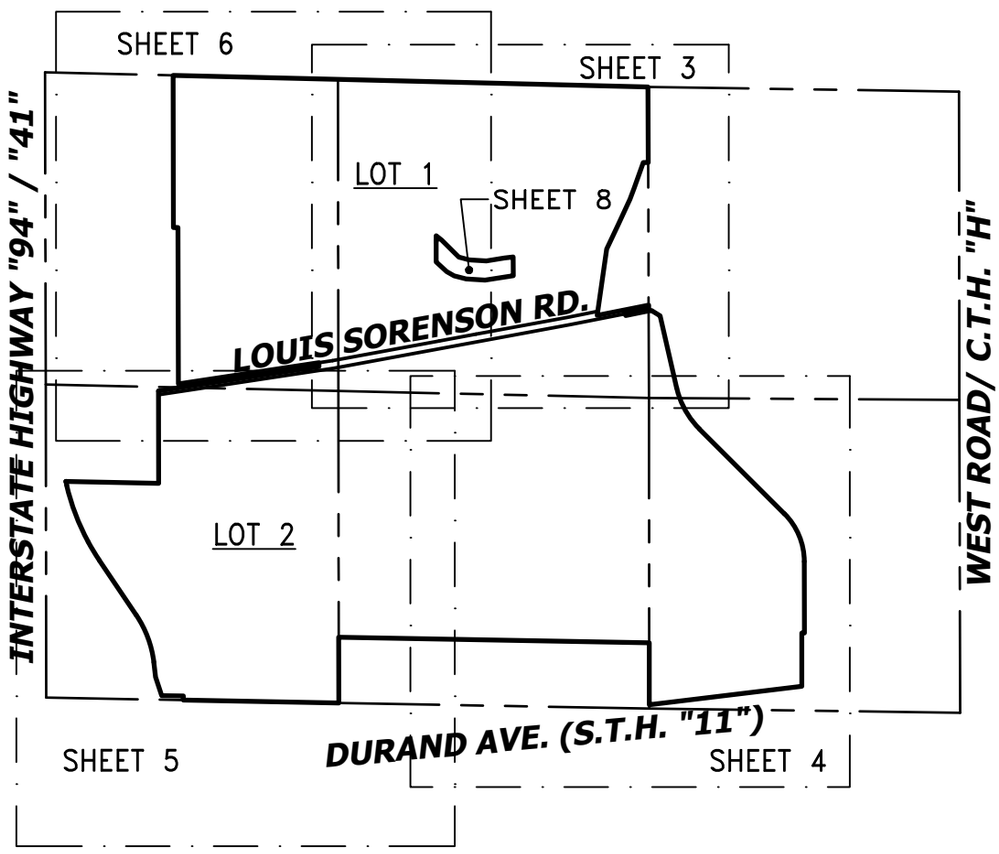
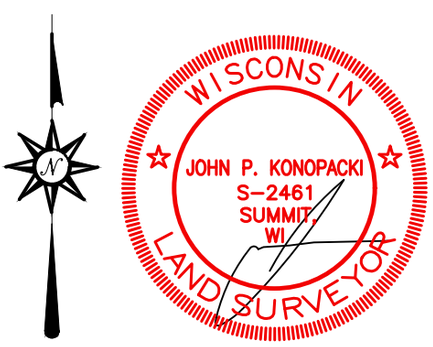


SHEET 7 - LINE AND CURVE TABLE
SHEET 9 THROUGH 12 - WETLANDS, ENVIRONMENTAL CORRIDOR AND FLOODPLAIN
SHEET 13 THROUGH 16 - EASEMENTS



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Date: October 1, 2026
Survey No. 4404.10B
Sheet 2 of 23

CERTIFIED SURVEY MAP NO. _____

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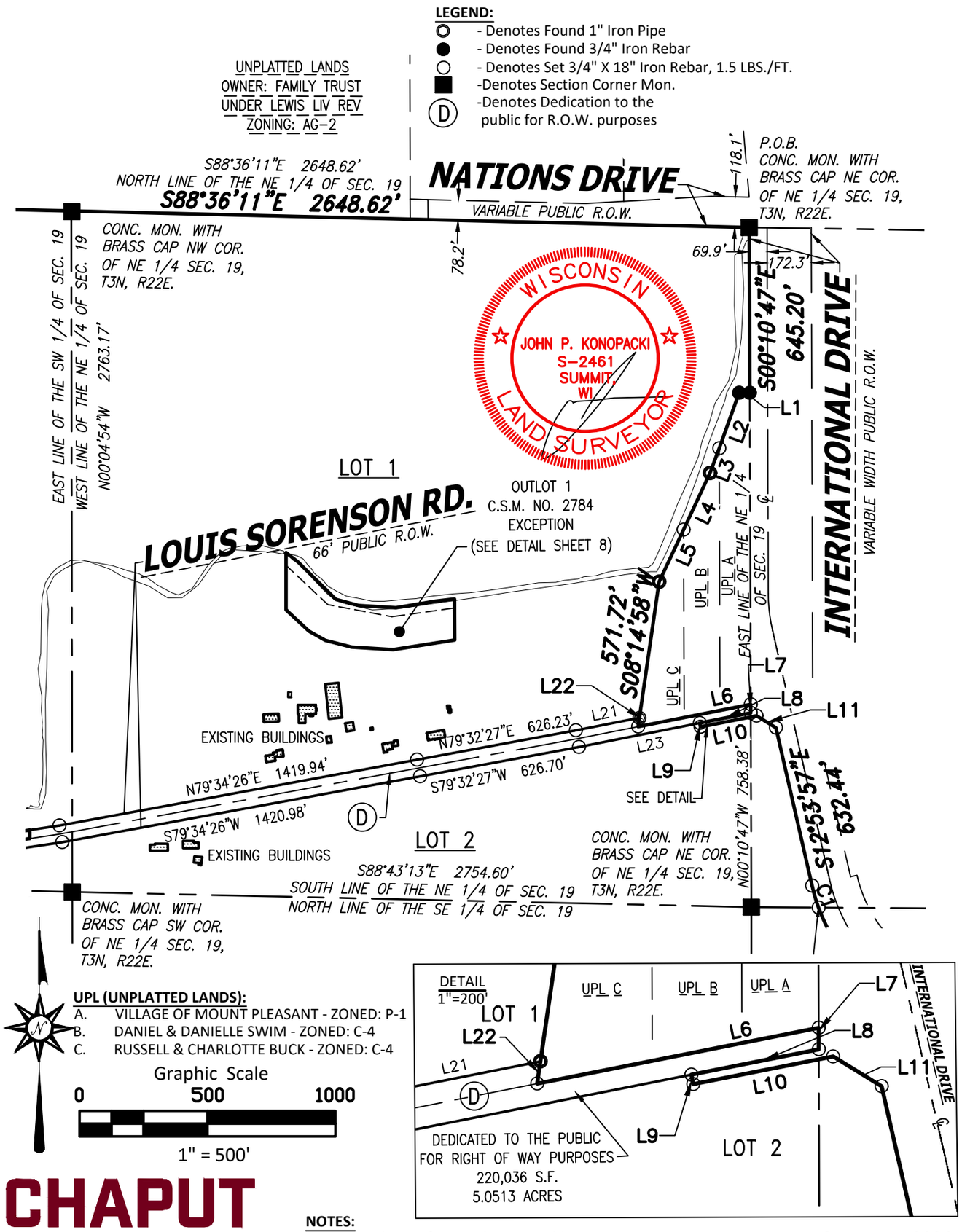

NOTES:

- See Sheet 7 for Line & Curve Tables

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

CHAPUT LAND SURVEYS
710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

Date: October 1, 2026
Survey No. 4404.10B
Sheet 3 of 23

CERTIFIED SURVEY MAP NO. _____

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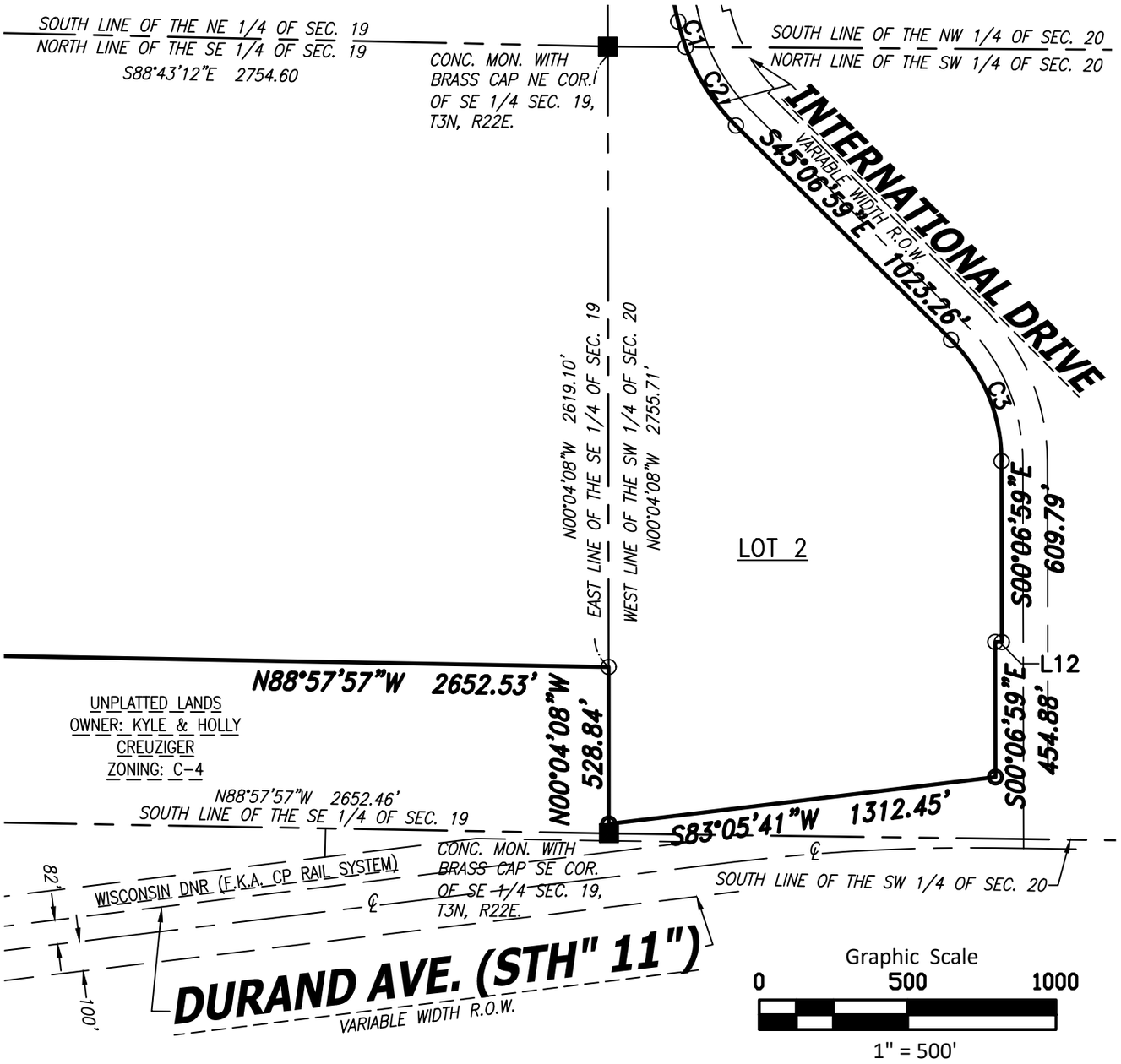

NOTES:

- See Sheet 7 for Line & Curve Tables
- Per Chapter 74-7.3 of the Village of Mount Pleasant Code: This area is reserved for the planting of trees an shrubs. Pedestrian, bicycle, and other recreation trail facilities and access may be allowed. No motor vehicle access shall be permitted across this area, except those for personal assistance mobility devices for individuals with mobility disabilities. The building of structures, expect fences or walls for screening or buffering purposes and public or private utility structures, is prohibited hereon.

LEGEND:

- ○ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rebar
- ○ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ■ - Denotes Section Corner Mon.

F.K.A. - Formally Known As

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

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Professional Land Surveyor S-2461

Date: October 1, 2026
Survey No. 4404.10B
Sheet 4 of 23

CERTIFIED SURVEY MAP NO. _____

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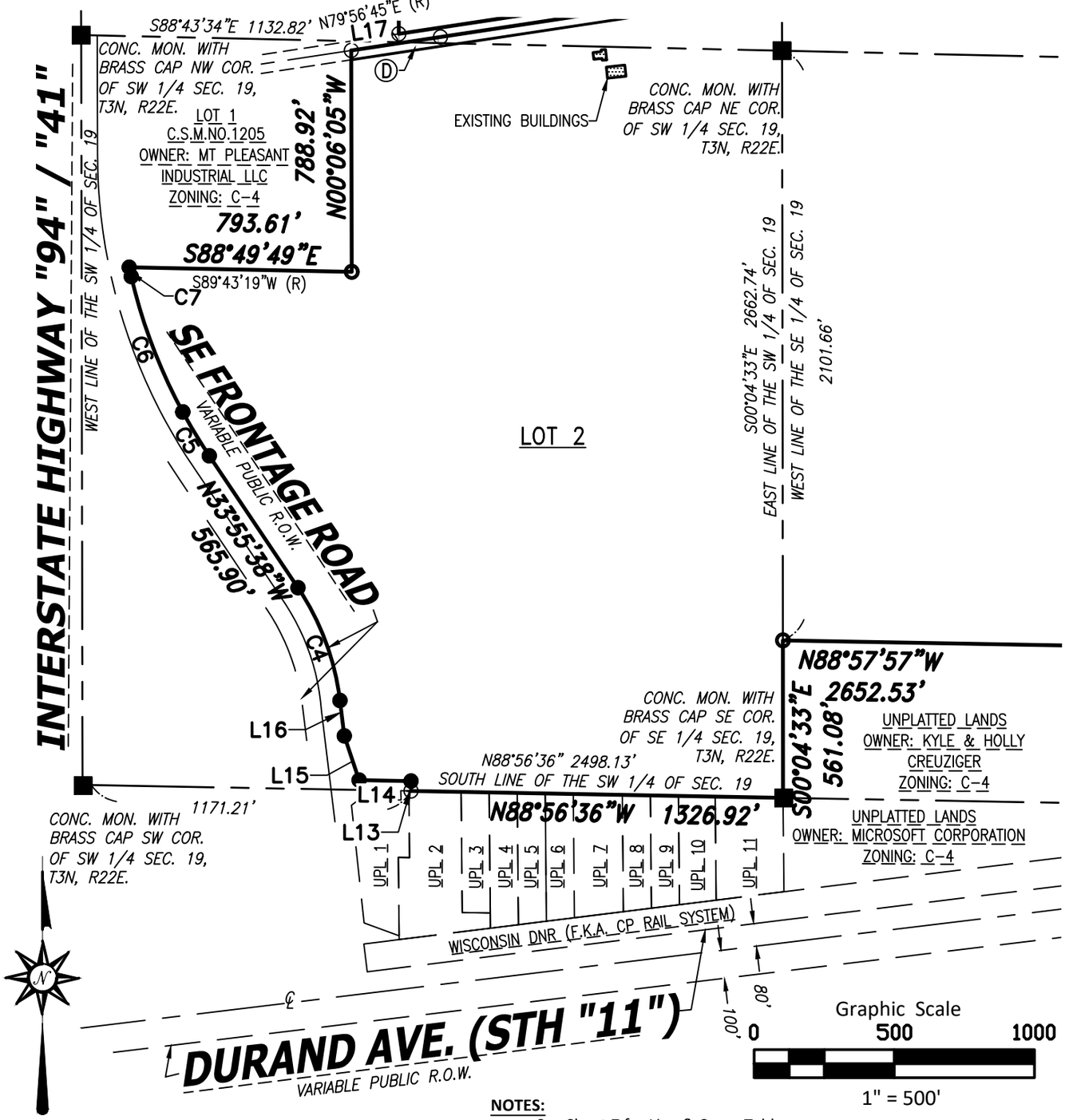

NOTES:

- See Sheet 7 for Line & Curve Tables

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- -Denotes Section Corner Mon.
- (R) - Recorded as Dimension
- Ⓓ -Denotes Dedication to the public for R.O.W. purposes

UPL (UNPLATTED LANDS):

1. HEATHER BEST-LUUKKONEN - ZONED: C-4
2. RICHARD E & MAXINE E ZIMMERMAN 2019 TRUST - ZONED: C-4
3. ALEXANDRA & JAMES BIEWER - ZONED: C-4
4. MATTHEW & RENEE BOWEN REVOC TRUST - ZONED: C-4
5. PAUL & CONNIE GELMI - ZONED: C-4
6. GLEN VAN SWOL & DIANE LONERGAN - ZONED: C-4
7. CRAIG STOCKS - ZONED: C-4
8. MICHAEL & JEANETTE HAZLETT - ZONED: C-4
9. MICHAEL & JEANETTE HAZLETT - ZONED: C-4
10. HAROLD & LAURIE COUSINS - ZONED: C-4
11. RICHARD & ELLEN DEBAERE - ZONED: C-4

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

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Professional Land Surveyor S-2461

Date: October 1, 2026
Survey No. 4404.10B
Sheet 5 of 23

CERTIFIED SURVEY MAP NO. _____

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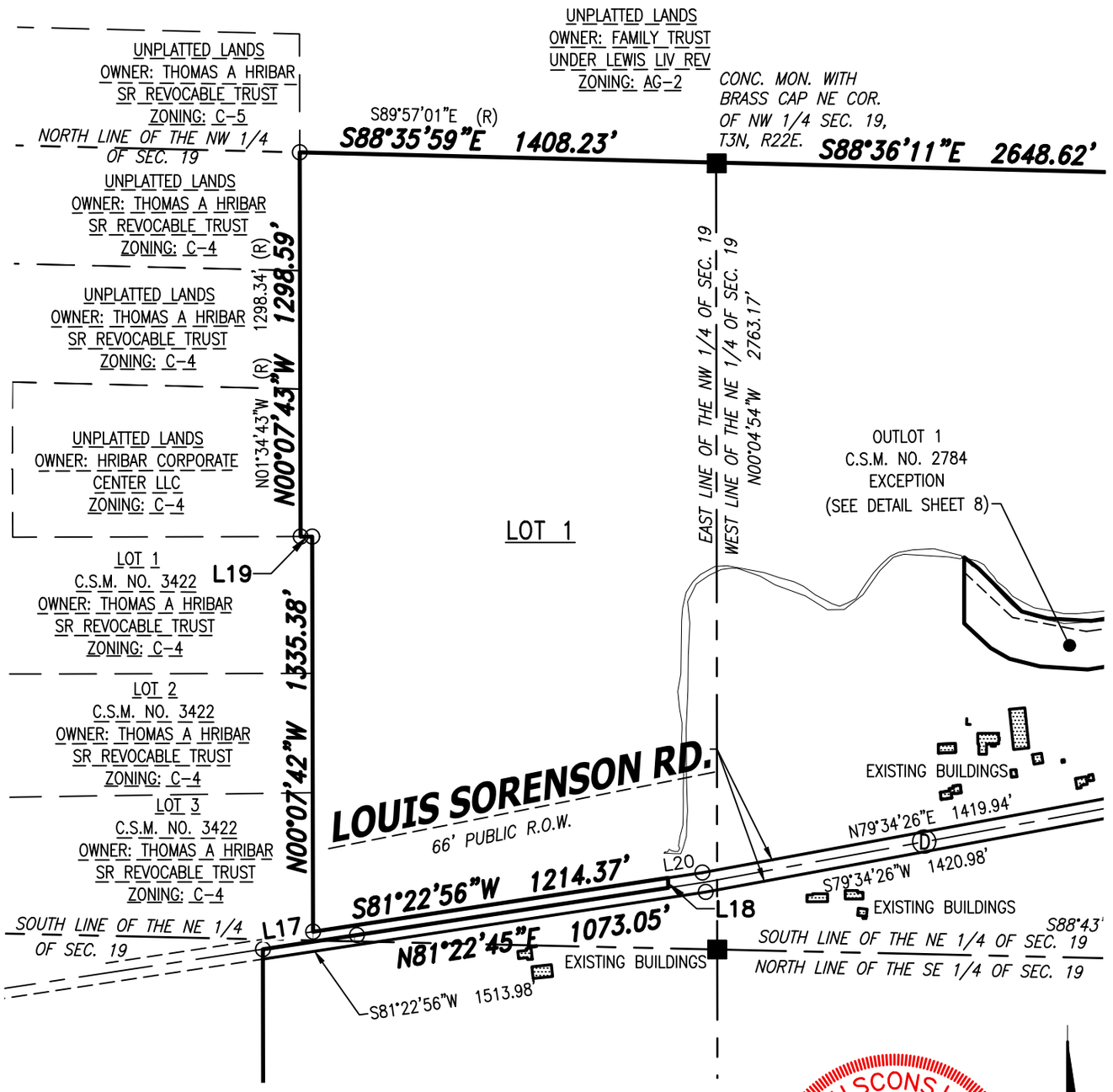

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NOTES:

- See Sheet 7 for Line & Curve Tables

Graphic Scale

0 500 1000

1" = 500'

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: October 1, 2026
Survey No. 4404.10B
Sheet 6 of 23

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LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S89°48'38"W	41.38'
L2	S19°46'02"W	230.03'
L3	S20°27'21"W	103.25'
L4	S24°57'47"W	243.73'
L5	S25°09'21"W	225.27'
L6	N78°47'31"E	448.28'
L7	S00°06'17"E	33.63'
L8	S78°47'31"W	202.93'
L9	S11°19'56"E	15.25'
L10	N78°47'00"E	222.91'
L11	S58°20'56"E	88.87'
L12	S89°53'01"W	22.50'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L13	N00°00'44"E	35.09'
L14	N88°56'40"W	185.25'
L15	N18°24'31"W	167.35'
L16	N06°57'36"W	127.95'
L17	N81°23'32"E	312.88'
L18	N00°07'43"W	33.37'
L19	S89°52'17"W	39.00'
L20	N81°22'56"E	117.15'
L21	N78°47'31"E	257.98'
L22	S08°14'58"W	35.00'
L23	S78°47'31"W	485.63'

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	89.39'	723.25'	007°04'55"	S16°26'50"E	89.34'	S12°54'23"E	S19°59'18"E
C2	316.56'	722.00'	025°07'18"	S32°33'20"E	314.03'	S19°59'41"E	S45°06'59"E
C3	453.96'	578.00'	045°00'00"	S22°36'59"E	442.38'	S45°06'59"E	S00°06'59"E
C4	431.55'	920.34'	026°51'58"	N20°31'17"W	427.61'	N07°05'18"W	N33°57'16"W
C5	182.79'	1954.26'	005°21'32"	N31°13'45"W	182.72'	N33°54'31"W	N28°32'58"W
C6	518.17'	1934.47'	015°20'51"	N20°49'34"W	516.62'	N28°29'59"W	N13°09'09"W
C7	33.78'	1930.00'	001°00'10"	N12°37'59"W	33.78'	N13°08'04"W	N12°07'54"W

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

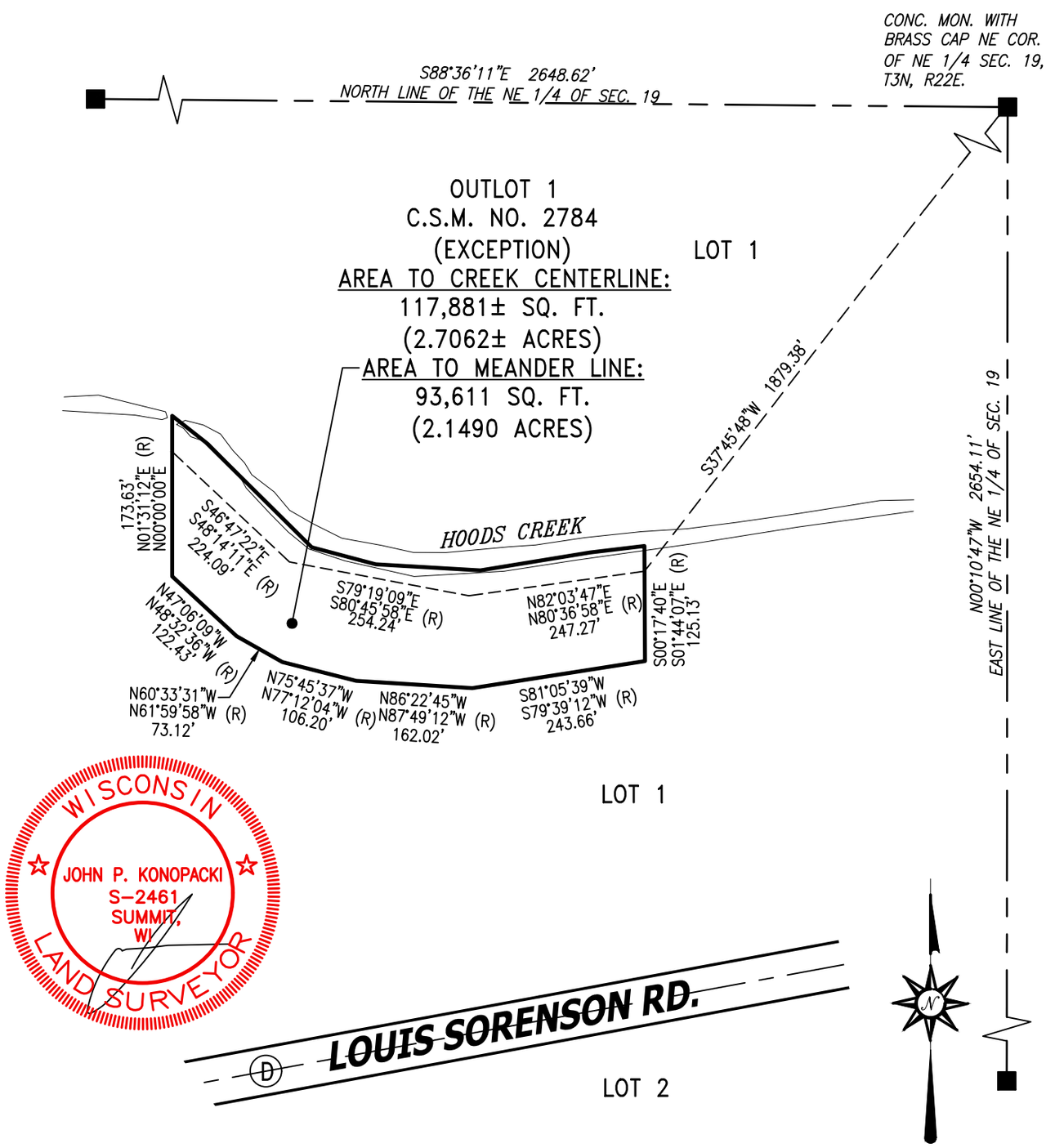
This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: October 1, 2026
Survey No. 4404.10B
Sheet 7 of 23

CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 2784, part of Lot 1 & all of Lot 2 of Certified Survey Map No. 1205, part of Lot 4 of Certified Survey Map No. 3422, part of Vacated Louis Sorenson Road, and additional lands, all being part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northwest 1/4 of Section 19, the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 20, and the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East, in the Village of Mount Pleasant, County of Racine, State of Wisconsin.

DETAIL



Graphic Scale

0 200 400

1" = 200'

LEGEND:

(R) - Recorded as Dimension

(D) -Denotes Dedication to the public for R.O.W. purposes

CHAPUT LAND SURVEYS

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Sheet 8 of 23

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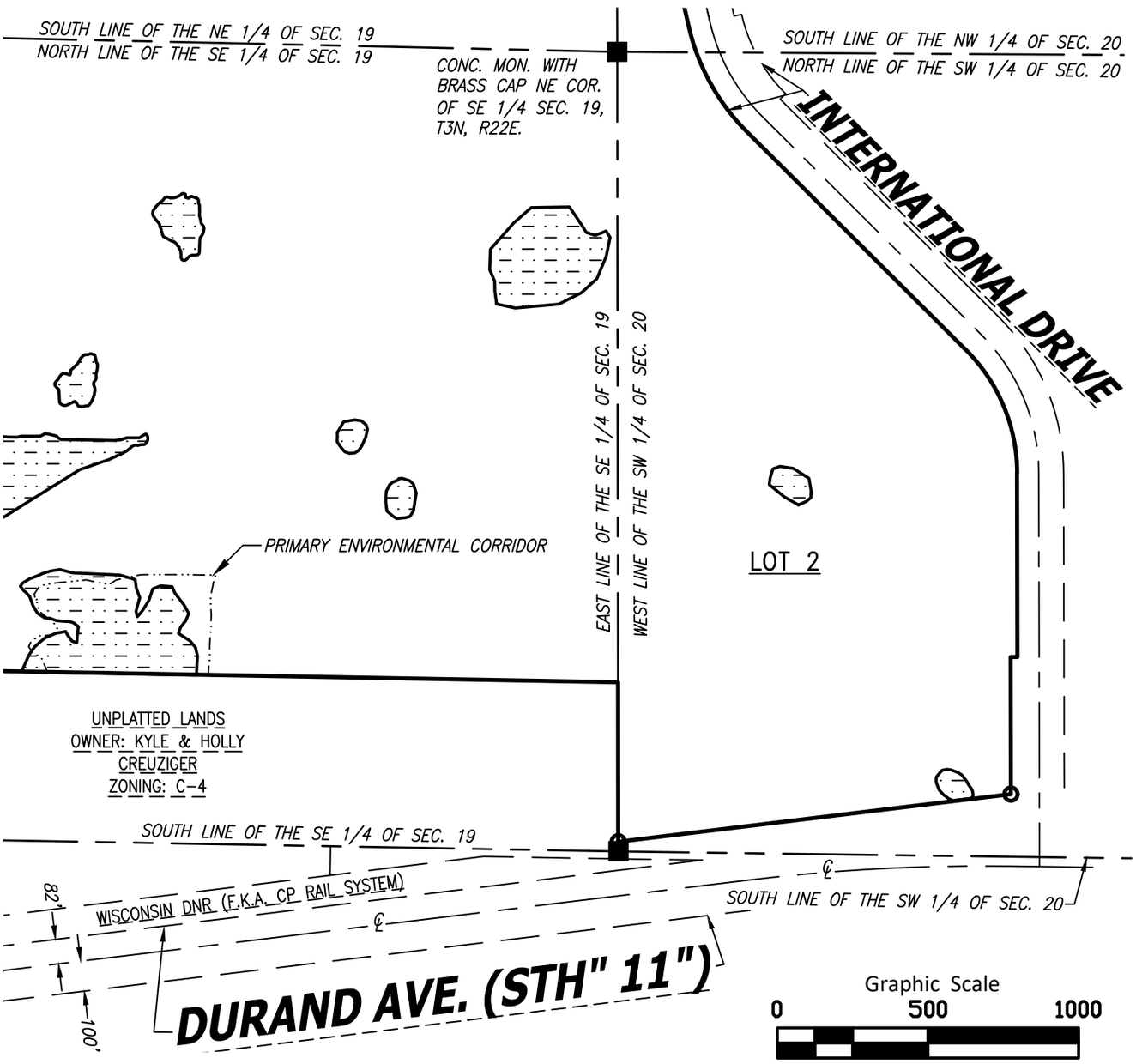
WETLANDS AND PRIMARY ENVIRONMENTAL CORRIDOR SHOWN FOR REFERENCE ONLY



Graphic Scale

0 500 1000

1" = 500'

Wetlands delineated by Stantec December 2023

2020 Primary Environmental Corridor Inventory per SEWRPC

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

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Date: October 1, 2026
Survey No. 4404.10B
Sheet 9 of 23

CERTIFIED SURVEY MAP NO. _____

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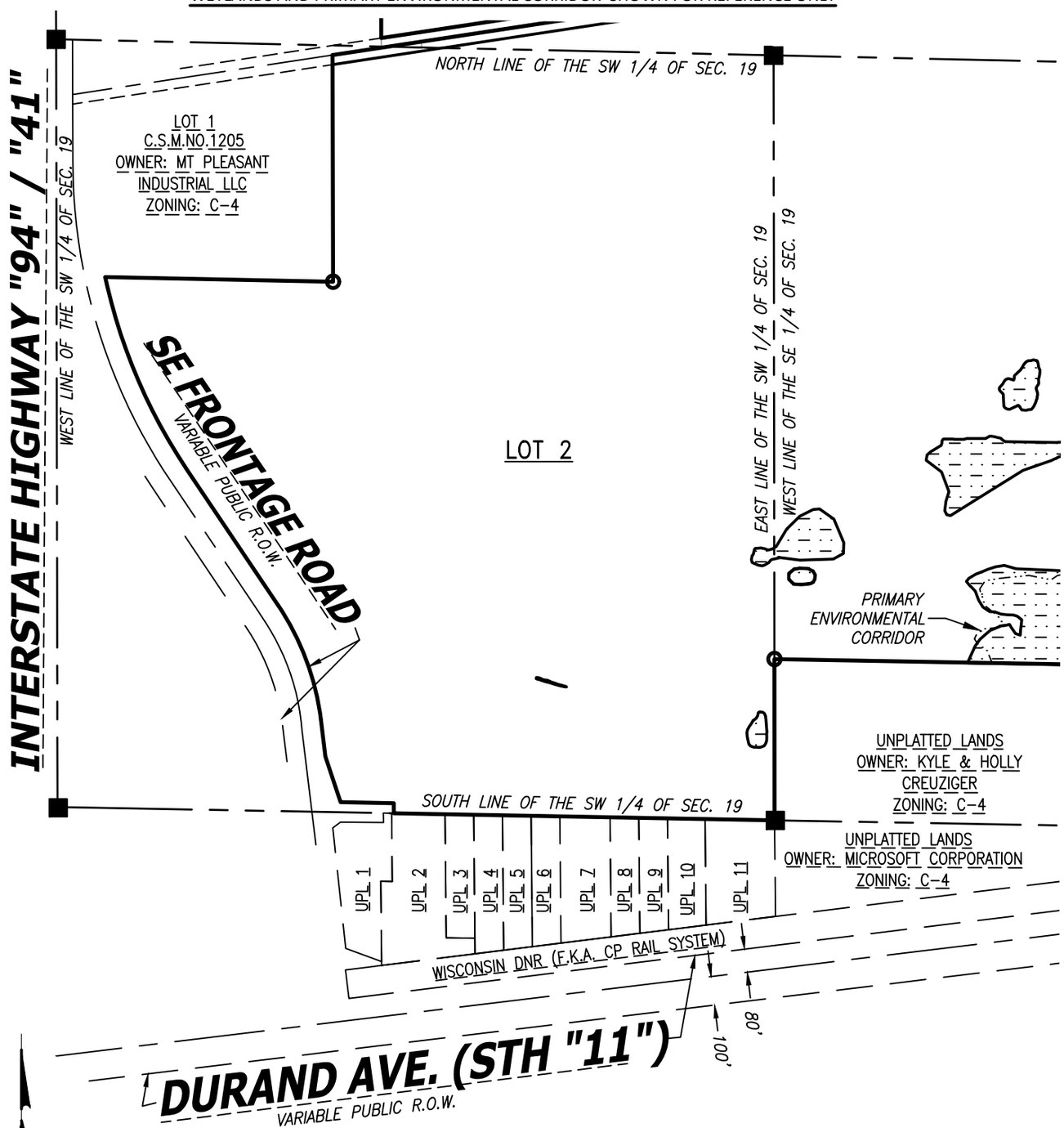
WETLANDS AND PRIMARY ENVIRONMENTAL CORRIDOR SHOWN FOR REFERENCE ONLY



Graphic Scale

0 500 1000

1" = 500'

Wetlands delineated by Stantec December 2023

2020 Primary Environmental Corridor Inventory per SEWRPC

WISCONSIN
JOHN P. KONOPACKI
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Sheet 10 of 23

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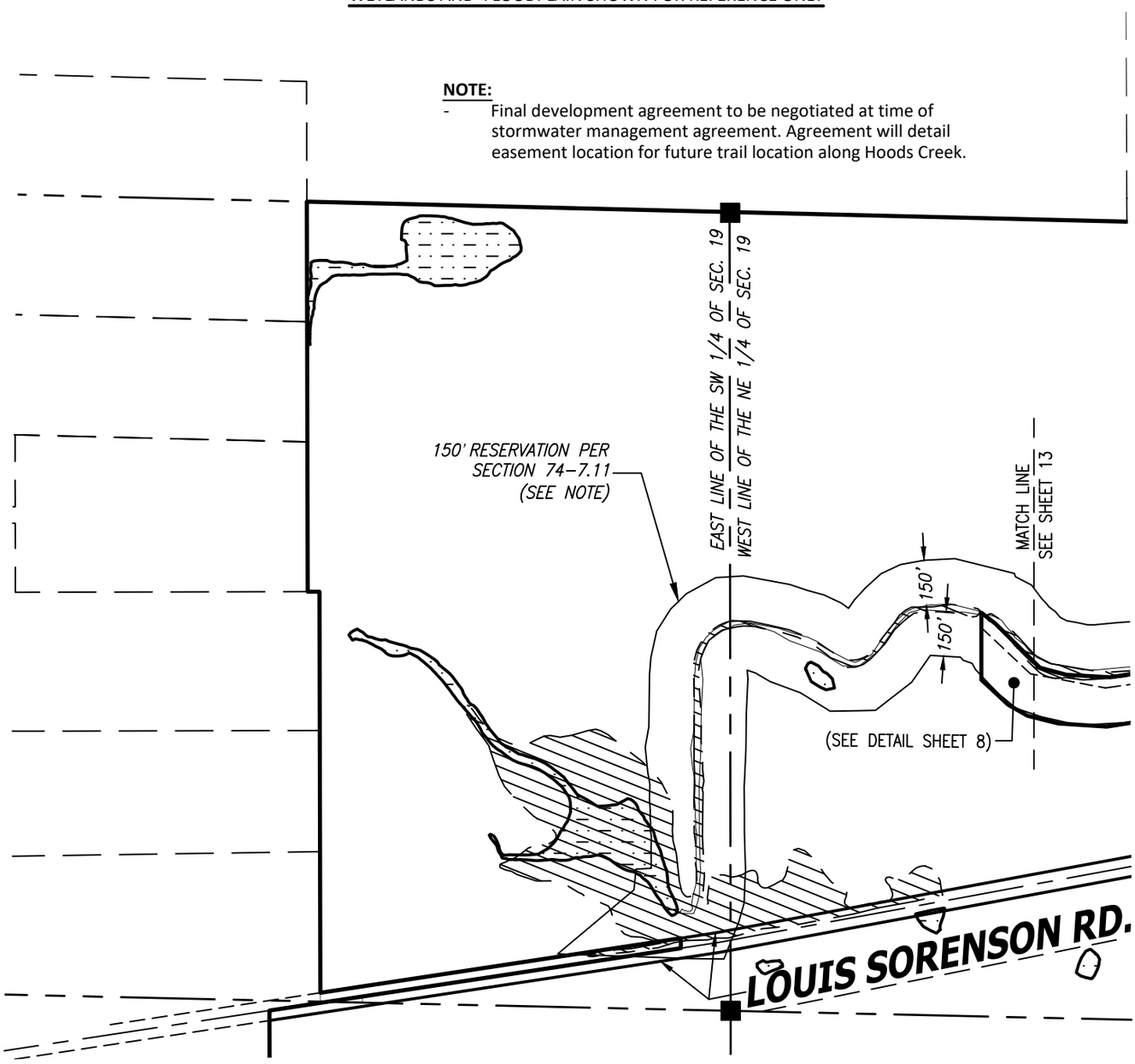
WETLANDS AND FLOODPLAIN SHOWN FOR REFERENCE ONLY



Wetlands delineated by Stantec December 2023

FEMA Floodplain Zone AE per Racine County Open Data last updated August 24, 2025.

Graphic Scale

0 500 1000

1" = 500'

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

N

CHAPUT LAND SURVEYS
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Professional Land Surveyor S-2461

Date: October 1, 2026
Survey No. 4404.10B
Sheet 11 of 23

CERTIFIED SURVEY MAP NO. _____

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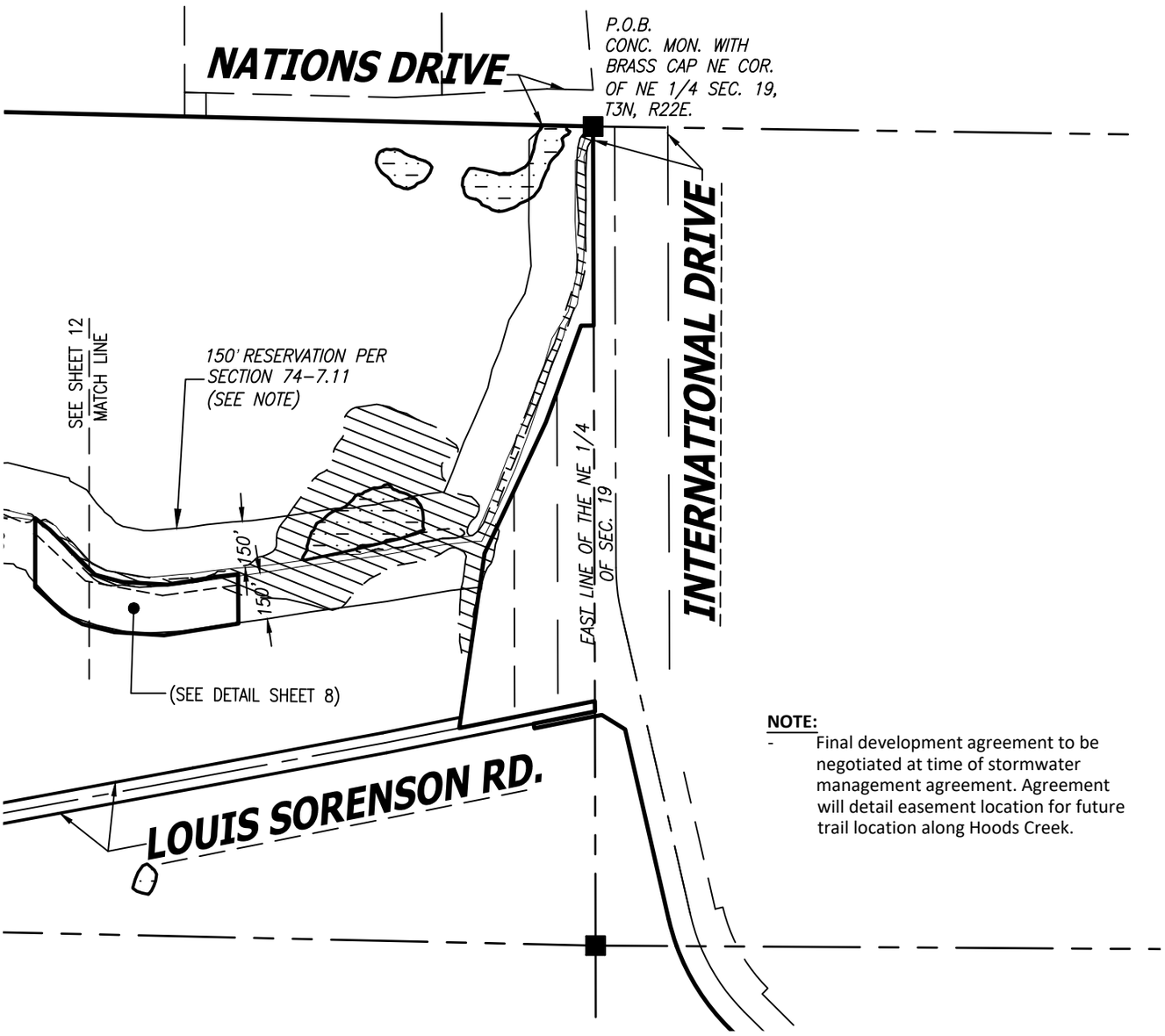
WETLANDS AND FLOODPLAIN SHOWN FOR REFERENCE ONLY



NOTE:

- Final development agreement to be negotiated at time of stormwater management agreement. Agreement will detail easement location for future trail location along Hoods Creek.

Wetlands delineated by Stantec December 2023

FEMA Floodplain Zone AE per Racine County Open Data last updated August 24, 2025.

Graphic Scale

0 500 1000

1" = 500'

WISCONSIN
JOHN P. KONOPACKI
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Survey No. 4404.10B
Sheet 12 of 23

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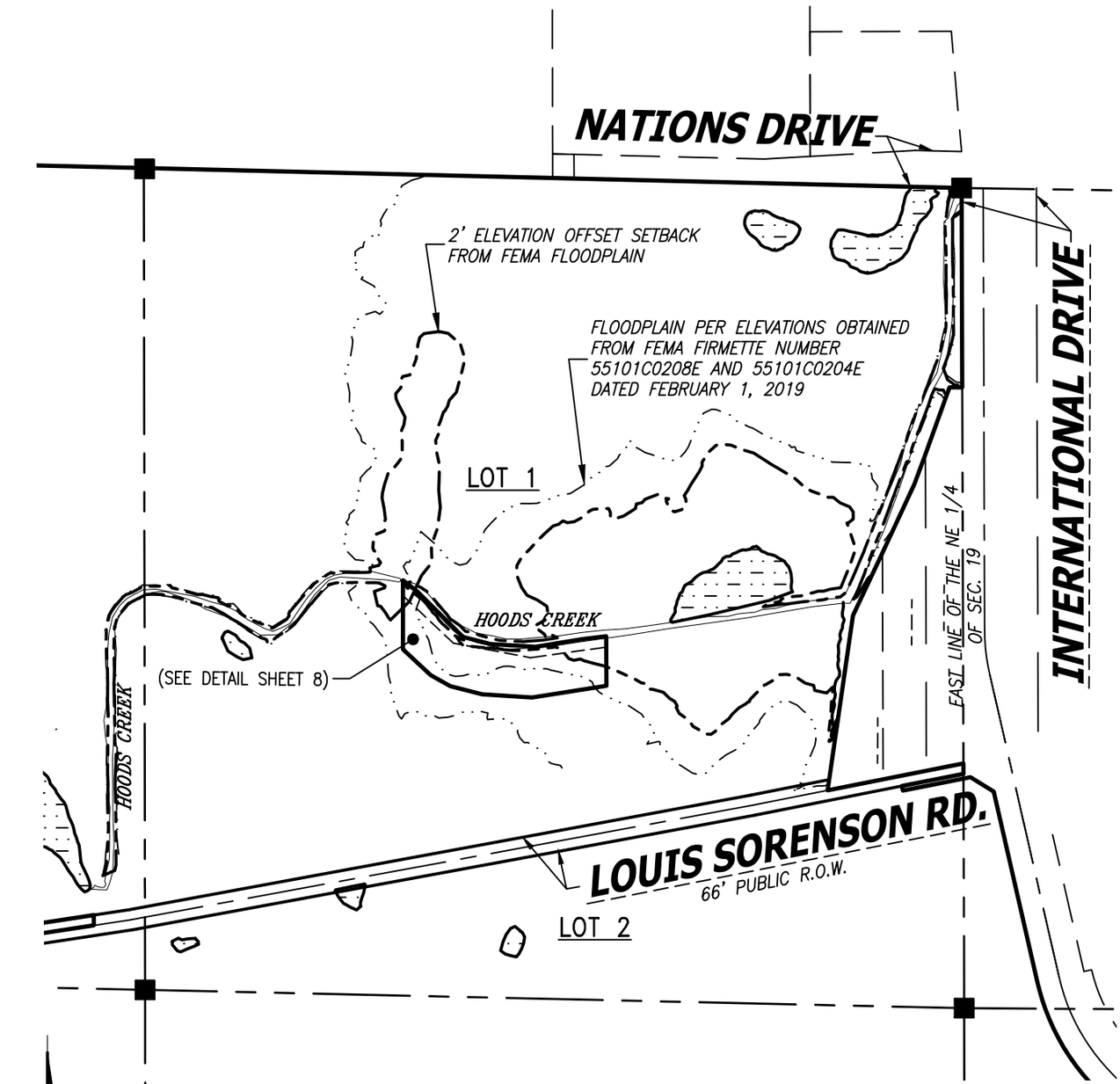



Graphic Scale

0 500 1000

1" = 500'

Wetlands delineated by Stantec December 2023

WISCONSIN
JOHN P. KONOPACKI
S-2461
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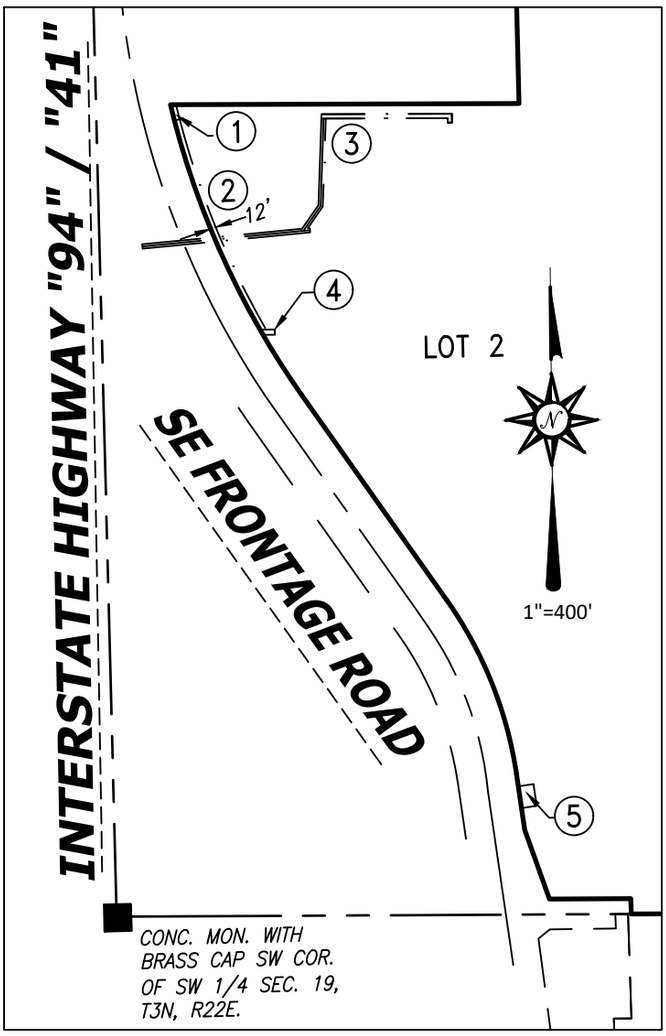
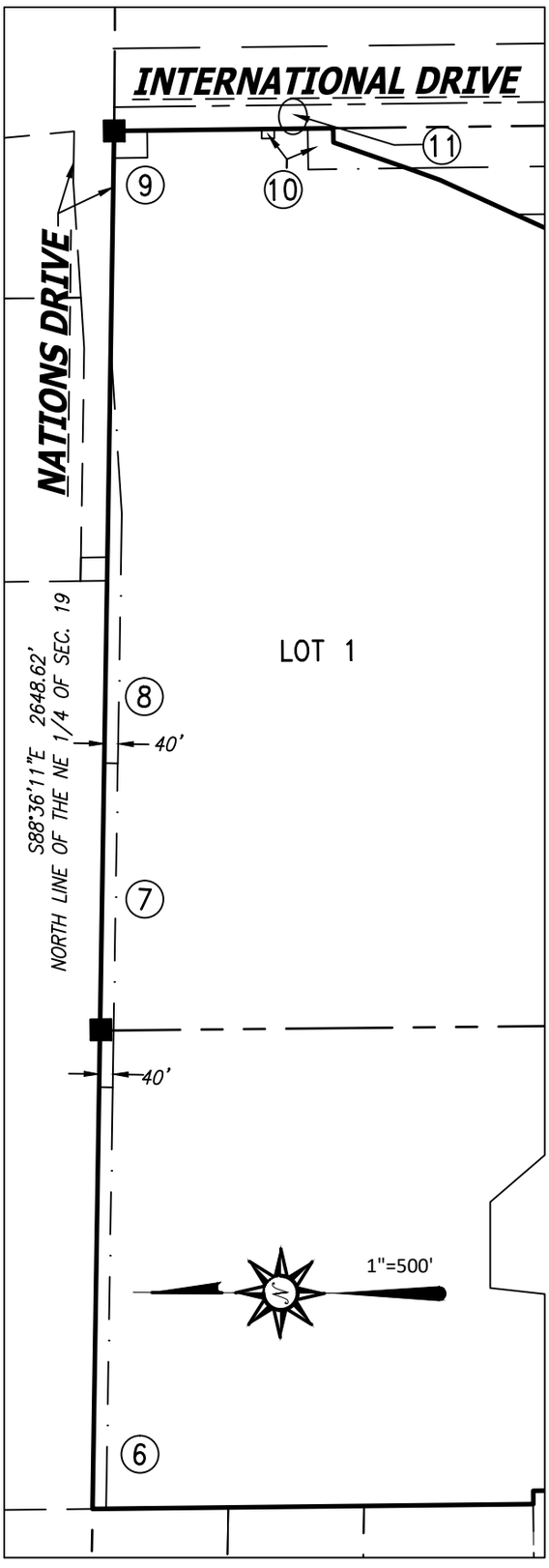
EASEMENTS OF RECORD SHOWN FOR REFERENCE ONLY





(SEE SHEET 15 FOR DETAIL)

1. 12' WE ENERGIES EASEMENT PER DOC. NOS. 1176977, 1411770, & 2499317. SEE DETAIL "A".
2. 12' WE ENERGIES EASEMENT PER DOC. NO. 2499320. SEE DETAIL "A".
3. 10' W.E.P.CO. UNDERGROUND UTILITY EASEMENT PER DOC. NO. 1176977. SEE DETAIL "C".
4. 12' W.E.P.CO. EASEMENT PER DOC. NO. 2499317. SEE DETAIL "A".
5. P.L.E. DRAINAGE PER DOC. NO. 2477108. SEE DETAIL "B".
6. SANITARY & WATERMAIN EASEMENT PER DOC. NO. 2582262.
7. SANITARY & WATERMAIN EASEMENT PER DOC. NO. 2582263.
8. SANITARY & WATERMAIN EASEMENT PER DOC. NO. 2582261.
9. CHANNEL IMPROVEMENTS EASEMENT PER DOC. NO. 2502178.
10. STORM SEWER OUTFALL EASEMENT PER DOC. NO. 2502178.
11. RIGHT OF ACCESS TO INTERNATIONAL DRIVE PER 1 ACCESS POINT (CURB CUT)

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

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Professional Land Surveyor S-2461

Date: October 1, 2026
Survey No. 4404.10B
Sheet 14 of 23

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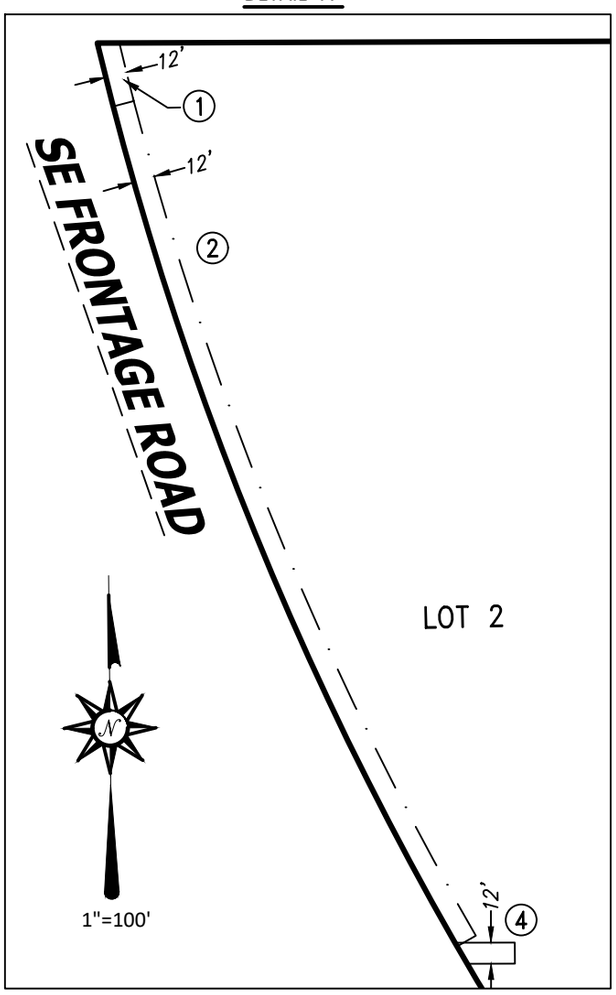
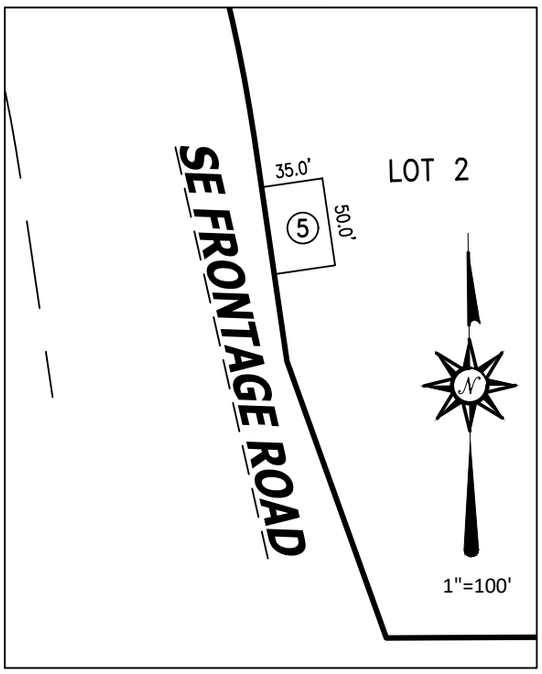
1. 12' WE ENERGIES EASEMENT PER DOC. NOS. 1176977, 1411770, & 2499317
2. 12' WE ENERGIES EASEMENT PER DOC. NO. 2499320
3. 10' W.E.P.CO. UNDERGROUND UTILITY EASEMENT PER DOC. NO. 1176977
4. 12' W.E.P.CO. EASEMENT PER DOC. NO. 2499317
5. P.L.E. DRAINAGE PER DOC. NO. 2477108

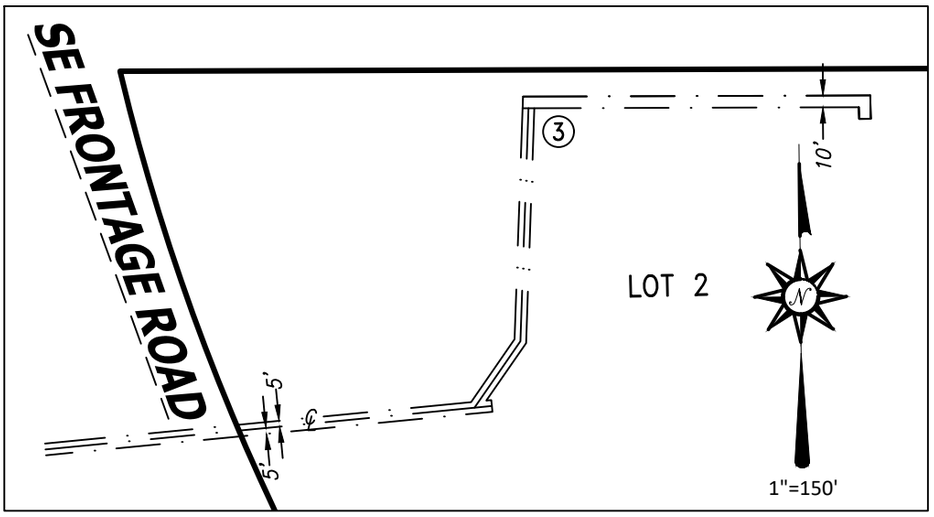
DETAIL "A"



DETAIL "B"



DETAIL "C"





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Date: October 1, 2026
Survey No. 4404.10B
Sheet 15 of 23

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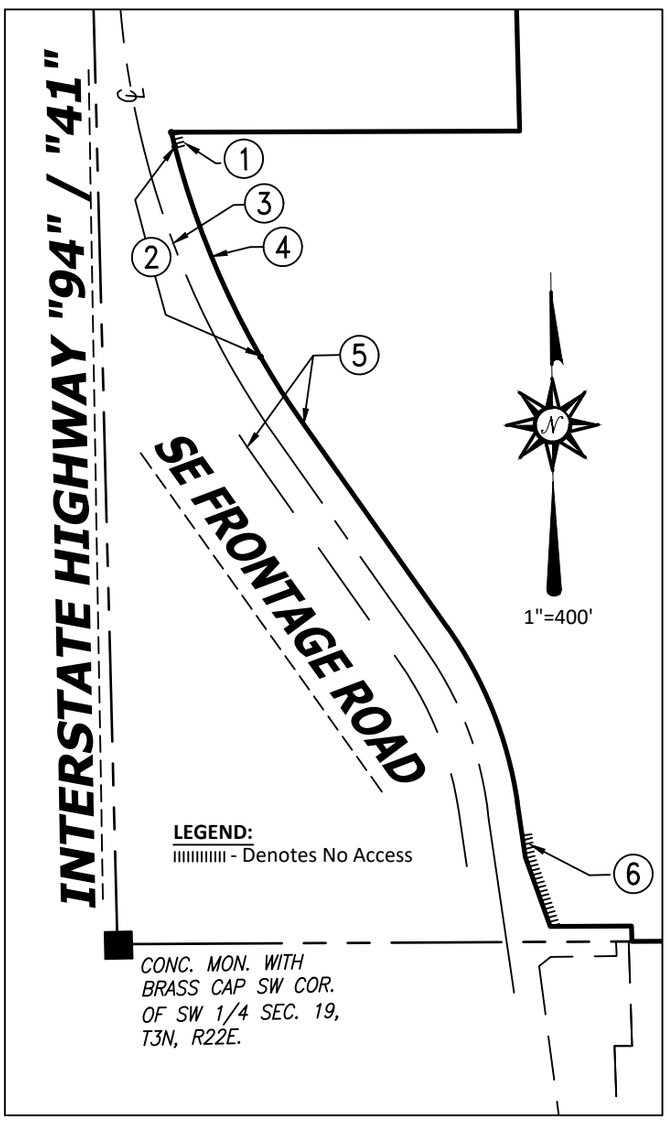

1. NO ACCESS PER TRANSPORTATION PLAT DOC. NO. 2240909 & 2477108.
2. ONE ACCESS POINT ALLOWED PER TRANSPORTATION PLAT DOC. NO. 2240909 AND 2267192.
3. D.O.T. FREEWAYS OR EXPRESSWAYS CORRIDOR RESERVATION ALONG FRONTAGE ROAD (20M TO EACH SIDE OF C/L) PER DOC. NO. 1669178 AND 1669177
4. SHARED ACCESS POINT PER WARRANTY DEED DOC. NO. 2247146
5. LANDS ACQUIRED PER TRANSPORTATION PLAT DOC. NO. 2477108
6. NO ACCESS PER DOC. NO. 2284061 (TWO DRIVEWAY CONNECTIONS SHALL BE LOCATED NORTH OF NO ACCESS AND PLE)

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

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Sheet 16 of 23

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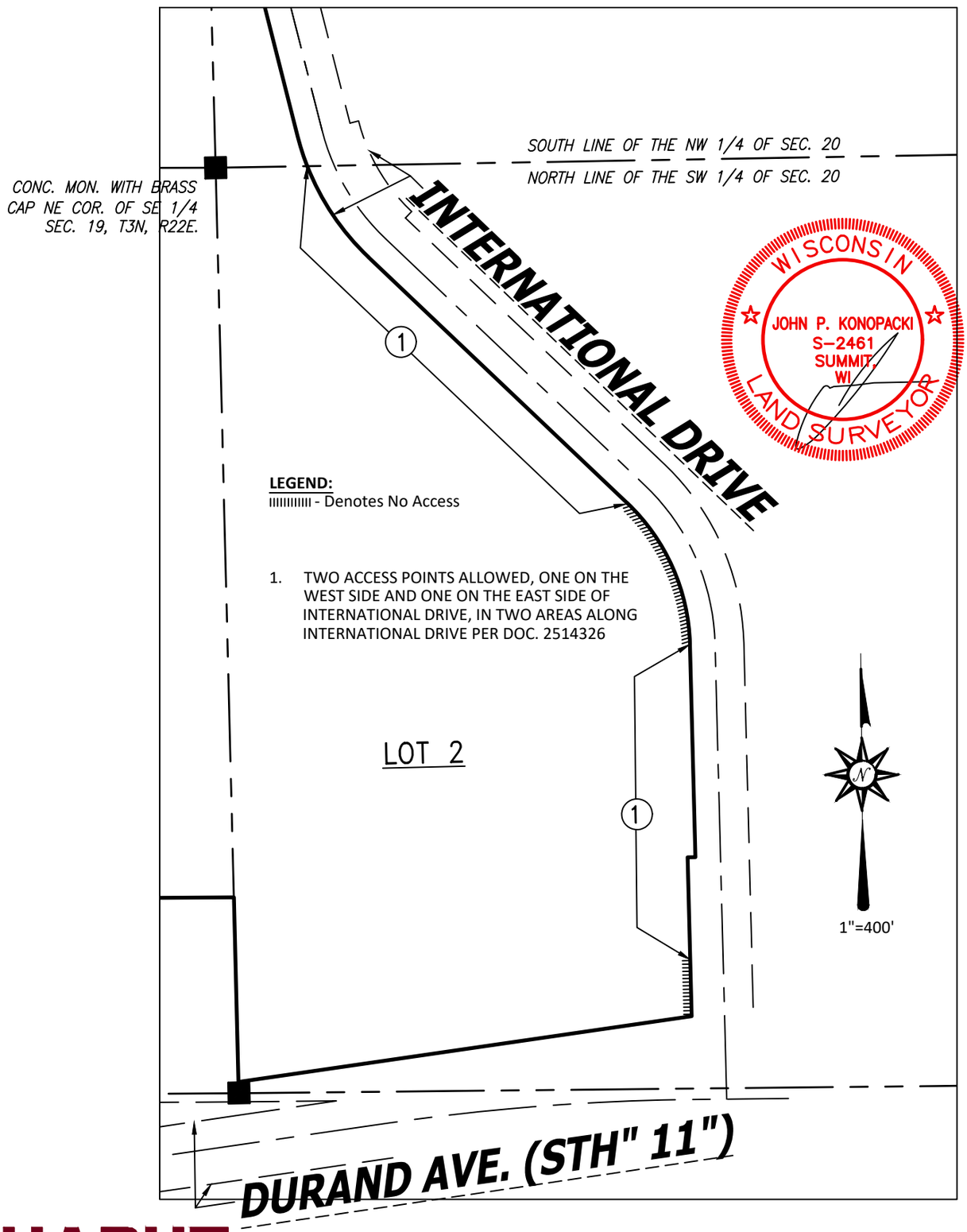

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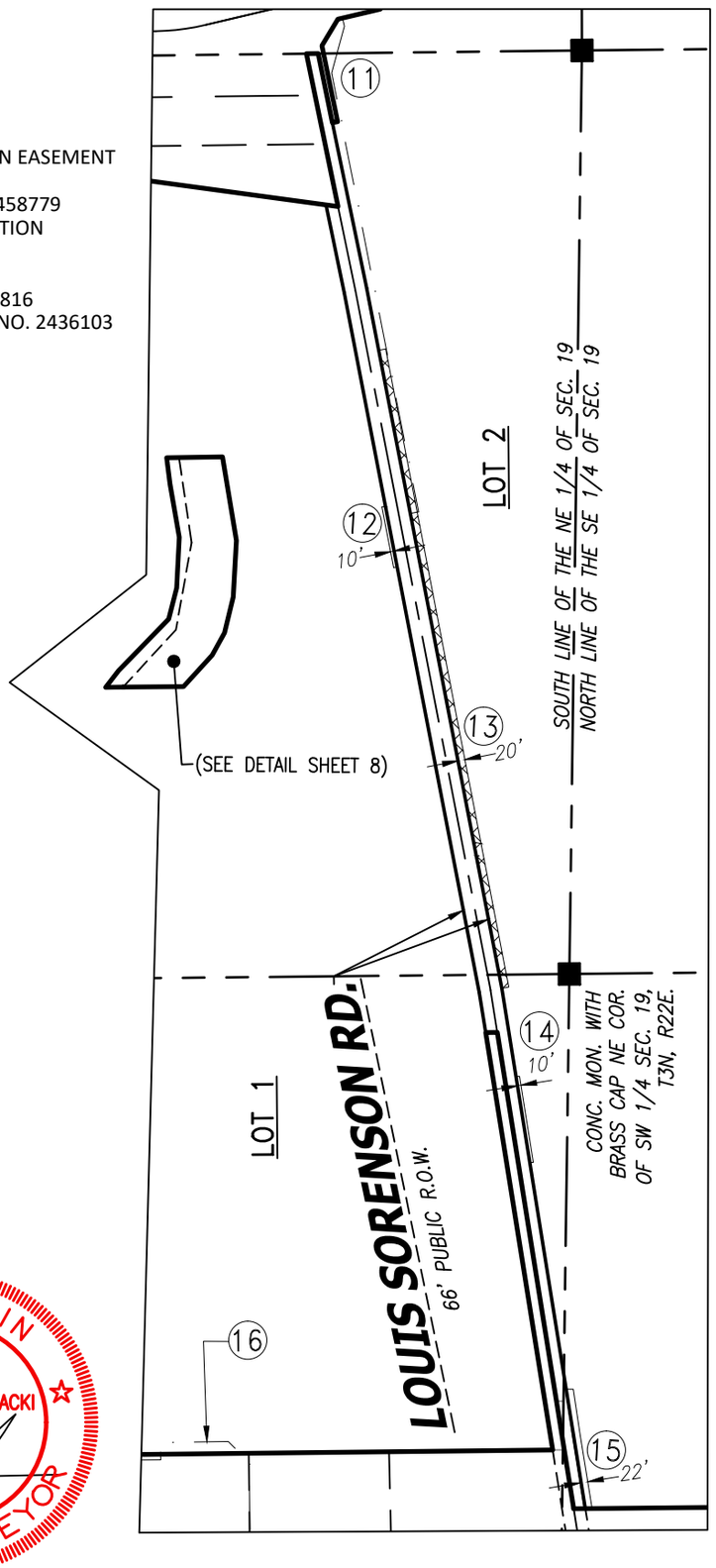
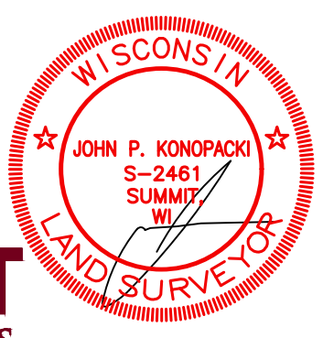
EASEMENTS OF RECORD SHOWN FOR REFERENCE ONLY



11. SANITARY SEWER MAIN & PIPELINE INSTALLATION EASEMENT PER DOC. NO. 2627794
12. 10' ELECTRIC UTILITY EASEMENT PER DOC. NO. 1458779
13. 20' SANITARY SEWER MAIN & PIPELINE INSTALLATION EASEMENT PER DOC. NO. 2627795 (HATCH)
14. 10' W.E.P.CO. EASEMENT PER DOC. NO. 1458971
15. SANITARY SEWER EASEMENT PER DOC. NO. 2627816
16. STORM WATER DRAINAGE EASEMENT PER DOC. NO. 2436103





CHAPUT LAND SURVEYS
710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: October 1, 2026
Survey No. 4404.10B
Sheet 18 of 23

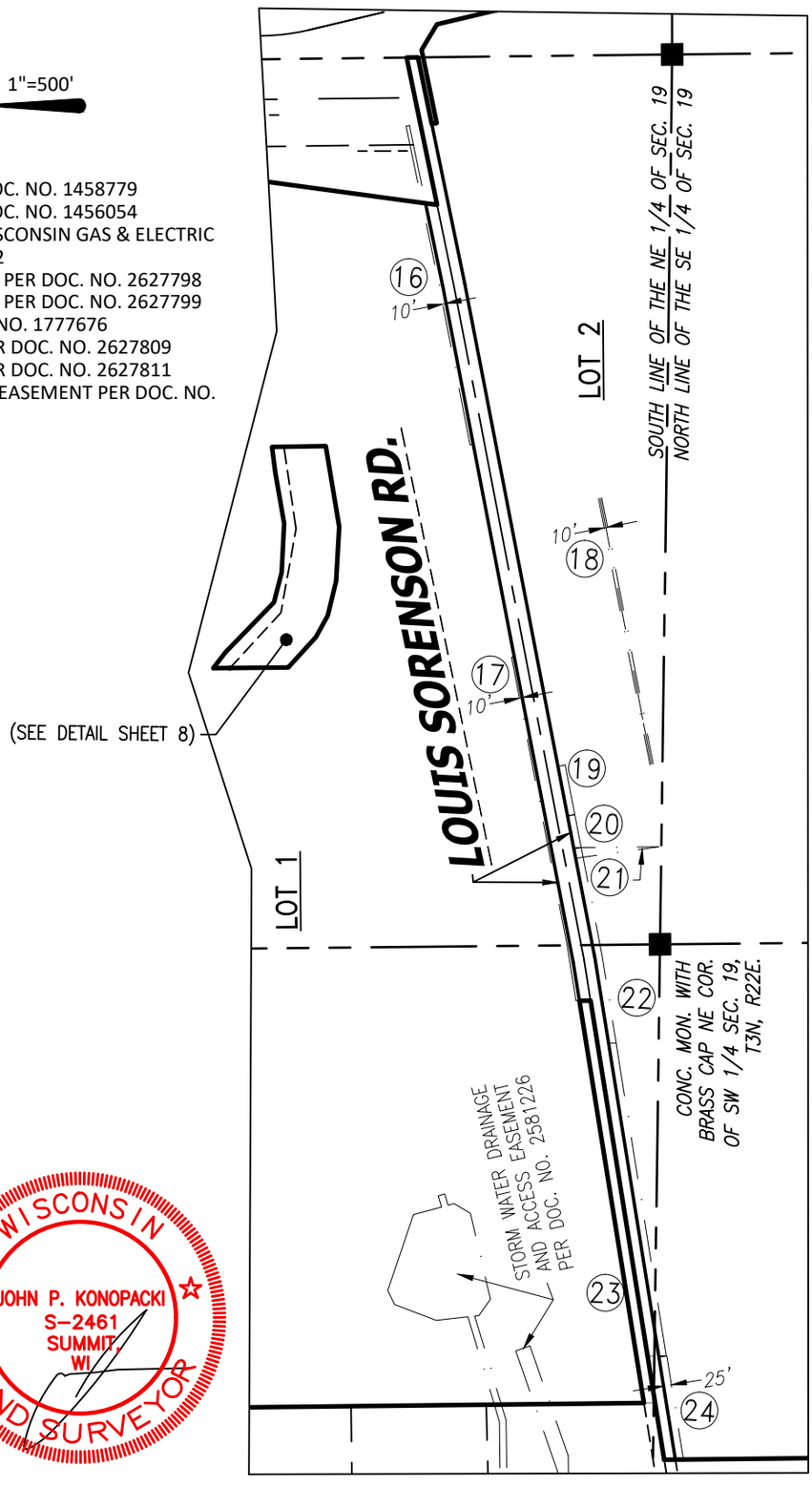
CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 2784, part of Lot 1 & all of Lot 2 of Certified Survey Map No. 1205, part of Lot 4 of Certified Survey Map No. 3422, part of Vacated Louis Sorenson Road, and additional lands, all being part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northwest 1/4 of Section 19, the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 20, and the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East, in the Village of Mount Pleasant, County of Racine, State of Wisconsin.

EASEMENTS OF RECORD SHOWN FOR REFERENCE ONLY



16. 10' W.E.P.CO. EASEMENT PER DOC. NO. 1458779
17. 10' W.E.P.CO. EASEMENT PER DOC. NO. 1456054
18. APPROX. LOCATION OF A 10' WISCONSIN GAS & ELECTRIC EASEMENT PER DOC. NO. 423432
19. 22' SANITARY SEWER EASEMENT PER DOC. NO. 2627798
20. 22' SANITARY SEWER EASEMENT PER DOC. NO. 2627799
21. W.E.P.CO. EASEMENT PER DOC. NO. 1777676
22. SANITARY SEWER EASEMENT PER DOC. NO. 2627809
23. SANITARY SEWER EASEMENT PER DOC. NO. 2627811
24. 25' WISCONSIN GAS & ELECTRIC EASEMENT PER DOC. NO. 423434



WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT
WI
LAND SURVEYOR

CHAPUT LAND SURVEYS
710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53204
414-224-8068 www.chaputlandsurveys.com

This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: October 1, 2026
Survey No. 4404.10B
Sheet 19 of 23

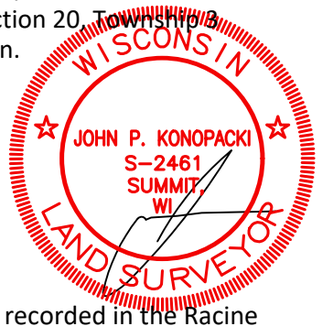
CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 2784, part of Lot 1 & all of Lot 2 of Certified Survey Map No. 1205, part of Lot 4 of Certified Survey Map No. 3422, part of Vacated Louis Sorenson Road, and additional lands, all being part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northwest 1/4 of Section 19, the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 20, and the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East, in the Village of Mount Pleasant, County of Racine, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

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



THAT I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 2784, recorded in the Racine County Register of Deeds Office on May 16, 2006 as Document No. 2085293, part of Lot 1 & All of Lot 2 of Certified Survey Map No. 1205, recorded in the Racine County Register of Deeds Office on February 12, 1987 as Document No. 1219679, and part of Lot 4 of Certified Survey Map No. 3422, recorded in the Racine County Register of Deeds Office on November 13, 2020 as Document No. 2571627, part of Vacated Louis Sorenson Road, and additional lands, all being part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northwest 1/4 of Section 19, the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 20, and the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East, in the Village of Mount Pleasant, County of Racine, State of Wisconsin bounded and described as follows:

Beginning at the Northeast corner of the Northeast 1/4 of said Section 19; thence South 00°10'47" East along the East line of said Northeast 1/4 Section 645.20 feet to a point; thence South 89°48'38" West 41.38 feet to a point; thence South 19°46'02" West 230.03 feet to a point; thence South 20°27'21" West 103.25 feet to a point; thence South 24°57'47" West 243.73 feet to a point; thence South 25°09'21" West 225.27 feet to a point; thence South 08°14'58" West 571.72 feet to a point; thence North 78°47'31" East 448.28 feet to a point on the East line of the aforesaid Northeast 1/4 Section; thence South 00°06'17" East along said East line 33.63 feet to a point; thence South 78°47'31" West 202.93 feet to a point; thence South 11°19'56" East 15.25 feet to a point; thence North 78°47'00" East 222.91 feet to a point on the West line of International Drive; thence South 58°20'56" East along said West line 88.87 feet to a point; thence South 12°53'57" East along said West line 632.44 feet to a point on a curve; thence Southeasterly 89.39 feet along said West line and arc of a compound curve, whose center lies to the Northeast, whose radius is 723.25 feet, and whose chord bears South 16°26'50" East 89.34 feet to a point on a curve; thence Southeasterly 316.56 feet along an arc of a curve, whose center lies to the Northeast, whose radius is 722.00 feet and whose chord bears South 32°33'20" East 314.03 feet to a point; thence South 45°06'59" East along said west line 1023.26 feet to a point on a curve; thence Southeasterly 453.96 feet along said West line and arc of a curve, whose center lies to the Southwest, whose radius is 578.00 feet, and whose chord bears South 22°36'59" East 442.38 feet to a point; thence South 00°06'59" East along said West line 609.79 feet to a point; thence South 89°53'01" West along said West line 22.50 feet to a point; thence South 00°06'59" East along said West line 454.88 feet to a point; thence South 83°05'41" West 1312.45 feet to a point on the East line of the Southeast 1/4 of Section 19; thence North 00°04'08" West along said East line 528.84 feet to a point; thence North 88°57'57" West and parallel with the South line of the Southeast 1/4 of Section 19 a distance of 2652.53 feet to a point on the West line of said 1/4 Section; thence South 00°04'33" East along said West line 561.08 feet to a point on the South line of the Southwest 1/4 of Section 19; thence North 88°56'36" West along said South line 1326.92 feet to a point; thence North 00°00'44" East 35.09 feet to a point on the North line of Old Highway "11"; thence North 88°56'40" West along said North line 185.25 feet to a point on the East line of "I-94" Frontage Road; thence North 18°24'31" West along said East line 167.35 feet to a point; thence North 06°57'36" West along said East line 127.95 feet to a point on a curve; thence Northwesterly 431.55 feet along said East line and arc of a curve, whose center lies to the Southwest, whose radius is 920.34 feet, and whose chord bears North 20°31'17" West 427.61 feet to a point; thence North 33°55'38" West along said East line 565.90 feet to a point on a curve; thence Northwesterly 182.79 feet along said East line and arc of curve, whose center lies to the Northeast, whose radius is 1954.26 feet, and whose chord bears North 31°13'45" West 182.72 feet to a point on a curve; thence Northwesterly 518.17 feet along said East line and arc of curve, whose center lies to the Northeast, whose radius is 1934.47 feet, and whose chord bears North 20°49'34" West 516.62 feet to a point on a curve;

CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 2784, part of Lot 1 & all of Lot 2 of Certified Survey Map No. 1205, part of Lot 4 of Certified Survey Map No. 3422, part of Vacated Louis Sorenson Road, and additional lands, all being part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northwest 1/4 of Section 19, the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 20, and the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East, in the Village of Mount Pleasant, County of Racine, State of Wisconsin.

SURVEYOR'S CERTIFICATE (CONTINUED)

thence Northwesterly 33.78 feet along said East line and arc of curve, whose center lies to the Northeast, whose radius is 1930.00 feet, and whose chord bears North 12°37'59" West 33.78 feet to a point; thence South 88°49'49" East 793.61 feet to a point; thence North 00°06'05" West 788.92 feet to a point on the centerline of Louis Sorenson Road; thence North 81°23'32" East along said centerline 312.88 feet to a point; thence North 81°22'45" East along said centerline 1073.05 feet to a point; thence North 00°07'43" West 33.37 feet to a point on the North line of Louis Sorenson Road; thence South 81°22'56" West along said North line 1214.37 feet to a point; thence North 00°07'42" West 1335.38 feet to a point; thence South 89°52'17" West 39.00 feet to a point; thence North 00°07'43" West 1298.59 feet to a point on the North line of the Northwest 1/4 of Section 19; thence South 88°35'59" East along said North line 1408.23 feet to a point on the North line of the Northeast 1/4 of said Section 19; thence South 88°36'11" East along said North line 2648.62 feet to the Point of Beginning. Excepting all of Outlot 1 of Certified Survey Map No. 2784, recorded in the Racine County Register of Deeds Office on May 16, 2006 as Document No. 2085293.

Dedicating Louis Sorenson Road as graphically shown for public right of way purposes.

Said lands as described containing 23,335,216± Square Feet (535.7028± Acres) Gross and 23,115,180± Square Feet (530.6515± Acres) of land Net, more or less.

That I have made such survey, land division and map by the direction of Microsoft Corporation, owner of said land.

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 requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Mt. Pleasant Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: October 1, 2026

_____
John P. Konopacki
Professional Land Surveyor S-2461



CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 2784, part of Lot 1 & all of Lot 2 of Certified Survey Map No. 1205, part of Lot 4 of Certified Survey Map No. 3422, part of Vacated Louis Sorenson Road, and additional lands, all being part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northwest 1/4 of Section 19, the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 20, and the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East, in the Village of Mount Pleasant, County of Racine, State of Wisconsin.

OWNER'S CERTIFICATE

Microsoft Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Washington, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

Microsoft Corporation, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Village of Mount Pleasant

IN WITNESS WHEREOF, the said Microsoft Corporation, has caused these presents to be signed by _____(name - print), _____ (title), at _____ (city), _____ County, Washington, on this _____ day of _____ , 202__.

In the presence of: Microsoft Corporation

_____
Name (signature) - Title

STATE OF _____}
SS
_____ COUNTY}

Personally came before me this _____ day of _____ , 202__, _____ (name), _____ (title), of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Notary Public
Name:_____

State of _____

My Commission Expires: _____



CHAPUT LAND SURVEYS
710 N. Plankinton Ave. Ste 720, Milwaukee, WI 53204
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This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: October 1, 2026
Survey No. 4404.10B
Sheet 22 of 23

CERTIFIED SURVEY MAP NO. _____

All of Lot 1 of Certified Survey Map No. 2784, part of Lot 1 & all of Lot 2 of Certified Survey Map No. 1205, part of Lot 4 of Certified Survey Map No. 3422, part of Vacated Louis Sorenson Road, and additional lands, all being part of the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southeast 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Southwest 1/4 of Section 19, the Northeast 1/4, Southeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northwest 1/4 of Section 19, the Southwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 20, and the Southwest 1/4 of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East, in the Village of Mount Pleasant, County of Racine, State of Wisconsin.

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Mount Pleasant, Wisconsin, on this _____ day of _____ , 202__.

_____ _____
Date David DeGroot, Village President

_____ _____
Date Jill Firkus, Village Clerk

VILLAGE OF MOUNT PLEASANT TREASURER'S CERTIFICATE

STATE OF WISCONSIN}
SS
RACINE COUNTY}

I, Jill Firkus, being duly appointed Village Clerk and Treasurer of the Village of Mount Pleasant, do hereby certify in accordance with the records in my office, there is no unpaid taxes or special assessments as of _____day of _____, 2026 on any of the lands in the certified survey map.

RACINE COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN}
SS
RACINE COUNTY}

I, Jeff Latus, being duly appointed Treasurer of the County of Racine, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of _____day of _____, 2026 on any of the lands in the certified survey map.



CHAPUT LAND SURVEYS
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This instrument was drafted by John P. Konopacki
Professional Land Surveyor S-2461

Date: October 1, 2026
Survey No. 4404.10B
Sheet 23 of 23

EXHIBIT

UNPLATTED LANDS
OWNER: THOMAS A HRIBAR
SR REVOCABLE TRUST
ZONING: C-5

UNPLATTED LANDS
OWNER: FAMILY TRUST
UNDER LEWIS LIV REV
ZONING: AG-2

CONC. MON. WITH BRASS CAP NW COR. OF NW 1/4 SEC. 19, T3N, R22E.

NORTH LINE OF THE NW 1/4 OF SEC. 19

S88°35'59"E 1408.23'

UNPLATTED LANDS
OWNER: THOMAS A HRIBAR
SR REVOCABLE TRUST
ZONING: C-4

UNPLATTED LANDS
OWNER: THOMAS A HRIBAR
SR REVOCABLE TRUST
ZONING: C-4

N00°07'43"W 1298.59'

UNPLATTED LANDS
OWNER: HRIBAR CORPORATE
CENTER LLC
ZONING: C-4

WEST LINE OF THE NW 1/4 OF SEC. 19

L74

LOT 1

LOT 1
C.S.M. NO. 3422
OWNER: THOMAS A HRIBAR
SR REVOCABLE TRUST
ZONING: C-4

LOT 2
C.S.M. NO. 3422
OWNER: THOMAS A HRIBAR
SR REVOCABLE TRUST
ZONING: C-4

N00°07'42"W 1335.38'

42" STORM OUTFALLS

SEPTIC MOUND SYSTEM

LOT 3
C.S.M. NO. 3422
OWNER: THOMAS A HRIBAR
SR REVOCABLE TRUST
ZONING: C-4

CONC. MON. WITH BRASS CAP NW COR. OF SW 1/4 SEC. 19, T3N, R22E.

CONC. MON. WITH BRASS CAP NE COR. OF SW 1/4 SEC. 19, T3N, R22E.

LOT 1
C.S.M.NO.1205
OWNER: MT PLEASANT
INDUSTRIAL LLC
ZONING: C-4

WEST LINE OF THE SW 1/4 OF SEC. 19

24" R.C.P.

793.61'
S88°49'49"E

24" R.C.P.

24" R.C.P.

24" R.C.P.

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE

- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

INTERSTATE HIGHWAY "94" / "41"

WEST ROAD/ C.T.H. "H"

SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5

NORTH

GRAPHICAL SCALE (FEET)
0 1"=150' 300'

SHEET 1 OF 5

PINNACLE ENGINEERING GROUP | CHAPUT LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720 | MILWAUKEE, WI 53203 | 414-224-8068 | www.pinnacle-engr.com | www.chaputlandsurveys.com

Date	Revision description

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K:\SURVEY DATA\4404\CAD\4404.00 AREA NORTH WET UTILITIES.DWG

EXHIBIT

P.O.B.
CONC. MON. WITH BRASS
CAP NE COR. OF NE 1/4
SEC. 19, T3N, R22E.

S88°36'11"E 2648.62'

NATIONS DRIVE

36" R.C.P.

S00°10'47"E 645.20'

15" C.C.P.

L58

L59

L60

L61

L62

571.72'
S08°14'58"W

INTERNATIONAL DRIVE
VARIABLE WIDTH PUBLIC R.O.W.

24" C.C.P.

15" C.C.P.

24" C.C.P.

18" C.C.P.

18" C.C.P.

L64

54" C.C.P.

CATV

24" C.C.P.

L65

15" C.M.P.

L63

RIP-RAP
15" C.M.P.

L68

L67

L66

15" C.M.P.

36" C.M.P.

15" C.M.P.

15" C.M.P.

22.0'

SEPTIC MOUND SYSTEM

15" C.M.P.

S12°53'57"E
632.44'

SOUTH LINE OF THE NE 1/4 OF SEC. 19
NORTH LINE OF THE SE 1/4 OF SEC. 19
S88°43'12"E 2754.60

CONC. MON. WITH BRASS
CAP NE COR. OF NE 1/4
SEC. 19, T3N, R22E.

CONC. MON. WITH BRASS
CAP NE COR. OF SE 1/4
SEC. 19, T3N, R22E.

EAST LINE OF THE SE 1/4 OF SEC. 19
N00°04'08"W 2619.10'

WEST LINE OF THE SW 1/4 OF SEC. 20
N00°04'08"W 2755.71'

12" C.M.P.
6" C.M.P.
60" C.M.P.
C.C.P.

LOT 2

INTERSTATE HIGHWAY "94" / "41"

WEST ROAD/ C.T.H. "H"

SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
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- BOLLARD
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- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
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- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

NORTH

GRAPHICAL SCALE (FEET)
0 1"=150' 300'

SHEET 2 OF 5

Date	Revision description

PINNACLE ENGINEERING GROUP | CHAPUT LAND SURVEYS
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K:\SURVEY DATA\4404\CAD\4404.00 AREA NORTH WET UTILITIES.DWG

EXHIBIT

LOT 2
C.S.M. NO. 3422
OWNER: THOMAS A HRIBAR
SR REVOCABLE TRUST
ZONING: C-4

LOT 3
C.S.M. NO. 3422
OWNER: THOMAS A HRIBAR
SR REVOCABLE TRUST
ZONING: C-4

LOT 1
C.S.M.NO.1205
OWNER: MT PLEASANT
INDUSTRIAL LLC
ZONING: C-4

N00°07'42"W 1335.38

WEST LINE OF THE SW 1/4 OF SEC. 19

42" STORM OUTFALLS

SEPTIC MOUND SYSTEM

CONC. MON. WITH BRASS CAP NW COR. OF SW 1/4 SEC. 19, T3N, R22E.

CONC. MON. WITH BRASS CAP NE COR. OF SW 1/4 SEC. 19, T3N, R22E.

793.61'
S88°49'49"E

24" R.C.P.

24" R.C.P.

24" R.C.P.

32" R.C.P.

27" R.C.P.

27" R.C.P.

20" WATER MAIN

N33°55'38"W 565.90'

SE FRONTAGE ROAD
VARIABLE PUBLIC R.O.W.

24" C.P.P.

24" C.P.P.

32" R.C.P.

L73

15" R.C.P.

L72

L71

L70

CONC. MON. WITH BRASS CAP SW COR. OF SW 1/4 SEC. 19, T3N, R22E.

CONC. MON. WITH BRASS CAP SE COR. OF SE 1/4 SEC. 19, T3N, R22E.

S00°04'33"E 2662.74'
EAST LINE OF THE SW 1/4 OF SEC. 19

S00°04'33"E 561.08'

2101.66'
WEST LINE OF THE SE 1/4 OF SEC. 19

N88°56'36"W 1326.92'

UNPLATTED LANDS

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE

- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

INTERSTATE HIGHWAY "94" / "41"

WEST ROAD/ C.T.H. "H"

SHEET 1 | SHEET 2 | SHEET 3 | SHEET 4 | SHEET 5

NORTH

GRAPHICAL SCALE (FEET)
0 1"=150' 300'

SHEET 3 OF 5

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DRAFTED BY: lpm DRAWING NO. 4404.00

K:\SURVEY DATA\4404\CAD\4404.00 AREA NORTH WET UTILITIES.DWG

EXHIBIT

SEPTIC MOUND SYSTEM

571.72'
S08°14'58"W

RIP-RAP
15" C.M.P.

18" C.C.P.

54" C.C.P.

L64

L65

L63

L67

L66

15" C.M.P.

36" C.M.P.

22.0'

S12°53'57"E
632.44'

SOUTH LINE OF THE NE 1/4 OF SEC. 19
NORTH LINE OF THE SE 1/4 OF SEC. 19
S88°43'12"E 2754.60

CONC. MON. WITH BRASS CAP NE COR. OF NE 1/4 SEC. 19, T3N, R22E.

CONC. MON. WITH BRASS CAP NE COR. OF SE 1/4 SEC. 19, T3N, R22E.

EAST LINE OF THE SE 1/4 OF SEC. 19
N00°04'08"W 2619.10'
WEST LINE OF THE SW 1/4 OF SEC. 20
N00°04'08"W 2755.71'

INTERSTATE HIGHWAY "94" / "41"

WEST ROAD/ C.T.H. "H"

SHEET 1
SHEET 2
SHEET 3
SHEET 4
SHEET 5

LOT 2

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
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- INLET (ROUND)
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- WATER VALVE
- HYDRANT
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- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE

- TELEPHONE PEDESTAL
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- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

N88°57'57"W 2652.53'

UNPLATTED LANDS
OWNER: KYLE & HOLLY CREUZIGER
ZONING: C-4

1 BRASS
SE 1/4
V, R22E.

CONC. MON. WITH BRASS CAP SE COR. OF SE 1/4 SEC. 19, T3N, R22E.

N00°04'08"W
528.84'

UNPLATTED LANDS
OWNER: MICROSOFT CORPORATION
ZONING: C-4

CP RAIL SYSTEM
100' PUBLIC R.O.W.

DURAND AVE. (STH" 11")
VARIABLE PUBLIC R.O.W.

NORTH

GRAPHICAL SCALE (FEET)
0 1"=150' 300'

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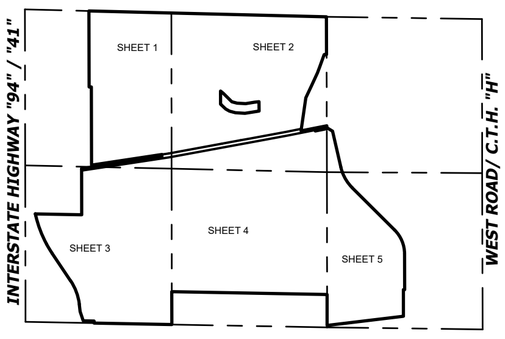
K:\SURVEY DATA\4404\CAD\4404.00 AREA NORTH WET UTILITIES.DWG

EXHIBIT



L62
571.72'
S08°14'58"W
24" C.C.P.
18" C.C.P.
18" C.C.P.
L64
54" C.C.P.
CATV
CATV
24" C.C.P.
L65
L68
RIP-RAP
15" C.M.P.
L63
15" C.M.P.
15" C.M.P.
36" C.M.P.
15" C.M.P.
L67
L66
S12°53'57"E
632.44'
CONC. MON. WITH BRASS CAP NE COR. OF NE 1/4 SEC. 19, T3N, R22E.
SOUTH LINE OF THE NW 1/4 OF SEC. 20
NORTH LINE OF THE SW 1/4 OF SEC. 20
CONC. MON. WITH BRASS CAP NE COR. OF SE 1/4 SEC. 19, T3N, R22E.
N00°04'08"W 2619.10'
EAST LINE OF THE SE 1/4 OF SEC. 19
WEST LINE OF THE SW 1/4 OF SEC. 20
N00°04'08"W 2755.71'
INTERNATIONAL DRIVE
S46°06'59"E 1023.26'
S00°06'59"E
609.79'
L69
S00°06'59"E
454.88'
N00°04'08"W
528.84'
S83°05'41"W 1312.45'
CONC. MON. WITH BRASS CAP SE COR. OF SE 1/4 SEC. 19, T3N, R22E.
SOUTH LINE OF THE SW 1/4 OF SEC. 20

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
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- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
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- SPOT/YARD LIGHT
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- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

NORTH

GRAPHICAL SCALE (FEET)
0 1"=150' 300'

SHEET 5 OF 5

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K:\SURVEY DATA\4404\CAD\4404.00 AREA NORTH WET UTILITIES.DWG

ALTA/NSPS LAND TITLE SURVEY

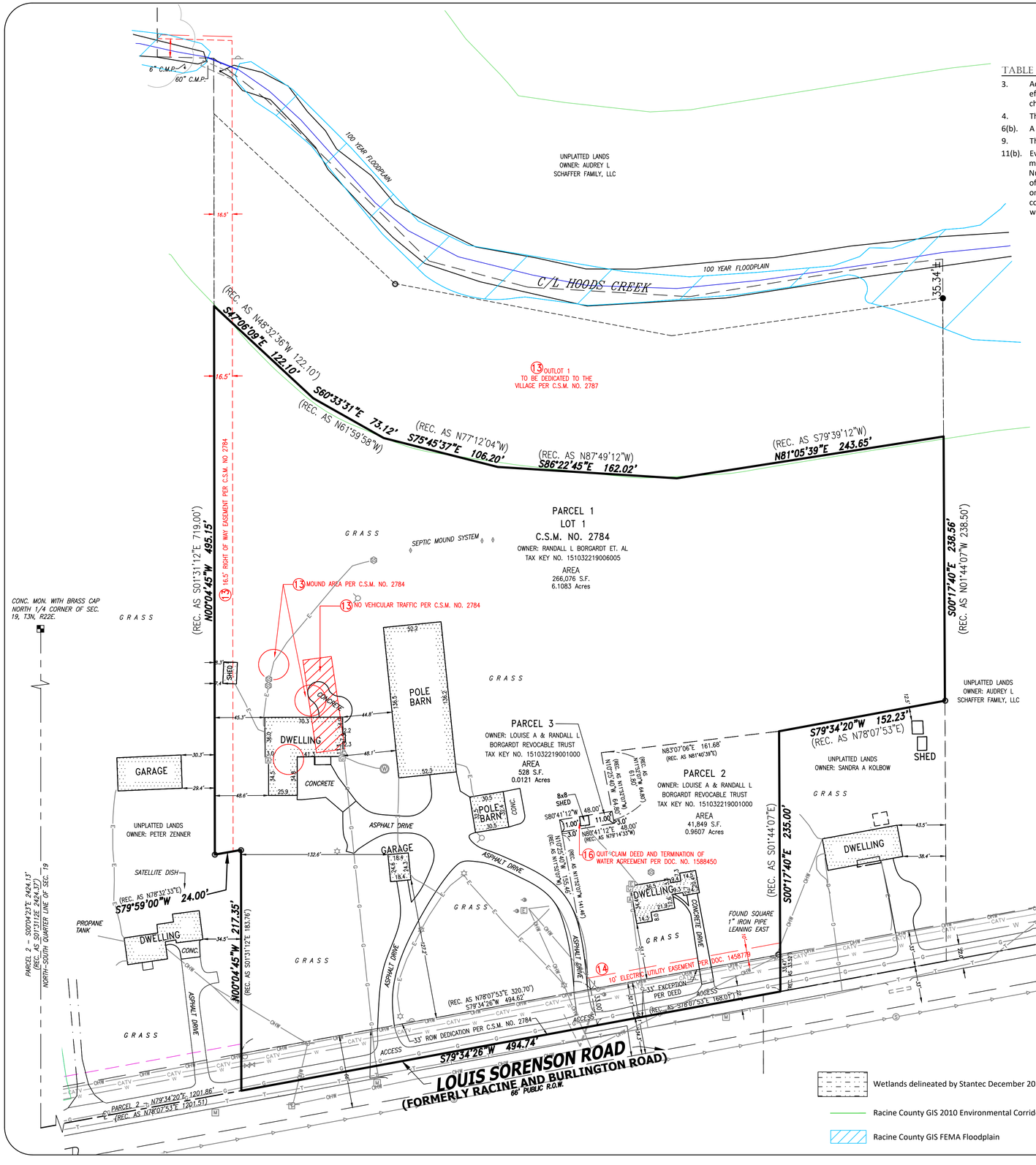
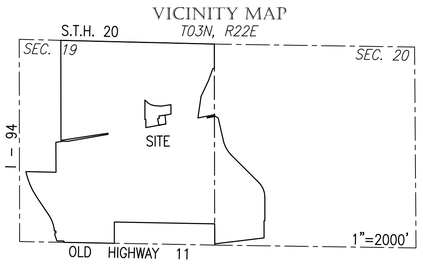


TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 308,453 square feet or 7.0581 acres.
6(b). A zoning report has not been provided.
9. There are 0 regular parking spaces and 0 handicap space marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235206022, 20235206013 and 20235206003. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

VICINITY MAP



LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE	
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD	
CURB INLET	TRANSFORMER	CROSS CUT	
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE	
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL	
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT	
DRAIN TILE	GAS VALVE	BENCH MARK	
WELL	GAS METER	CONIFER TREE	
HYDRANT	GAS MARKER	DECIDUOUS TREE	
WATER VALVE	AIR CONDITIONING UNIT	BUSH	
DOWN SPOUT	VENT	WETLAND SYMBOL	
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW	
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE	
STANDPIPE	DUMPSTER	CONC. =CONCRETE	
WATER MANHOLE	HANDICAP STALL	EL. =ELEVATION	
LIGHT POLE	SPOT ELEVATION	EXT. =EXISTING	
	SANITARY SEWER	INV. =INVERT	
	STORM SEWER	MON.=MONUMENT	
	WATER MAIN	P.O.B. =POINT OF BEGINNING	
	FIBER OPTIC LINE	P.O.C. =POINT OF COMMENCEMENT	
	TELEPHONE LINE	R.O.W =RIGHT OF WAY	
	ELECTRIC LINE	SEC. =SECTION	
	OVERHEAD WIRES	SQ. FT. =SQUARE FEET	
	CABLE TELEVISION	W/ =WITH	
	GAS MAIN	(R) =RECORDED AS	
	WETLANDS	(D) =DEEDED AS	
	TREE LINE		
	NO ACCESS		

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CLIENT

Dewberry

SITE ADDRESS

12620 & 12800 Louis Sorenson Road, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION

Parcel 1:
Lot 1 of Certified Survey Map No. 2784 recorded in the Office of the Register of Deeds for Racine County, Wisconsin on May 16, 2006, in Volume 8 of Certified Survey Maps, Page 896, as Document No. 2085293, as modified by affidavit of correction recorded August 02, 2006 as Document No. 2096005, said Certified Survey Map being part of the Southwest 1/4, Southeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 3 North, Range 22 East, in the Village of Mt. Pleasant, Racine County, Wisconsin.
For Informational Purposes Only:
Property Address: 12800 Louis Sorenson Road, Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-006-010

Parcel 2:
That part of the Northeast 1/4 of Section 19, Township 3 North, Range 22 East, in the Village of Mt. Pleasant, Racine County, Wisconsin, bounded as follows: begin at a point on the North-South 1/4 line of said Section 19 located South 01°31'12" East 2424.37 feet from a Racine County cast iron monument marking the North 1/4 corner of said Section; run thence North 78°07'53" East 1201.51 feet to a point in the centerline of Louis Sorenson Road and the point of beginning of this description; run thence North 11°52'07" West 33.00 feet to a 3/4" diameter re-bar stake; continue thence North 11°52'07" West 141.46 feet to a 3/4" diameter re-bar stake; continue thence North 11°52'07" West 3.00 feet; thence North 79°14'33" East 48.00 feet to a point located North 11°52'07" West 3.00 feet from a 3/4" diameter re-bar stake; thence North 11°52'07" West 64.80 feet to a 3/4" diameter re-bar stake; thence North 81°40'39" East 161.68 feet to a 3/4" diameter re-bar stake; thence South 01°44'07" East 201.48 feet to a 3/4" diameter rebar stake; continue thence South 01°44'07" East 33.52 feet to the centerline of Louis Sorenson Road; thence South 78°07'53" West 168.01 feet to the place of beginning. Excepting therefrom the rights of the public in and to Louis Sorenson Road.
For Informational Purposes Only:
Property Address: 12620 Louis Sorenson Road, Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-001-000

Parcel 3:
That part of the Northeast 1/4 of Section 19, Township 3 North, Range 22 East, in the Village of Mt. Pleasant, Racine County, Wisconsin, bounded as follows: begin at a point on the North-South 1/4 line of said Section 19 located South 01°31'12" East 2424.37 feet from a Racine County cast iron monument marking the North 1/4 corner of said Section; run thence North 78°07'53" East 1201.51 feet to a point in the centerline of Louis Sorenson Road; run thence North 11°52'07" West 33.00 feet to a 3/4" diameter re-bar stake; continue thence north 11°52'07" west 141.46 feet to a 3/4 diameter re-bar stake; continue thence North 11°52'07" West 3.00 feet to the point of beginning of this description; thence North 79°14'33" East 48.00 feet to a point located North 11°52'07" West 3.00 feet from a 3/4" diameter re-bar stake; thence North 11°52'07" West 11.00 feet, thence South 79°14'33" West 48 feet; thence South 11°52'07" East 11.00 feet to the point of beginning.
For Informational Purposes Only:
Property Address: Vacant Land
Tax Parcel No. 151-03-22-19-006-015

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1195279-MKE effective date of February 28, 2024, revised March 6, 2024, which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 11, 12, 23 & 26 visible evidence shown.
4, 6, 7, 8, 9, 10, 11, 17, 18, 19, 20, 21, 22, 24 & 25 not survey related.

13. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 2784 recorded May 16, 2006, in Volume 8 of Certified Survey Maps, Page 896, as Document No. 2085293 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
As amended by Affidavit of Correction recorded August 02, 2006 as Document No. 2096005.
Affects property by location, shown. (Parcel 1)
14. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc. d/b/a Ameritech, dated March 16, 1994, recorded/filed March 17, 1994 in Volume 2354, Page 550 as Document No. 1458779. Affects property by location, shown.
15. The terms and provisions contained in the document entitled "Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1" recorded May 28, 1996 in Volume 2539, Pages 429-471 as Document No. 1540010 of Official Records. Affects property by location, blanket statement. (Parcel 2)
16. Covenants, Conditions and Restrictions as set forth in Quit Claim Deed recorded on July 29, 1997 in Volume 2659, Page 795 as Document No. 1588450, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown. (Parcel 3)

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Mar. 11, 2024	Title and comments	lpm
May 28, 2024	Updated title commitment	lpm
June 12, 2024	Updated title commitment	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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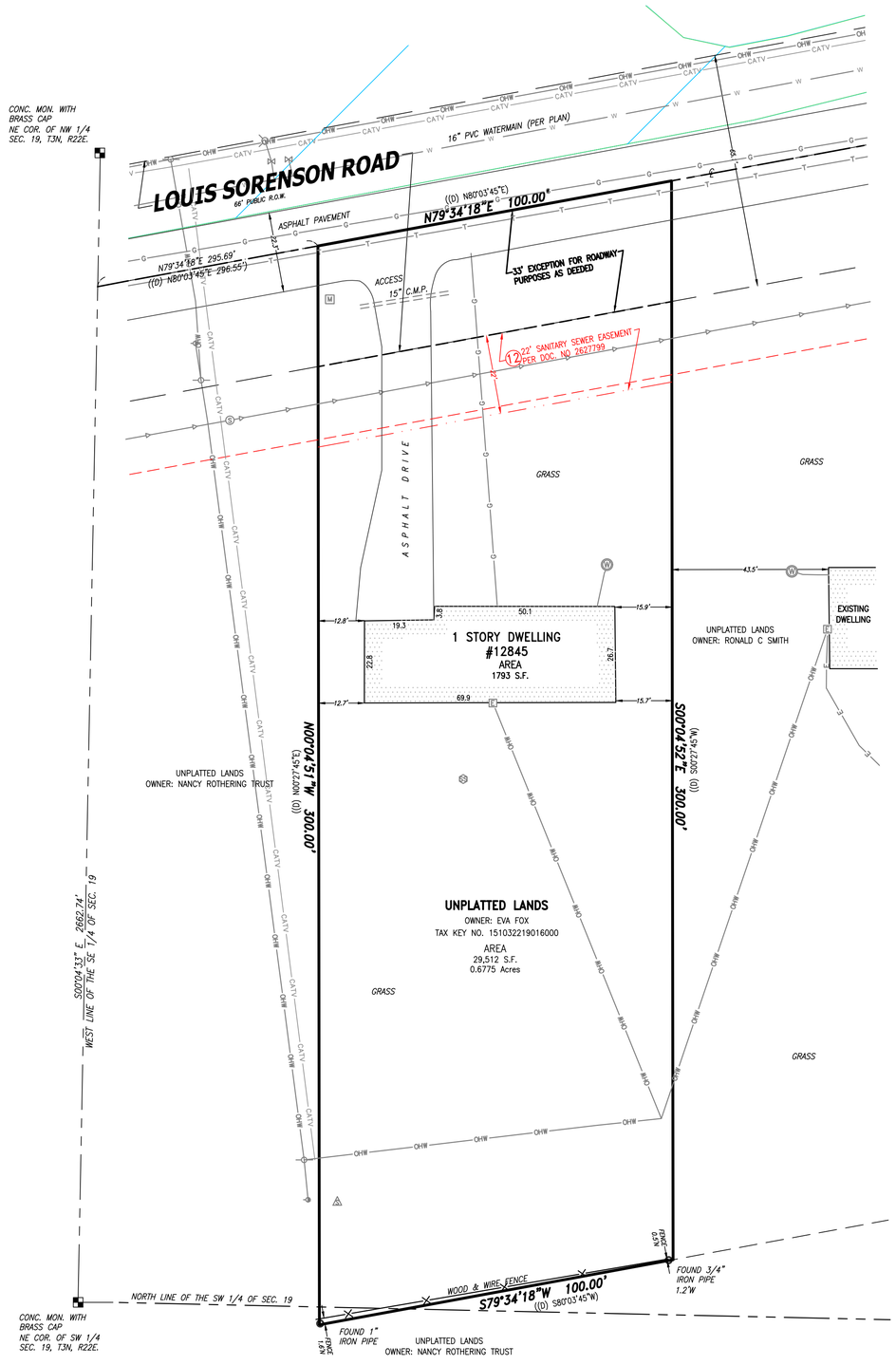
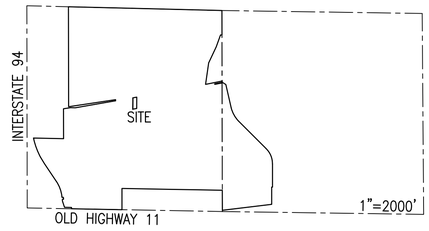
DRAFTED BY: tjs-lpm
Drawing No. 4404.10



VICINITY MAP



LEGEND

SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN	
STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX	
SEPTIC MOUND VENT		TELEPHONE PEDESTAL		FLAG POLE	
SEPTIC COVER		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP	
SANITARY CLEANOUT OR VENT		TELEPHONE MARKER		BOLLARD	
CURB INLET		TRANSFORMER		CROSS CUT	
STORM INLET		ELECTRIC METER/PEDESTAL		IRON PIPE	
CATCH BASIN		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD	
LATERAL		CABLE TV RISER/BOX CABLE		MAG NAIL	
UNKNOWN MANHOLE		TV MANHOLE/VAULT		SECTION MONUMENT	
DRAIN TILE		GAS VALVE		BENCH MARK	
WELL		GAS METER		CONIFER TREE	
HYDRANT		GAS MARKER		DECIDUOUS TREE	
WATER VALVE		AIR CONDITIONING UNIT		BUSH	
DOWN SPOUT		VENT		WETLAND SYMBOL	
SPRINKLER VALVE		UTILITY POLE		DIRECTIONAL ARROW	
WATER SHUT OFF		GUY WIRE		CL. =CENTERLINE	
STANDPIPE		DUMPSTER		CONC. =CONCRETE	
WATER MANHOLE		HANDICAP STALL		EL. =ELEVATION	
LIGHT POLE		SPOT ELEVATION		EXT. =EXISTING	
		SANITARY SEWER		INV. =INVERT	
		STORM SEWER		MON.=MONUMENT	
		WATER MAIN		P.O.B. =POINT OF BEGINNING	
		FIBER OPTIC LINE		P.O.C. =POINT OF COMMENCEMENT	
		TELEPHONE LINE		R.O.W =RIGHT OF WAY	
		ELECTRIC LINE		SEC. =SECTION	
		OVERHEAD WIRES		SQ. FT. =SQUARE FEET	
		CABLE TELEVISION		W/ =WITH	
		GAS MAIN		(R) =RECORDED AS	
		WETLANDS		(D) =DEEDED AS	
		TREE LINE			
		NO ACCESS			

Wetlands delineated by Stantec December 2023

Racine County GIS 2010 Environmental Corridors

Racine County GIS FEMA Floodplain

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

ALTA/NSPS LAND TITLE SURVEY

CHAPUT LAND SURVEYS

CLIENT
Dewberry

SITE ADDRESS
12845 Louis Sorenson Road, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION
That part of the East 1/2 of Section 19, Township 3 North, Range 22 East, bounded as follows: commence at the point of intersection of the North and South 1/4 line of said Section 19 and the centerline of the Louis Sorenson Road as now laid out; run thence North 80°03'45" East 296.55 feet long said centerline to the point of beginning of this description; run thence North 80°03'45" East 100.00 feet along said centerline; thence South 00°27'45" West 300 feet; thence South 80°03'45" West 100 feet; thence North 00°27'45"East 300.00 feet the point of beginning of this description.

Excepting therefrom the Northerly 33 feet for roadway purposes. Said land being the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1195281-WA1, effective date of _____ ___, 2024 which lists the following easements and/or restrictions from schedule B-II:

17 & 20 visible evidence shown.
7, 9 & 16 not survey related.
1-6, 8, 10, 13-15, 18 & 19 intentionally deleted.

11. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, page 429 as Document No. 1540010. and assessments, fees and/or charges, if any, levied by said district None due and delinquent as of Date of Policy. Affects property by location, blanket statement.

12. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: March 28, 2002
Parties: Louis Sorenson Road, LLC, and the Village of Mount Pleasant,
Racine County, Wisconsin, a municipal corporation
Recorded: May 02, 2022
Instrument No.: 2627799
As amended by Affidavit of Correction recorded May 25, 2022 as Document No. 2629905.
as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 19, 2024 and designated as Job No. 4404.10.
Affects property by location, shown.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

4. The Land Area of the subject property is 29,512 square feet or 0.6775 acres.

6(b). A zoning report has not been provided.

9. There are 0 parking spaces marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205981 and 20235205983. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 18, 2024	Proforma and comments	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

DRAFTED BY: lpm

Drawing No. 4404.10

ALTA/NSPS LAND TITLE SURVEY

CLIENT
Dewberry

SITE ADDRESS
Lands along Louis Sorenson Road & Old Highway 11, Village of Sturtevant, Racine County, Wisconsin

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1185340-MKE, effective date of June 21, 2024, Revision No. 03 (June 28, 2024) which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 11 & 25 visible evidence shown.
6, 7, 8, 9, 10, 23, 24, 26, 27, 28 & 29 not survey related.

12. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 1205 recorded on February 12, 1987 in Volume 3 of CSM's, Page 523 as Document No. 1219679 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. (Affects Parcel 1) Affects property by location.

13. Utility Easement to Wisconsin Gas & Electric Company, dated February 02, 1937, recorded/filed April 19, 1937 in Volume 331 of Deeds, Page 86 as Document No. 423434.
(Affects Parcel 1) Affects property by location, shown.

14. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement of Way over private road recorded on February 26, 1963 in Volume 771, Page 292, as Document No. 748318.
(Affects Parcels 2 & 3) Affects property by location, shown.

15. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement of Way over private road recorded on April 09, 1965 in Volume 858, Page 145, as Document No. 785968.
(Affects Parcels 2 & 3) Affects property by location, shown.

16. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded on May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010; and assessments, fees and/or charges, if any levied by said district. Affects property by location, blanket statement.

17. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Corridor Preservation Map, as recorded in Volume 2876, Page 615 as Document No. 1669177, on February 05, 1999, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcels 2 & 3)
Notice and Order Establishing Locations and Right-of-Way Widths for Future Freeways or Expressways recorded February 05, 1999 in Volume 2876, Page 621 as Document No. 1669178. Affects property by location, shown on Parcel 2, along East Frontage Road.

18. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Transportation Project Plat No: 1030-24-20-4.04, as recorded in Document No. 2240909, on January 27, 2010, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcels 2 & 3)
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.04 Amendment No: 1 Recording Information: October 13, 2017 as Document No. 2477108 Affects property by location, shown.

19. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on May 11, 2011 as Document No. 2284061, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcels 2 & 3) Affects property by location, shown.

20. Right-of-way as contained in Trustee's Deed recorded on June 08, 2016 as Document No. 2436461.
As amended by Correction Instrument recorded on July 15, 2016 as Document No. 2439718.
As further amended by Correction Instrument recorded on June 09, 2017 as Document No. 2466787.
(Affects Parcels 2 & 3) Affects property by location, shown.

21. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, Charter Communications Operating, LLC and Wisconsin Bell, Inc. doing business as AT&T Wisconsin, a Wisconsin corporation, dated January 04, 2018, recorded/filed July 24, 2018 as Document No. 2499317.
(Affects Parcel 2) Affects property by location, shown.

22. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: March 28, 2022
Parties: Robert E. Funk Farms, Inc. and the Village of Mount Pleasant,
Racine County, Wisconsin, a municipal corporation
Recorded: May 2, 2022
Instrument No: 2627816
(Affects Parcel 1) Affects property by location, shown.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 16, 2024

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 2,779,722 square feet or 63.8136 acres.
6(b). A zoning report has not been provided.
9. There are 0 parking spaces marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205925, 20235205926, 20235205934, 20235205937, 20235205966 and 20235205970. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

LEGAL DESCRIPTION
PARCEL 1:
LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 1205 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON FEBRUARY 12, 1987, IN VOLUME 03 OF CERTIFIED SURVEY MAPS, PAGE 523, AS DOCUMENT NO. 1219679, SAID CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN. EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED AUGUST 16, 1990 IN VOLUME 2028, PAGE 902 AS DOCUMENT NO. 1318099.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: LANDS ALONG LOUIS SORENSON ROAD, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-19-013-200

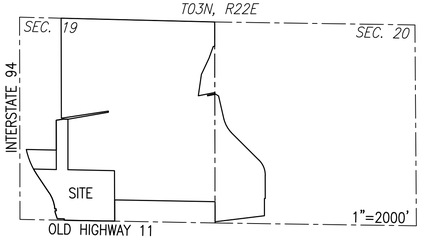
PARCEL 2:
PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STANDARD RACINE COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, RUN THENCE NORTH 89°36'39" EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 307.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUE NORTH 89°36'40" EAST ALONG SAID SOUTH LINE 864.56 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 1°28'58" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID 1/4 SECTION 1333.99 FEET; THENCE SOUTH 89°43'20" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 866.14 FEET; THENCE SOUTH 1°32'57" EAST 1,335.70 FEET TO THE POINT OF BEGINNING. EXCEPTING THE PROPERTY TRANSFERRED BY THE GRANTOR TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN THE WARRANTY DEED DATED MAY 06, 2011 AND RECORDED IN THE OFFICE OF THE RACINE COUNTY REGISTER OF DEEDS ON MAY 11, 2011 AS DOCUMENT NO. 2284061. ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN TRUSTEE'S DEED RECORDED MAY 07, 2015 AS DOCUMENT NO. 2406791.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: LANDS ALONG OLD HIGHWAY 11, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-19-014-100

PARCEL 3:
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST. SAID LAND BEING IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: LANDS ALONG OLD HIGHWAY 11, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-19-019-000

Wetlands delineated by Stantec December 2023
Racine County GIS 2010 Environmental Corridors
Racine County GIS FEMA Floodplain

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

VICINITY MAP
T03N, R22E



LEGEND
- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC MOUND VENT
- SEPTIC COVER
- SANITARY CLEANOUT OR VENT
- CURB INLET
- STORM INLET
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- DRAIN TILE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- STANDPIPE
- WATER MANHOLE
- LIGHT POLE
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
- CABLE TV RISER/BOX CABLE
- TV MANHOLE/VAULT
- GAS VALVE
- GAS METER
- GAS MARKER
- AIR CONDITIONING UNIT
- VENT
- UTILITY POLE
- GUY WIRE
- DUMPSTER
- HANDICAP STALL
- SPOT ELEVATION
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIBER OPTIC LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- CABLE TELEVISION
- GAS MAIN
- WETLANDS
- TREE LINE
- NO ACCESS
- SIGN
- MAIL BOX
- FLAG POLE
- BASKETBALL HOOP
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- DIRECTIONAL ARROW
- CL. =CENTERLINE
- CONC. =CONCRETE
- EL. =ELEVATION
- EXT. =EXISTING
- INV. =INVERT
- MON.=MONUMENT
- P.O.B. =POINT OF BEGINNING
- P.O.C. =POINT OF COMMENCEMENT
- R.O.W =RIGHT OF WAY
- SEC. =SECTION
- SQ. FT. =SQUARE FEET
- W/ =WITH
- (R) =RECORDED AS
- (D) =DEEDED AS

Date	Revision description	
Mar 27, 2024	Proforma and comments	lpm
July 18, 2024	Updated Title	lpm

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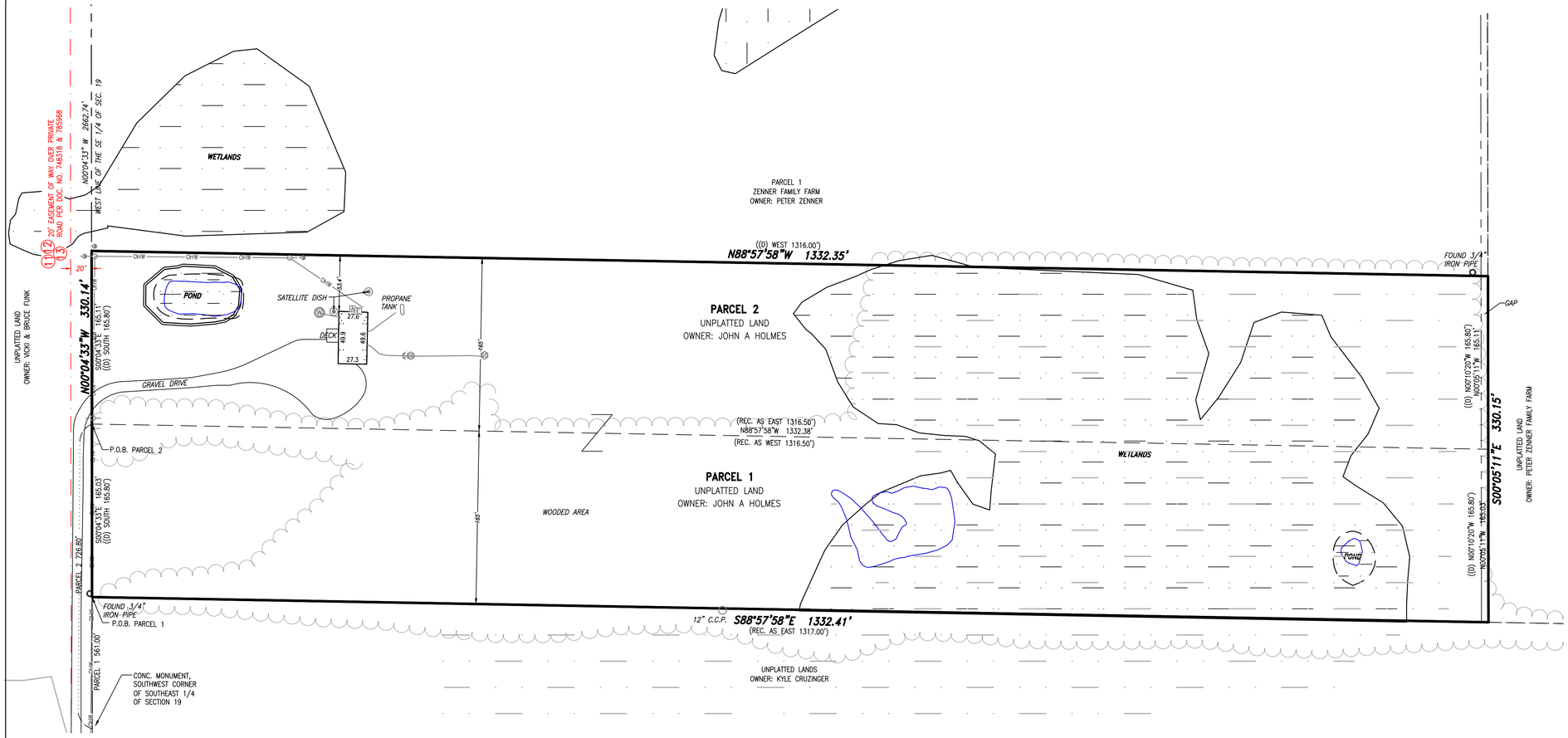
DRAFTED BY: LPM
Drawing No. 4404.10

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

ALTA/NSPS LAND TITLE SURVEY



CLIENT

Dewberry

SITE ADDRESS

13042 Old Highway 11, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION

PARCEL 1:
PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGIN AT A POINT ON THE NORTH AND SOUTH 1/4 SECTION LINE 561.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 19; RUN THENCE EAST 1317.00 FEET; THENCE NORTH 0°10'20" WEST, 165.80 FEET; THENCE WEST 1316.50 FEET; THENCE SOUTH 165.80 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: LANDS ALONG OLD HIGHWAY 11, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-19-020-000

PARCEL 2:
PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE NORTH AND SOUTH 1/4 LINE 726.80 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19; RUN THENCE EAST 1316.50 FEET; THENCE NORTH 0°10'20" WEST, 165.80 FEET; THENCE WEST 1316.00 FEET; THENCE SOUTH 165.80 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 13042 OLD HIGHWAY 11, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-19-021-000

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1185350-MKE, effective date of July 4, 2024 (Revision 4, July 11, 2024) which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 10 and 19 visible evidence shown.
4, 6, 7, 8, 9, 15, 16, 17, 18, 20, 22, 23, 24 and 25 not survey related.

11. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement of Way Over Private Road recorded on February 26, 1963 in Volume 771 of Records, Pages 292-295, as Document No. 748318. Affects property by location, shown.

12. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement of Way Over Private Road recorded on April 09, 1965 in Volume 858 of Records, Pages 145-149, as Document No. 785968. Affects property by location, shown.

13. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement of Way as set forth on Quit Claim Deed recorded on November 17, 1995 in Volume 2490, page 658, as Document No. 1519718. (Parcel 2) Affects property by location, shown.

14. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded on May 28, 1996 in Volume 2539, Pages 429-471 as Document No. 1540010; and assessments, fees and/or charges, if any, levied by said district. Affects property by location, blanket type.

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of Parcel 2 is 217,743 square feet or 4.9987 acres. The Land Area of Parcel 1 is 218,177 square feet or 5.0087 acres. The Net Land Area for the subject property is 435,920 square feet or 10.0074 Acres

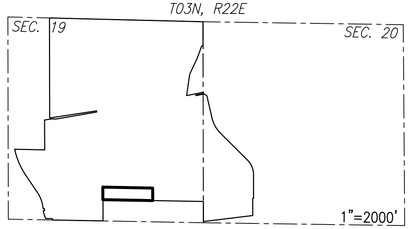
6(b). A zoning report has not been provided.

9. There are 0 regular parking spaces and 0 handicap space marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205906, 20235205903, 20235205897 and 20235205896 However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

VICINITY MAP

T03N, R22E



Wetlands delineated by Stantec December 2023

LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD
CURB INLET	TRANSFORMER	CROSS CUT
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT
DRAIN TILE	GAS VALVE	BENCH MARK
WELL	GAS METER	CONIFER TREE
HYDRANT	GAS MARKER	DECIDUOUS TREE
WATER VALVE	AIR CONDITIONING UNIT	BUSH
DOWN SPOUT	VENT	WETLAND SYMBOL
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE
STANDPIPE	DUMPSTER	CONC. =CONCRETE
WATER MANHOLE	HANDICAP STALL	EL. =ELEVATION
LIGHT POLE	SPOT ELEVATION	EXT. =EXISTING
SANITARY SEWER		INV. =INVERT
STORM SEWER		MON.=MONUMENT
WATER MAIN		P.O.B. =POINT OF BEGINNING
FIBER OPTIC LINE		P.O.C. =POINT OF COMMENCEMENT
TELEPHONE LINE		R.O.W =RIGHT OF WAY
ELECTRIC LINE		SEC. =SECTION
OVERHEAD WIRES		SQ. FT. =SQUARE FEET
CABLE TELEVISION		W/ =WITH
GAS MAIN		(R) =RECORDED AS
WETLANDS		(D) =DEEDED AS
TREE LINE		
NO ACCESS		



GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 17, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr 18, 2024	Proforma and comments	lpm
July 23, 2024	Updated title	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
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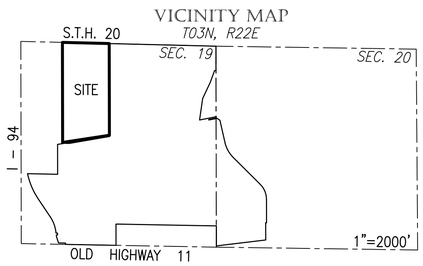
DRAFTED BY: TJS

Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN	
STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX	
SEPTIC MOUND VENT		TELEPHONE PEDESTAL		FLAG POLE	
SEPTIC COVER		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP	
SANITARY CLEANOUT OR VENT		TELEPHONE MARKER		BOLLARD	
CURB INLET		TRANSFORMER		CROSS CUT	
STORM INLET		ELECTRIC METER/PEDESTAL		IRON PIPE	
CATCH BASIN		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD	
LATERAL		CABLE TV RISER/BOX CABLE		MAG NAIL	
UNKNOWN MANHOLE		TV MANHOLE/VAULT		SECTION MONUMENT	
DRAIN TILE		GAS VALVE		BENCH MARK	
WELL		GAS METER		CONIFER TREE	
HYDRANT		GAS MARKER		DECIDUOUS TREE	
WATER VALVE		AIR CONDITIONING UNIT		BUSH	
DOWN SPOUT		VENT		WETLAND SYMBOL	
SPRINKLER VALVE		UTILITY POLE		DIRECTIONAL ARROW	
WATER SHUT OFF		GUY WIRE		CL. =CENTERLINE	
STANDPIPE		DUMPSTER		CONC. =CONCRETE	
WATER MANHOLE		HANDICAP STALL		EL. =ELEVATION	
LIGHT POLE		SPOT ELEVATION		EXT. =EXISTING	
		SANITARY SEWER		INV. =INVERT	
		STORM SEWER		MON.=MONUMENT	
		WATER MAIN		P.O.B. =POINT OF BEGINNING	
		FIBER OPTIC LINE		P.O.C. =POINT OF COMMENCEMENT	
		TELEPHONE LINE		R.O.W =RIGHT OF WAY	
		ELECTRIC LINE		SEC. =SECTION	
		OVERHEAD WIRES		SQ. FT. =SQUARE FEET	
		CABLE TELEVISION		W/ =WITH	
		GAS MAIN		(R) =RECORDED AS	
		WETLANDS		(D) =DEEDED AS	
		TREE LINE			
		NO ACCESS			

Wetlands delineated by Stantec December 2023

Racine County GIS 2010 Environmental Corridors

Racine County GIS FEMA Floodplain

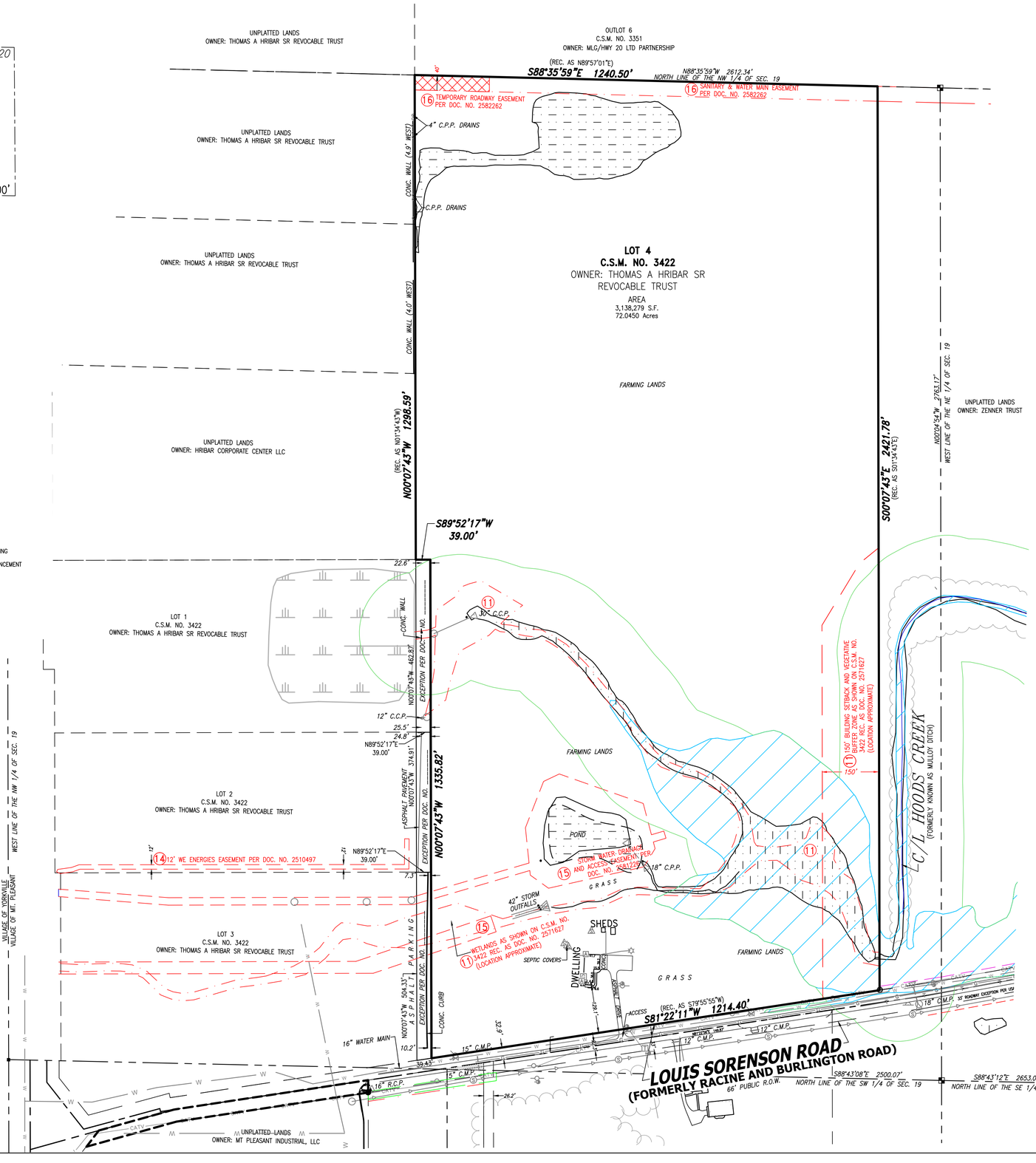


TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 3,138,279 square feet or 72.0450 acres.

6(b). A zoning report has not been provided.

9. There are 0 regular parking spaces and 0 handicap space marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235206055 & 20235206056. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

CLIENT
Dewberry

SITE ADDRESS
1821 East Frontage Road, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION

Lot 4 of Certified Survey Map No. 3422 recorded in the Office of the Register of Deeds for Racine County, Wisconsin on November 13, 2020, as document no. 2571627, said Certified Survey Map being a part of the Northwest 1/4, Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 all in Section 19, Township 3 North, Range 22 East, in the Village of Mt. Pleasant, Racine County, Wisconsin.

Excepting therefrom, all that all that property transferred to Thomas A. Hribar Sr., as trustee of the revocable trust dated January 9, 2017 by that certain Quit Claim Deed dated _____, 2024 and recorded in the Office of the Register of Deeds for Racine County on _____, 2024 as Document Number _____.

Further excepting therefrom, all that all that property transferred to Thomas A. Hribar Sr., as trustee of the revocable trust dated January 9, 2017 by that certain Quit Claim Deed dated _____, 2024 and recorded in the Office of the Register of Deeds for Racine County on _____, 2024 as Document Number _____.

Further excepting therefrom, all that all that property transferred to Thomas A. Hribar Sr., as trustee of the revocable trust dated January 9, 2017 by that certain Quit Claim Deed dated _____, 2024 and recorded in the Office of the Register of Deeds for Racine County on _____, 2024 as Document Number _____.

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1/4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1185930-MKE, effective date of March 7, 2024 (Revision 3: March 14, 2024) which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 9, 10 & 19 visible evidence shown.
4, 6, 7, 8, 17, 18, 20, 21, 22 & 23 not survey related.

11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3422 recorded November 13, 2020 as Document No. 2571627 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. Affects property by location, shown.

12. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010; assessments, fees and/or charges, if any, levied by said district. Affects property by location, blanket in nature.

13. Storm Water Management Maintenance Agreement upon the terms, conditions and provisions contained therein:
Dated: August 31, 2015
Parties: Biscayne Holding, LLC and Village of Mount Pleasant
Recorded: June 3, 2016
Instrument No: 2436103
Affidavit of Correction, recorded February 20, 2024 as Document No. 2671474. Does not affect property by location, not shown.

14. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, dated October 1, 2018, recorded/filed December 20, 2018 as Document No. 2510497.
Does not affect property by location, shown.

15. Storm Water Management Maintenance Agreement upon the terms, conditions and provisions contained therein:
Dated: February 2, 2021
Parties: Thomas Hribar and Village of Mount Pleasant
Recorded: February 12, 2021
Instrument No: 2581226
Affects property by location, shown.

16. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: January 25, 2021
Parties: Thomas A. Hribar Sr. Revocable Trust dated January 9, 2017 and The Village of Mount Pleasant, Racine County, Wisconsin, a municipal corporation
Recorded: February 24, 2021
Instrument No: 2582262
Affects property by location, shown.

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 8, 2024	Proforma and comments	lpm
July 15, 2024	Updated Title/Lot line adj.	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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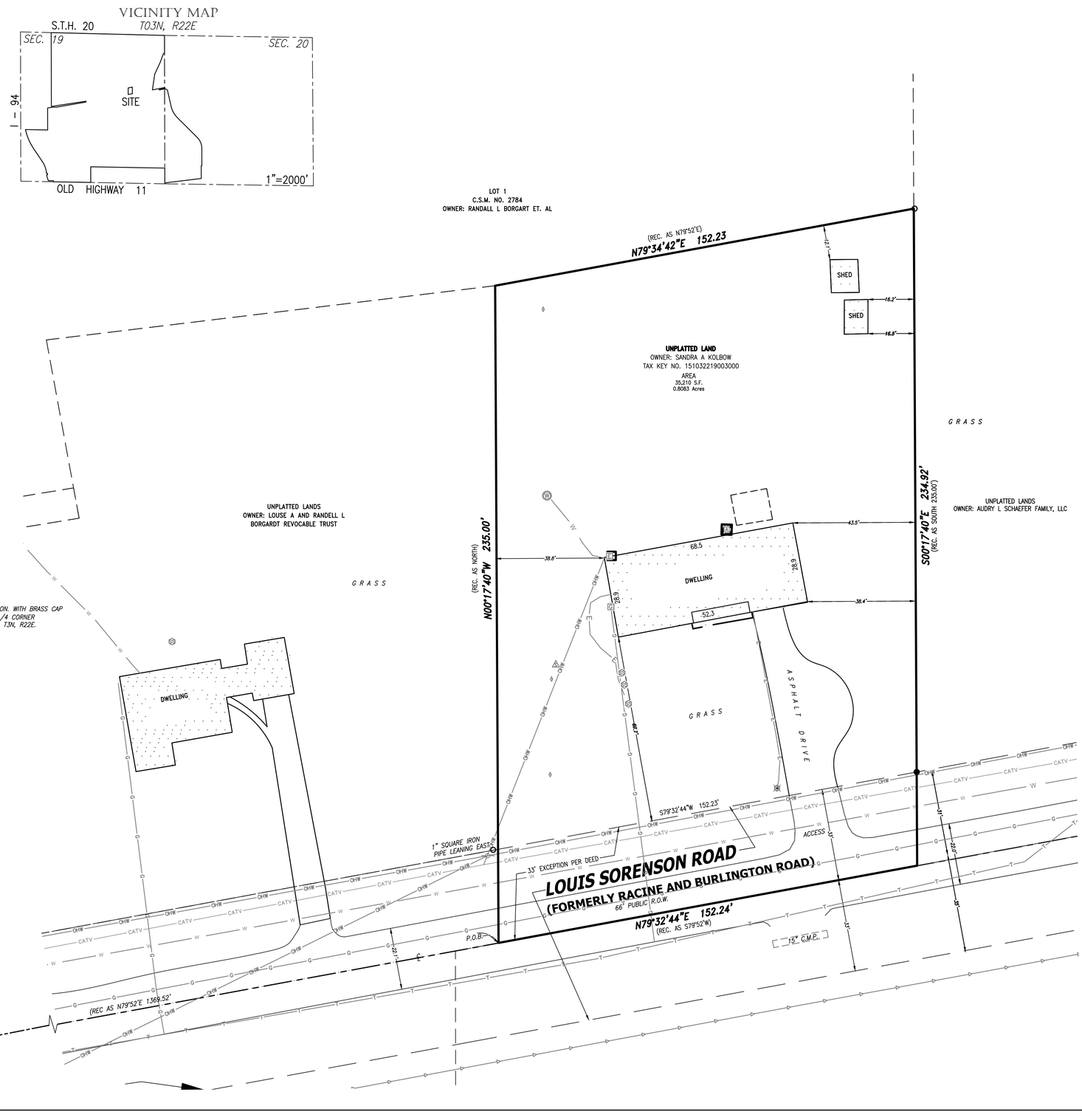
DRAFTED BY: tjs

Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

SANITARY MANHOLE		FIBER OPTIC MARKER	
STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT	
SEPTIC MOUND VENT		TELEPHONE PEDESTAL	
SEPTIC COVER		TELEPHONE MANHOLE/VAULT	
SANITARY CLEANOUT OR VENT		TELEPHONE MARKER	
CURB INLET	TF	TRANSFORMER	
STORM INLET		ELECTRIC METER/PEDESTAL	
CATCH BASIN		ELECTRIC MANHOLE/VAULT	
LATERAL		CABLE TV RISER/BOX CABLE	
UNKNOWN MANHOLE		TV MANHOLE/VAULT	
DRAIN TILE		GAS VALVE	
WELL		GAS METER	
HYDRANT		GAS MARKER	
WATER VALVE	A	AIR CONDITIONING UNIT	
DOWN SPOUT		VENT	
SPRINKLER VALVE		UTILITY POLE	
WATER SHUT OFF		GUY WIRE	
STANDPIPE		DUMPSTER	
WATER MANHOLE		HANDICAP STALL	
LIGHT POLE		SPOT ELEVATION	
SIGN	CL.	=CENTERLINE	
MAIL BOX	CONC.	=CONCRETE	
FLAG POLE	EL.	=ELEVATION	
BASKETBALL HOOP	EXT.	=EXISTING	
BOLLARD	INV.	=INVERT	
CROSS CUT	MON.	=MONUMENT	
IRON PIPE	P.O.B.	=POINT OF BEGINNING	
IRON REBAR/ROD	P.O.C.	=POINT OF COMMENCEMENT	
MAG NAIL	R.O.W	=RIGHT OF WAY	
SECTION MONUMENT	SEC.	=SECTION	
BENCH MARK	SQ. FT.	=SQUARE FEET	
CONIFER TREE	W/	=WITH	
DECIDUOUS TREE	(R)	=RECORDED AS	
BUSH	(D)	=DEEDED AS	
WETLAND SYMBOL			
DIRECTIONAL ARROW			

SANITARY SEWER	
STORM SEWER	
WATER MAIN	
FIBER OPTIC LINE	
TELEPHONE LINE	
ELECTRIC LINE	
OVERHEAD WIRES	
CABLE TELEVISION	
GAS MAIN	
WETLANDS	
TREE LINE	
NO ACCESS	

CLIENT
Dewberry

SITE ADDRESS
12600 Louis Sorenson Road, Village of Mt. Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION
That part of the South 1/2 of the Northeast 1/4 of Section 19, Township 3 North, Range 22 East, Village of Mt. Pleasant, County of Racine, State of Wisconsin, described as follows: commence at the intersection of the North and South 1/4 line of said Section 19 and the center line of the Louis Sorenson Road as now laid out; run thence North 79°52' East 1369.52 feet along the center line of said Louis Sorenson Road to the point of beginning of this description; run thence North 235.00 feet; thence North 79°52' East 152.23 feet; thence South 235.00 feet to the center of said Louis Sorenson Road; thence South 79°52' West 152.23 feet along the center of said Louis Sorenson Road to the point of beginning of this description. Excepting therefrom the Southerly 33 feet for road way purposes.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1195282-MKE, effective date of May 14, 2024 (Revision 2 May 21, 2024) which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 10, 15 & 18 visible evidence shown.

4, 6, 7, 8, 9, 12, 13, 14, 16 & 17 not survey related.

11. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded on May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010; and assessments, fees and/or charges, if any levied by said district. None due and delinquent as of Date of Policy. Affects property by location, blanket statement.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 35,210 square feet or 0.8083 acres.
6(b). A zoning report has not been provided.
9. There are 0 regular parking spaces and 0 handicap space marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205998 & 20235205996 However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 23, 2024	Proforma and comments	lpm
May 28, 2024	Updated title commitment	lpm
June 12, 2024	Updated title commitment	lpm

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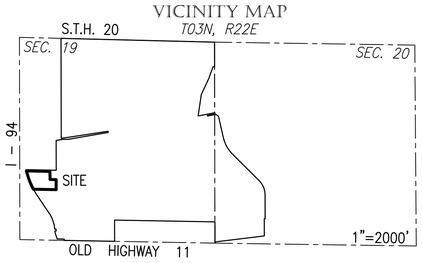
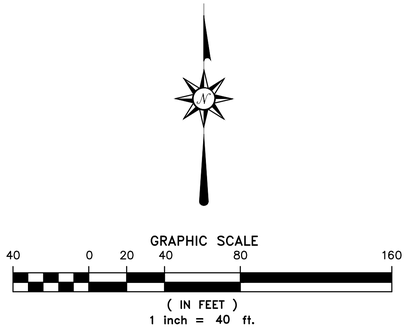
DRAFTED BY:tjs/lpm

Drawing No. 4404.10

CHAPUT LAND SURVEYS

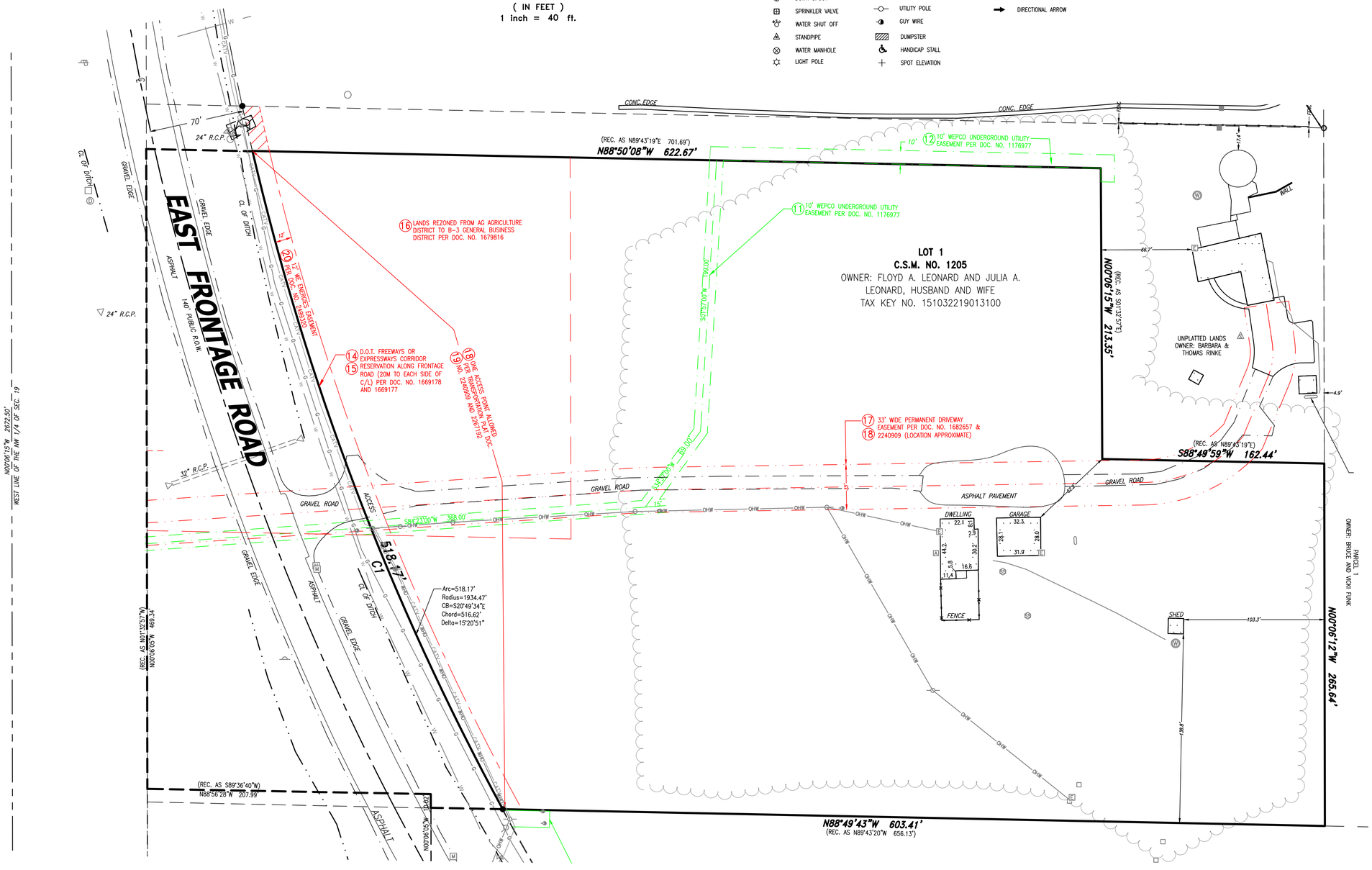
ALTA/NSPS LAND TITLE SURVEY





LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	SANITARY SEWER	CL.	=CENTERLINE
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	STORM SEWER	CONC.	=CONCRETE
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE	WATER MAIN	EL.	=ELEVATION
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	FIBER OPTIC LINE	EXT.	=EXISTING
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD	TELEPHONE LINE	INV.	=INVERT
CURB INLET	TRANSFORMER	CROSS CUT	ELECTRIC LINE	MON.	=MONUMENT
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE	OVERHEAD WIRES	P.O.B.	=POINT OF BEGINNING
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	CABLE TELEVISION	P.O.C.	=POINT OF COMMENCEMENT
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL	GAS MAIN	R.O.W	=RIGHT OF WAY
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT	WETLANDS	SEC.	=SECTION
DRAIN TILE	GAS VALVE	BENCH MARK	TREE LINE	SQ. FT.	=SQUARE FEET
WELL	GAS METER	CONIFER TREE	NO ACCESS	W/	=WITH
HYDRANT	GAS MARKER	DECIDUOUS TREE		(R)	=RECORDED AS
WATER VALVE	AIR CONDITIONING UNIT	BUSH		(D)	=DEEDED AS
DOWN SPOUT	VENT	WETLAND SYMBOL			
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW			
WATER SHUT OFF	GUY WIRE				
STANDPIPE	DUMPSTER				
WATER MANHOLE	HANDICAP STALL				
LIGHT POLE	SPOT ELEVATION				



CLIENT
Dewberry

SITE ADDRESS
2635 East Frontage Road, Village of Mt. Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION
LOT 1 OF CERTIFIED SURVEY MAP NO. 1205, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON FEBRUARY 12, 1987 IN VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGE 523, AS DOCUMENT NO. 1219679 , SAID CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN. SAID LAND BEING IN THE VILLAGE OF MT.PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN. EXCEPTING ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND CONVEYED IN WARRANTY DEED RECORDED NOVEMBER 04, 2010 AS DOCUMENT NO. 2267192.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1192270-MKE, effective date of September 19, 2023 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3 & 9 visible evidence shown.
4, 5, 6, 7, 8, 22 & 23 not survey related.

10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 1205 recorded February 12, 1987 in Volume 3, Page 523 as Document No. 1219679 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. No Easements shown.
11. Utility Easement to Wisconsin Electric Power Company, dated July 18, 1985, recorded/filed September 11, 1985 in Volume 1766, Page 752 as Document No. 1176978. Affects property by location, shown. Conveyance of Rights in Land recorded on March 11, 2013 as Document No. 2346301. General in nature. Quit Claim Deed by Utility recorded on January 25, 2018 as Document No. 2485199. General in nature.
12. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., dated March 06, 1993, recorded/filed March 30, 1993 in Volume 2236, Page 804 as Document No. 1411769. Conveyance of Rights in Land recorded on March 11, 2013 as Document Nos. 2346301 and 2346302. Quit Claim Deed by Utility recorded on January 23, 2018 as Document No. 2484979. Does not affect property by location, not shown.
13. Order adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010. Affects property by location, general in nature.
14. Project No. 1032-07-06 recorded February 05, 1999 in Volume 2876, Page 615 as Document No.1669177. Affects property by location, general in nature.
15. Notice and Order Establishing Locations and Right-of-Way Widths for Future Freeways or Expressways recorded on February 05, 1999 in Volume 2876, Page 621 as Document No. 1669178. Affects property by location, general in nature.
16. Holding Tank Agreement upon the terms, conditions and provisions contained therein:
Dated: April 06, 1999
Parties: Richard and Janice Fonk
Recorded: April 16, 1999 in Volume 2904, Page 378
Instrument No.: 1679816
Affects property by location, shown.
17. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Grant of Permanent Driveway Easement recorded on May 06, 1999 in Volume 2911, Page 805, as Document No. 1682657. Affects property by location, shown.
18. Matters as set forth in Transportation Project Plat No. 1030-24-20-4.04 recorded January 27, 2010 as Document No. 2240909. Affects property by location, shown.
19. Access restrictions as set forth in Warranty Deed recorded November 4, 2010 as Document No. 2267192 Affects property by location, shown.
20. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, Charter Communications Operating, LLC and Wisconsin Bell, Inc. doing business as AT&T Wisconsin, a Wisconsin corporation, dated December 13, 2017, recorded/filed July 24, 2018 as Document No. 2499320. Affects property by location, shown.
21. An option in favor of Dickman Land Acquisition I, LLC as contained in or disclosed by a document recorded September 08, 2023 as Document No. 2661995 of Official Records. Affects property by location, general in nature.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 379,444 square feet or 8.7108 acres.
6(b). A zoning report has not been provided.
9. There are 0 regular parking spaces and 0 handicap space marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205947 and 20235205945. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TO: Microsoft Corporation, a Washington corporation
Dickman Land Acquisition I, LLC
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

CHAPUT LAND SURVEYS

Date	Revision description	
Apr 4, 2024	Comments	lpm

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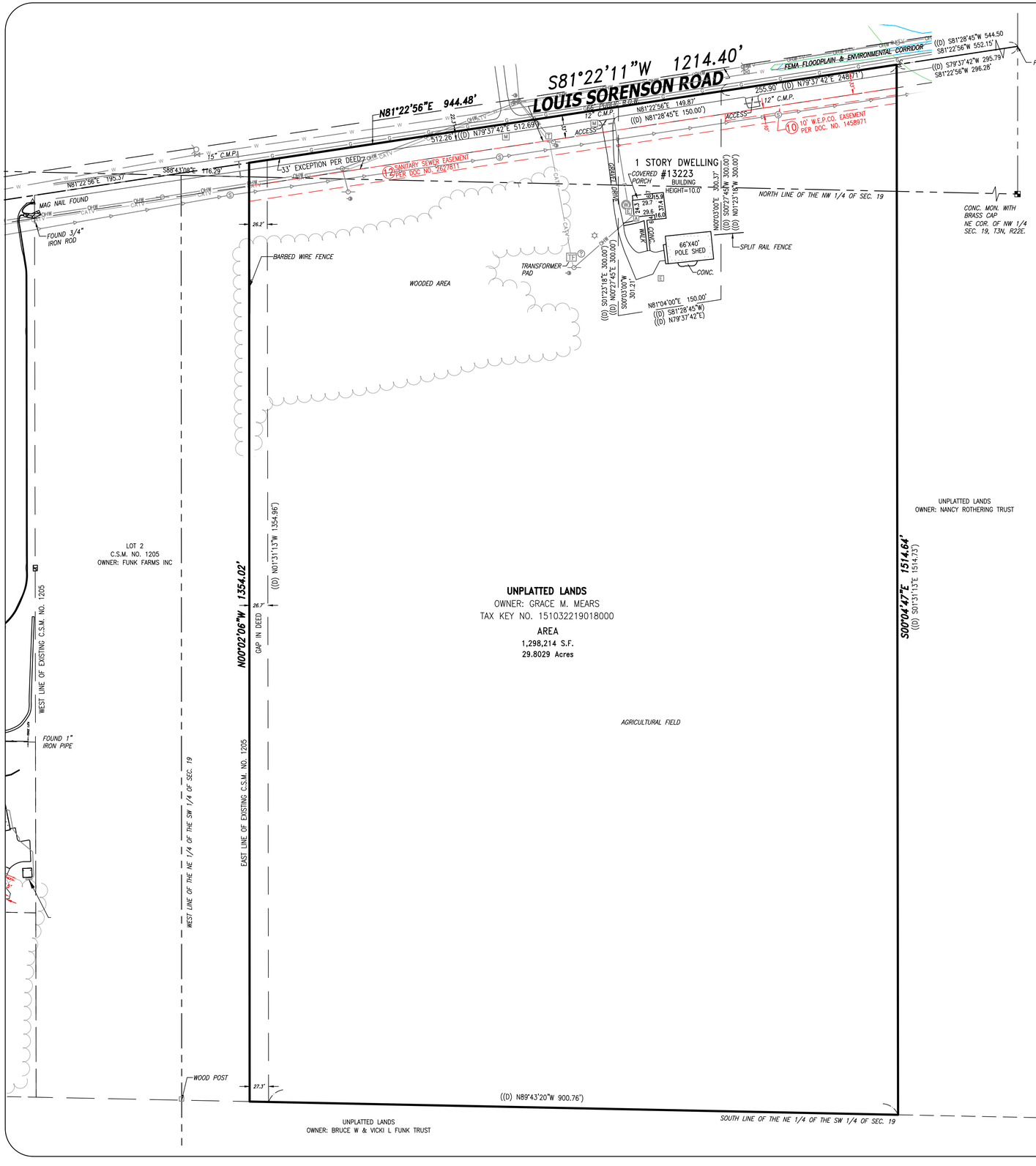
DRAFTED BY: tjs

Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE	
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD	
CURB INLET	TRANSFORMER	CROSS CUT	
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE	
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL	
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT	
DRAIN TILE	GAS VALVE	BENCH MARK	
WELL	GAS METER	CONIFER TREE	
HYDRANT	GAS MARKER	DECIDUOUS TREE	
WATER VALVE	AIR CONDITIONING UNIT	BUSH	
DOWN SPOUT	VENT	WETLAND SYMBOL	
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW	
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE	
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STORM SEWER		MON.=MONUMENT	
WATER MAIN		P.O.B. =POINT OF BEGINNING	
FIBER OPTIC LINE		P.O.C. =POINT OF COMMENCEMENT	
TELEPHONE LINE		R.O.W =RIGHT OF WAY	
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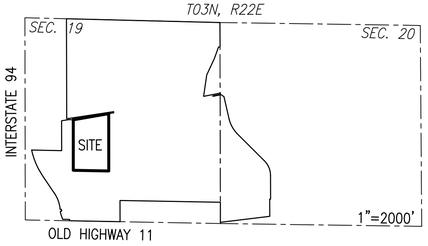
OVERHEAD WIRES		SQ. FT. =SQUARE FEET	
CABLE TELEVISION		W/ =WITH	
GAS MAIN		(R) =RECORDED AS	
WETLANDS		(D) =DEEDED AS	
TREE LINE			
NO ACCESS			

Racine County GIS 2010 Environmental Corridors

Racine County GIS FEMA Floodplain

VICINITY MAP

T03N, R22E



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

1 inch = 80 ft.

CLIENT

Dewberry

SITE ADDRESS

13223 Louis Sorenson Road, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION

That part of the West 1/2 of Section 19, Township 3 North, Range 22 East, described as follows: Commence at the point of intersection of the North and South 1/4 Section line of said Section 19 and the center line of the Sorenson Road, as now laid out; run thence South 81° 28' 45" West 544.50 along the center line of said Sorenson Road to the point of beginning of this description; run thence South 00° 27' 45" West 300.00 feet; thence South 81° 28' 45" West 150.00 feet parallel to the center line of said Sorenson Road; thence North 00° 27' 45" East 300.00 feet to the center line of said Sorenson Road; thence North 81° 28' 45" East 150.00 feet along the center line of said Sorenson Road to the point of beginning of this description. Excepting therefrom the Northwesterly 33.00 feet for public highway use. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

ALSO

That part of the Southwest 1/4, and the Northwest 1/4 of Section 19, Township 3 North, Range 22 East in the Village of Mt. Pleasant, Racine County, Wisconsin, described as follows: Begin at a point on the North-South 1/4 line of said Section 19 located South 01°31'12" East 2424.35 feet from the North 1/4 corner of said Section and a point on the centerline of Louis Sorenson Road as laid out; thence South 79°37'42" West 295.79 feet along said centerline to the point of beginning of this description; run thence South 01°13'31" East 1514.73 feet to the South line of the Northeast 1/4 of the Southwest 1/4; thence South 89°43'20" West 900.76 feet along said South line; thence North 01°31'12" West 1354.96 feet to the centerline of Louis Sorenson Road as laid out; thence North 79°37'42" East 512.69 feet along said centerline; thence South 01°23'18" East 300.00 feet: thence North 79°37'42" East 150.00 feet, thence North 01°23'18" West 300.00 feet to the centerline of Louis Sorenson Road; thence North 79°37'42" East 248.71 feet along said centerline to the point of beginning.

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1185344-WA1, effective date of June 21, 2024, Revision Number 04 (June 28, 2024) which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 9, 15, 19 & 20 visible evidence shown.

4, 6, 7, 8, 13, 14, 16 & 18 not survey related.

10. Utility Easement to Wisconsin Electric Power Company, dated March 11, 1994, recorded/filed March 18, 1994 in Volume 2355, Page 43 as Document No. 1458971. Affects property by location, shown.

11. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010. Affects property by location, blanket statement.

12. Easement Agreement Sanitary Sewer Install by and between Robert E. & Grace M. Mears and Village of Mount Pleasant, Racine County, Wisconsin, a municipal corporation recorded May 02, 2022 as Document No. 2627811. Affects property by location, shown.

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 1,298,214 square feet or 29.8029 acres.
6(b). A zoning report has not been provided.
9. There are 0 parking spaces marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205973 and 20235205976. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 16, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr 1, 2024	Proforma and comments	lpm
May 28, 2024	Updated title commitment	lpm
June 12, 2024	Updated title commitment	lpm
July 18, 2024	Updated title commitment	lpm

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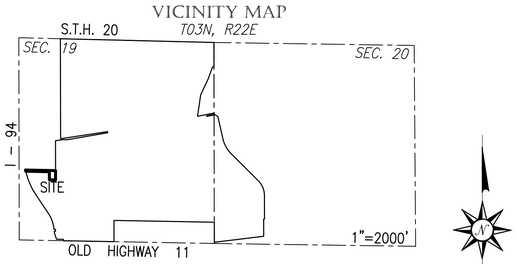
DRAFTED BY: lpm

Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

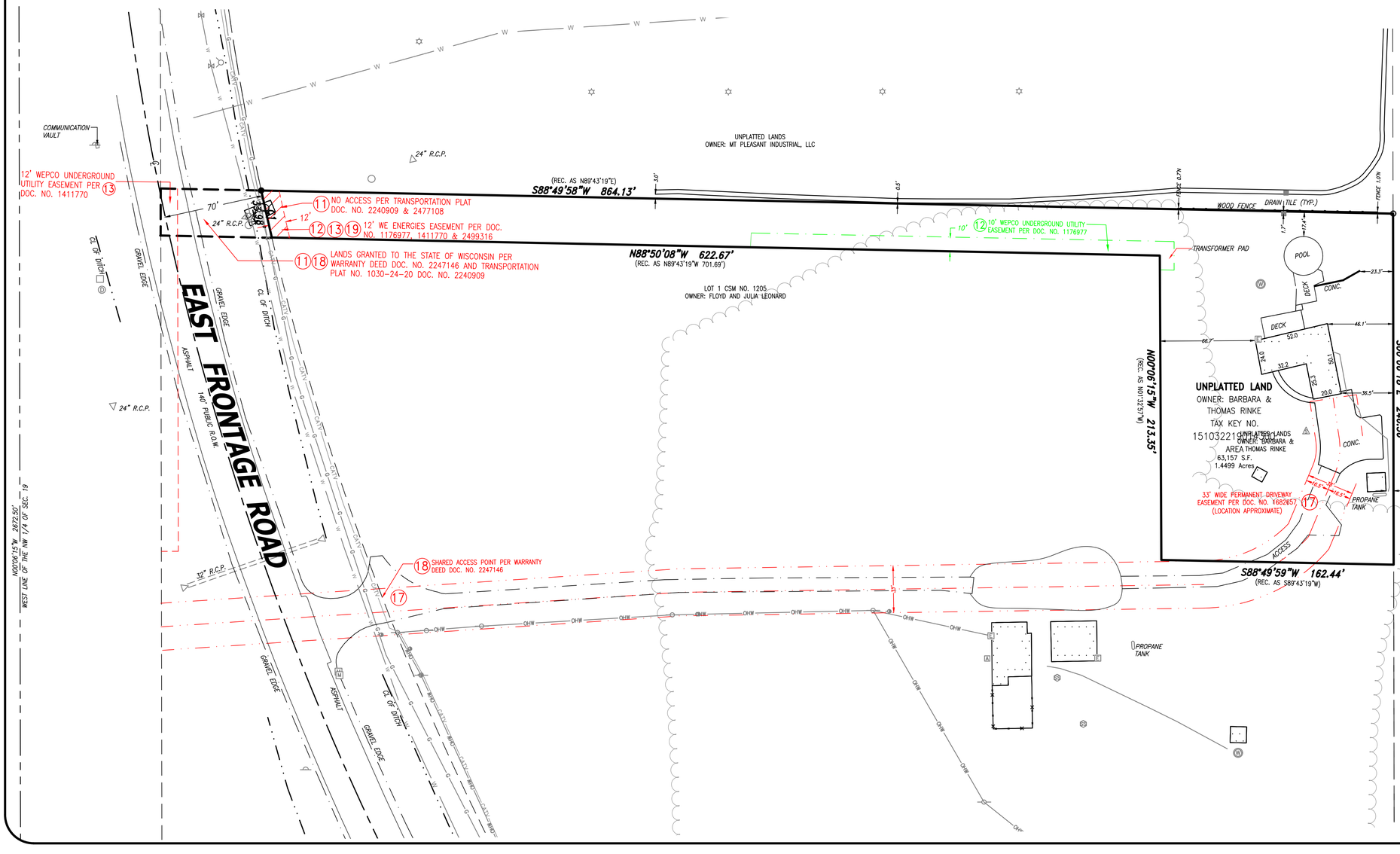
LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC MOUND VENT
- SEPTIC COVER
- SANITARY CLEANOUT OR VENT
- CURB INLET
- STORM INLET
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- DRAIN TILE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- STANDPIPE
- WATER MANHOLE
- LIGHT POLE
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
- CABLE TV RISER/BOX CABLE
- TV MANHOLE/VAULT
- GAS VALVE
- GAS METER
- GAS MARKER
- AIR CONDITIONING UNIT
- VENT
- UTILITY POLE
- GUY WIRE
- DUMPSTER
- HANDICAP STALL
- SPOT ELEVATION
- SIGN
- MAIL BOX
- FLAG POLE
- BASKETBALL HOOP
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- DIRECTIONAL ARROW
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIBER OPTIC LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- CABLE TELEVISION
- GAS MAIN
- WETLANDS
- TREE LINE
- NO ACCESS

CL.	=CENTERLINE	P.O.C.	=POINT OF COMMENCEMENT
CONC.	=CONCRETE	R.O.W	=RIGHT OF WAY
EL.	=ELEVATION	SEC.	=SECTION
EXT.	=EXISTING	SQ. FT.	=SQUARE FEET
INV.	=INVERT	(R)	=RECORDED AS
MON.	=MONUMENT	(D)	=DEEDED AS
P.O.B.	=POINT OF BEGINNING		

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 63,157 square feet or 1.4499 acres.
6(b). A zoning report has not been provided.
9. There are 0 regular parking spaces and 0 handicap space marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205958 & 20235205954 However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.



CLIENT

Dewberry

SITE ADDRESS

2615 SE Frontage Road, Village of Mt. Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION

Part of the West 1/2 of the Southwest 1/4 of Section 19, Township 3 North, Range 22 East of the Fourth Principal Meridian, Village of Mount Pleasant, Racine County, Wisconsin, and more particularly described as follows: Commencing at a standard Racine County monument marking the Southwest corner of the Southwest 1/4 of Section 19, run thence North 89° 36' 39" East along the South line of said 1/4 Section, 99.02 feet to the East right-of-way line of the frontage road of I- 94 and U.S.H. 41; thence North 1° 32' 57" West along the East line of said right-of-way 1815.05 feet to the point of beginning of the following described parcel of land: thence continue North 1° 32' 57" West along said right of way line 33.01 feet; thence North 89° 43' 19" East 864.13 feet; thence South 1° 32' 57" East 246.36 feet; thence South 89° 43' 19" West 162.44 feet; thence North 1° 32' 57" West 213.35 feet; thence South 89° 43' 19" West 701.69 feet to the point of beginning. Excepting therefrom that portion of land conveyed in Warranty Deed recorded on April 12, 2010 as document no. 2247146.

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1192268-WA1, effective date of _____ ___, 2024 which lists the following easements and/or restrictions from schedule B-II:

24 visible evidence shown.
7, 9, & 22 not survey related.
1-6, 8, 10, 20-21 intentionally deleted.

11. Matters as set forth in Transportation Project Plat No. 1030-24-20-4.04 recorded January 27, 2010 as Document No. 2240909. as affected by Transportation Project Plat No. 1030-24-20-4.04 Amendment No. 1 recorded October 13, 2017 as Document No. 2477108. Affects property by location, shown.

12. Utility Easement to Wisconsin Electric Power Company, dated July 23, 1985, recorded/filed September 11, 1985 in Volume 1766, Page 749 as Document No. 1176977. Affects property by location, shown.
as approximately shown on the ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job. No. 4404.10.

13. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., dated March 05, 1993, recorded/filed March 30, 1993 in Volume 2236, Page 807 as Document No. 1411770. Reservation of Interest on Quit Claim Deed by Utility (Non-Fee Land Interests) recorded January 23, 2018 as Document No. 2484979. Reservation of Interest on Quit Claim Deed by Utility (Non-Fee Land Interests) recorded January 25, 2018 as Document No. 2485199. Affects property by location, shown.
as approximately shown on the ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job. No. 4404.10.

14. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010; and assessments, fees and/or charges, if any, levied by said district. None due and delinquent as of Date of Policy. Affects property by location, blanket type.

15. Project No. 1032-07-06 recorded February 05, 1999 as Document No. 1669177. Does not affect property by location, design changed.

16. Notice and Order Establishing Locations and Right-of-Way Widths for Future Freeways or Expressways recorded February 05, 1999 in Volume 2876, Page 621 as Document No. 1669178. Does not affect property by location, design changed.

17. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Grant of Permanent Driveway Easement recorded on May 06, 1999 in Volume 2911, Page 805, as Document No. 1682657. Affects property by location, shown. as approximately shown on the ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job. No. 4404.10.

18. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Access Rights disclosed on Warranty Deed recorded on April 12, 2010, as Document No. 2247146. Affects property by location, shown.

19. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, Charter Communications Operating, LLC and Wisconsin Bell, Inc. doing business as AT&T Wisconsin, a Wisconsin corporation, dated November 28, 2017, recorded/filed July 24, 2018 as Document No. 2499316. Affects property by location, shown.
as approximately shown on the ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job. No. 4404.10.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 16, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 23, 2024	Proforma and comments	lpm

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DRAFTED BY: tjs

Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP

T03N, R22E

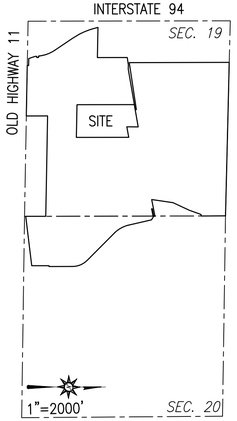

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 1,247,459 square feet or 28.6377 acres.

6(b). A zoning report has not been provided.

9. There are 0 parking spaces marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205978 and 20235205979. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1191748-MKE Revision No. 2, effective date of September 14, 2023, revised March 6, 2024, which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 10 & 16 visible evidence shown.
4, 5, 6, 7, 8, 9, 14, 15, 17, 18 & 19 not survey related.

11. Order adding lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996, in Volume 2539, Page 429, as Document No. 1540010. Affects property by location, blanket in nature.

12. Utility Easement to Wisconsin Electric Power Company, dated May 31, 2001, recorded/filed June 19, 2001, in Volume 3201, Page 348-350, as Document No. 1777676. Affects property by location, shown.

13. Easement for the Sanitary Sewer Main and Pipelines granted to Village of Mount Pleasant, Racine County, Wisconsin, a municipal corporation by Easement Agreement Sanitary Sewer Install recorded in May 2, 2022 as Document No. 2627809. Affects property by location, shown.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

Wetlands delineated by Stantec December 2023
Racine County GIS 2010 Environmental Corridors
Racine County GIS FEMA Floodplain



LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE	
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD	
CURB INLET	TRANSFORMER	CROSS CUT	
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE	
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL	
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT	
DRAIN TILE	GAS VALVE	BENCH MARK	
WELL	GAS METER	CONIFER TREE	
HYDRANT	GAS MARKER	DECIDUOUS TREE	
WATER VALVE	AIR CONDITIONING UNIT	BUSH	
DOWN SPOUT	VENT	WETLAND SYMBOL	
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW	
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE	
STANDPIPE	DUMPSTER	CONC. =CONCRETE	
WATER MANHOLE	HANDICAP STALL	EL. =ELEVATION	
LIGHT POLE	SPOT ELEVATION	EXT. =EXISTING	
SANITARY SEWER		INV. =INVERT	
STORM SEWER		MON.=MONUMENT	
WATER MAIN		P.O.B. =POINT OF BEGINNING	
FIBER OPTIC LINE		P.O.C. =POINT OF COMMENCEMENT	
TELEPHONE LINE		R.O.W =RIGHT OF WAY	
ELECTRIC LINE		SEC. =SECTION	
OVERHEAD WIRES		SQ. FT. =SQUARE FEET	
CABLE TELEVISION		W/ =WITH	
GAS MAIN		(R) =RECORDED AS	
WETLANDS		(D) =DEEDED AS	
TREE LINE			
NO ACCESS			

CLIENT

Dewberry

SITE ADDRESS

13231 Louis Sorenson Road, Village of Mount Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION

That part of the Southwest 1/4, the Southeast 1/4, the Northeast 1/4 and the Northwest 1/4 of Section 19, Township 3 North, Range 22 East in the Village of Mt. Pleasant, Racine County, Wisconsin, described as follows: begin at a point on the North-South 1/4 line of said Section 19 located South 01°31'12" East 2424.35 feet from the North 1/4 corner of said Section and a point on the centerline of Louis Sorenson Road as laid out; run thence North 78°07'57" East 296.19 feet along said centerline; thence South 01°31'12" East 300.00 feet; thence North 78°07'57" East 250.00 feet; thence South 01°31'13" East 1376.24 feet to the South line of the Northwest 1/4 of the Southeast 1/4; thence South 89°42'42" West 537.44 feet along said South line to the North-South 1/4 line of said Section; thence South 89°43'20" West 292.32 feet along the South line of the Northeast 1/4 of the Southwest 1/4; thence North 01°31'13" West 1514.73 feet to the centerline of Louis Sorenson Road as laid out; thence North 79°37'42" East 295.79 feet along said centerline to the point of beginning.

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TO: Dickman Land Acquisition I, LLC
Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Mar 11, 2024	Updated Title and Comments	lpm

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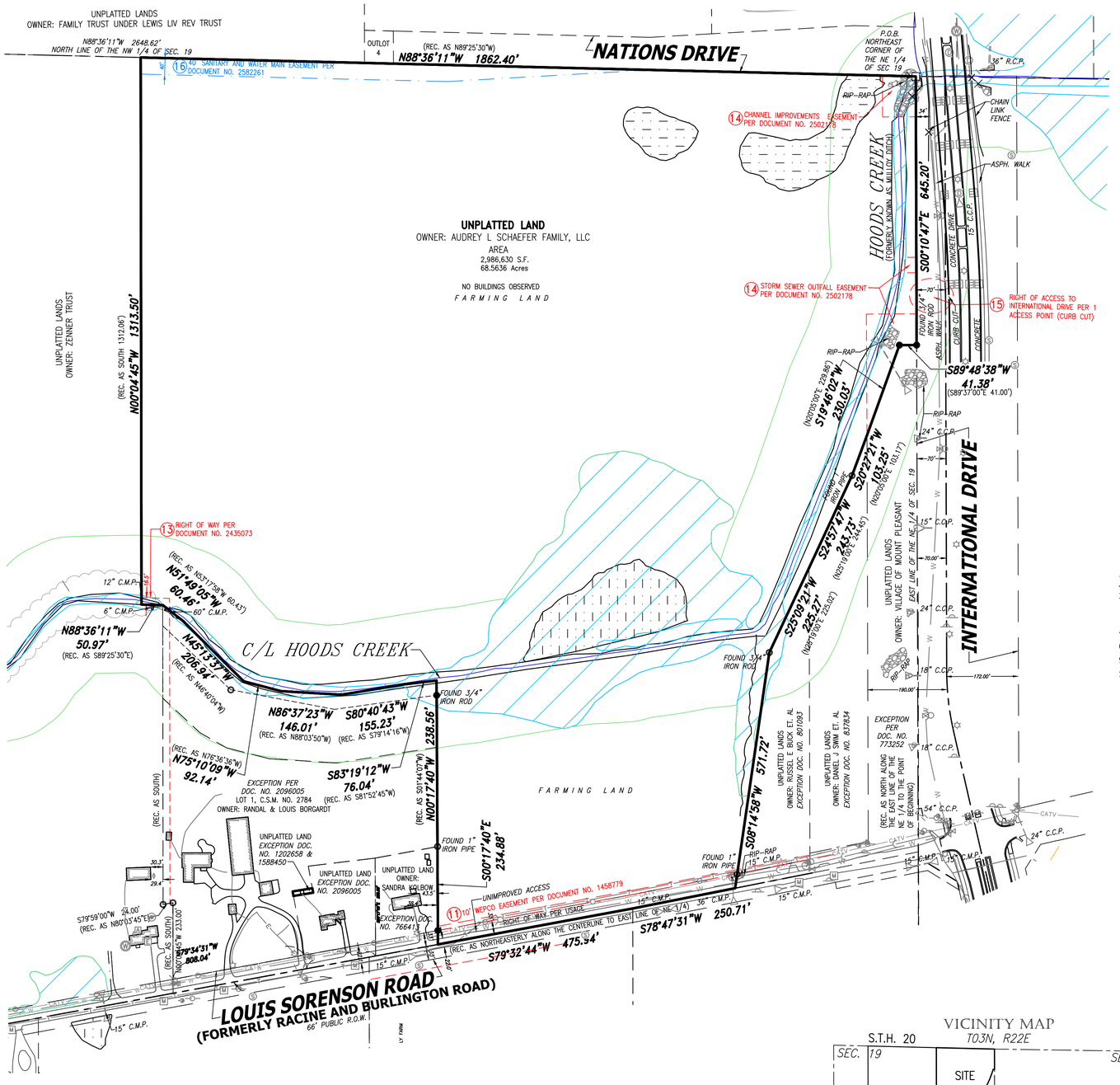
DRAFTED BY: lpm

Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC MOUND VENT
- SEPTIC COVER
- SANITARY CLEANOUT OR VENT
- CURB INLET
- STORM INLET
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- DRAIN TILE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- STANDPIPE
- WATER MANHOLE
- LIGHT POLE
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
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- GAS METER
- GAS MARKER
- AIR CONDITIONING UNIT
- VENT
- UTILITY POLE
- GUY WIRE
- DUMPSTER
- HANDICAP STALL
- SPOT ELEVATION
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIBER OPTIC LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- CABLE TELEVISION
- GAS MAIN
- WETLANDS
- TREE LINE
- NO ACCESS
- SIGN
- MAIL BOX
- FLAG POLE
- BASKETBALL HOOP
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- DIRECTIONAL ARROW
- CL. =CENTERLINE
- CONC. =CONCRETE
- EL. =ELEVATION
- EXT. =EXISTING
- INV. =INVERT
- MON.=MONUMENT
- P.O.B. =POINT OF BEGINNING
- P.O.C. =POINT OF COMMENCEMENT
- R.O.W =RIGHT OF WAY
- SEC. =SECTION
- SQ. FT. =SQUARE FEET
- W/ =WITH
- (R) =RECORDED AS
- (D) =DEEDED AS

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 2,986,630 square feet or 68.5636 acres.

6(b). A zoning report has not been provided.

9. There are 0 regular parking spaces and 0 handicap space marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235206031, 20235206028, 20235206046 and 20235206045. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

CLIENT

Dewberry

SITE ADDRESS

Lands along Louis Sorenson Road, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST, VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN, BOUNDED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; RUN THENCE NORTH 88° 25' 30" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO POINT 786.22 FEET EAST FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1312.06 FEET; THENCE SOUTH 88° 25' 30" EAST 50.97 FEET; THENCE SOUTH PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 719 FEET; THENCE NORTH 80° 3' 45" EAST 24 FEET; THENCE SOUTH PARALLEL TO THE EAST AND WEST 1/4 LINE OF SAID SECTION, 233 FEET TO THE CENTER LINE OF HIGHWAY; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF HIGHWAY TO THE EAST LINE OF SAID NORTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHEAST 1/4 TO THE PLACE OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED MARCH 09, 1964 IN VOLUME 812, PAGE 650 AS DOCUMENT NO. 766413. ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED JULY 22, 1964 IN VOLUME 828, PAGE 508 AS DOCUMENT NO. 773252.
ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED JANUARY 18, 1966 IN VOLUME 893, PAGE 502 AS DOCUMENT NO. 801093. ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED APRIL 25, 1968 IN VOLUME 981, PAGE 143 AS DOCUMENT NO. 837834. ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED AUGUST 12, 1986 IN VOLUME 1815, PAGE 182 AS DOCUMENT NO. 1202658. ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN QUIT CLAIM DEED RECORDED JULY 29, 1997 IN VOLUME 2659, PAGE 795 AS DOCUMENT NO. 1588450.
ALSO EXCEPTING THEREFROM CERTIFIED SURVEY MAP NO. 2784 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON MAY 16, 2006 IN VOLUME 8, PAGE 896 AS DOCUMENT NO. 2085293. SAID CERTIFIED SURVEY MAP CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AUGUST 02, 2006 AS DOCUMENT NO. 2096005.

BASIS OF BEARINGS

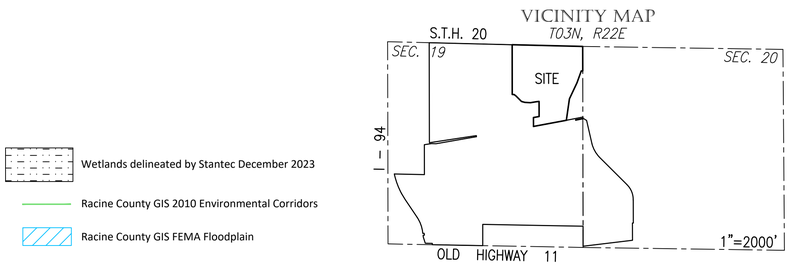
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

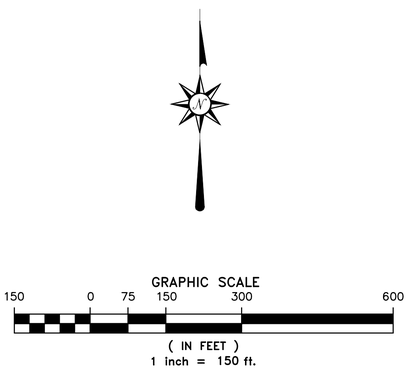
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1185346-MKE, effective date of June 21, 2024, Revision No. 03 (June 28, 2024) which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 9, 10 & 20 visible evidence shown.
4, 6, 7, 8, 17, 18, 21, 22 & 23 not survey related.

11. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc. d/b/a Ameritech, dated March 16, 1994, recorded/filed March 17, 1994 in Volume 2354, Page 550 as Document No. 1458779.
Affects property by location, shown.
12. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010; and assessments, fees and/or charges, if any, levied by said district.
Affects property by location, blanket statement.
13. Covenants, Conditions and Restrictions as set forth in Quit Claim Deed recorded on May 20, 2016 as Document No. 2435073, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Affects property by location, shown.
14. Easement for construct and maintain channel improvements and storm sewer outfall granted to Village of Mount Pleasant by Permanent Limited Easement recorded in August 29, 2018 as Document No. 2502178.
Affects property by location, shown.
15. Access Restrictions as set forth in Warranty Deed recorded August 29, 2018 as Document No. 2502231.
Affects property by location, shown.
16. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: January 18, 2021
Parties: Audrey L Schaefer Family LLC and Village of Mount Pleasant,
Racine County, Wisconsin, a municipal corporation
Recorded: February 24, 2021
Instrument No.: 2582261
Affects property by location, shown.



Wetlands delineated by Stantec December 2023
Racine County GIS 2010 Environmental Corridors
Racine County GIS FEMA Floodplain



TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 10, 2024	Proforma and comments	lpm
July 18, 2024	Updated title	lpm

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

DRAFTED BY: TJS/LPM

Drawing No. 4404.10

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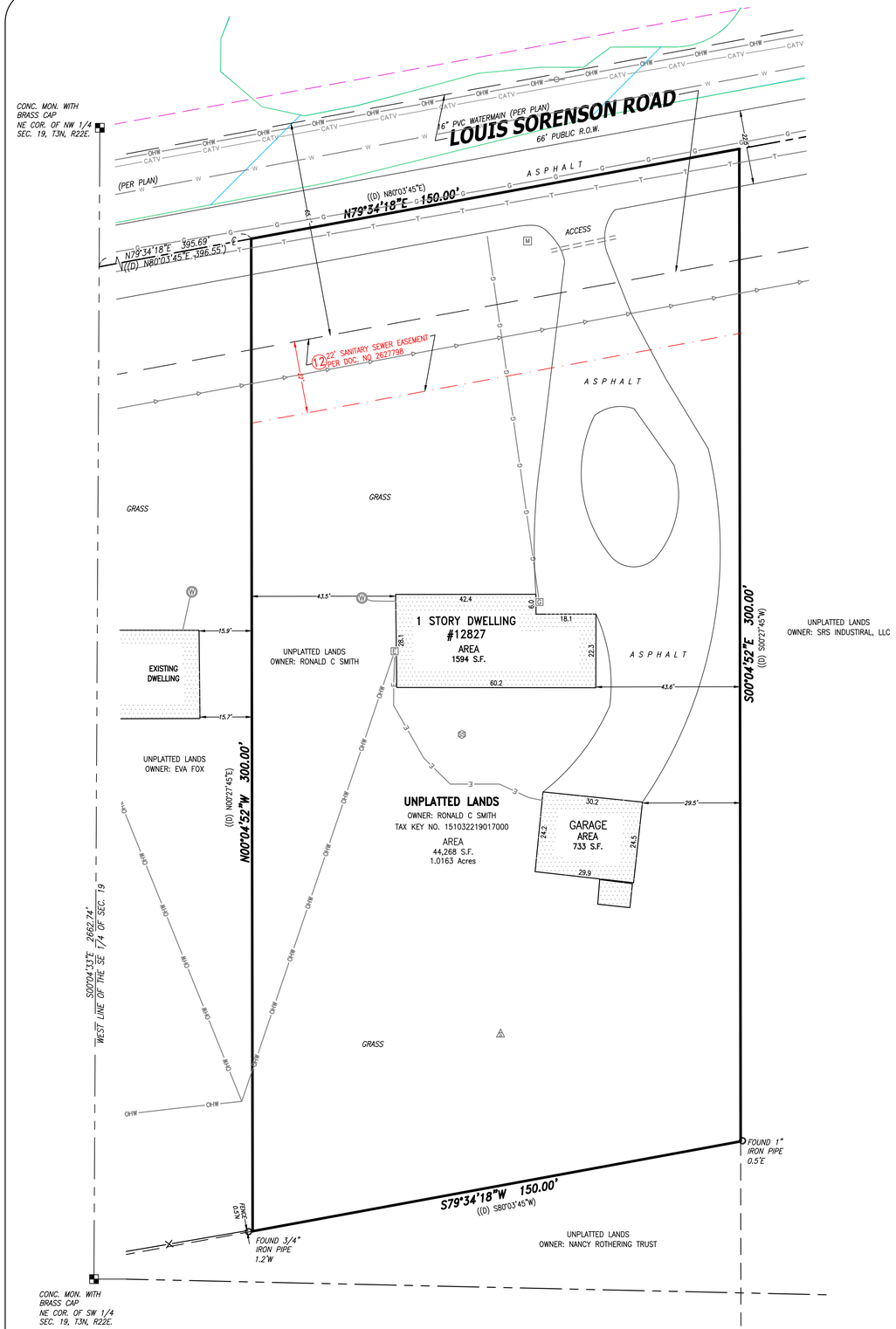
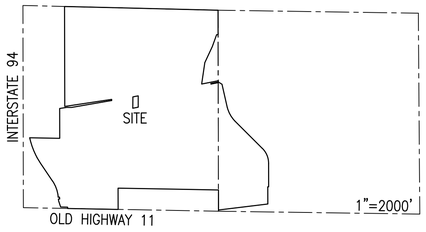
ALTA/NSPS LAND TITLE SURVEY

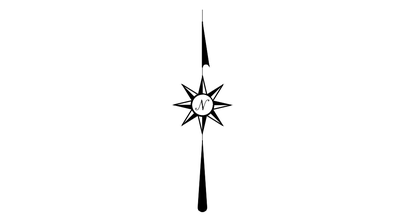


VICINITY MAP



LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD
CURB INLET	TRANSFORMER	CROSS CUT
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT
DRAIN TILE	GAS VALVE	BENCH MARK
WELL	GAS METER	CONIFER TREE
HYDRANT	GAS MARKER	DECIDUOUS TREE
WATER VALVE	AIR CONDITIONING UNIT	BUSH
DOWN SPOUT	VENT	WETLAND SYMBOL
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE
STANDPIPE	DUMPSTER	CONC. =CONCRETE
WATER MANHOLE	HANDICAP STALL	EL. =ELEVATION
LIGHT POLE	SPOT ELEVATION	EXT. =EXISTING
SANITARY SEWER		INV. =INVERT
STORM SEWER		MON.=MONUMENT
WATER MAIN		P.O.B. =POINT OF BEGINNING
FIBER OPTIC LINE		P.O.C. =POINT OF COMMENCEMENT
TELEPHONE LINE		R.O.W =RIGHT OF WAY
ELECTRIC LINE		SEC. =SECTION
OVERHEAD WIRES		SQ. FT. =SQUARE FEET
CABLE TELEVISION		W/ =WITH
GAS MAIN		(R) =RECORDED AS
WETLANDS		(D) =DEEDED AS
TREE LINE		
NO ACCESS		



CLIENT
Dewberry

SITE ADDRESS
12827 Louis Sorenson Road, Village of Mount Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION
That part of the East 1/2 of Section 19, Township 3 North, Range 22 East, Village of Mt. Pleasant, Racine County, Wisconsin, described as follows: commence at the point of intersection of the North and South quarter-line of said Section 19 and the centerline of the Louis Sorenson Road as now laid out; run thence North 80°03'45" East, 396.55 feet along said centerline to the point of beginning of this description; run thence North 80°03'45" East 150.00 feet along said centerline; thence South 00°27'45" West 300.00 feet along the existing fence line; thence South 80°03'45" West 150.00 feet; thence North 00°27'45" East 300.00 feet to the point of beginning of the description.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1195862-WA1 (PROFORMA), effective date of _____ ___, 20___ which lists the following easements and/or restrictions from schedule B-II:

21 visible evidence shown.
9 not survey related.
1-6, 8, 10, 13-18 intentionally deleted.

11. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010. Affects property by location, blanket statement.

12. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: March 28, 2022
Parties: Ronald C. Smith and the Village of Mount Pleasant, Racine County, Wisconsin, a municipal corporation
Recorded: May 2, 2022
Instrument No: 2627798
As amended by Affidavit of Correction recorded May 25, 2022 as Document No. 2629904.
Affects property by location, shown.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

4. The Land Area of the subject property is 44,268 square feet or 1.0163 acres.

6(b). A zoning report has not been provided.

9. There are 0 parking spaces marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205986 and 20235205988. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

Wetlands delineated by Stantec December 2023

Racine County GIS 2010 Environmental Corridors

Racine County GIS FEMA Floodplain

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 10, 2024	Proforma and comments	lpm

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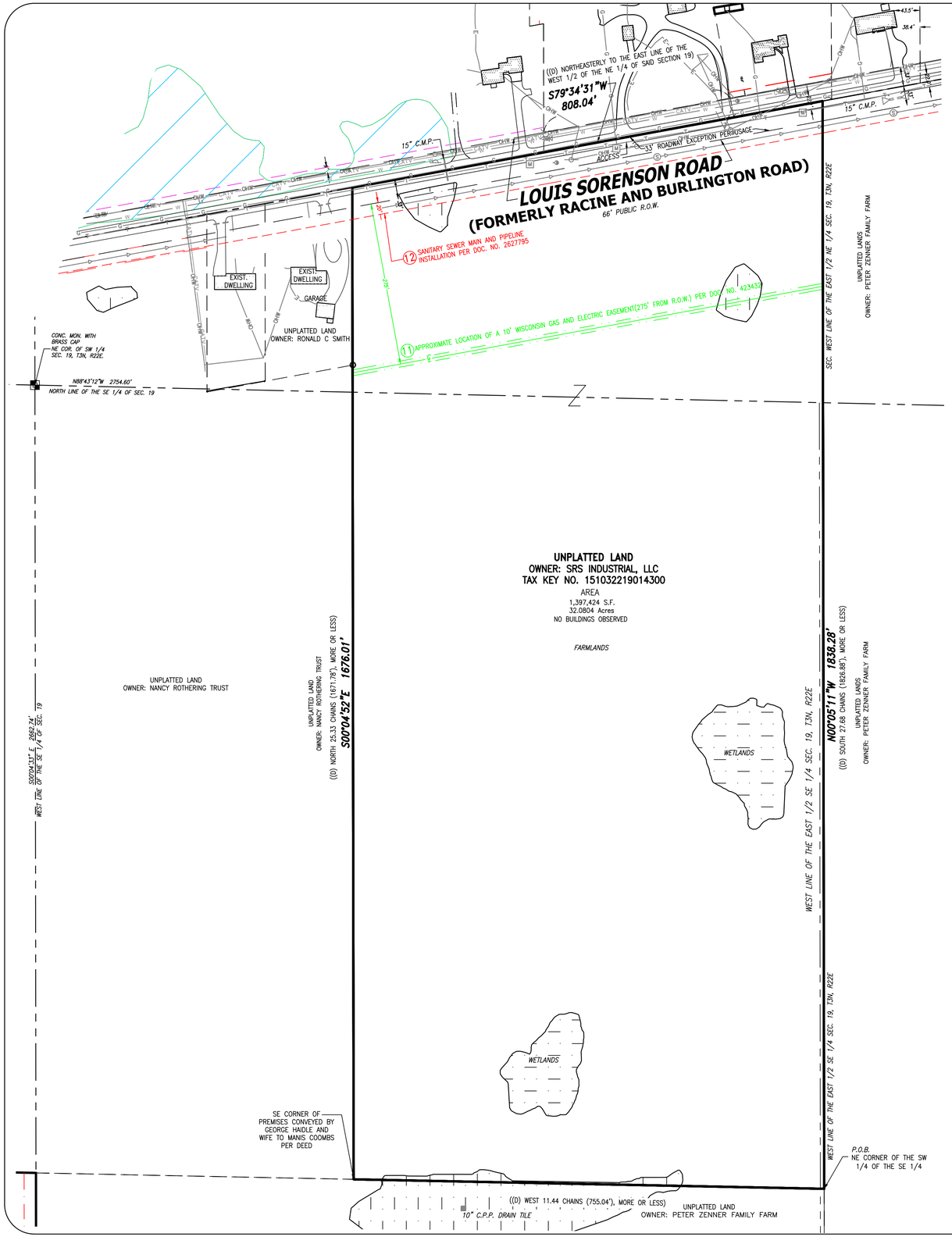
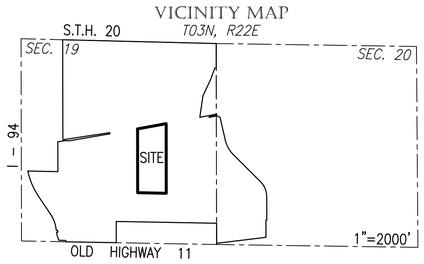
DRAFTED BY: lpm

Drawing No. 4404.10

CHAPUT LAND SURVEYS

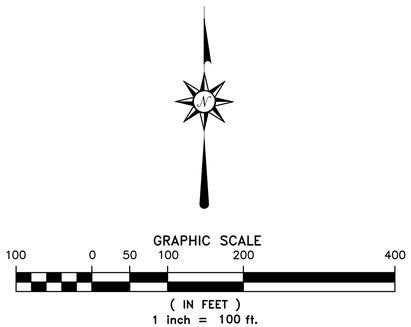


VICINITY MAP



LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD
CURB INLET	TRANSFORMER	CROSS CUT
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT
DRAIN TILE	GAS VALVE	BENCH MARK
WELL	GAS METER	CONIFER TREE
HYDRANT	GAS MARKER	DECIDUOUS TREE
WATER VALVE	AIR CONDITIONING UNIT	BUSH
DOWN SPOUT	VENT	WETLAND SYMBOL
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE
STANDPIPE	DUMPSTER	CONC. =CONCRETE
WATER MANHOLE	HANDICAP STALL	EL. =ELEVATION
LIGHT POLE	SPOT ELEVATION	EXT. =EXISTING
	SANITARY SEWER	INV. =INVERT
	STORM SEWER	MON.=MONUMENT
	WATER MAIN	P.O.B. =POINT OF BEGINNING
FO	FIBER OPTIC LINE	P.O.C. =POINT OF COMMENCEMENT
T	TELEPHONE LINE	R.O.W =RIGHT OF WAY
E	ELECTRIC LINE	SEC. =SECTION
OHW	OVERHEAD WIRES	SQ. FT. =SQUARE FEET
CATV	CABLE TELEVISION	W/ =WITH
G	GAS MAIN	(R) =RECORDED AS
WET	WETLANDS	(D) =DEEDED AS
	TREE LINE	
	NO ACCESS	



ALTA/NSPS LAND TITLE SURVEY

CLIENT
Dewberry

SITE ADDRESS
12721 Louis Sorenson Road, Village of Mount Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION
That part of the East 1/2 of Section 19, Township 3 North, Range 22 East, bounded as follows: Begin at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 19; run thence West 11.44 chains (755.04), more or less, to the Southeast corner of premises conveyed by George Haidle and wife to Manis Coombs by deed recorded in the Office of the Register of Deeds for Racine County, Wisconsin, in Volume 67 of Deeds, Page 110; thence North 25.33 chains (1671.78 feet), more or less, to the center line of the highway called Burlington Road; thence Northeasterly along said center line of said highway to the East line of the West 1/2 of the Northeast 1/4 of said Section 19; thence South 27.68 chains (1826.88 feet), more or less to the place of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1195865-WA1 (PROFORMA), effective date of _____ ___, 20___ which lists the following easements and/or restrictions from schedule B-II:

16 & 19 visible evidence shown.
7, 9, 13, 14, 15 not survey related.
1-6, 8, 10, 17 & 18 intentionally deleted.

11. Utility Easement to Wisconsin Gas & Electric Company, dated March 09, 1937, recorded/filed recorded April 19, 1937, in Volume 331, Page as Document No. 423432. Affects property by location, shown.

12. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: March 28, 2022
Parties: SRS Industrial, LLC and the Village of Mount Pleasant, Racine County, Wisconsin, a municipal corporation
Recorded: May 02, 2022
Instrument No.: 2627795
Affects property by location, shown.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 1,397,424 square feet or 32.0804 acres.
6(b). A zoning report has not been provided.
9. There are 0 regular parking spaces and 0 handicap space marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205995 & 20235205991. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

CHAPUT LAND SURVEYS

Date	Revision description	
Mar 27, 2024	Proforma and comments	lpm

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DRAFTED BY: tjs
Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	SANITARY SEWER
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	STORM SEWER
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE	WATER MAIN
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	FIBER OPTIC LINE
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD	TELEPHONE LINE
CURB INLET	TRANSFORMER	CROSS CUT	ELECTRIC LINE
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE	OVERHEAD WIRES
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	CABLE TELEVISION
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL	GAS MAIN
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT	WETLANDS
DRAIN TILE	GAS VALVE	BENCH MARK	TREE LINE
WELL	GAS METER	CONIFER TREE	NO ACCESS
HYDRANT	GAS MARKER	DECIDUOUS TREE	
WATER VALVE	AIR CONDITIONING UNIT	BUSH	
DOWN SPOUT	VENT	WETLAND SYMBOL	
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW	
WATER SHUT OFF	GUY WIRE		
STANDPIPE	DUMPSTER		
WATER MANHOLE	HANDICAP STALL		
LIGHT POLE	SPOT ELEVATION		

CL.	=CENTERLINE	P.O.B.	=POINT OF BEGINNING
CONC.	=CONCRETE	P.O.C.	=POINT OF COMMENCEMENT
EL.	=ELEVATION	R.O.W	=RIGHT OF WAY
EXT.	=EXISTING	SEC.	=SECTION
INV.	=INVERT	SQ. FT.	=SQUARE FEET
MON.	=MONUMENT	W/	=WITH
		(R)	=RECORDED AS
		(D)	=DEEDED AS

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1190681-WA1, effective date of _____ ___, 2024 which lists the following easements and/or restrictions from schedule B-II:

15, 19, 24, 27 & 31 visible evidence shown.
7, 13, 25 & 26 not survey related.
1-6, 8-12, 14, 23, 28 & 29 intentionally deleted

16. Utility Easement to Wisconsin Gas & Electric Company, dated January 14, 1937, recorded/filed April 19, 1937 in Volume 331 of Deeds, Page 81 as Document No. 423429 Affects parcel 3 & 4 by location, unable to plot.

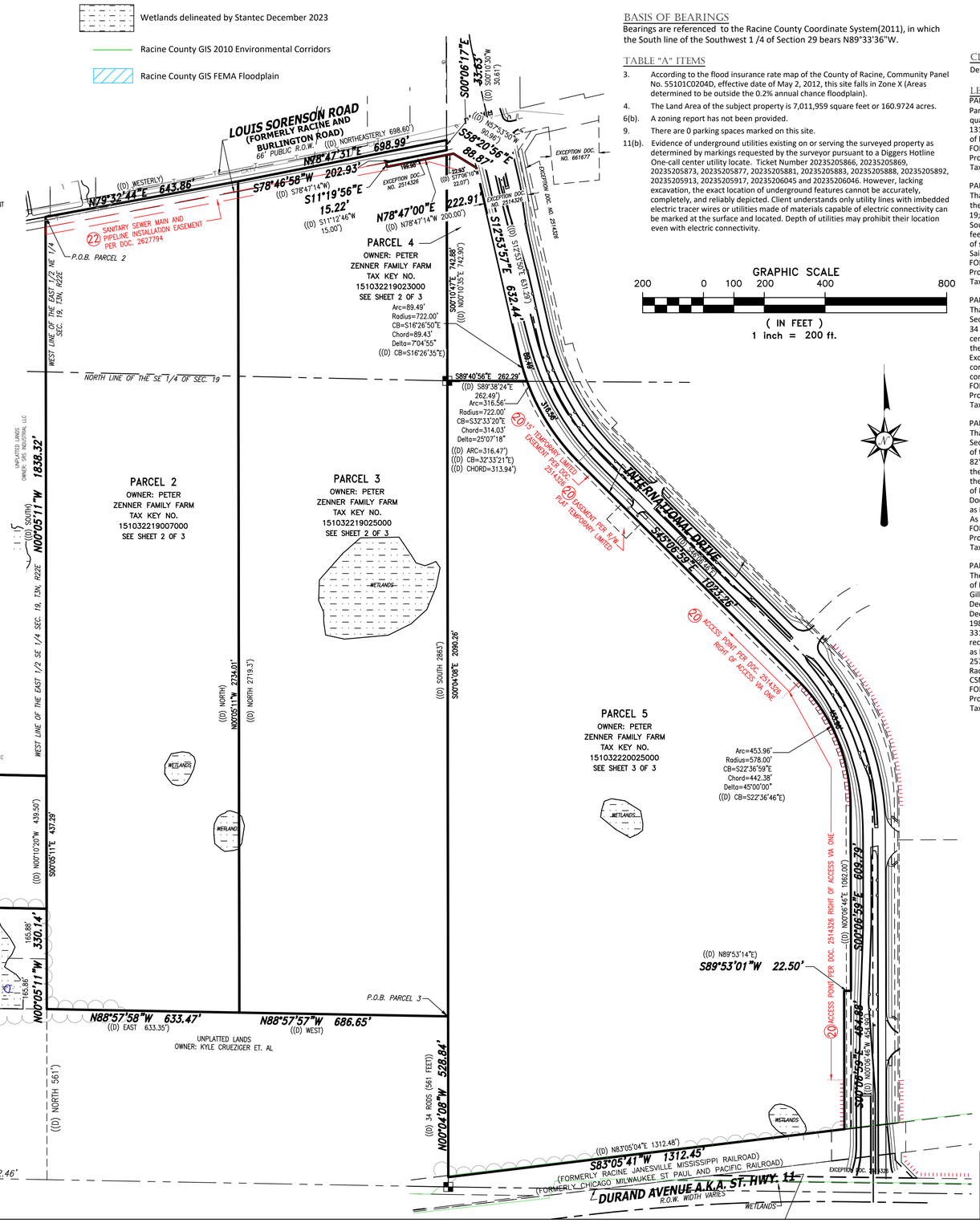
17. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement of Way over Private Road recorded on February 26, 1963 in Volume 771 of Records, Pages 292-295, as Document No. 748318 Affects parcel 1 by location, shown.

18. Limitations imposed upon ingress to and egress from the above described premises to Dover/Yorkville Town Line to STH 31, State Trunk Highway (STH) 11 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declarationby the State Highway Commission of Wisconsin, Recorded: March 22, 1994 Volume 2355 of records, Page 935, Document No. 1459321 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues. Authorization for Access to or Across a Controlled-Access Highway recorded July 15, 2004 as Document No. 1983007 Affects parcel 5 by location, blanket statement.

20. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 21, 2018 as Document No. 2501539, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). As amended by Correction Instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by Correction Instrument recorded December 08, 2020 as Document No.2574242. Modification and/or amendment by instrument: Modification of Access Restriction Recording Information: May 26, 2021 as Document No. 2593052 Affects parcels 3, 4 & 5 by location, shown.

21. Memorandum of Development Agreement upon the terms, conditions and provisions contained therein:
Dated: May 24, 2021
Parties: Village of Mount Pleasant, Wisconsin and Ashley Ventures, LLC
Recorded: May 26, 2021
Instrument No.: 2593055 Affects parcel 5 by location, blanket type.

22. Easement Agreement Sanitary Sewer Install Agreement upon the terms, conditions and provisions contained therein:
Dated: March 04, 2022
Parties: Peter Zenner Family Farm, LLC and the Village of Mount Pleasant,
Racine County, Wisconsin, a municipal corporation
Recorded: May 02, 2022
Instrument No.: 2627794 Affects parcels 2, 3 & 4 by location, shown.



BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 7,011,959 square feet or 160.9724 acres.
6(b). A zoning report has not been provided.
9. There are 0 parking spaces marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205866, 20235205869, 20235205873, 20235205877, 20235205881, 20235205883, 20235205888, 20235205892, 20235205913, 20235205917, 20235206045 and 20235206046. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

CLIENT	SITE ADDRESS
Dewberry	12123 Louis Sorenson Road, Village of Mount Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION

PARCEL 1:
Part of the Southeast 1/4 of Section 19, Township 3 North, Range 22 East. Begin at a point on the North and South quarter line 892.60 feet North of the Southwest corner of said Southeast quarter Section of Section 19; run thence East 1316.00 feet; thence North 0°10'20" West 439.50 feet, thence West 1315.00 feet; thence South 440.45 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 12123 Louis Sorensen Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-022-000

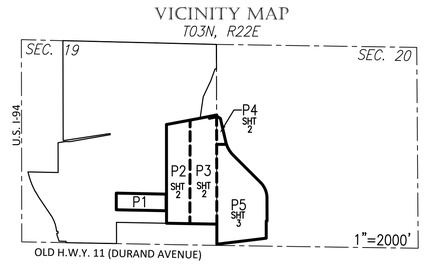
PARCEL 2:
That part of the East 1/2 of Section 19, Township 3 North, Range 22 East, bounded as follows: begin at the intersection of the center line of the Racine and Burlington Road and the West line of the East 1/2 of the Northeast 1/4 of said Section 19; run thence South along the West line of the East 1/2 of the Northeast 1/4 and the West line of the East 1/2 of the Southeast 1/4 of said Section to a point 561 feet due North from the South line of said Section 19; thence East 633.35 feet; more or less, to a point that is 686.65 feet West of the East line of said Section; thence North parallel to the East line of said Section to the center of highway; thence westerly along the center line of said highway to the place of beginning. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 12123 Louis Sorensen Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-007-000

PARCEL 3:
That certain piece or parcel of land situated, lying and being, known and described as all that part of the East 1/2 of Section 19, Township 3 North, Range 22 East, bounded as follows: to-wit: begin at a point on the East line of said Section, 34 rods (561 feet) North of the South line of said Section; run thence West 686.65 feet; thence North 2719.3 feet, to the center of the highway; thence northeasterly along the center line of said highway 698.6 feet; thence South 2,863 feet to the point of beginning said land. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin. Excepting therefrom that portion of land conveyed in instrument recorded August 21, 2018 as Document No. 2501539, as corrected by correction instrument recorded February 21, 2019 as Document No. 2514326. as further corrected by correction instrument recorded December 08, 2020 as Document No. 2574242.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: Lands along Louis Sorenson Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-025-000

PARCEL 4:
That certain piece or parcel of land lying and being, known as that part of the west 55 acres of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East, Village of Mt. Pleasant, Racine County, Wisconsin, lying South or Southerly of the center of the public highway. Excepting therefrom: begin at a point in the centerline of Louis Sorenson Road North 82°38' East 341.15 feet from the West line of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East; run thence North 82°38' East 169.72 feet; thence South 00°10'30" West 30.61 feet; thence South 04°52' West 215.10 feet; thence West 150.18 feet; thence North 00°10'30" East 223.04 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin, as set forth in instrument recorded May 10, 1957, in Volume 608, Page 324, as Document No. 661677. Also excepting therefrom that portion of land conveyed in instrument recorded August 21, 2018 as Document No. 2501539, as corrected by correction instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by correction instrument recorded December 08, 2020 as Document No. 2574242.
FOR INFORMATIONAL PURPOSES:
Property Address: 12123 Louis Sorenson Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-20-023-000

PARCEL 5:
The Southwest Quarter (SW 1/4) of Section Twenty (20), Township Three (3) North, Range Twenty-Two (22) East, Village of Mt. Pleasant, Racine County, Wisconsin, excepting therefrom a strip of land six (6) rods in width, conveyed by William Gilber and wife to the Racine, Janesville and Mississippi Railroad Company, on the 2nd day of May, 1853, by Warranty Deed, which said deed is recorded in the Office of the Register of Deeds for Racine County, Wisconsin, in Volume 27 of Deeds, on Page 480. Excepting therefrom lands conveyed for highway purposes in instrument recorded December 14, 1983, in Volume 1698, Page 941, as Document No. 1138667 and in instrument recorded December 7, 2001, in Volume 3314, Page 359, as Document No. 1803653. Further excepting therefrom that portion of land conveyed in instrument recorded August 21, 2018 as Document No. 2501539, as corrected by correction instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by correction instrument recorded December 08, 2020 as Document No. 2574242. Further excepting therefrom Certified Survey Map No. 3446 recorded in the Office of the Register of Deeds for Racine County, Wisconsin on May 21, 2021, as Document No. 2592579, wherein Lot 1 is now known as Lots 1 and 2 of CSM 3504.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 12123 Louis Sorensen Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-20-025-000

VICINITY MAP
T03N, R22E



TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 17, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 8, 2024	Proforma and comments	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
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CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

WETLANDS DELINEATED BY STANTEC DECEMBER 2023

CLIENT
Dewberry

SITE ADDRESS
12123 Louis Sorenson Road, Village of Mount Pleasant, Racine County, Wisconsin

CHAPUT LAND SURVEYS

LOUIS SORENSON ROAD
(FORMERLY RACINE AND BURLINGTON ROAD)
66' PUBLIC R.O.W.

((D) NORTHEASTERLY 698.60')
N78°47'31"E 698.99'
((D) S78°47'14"W)
S78°46'58"W 202.93'
199.98'
22.93'
((D) S77°06'10"W 22.07')
S11°19'56"E 15.22'
((D) S11°12'46"W 15.00')
20 N78°47'00"E 222.91'
((D) N78°47'14"W 200.00')
((D) WESTERLY)
N79°32'44"E 643.86'
S00°06'17"E 33.63'
((D) S00°10'30"W 30.61')
54" C.M.P.
ACCESS
15" C.M.P.
36" C.M.P.
15" C.C.P.
ASPHALT
CATV
OHW
T
G
W
S
P.O.B. PARCEL 2
22 SANITARY SEWER MAIN AND PIPELINE INSTALLATION EASEMENT PER DOC. 2514326

INTERNATIONAL DRIVE
154.5' PUBLIC R.O.W.
((D) S12°53'50"E 631.29')
S12°53'57"E 632.44'
((D) S12°53'50"E 630.70')
S58°20'30"E 88.67'
UNPLATTED LANDS
UNPLATTED LANDS

EAST LINE OF THE NE 1/4 OF SEC. 19
S00°10'47"E 742.88'
((D) N00°10'35"E 751.18')

PARCEL 4
OWNER: PETER ZENNER FAMILY FARM
TAX KEY NO. 151032219023000

Arc=89.49'
Radius=722.00'
CB=S16°26'50"E
Chord=89.43'
Delta=7°04'55"
((D) CB=S16°26'35"E)

CONC. MON. WITH BRASS CAP
SE CORNER OF NE 1/4
SEC. 19, T3N, R22E.

PARCEL 4 SEE SHEET 2
((D) 262.49')
S89°40'56"E 262.29'
PARCEL 5 SEE SHEET 3
((D) S89°38'24"E 262.49')

Arc=316.56'
Radius=722.00'
CB=S32°33'20"E
Chord=314.03'
Delta=25°07'18"
((D) ARC=316.47')
((D) CB=32°33'21"E)
((D) CHORD=313.94')

20 15' TEMPORARY LIMITED EASEMENT PER DOC. 2514326

EAST LINE OF PARCEL 3, SEE SHEET 2
((D) SOUTH 2863')
S00°04'08"E 2090.26'
EAST LINE OF THE SE 1/4 OF SEC. 19

NORTH LINE OF THE SE 1/4 OF SEC. 19

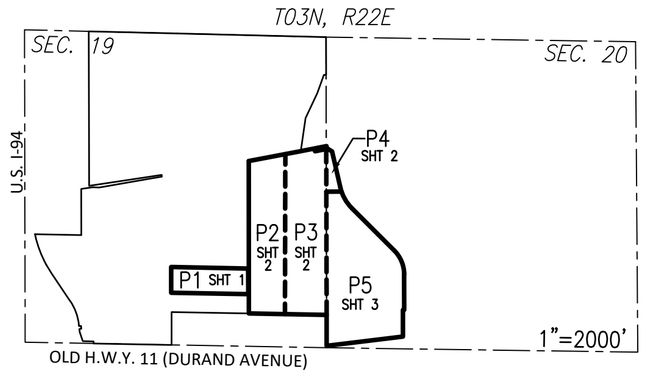
SEC. WEST LINE OF THE EAST 1/2 NE 1/4 SEC. 19, T3N, R22E
((D) SOUTH)
N00°05'11"W 1838.32'

PARCEL 2
OWNER: PETER ZENNER FAMILY FARM
TAX KEY NO. 151032219007000

PARCEL 3
OWNER: PETER ZENNER FAMILY FARM
TAX KEY NO. 151032219025000

WETLANDS

VICINITY MAP
T03N, R22E



WEST LINE OF THE EAST 1/2 SE 1/4 SEC. 19, T3N, R22E
((D) NORTH)
N00°05'11"W 2734.01'
((D) NORTH 2719.3')

PARCEL 1
SEE SHEET 1
((D) N00°10'20" W 439.50')
S00°05'11"E 437.29'

WETLANDS
((D) SOUTH)
N00°05'11"W 330.14'

N88°57'58"W 633.47'
((D) EAST 633.35')

UNPLATTED LANDS
OWNER: KYLE CRUEZIGER ET. AL

N88°57'57"W 686.65'
((D) WEST)

((D) 34 RODS (561 FEET))

CONC. MON. WITH BRASS CAP
SW COR. OF SE 1/4
SEC. 19, T3N, R22E.

SOUTH LINE OF THE SE 1/4, SEC. 19

CONC. MON. WITH BRASS CAP
SW COR. OF SE 1/4
SEC. 19, T3N, R22E.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1190681-WA1, effective date of _____ ____, 2024 which lists the following easements and/or restrictions from schedule B-II:

15, 19, 24, 27 & 31 visible evidence shown.
7, 13, 25 & 26 not survey related.
1-6, 8-12, 14, 23, 28 & 29 intentionally deleted

16. Utility Easement to Wisconsin Gas & Electric Company, dated January 14, 1937, recorded/filed April 19, 1937 in Volume 331 of Deeds, Page 81 as Document No. 423429 Affects parcel 3 & 4 by location, unable to plot.

20. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 21, 2018 as Document No. 2501539, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). As amended by Correction Instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by Correction Instrument recorded December 08, 2020 as Document No.2574242. Modification and/or amendment by instrument: Modification of Access Restriction Recording Information: May 26, 2021 as Document No. 2593052 Affects parcels 3, 4 & 5 by location, shown.

21. Memorandum of Development Agreement upon the terms, conditions and provisions contained therein:
Dated: May 24, 2021
Parties: Village of Mount Pleasant, Wisconsin and Ashley Ventures, LLC
Recorded: May 26, 2021
Instrument No.: 2593055 Affects parcel 5 by location, blanket type.

LEGAL DESCRIPTION

PARCEL 2:
That part of the East 1/2 of Section 19, Township 3 North, Range 22 East, bounded as follows: begin at the intersection of the center line of the Racine and Burlington Road and the West line of the East 1/2 of the Northeast 1/4 of said Section 19; run thence South along the West line of the East 1/2 of the Northeast 1/4 and the West line of the East 1/2 of the Southeast 1/4 of said Section to a point 561 feet due North from the South line of said Section 19; thence East 633.35 feet; more or less, to a point that is 686.65 feet West of the East line of said Section; thence North parallel to the East line of said Section to the center of highway; thence westerly along the center line of said highway to the place of beginning. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 12123 Louis Sorensen Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-007-000

PARCEL 3:
That certain piece or parcel of land situated, lying and being, known and described as all that part of the East 1/2 of Section 19, Township 3 North, Range 22 East, bounded as follows: to-wit: begin at a point on the East line of said Section, 34 rods (561 feet) North of the South line of said Section; run thence West 686.65 feet; thence North 2719.3 feet, to the center of the highway; thence northeasterly along the center line of said highway 698.6 feet; thence South 2,863 feet to the point of beginning said land. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin. Excepting therefrom that portion of land conveyed in instrument recorded August 21, 2018 as Document No. 2501539, as corrected by correction instrument recorded February 21, 2019 as Document No. 2514326. as further corrected by correction instrument recorded December 08, 2020 as Document No. 2574242.
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Tax Parcel No. 151-03-22-19-025-000

PARCEL 4:
That certain piece or parcel of land lying and being, known as that part of the west 55 acres of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East, Village of Mt. Pleasant, Racine County, Wisconsin, lying South or Southerly of the center of the public highway. Excepting therefrom: begin at a point in the centerline of Louis Sorenson Road North 82°38' East 341.15 feet from the West line of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East; run thence North 82°38' East 169.72 feet; thence South 00°10'30" West 30.61 feet; thence South 04°52' West 215.10 feet; thence West 150.18 feet; thence North 00°10'30" East 223.04 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin, as set forth in instrument recorded May 10, 1957, in Volume 608, Page 324, as Document No. 661677. Also excepting therefrom that portion of land conveyed in instrument recorded August 21, 2018 as Document No. 2501539, as corrected by correction instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by correction instrument recorded December 08, 2020 as Document No. 2574242.
FOR INFORMATIONAL PURPOSES:
Property Address: 12123 Louis Sorenson Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-20-023-000

LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN			
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX			
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE			
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP			
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD			
CURB INLET	TRANSFORMER	CROSS CUT			
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE			
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD			
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL			
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT			
DRAIN TILE	GAS VALVE	BENCH MARK			
WELL	GAS METER	CONIFER TREE			
HYDRANT	GAS MARKER	DECIDUOUS TREE			
WATER VALVE	AIR CONDITIONING UNIT	BUSH			
DOWN SPOUT	VENT	WETLAND SYMBOL			
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW			
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE			
STANDPIPE	DUMPSTER	CONC. =CONCRETE			
WATER MANHOLE	HANDICAP STALL	EL. =ELEVATION			
LIGHT POLE	SPOT ELEVATION	EXT. =EXISTING			
		INV. =INVERT			
SANITARY SEWER		MON.=MONUMENT			
STORM SEWER		P.O.B. =POINT OF BEGINNING			
WATER MAIN		P.O.C. =POINT OF COMMENCEMENT			
FIBER OPTIC LINE		R.O.W =RIGHT OF WAY			
TELEPHONE LINE		SEC. =SECTION			
ELECTRIC LINE		SQ. FT. =SQUARE FEET			
OVERHEAD WIRES		W/ =WITH			
CABLE TELEVISION		(R) =RECORDED AS			
GAS MAIN		(D) =DEEDED AS			
WETLANDS					
TREE LINE					
NO ACCESS					

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 17, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 8, 2024	Proforma and comments	lpm

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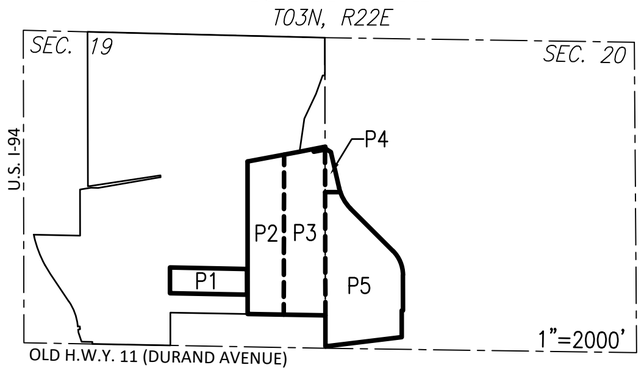
Drawing No. 4404.10-swc

ALTA/NSPS LAND TITLE SURVEY

CHAPUT LAND SURVEYS

VICINITY MAP
T03N, R22E



CLIENT
Dewberry

SITE ADDRESS
12123 Louis Sorenson Road, Village of Mount Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION
PARCEL 5:
The Southwest Quarter (SW 1/4) of Section Twenty (20), Township Three (3) North, Range Twenty-Two (22) East, Village of Mt. Pleasant, Racine County, Wisconsin, excepting therefrom a strip of land six (6) rods in width, conveyed by William Gilber and wife to the Racine, Janesville and Mississippi Railroad Company, on the 2nd day of May, 1853, by Warranty Deed, which said deed is recorded in the Office of the Register of Deeds for Racine County, Wisconsin, in Volume 27 of Deeds, on Page 480. Excepting therefrom lands conveyed for highway purposes in instrument recorded December 14, 1983, in Volume 1698, Page 941, as Document No. 1138667 and in instrument recorded December 7, 2001, in Volume 3314, Page 359, as Document No. 1803653. Further excepting therefrom that portion of land conveyed in instrument recorded August 21, 2018 as Document No. 2501539, as corrected by correction instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by correction instrument recorded December 08, 2020 as Document No. 2574242. Further excepting therefrom Certified Survey Map No. 3446 recorded in the Office of the Register of Deeds for Racine County, Wisconsin on May 21, 2021, as Document No. 2592579, wherein Lot 1 is now known as Lots 1 and 2 of CSM 3504.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 12123 Louis Sorensen Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-20-025-000

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND

Ⓢ	SANITARY MANHOLE	Ⓐ	FIBER OPTIC MARKER
Ⓓ	STORM MANHOLE	Ⓕ	FIBER OPTIC MANHOLE/VAULT
	SEPTIC MOUND VENT	Ⓣ	TELEPHONE PEDESTAL
	SEPTIC COVER	Ⓣ	TELEPHONE MANHOLE/VAULT
	SANITARY CLEANOUT OR VENT		TELEPHONE MARKER
	CURB INLET	TF	TRANSFORMER
	STORM INLET	Ⓔ	ELECTRIC METER/PEDESTAL
	CATCH BASIN	Ⓔ	ELECTRIC MANHOLE/VAULT
	LATERAL	Ⓒ	CABLE TV RISER/BOX CABLE
	UNKNOWN MANHOLE	Ⓒ	TV MANHOLE/VAULT
	DRAIN TILE	Ⓖ	GAS VALVE
Ⓦ	WELL	Ⓖ	GAS METER
	HYDRANT		GAS MARKER
	WATER VALVE	Ⓐ	AIR CONDITIONING UNIT
	DOWN SPOUT		VENT
	SPRINKLER VALVE		UTILITY POLE
	WATER SHUT OFF		GUY WIRE
	STANDPIPE		DUMPSTER
	WATER MANHOLE		HANDICAP STALL
	LIGHT POLE		SPOT ELEVATION
	SIGN	CL.	=CENTERLINE
Ⓜ	MAIL BOX	CONC.	=CONCRETE
	FLAG POLE	EL.	=ELEVATION
	BASKETBALL HOOP	EXT.	=EXISTING
	BOLLARD	INV.	=INVERT
	CROSS CUT	MON.	=MONUMENT
	IRON PIPE	P.O.B.	=POINT OF BEGINNING
	IRON REBAR/ROD	P.O.C.	=POINT OF COMMENCEMENT
	MAG NAIL	R.O.W	=RIGHT OF WAY
	SECTION MONUMENT	SEC.	=SECTION
	BENCH MARK	SQ. FT.	=SQUARE FEET
	CONIFER TREE	W/	=WITH
	DECIDUOUS TREE	(R)	=RECORDED AS
	BUSH	(D)	=DEEDED AS
	WETLAND SYMBOL		
	DIRECTIONAL ARROW		
			SANITARY SEWER
			STORM SEWER
			WATER MAIN
			FIBER OPTIC LINE
			TELEPHONE LINE
			ELECTRIC LINE
			OVERHEAD WIRES
			CABLE TELEVISION
			GAS MAIN
			WETLANDS
			TREE LINE
			NO ACCESS

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1190681-WA1, effective date of _____ ____, 2024 which lists the following easements and/or restrictions from schedule B-II:

15, 19, 24, 27 & 31 visible evidence shown.

7, 13, 25 & 26 not survey related.

1-6, 8-12, 14, 23, 28 & 29 intentionally deleted

16, 17 & 22 affect other properties.

18. Limitations imposed upon ingress to and egress from the above described premises to Dover/Yorkville Town Line to STH 31, State Trunk Highway (STH) 11 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declarationby the State Highway Commission of Wisconsin, Recorded: March 22, 1994 Volume 2355 of records, Page 935, Document No. 1459321 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues. Authorization for Access to or Across a Controlled-Access Highway recorded July 15, 2004 as Document No. 1983007 Affects parcel 5 by location, blanket statement.

TITLE COMMITMENT (CONTINUED)
20. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 21, 2018 as
Document No. 2501539, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). As amended by Correction Instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by Correction Instrument recorded December 08, 2020 as Document No.2574242. Modification and/or amendment by instrument: Modification of Access Restriction Recording Information: May 26, 2021 as Document No. 2593052 Affects parcels 3, 4 & 5 by location, shown.

21. Memorandum of Development Agreement upon the terms, conditions and provisions contained therein:
Dated: May 24, 2021
Parties: Village of Mount Pleasant, Wisconsin and Ashley Ventures, LLC
Recorded: May 26, 2021
Instrument No.: 2593055 Affects parcel 5 by location, blanket type.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 17, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

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Date	Revision description	
Apr. 8, 2024	Proforma and comments	lpm

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ALTA/NSPS LAND TITLE SURVEY

TABLE "A" ITEMS

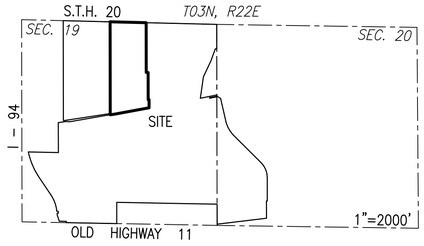
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 2,310,056 square feet or 53.0316 acres.

6(b). A zoning report has not been provided.

9. There are 0 regular parking spaces and 0 handicap space marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235206052 & 20235206050. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

VICINITY MAP



Wetlands delineated by Stantec December 2023

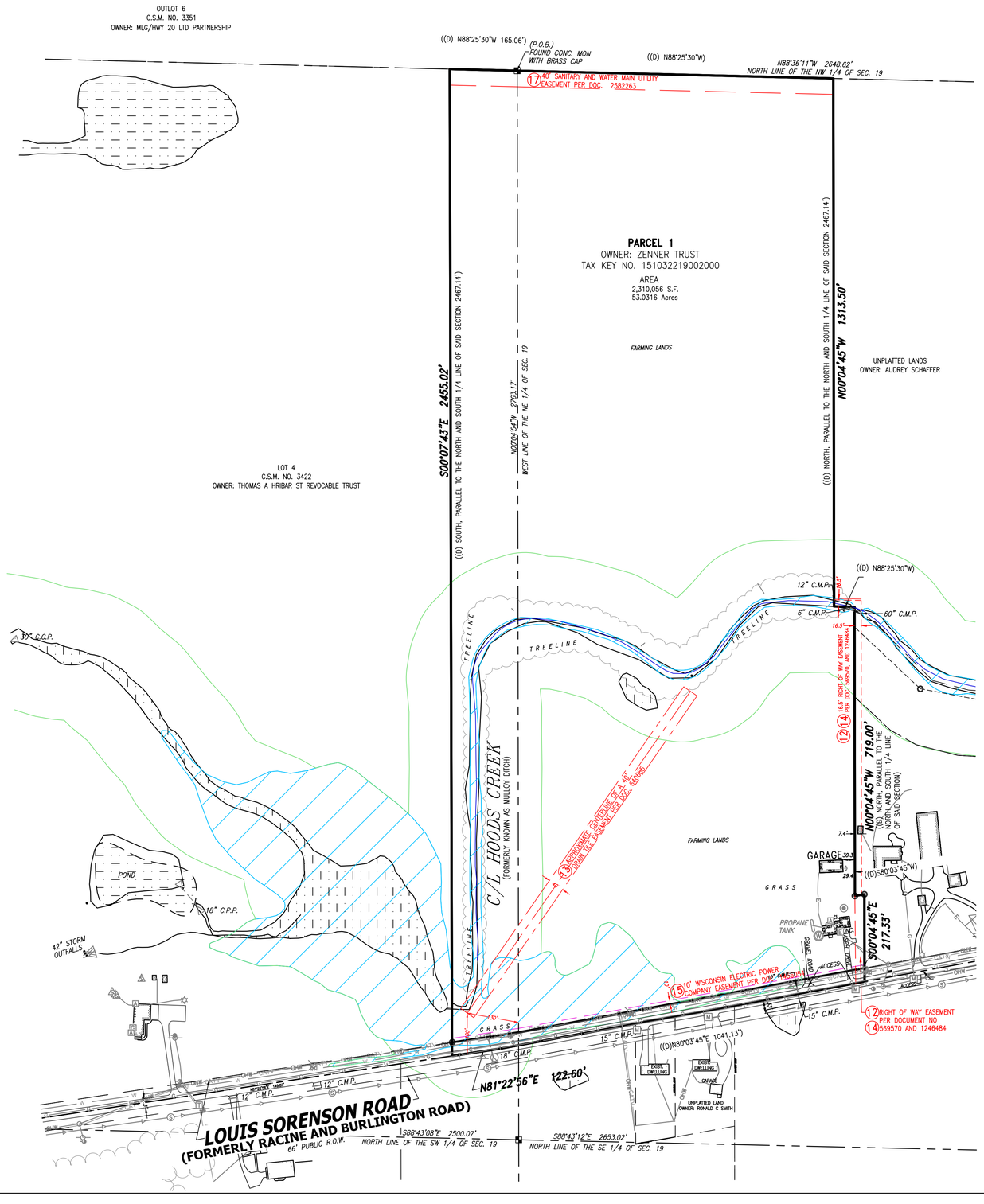
Racine County GIS 2010 Environmental Corridors

Racine County GIS FEMA Floodplain

LEGEND

SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN	
STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX	
SEPTIC MOUND VENT		TELEPHONE PEDESTAL		FLAG POLE	
SEPTIC COVER		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP	
SANITARY CLEANOUT OR VENT		TELEPHONE MARKER		BOLLARD	
CURB INLET		TRANSFORMER		CROSS CUT	
STORM INLET		ELECTRIC METER/PEDESTAL		IRON PIPE	
CATCH BASIN		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD	
LATERAL		CABLE TV RISER/BOX CABLE		MAG NAIL	
UNKNOWN MANHOLE		TV MANHOLE/VAULT		SECTION MONUMENT	
DRAIN TILE		GAS VALVE		BENCH MARK	
WELL		GAS METER		CONIFER TREE	
HYDRANT		GAS MARKER		DECIDUOUS TREE	
WATER VALVE		AIR CONDITIONING UNIT		BUSH	
DOWN SPOUT		VENT		WETLAND SYMBOL	
SPRINKLER VALVE		UTILITY POLE		DIRECTIONAL ARROW	
WATER SHUT OFF		GUY WIRE	CL.	=CENTERLINE	
STANDPIPE		DUMPSTER	CONC.	=CONCRETE	
WATER MANHOLE		HANDICAP STALL	EL.	=ELEVATION	
LIGHT POLE		SPOT ELEVATION	EXT.	=EXISTING	
SANITARY SEWER			INV.	=INVERT	
STORM SEWER			MON.	=MONUMENT	
WATER MAIN			P.O.B.	=POINT OF BEGINNING	
FIBER OPTIC LINE			P.O.C.	=POINT OF COMMENCEMENT	
TELEPHONE LINE			R.O.W	=RIGHT OF WAY	
ELECTRIC LINE			SEC.	=SECTION	
OVERHEAD WIRES			SQ. FT.	=SQUARE FEET	
CABLE TELEVISION			W/	=WITH	
GAS MAIN			(R)	=RECORDED AS	
WETLANDS			(D)	=DEEDED AS	
TREE LINE					
NO ACCESS					

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.



CLIENT

Dewberry

SITE ADDRESS

12804 Louis Sorenson Road, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION

ALL OF THAT PART OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTH 1/4 CORNER OF SECTION 19; RUN THENCE NORTH 88° 25' 30" WEST ALONG THE NORTH LINE OF SAID SECTION 165.06 FEET; THENCE SOUTH PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 2467.14 FEET TO THE CENTER LINE OF A PUBLIC HIGHWAY; THENCE NORTH 80° 3' 45" EAST ALONG THE CENTERLINE OF SAID HIGHWAY 1041.13 FEET; THENCE NORTH PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 233.00 FEET; THENCE SOUTH 80° 3' 45" WEST PARALLEL WITH THE CENTERLINE OF THE AFOREMENTIONED HIGHWAY 24.00 FEET; THENCE NORTH PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 719.00 FEET; THENCE NORTH 88° 25' 30" WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 50.97 FEET; THENCE NORTH PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 1312.06 FEET TO THE NORTH LINE OF SAID SECTION; THENCE NORTH 88° 25' 30" WEST ALONG THE NORTH LINE OF SAID SECTION 786.22 FEET TO ITS NORTH 1/4 CORNER AND TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1190679-WA1, effective date of _____ ___, 2024 which lists the following easements and/or restrictions from schedule B-II:

9, 11, 21 & 24 visible evidence shown.
7 19 & 20 not survey related.
1-6, 8, 10, 18, 22 & 23 intentionally deleted.

12. Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement or right of way as set forth in Warranty Deed recorded on January 25, 1951 in Volume 513 of Deeds, Pages 72-73, as Document No. 569570. Affects property by location, shown.
as approximately shown on ALTA/NSPS Survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10.

13. Drainage Easement to Hood's Creek Drainage District, organized under Chapter 89 of the Wisconsin Statutes, dated December 03, 1955, recorded/filed December 07, 1955 in Volume 127, Pages 589-590 as Document No. 640685. Affects property by location, shown.
as approximately shown on ALTA/NSPS Survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10.

14. Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement or right of way as set forth in Abridgment of Final Judgment recorded on December 17, 1987 in Volume 1895 of Records, Pages 448-449, as Document No. 1246484.
The above document was re-recorded January 19, 1988 in Volume 1898 of Records, Pages 980-981 in/as Document No. 1248431 of Official Records. Affects property by location, shown.
as approximately shown on ALTA/NSPS Survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10.

15. Utility Easement to Wisconsin Electric Power Company, dated February 21, 1994, recorded/filed February 22, 1994 in Volume 2347, Page 9 as Document No. 1456054. Affects property by location, shown.
as approximately shown on ALTA/NSPS Survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10.

16. Order in the matter of addition of lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded on May 28, 1996 in Volume 2539, Pages 429-471 as Document No. 1540010. Affects property by location, blanket statement.

17. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: December 10, 2020
Parties: Dave P. Zenner and Gloria A. Zenner, or their successor, Trustees of the Dave P. and Gloria A. Zenner Trust dated March 10, 2008 and the Village of Mount Pleasant, Racine County, Wisconsin, a municipal corporation
Recorded: February 24, 2021
Instrument No.: 2582263
Affects property by location, shown.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 18, 2024	Proforma and comments	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

DRAFTED BY: tjs

Drawing No. 4404.10

CHAPUT LAND SURVEYS

Executive Summary

Village Board Meeting of October 26, 2026

12023 Durand Avenue Site Plan Review; SP-26-11

BACKGROUND

The applicant applied to amend the previously approved plans for 12023 Durand Avenue. The plans show seven one-story data center buildings (Buildings A–G), a one-story office and storage building, and two utility substations. Supporting structures include a guardhouse, salt storage building, weather station, storm shelters and a fire pump house. Site work includes internal access roads, ten parking lots (Lots A–J), wet stormwater ponds, sound walls, perimeter security fencing, and a 10-foot multi-use path along Durand Avenue. These plans function as master site plans; the Village requires detailed landscaping, lighting, and other plans as noted in this report before the Village will issue any additional building permits.

Access. One full-access, signalized driveway on Durand Avenue opposite International Drive serves the campus. Gated, emergency-only drives are proposed on the west road (about 2,000 feet south of Durand) and on Braun Road. A separate future substation access is shown off Braun Road.

Phasing. The traffic study assumes the north portion (MKE07–MKE10) is built first, with the south and west portions built within five to ten years, and full build-out by 2041.

Encumbrances and natural features. The survey shows a We Energies utility easement (Doc. 2506315) across most parcels, an electric pole line easement (Doc. 480137), and transmission easements through the site. Durand Avenue is a controlled-access highway (Doc. 1459321) and Braun Road frontage carries access restrictions (Docs. 2501288 and 2501289). Mapped wetlands, FEMA floodplain and a waterway occupy the southwest quadrant; the plans show a 300-foot shoreland setback there and place a temporary construction laydown area nearby.

Every civil and architectural sheet is stamped "Proprietary – Confidential – Not for Public Distribution." Plans submitted for a public land-use decision are generally public records under Wisconsin's open records law (Wis. Stat. §§ 19.31–19.39). Staff recommends the applicant confirm in writing that the submittal may be released, or provide redacted public versions.

COMPREHENSIVE PLAN

This application complies with the Comprehensive Plan, which lists the property as Business Park. The Bicycle Plan does not show any recommended improvements adjacent to the subject property. The Park and Open Space Plan shows minor, farmed wetlands within the subject property, some of which the Wisconsin Department of Natural Resources permitted the applicant to fill. It also depicts Braun Road as a corridor recommended for an enhanced bicycle facility. The Wisconsin Department of Transportation constructed an off-street multi-purpose pathway in line with this recommendation when they last reconstructed Braun Road in a multi-road reconstruction project with the village and Racine County.

ZONING

All proposed principal uses are permitted by right in the C-4 district; no conditional use permit is required.

The C-4 district is intended for high-intensity commercial and manufacturing uses within business parks (§ 90-130.20(e)), which matches the Business Park designation on the Comprehensive Plan future land use map.

Proposed use	Chapter 90 classification	C-4 status	Finding
Data center (Buildings A–G)	Warehousing, wholesaling and freight movement – Indoor. § 90-320.90(d)(4) expressly includes establishments used primarily for the storage, processing and transmission of digital data.	Permitted (Table 90-310-1)	Complies. The applicant's "Industrial (Indoor Warehousing)" label is correct.
Office & storage building	Business or professional office, or accessory to the data center	Permitted	Complies
Two electrical substations	Utilities and public services, major (high-voltage substations, § 90-320.70(n))	Permitted	Complies. Substation ownership and parcel arrangement with the utility should be clarified.
Guardhouse, storm shelters, fire pump house, salt storage building, weather station	Accessory structures (§ 90-330.10)	Allowed if customary, subordinate, and serving the principal use	Complies in concept. The narrative lists only the fire pump house and storm shelters; the guardhouse, salt storage building and weather station must be added.
EV and fleet charging stalls (sheet EX-01)	Private EV charging station (§ 90-330.30)	Permitted accessory use	Complies; posting and maintenance requirements apply

Accessory use timing and location. Accessory uses may be established only after the principal use is in place and must sit on the same lot as that principal use (§ 90-330.10(c)–(d)). The site plan shows the accessory structures on the same lot as the principal buildings.

Temporary construction laydown area. The laydown area in the southwest quadrant lies next to mapped wetlands and floodplain. Its limits, duration and restoration should be defined, and it must stay outside wetlands, floodplain and the shoreland setback unless state and Village permits are obtained.

Lot and Building Standards (C-4)

The plan meets the C-4 setback, lot width and coverage limits, but the guardhouse does not meet the accessory building location standard. The Zoning Board of Appeals granted a variance from the transparency requirement.

Standards below are from Table 90-130-2. Building height is measured in stories; a story is the space between a floor and the floor or ceiling above it (§ 90-620.230).

Available relief. The Plan Commission cannot waive the guardhouse deviation:

- Guardhouse location: no administrative adjustment is authorized. The guardhouse must be relocated, attached to a principal building, or granted a variance.

Site Design Review

The site landscaping, lighting, and pedestrian circulation require additional information before the Village will issue building permits.

Access and traffic

A traffic impact analysis is required because the campus generates more than 100 peak-hour trips (§ 90-420.130). The TADI study projects 350 new peak-hour trips at initial build-out and another 350 at full build-out, and finds

acceptable operations (LOS D or better) with these improvements:

- Durand Avenue / International Drive (initial build): retime the signal; add a through lane on the north approach; build a two-lane site driveway as the south approach; add a right-turn lane on the west approach; and extend the east approach left-turn lane by 100 feet. Add protected/permitted southbound left-turn phasing at full build-out.
- West emergency access: a gated, stop-controlled driveway about 2,000 feet south of Durand, with a new median opening.
- Braun Road emergency access: one of two locations, to be chosen later; signal changes are needed if it aligns with the Foxconn middle drive.

Three gaps remain. The study analyzes the earlier "MKE 07/15" layout rather than the current seven-building plan. It gives inconsistent employee counts (466 and 931 employees by phase, but 733 day-shift employees in Phase I). It also does not analyze inbound queues at the security gates during the 6 a.m. shift change, when 275 vehicles arrive in the peak hour per phase. Durand Avenue is a state controlled-access highway, so the driveway and signal work also require WisDOT authorization.

Parking, loading and pedestrian circulation

Industrial uses, including data centers, have no minimum or maximum parking requirement (Table 90-420-1). The office portion of the office and storage building does, but its floor area is not given. Staff tallied the stalls labeled on sheets C-P-100 to C-P-104, which across Lots A-J total 1,612 stalls, plus 35 motorcycle and 10 ATV stalls.

Standard	Finding
Accessible parking (§ 90-420.80)	Not shown; state and federal counts must be demonstrated
Sidewalks or paths on every street frontage (§ 90-420.70(a))	Complies. A 10-ft multi-use path is shown along Durand Avenue. The traffic study says Braun Road already has sidewalks. Hewitt Memorial Drive has an existing 10-ft pathway along its entire length.
Internal pedestrian circulation (§ 90-420.70(b)–(e))	Not shown. Walks must link building entrances, parking lots and the Durand path; crossings must be marked by more than striping; walks along drives must be raised or separated.
Stall and aisle dimensions, curbs, striping (§ 90-420.100)	Not dimensioned; required with building permits
Gate stacking (§ 90-420.120)	Stacking spaces are drawn but not counted; a queue analysis should show no backup onto Durand Avenue

Landscaping and screening

The landscape sheets show tree symbols in parking islands only, with no plant schedule, species, sizes or quantities, so compliance with Division 90-430 cannot be verified.

Standard	Requirement	Finding

Interior parking lot landscaping (§ 90-430.40)	1 canopy tree and 100 sq ft of planting bed per 4 stalls. For 1,612 stalls: 403 trees, 40,300 sq ft of beds and about 1,612 low shrubs. Green infrastructure can reduce this to 1 per 8 stalls (202 trees). No point may be more than 150 ft from a tree; lots must be broken into areas of 50,000 sq ft or less.	Not demonstrated
Street frontage screening (§ 90-430.30)	Required for vehicle areas within 50 ft of a street, such as the Durand entrance drive and gate stacking lanes	Not shown
Outdoor storage and work areas, mechanical equipment, dumpsters (§§ 90-430.50–.60)	Screening required where visible from a street. This covers equipment yards, generators, the salt storage area and dumpster pads.	Complies for Buildings A–E, which the sound wall screens. Not shown for Buildings F and G (northwest); equipment screening is still required there.
Plant materials (§ 90-430.70)	Canopy trees at 2.5-inch caliper; no ash; no species over 50% of trees	To be shown on the revised plan

Fences and walls

All fences labeled on sheets C-W-100 to C-W-104 are 8 feet or less, which complies with § 90-435.50. The plans show 8-ft metal, 8-ft chain link, 6-ft chain link and 8-ft welded wire or metal mesh fencing. Sound wall and substation wall heights and materials are not given; any wall over 8 feet needs the Community Development Director's alternative compliance approval. Barbed or razor wire, if proposed, requires the Director's approval in C-4 (§ 90-435.60(b)).

Outdoor lighting

No lighting plan was submitted. The site plan shows pole locations only. The lighting plan must show compliance with these limits:

- Fixtures over 1,000 lumens must be fully shielded, and light levels may not exceed IES recommendations by more than 25%.
- Color temperature may not exceed 3,000 K.
- Poles may not exceed 30 ft in parking and drive areas, 35 ft in outdoor work areas, and 10 ft elsewhere.
- Wall-mounted lights are allowed only within 5 ft of entrances and loading docks, unless the Director classifies perimeter fixtures as exempt security lighting.
- Light trespass is limited to 3 lux measured 20 ft into a public right-of-way and 1 lux onto waters of the United States, including the southwest wetlands.

Shoreland, floodplain and wetlands

The line labeled "300' shoreland setback" is the shoreland jurisdiction boundary (§ 90-495.20). Principal buildings must be set back 150 feet from the top of bank of Hood's Creek, Lower Pike River, Lower Sorensen Creek or the Des Plaines, and 75 feet from other shoreland waters (§ 90-495.30). A vegetative buffer of the same depth must remain undisturbed (§ 90-495.50). The plans should name the waterway and show the top of bank. Any work in mapped floodplain, including the laydown area, requires a floodplain development permit (Division 90-490); wetland fill requires DNR and Army Corps permits.

Architectural Review

The submitted elevations cover only two of the eight proposed buildings, and the roof design was found

compliant through alternative compliance under § 90-405.40(b). The Village previously approved the building elevations for the three northeast buildings (Buildings A–C). Elevations are still needed for Buildings F and G, the office and storage building, the guardhouse and the salt storage building.

STRATEGIC PLAN

This application complies with the following key strategies and outcomes of ***Confident in the Future: Mount Pleasant 2030 Strategic Plan***.

- **Balance Growth and Development.** Planning major Village initiatives to optimize budgeting impact, ensuring compliance with the Comprehensive Plan.
    - **Outcome: Long-term local and regional benefits of Tax Incremental District No. 5.** Growth of jobs and tax base continues in TID No. 5, creating resources to support initiatives that will benefit the Village and entire region for generations.

RECOMMENDATION

The Plan Commission recommends conditional approval of SP-26-11, subject to the conditions below.

Recommended conditions

1. Scope of approval. This approval sets the general arrangement of uses, access points, internal circulation and building envelopes. Each phase requires its own site plan approval, with full civil, landscape, lighting and architectural plans, before any building permit is issued.
2. Lapse period. Under § 90-540.70(c), this approval lapses if the first building permit is not issued within 1 year.
3. Guardhouse. The guardhouse must be relocated to a rear yard, attached to a principal building, or granted a variance. Its design must match the principal buildings (§ 90-405.20(c)).
4. Lighting. A lighting plan meeting Division 90-425 must be approved before any building permit is approved.
5. Landscaping. A landscape plan meeting Division 90-430 must be approved, including interior parking lot landscaping (403 canopy trees for 1,612 stalls, or the green infrastructure alternative), street-frontage screening, and equipment screening at Buildings F and G.
6. Site data. The applicant must submit the site data table containing lot area, footprint and floor area per building, building and impervious coverage, stalls by lot, accessible stalls, and office floor area.
7. Pedestrian facilities. The applicant must provide an internal pedestrian network meeting § 90-420.70(b)–(e), and construct the 10-ft multi-use path shown along Durand Avenue.
8. Traffic. The applicant must obtain WisDOT authorization for the Durand Avenue driveway and signal changes, and WisDOT and Village approval for the west emergency access median opening. The applicant must also select the Braun Road emergency access location, submit a traffic study addendum and gate queue analysis, and construct the recommended improvements.
9. Fences and walls. Sound walls and substation walls over 8 feet require alternative compliance approval (§ 90-435.50). No barbed wire, razor wire or electrified fencing may be installed without the Director's approval (§ 90-435.60(b)).
10. Natural resources. The applicant must show the shoreland setback and undisturbed vegetative buffer (§§ 90-495.30, 90-495.50), obtain DNR and Army Corps permits for any wetland impact, and obtain a floodplain development permit for any work in mapped floodplain. The temporary laydown area requires defined limits and a restoration plan.
11. Engineering. Stormwater management, grading, sanitary sewer and water plans must be approved by the Village Engineer, the applicable utilities and DNR.
12. Fire and emergency access. The Fire Department must approve fire lanes, hydrant locations, gate access, Knox box locations and the link bridge clearance.
13. Signs. All signs require separate sign permits under Division 90-440.

14. The applicant shall investigate adding additional sound walls and noise mitigation measures on the west side of the subject property along the Hewitt Memorial Drive frontage.
15. The applicant shall provide additional landscaping and screening around the property boundary similar to that installed on Areas 3A and 3B.

FISCAL IMPACT

Cost/Benefit			
Estimated Taxable Value per Acre	$7,703,299		The total Estimated Taxable Value divided by the Developed Acres.
Estimate Net Value Per Acre	$7,694,420		The total Estimated Taxable Value minus the Infrastructure Replacement Cost (NPV) divided by the Developed Acres.
TID Open Net Revenue	$103,148,899		The Tax Incremental Revenues minus the TID Open Annual Cost.
TID Closed Net Revenue	$33,546,541		The Annual Tax Contributions (NPV) minus the TID Closed Annual Cost.
Gain/(Loss) over 40-year period	$5,578,384,028		The Escalated Tax Contributions minus the Total Escalated Cost.
TID Open Revenue to Cost Ratio	103	:1	The Annual Tax Contributions (NPV) divided by the Total Annual Cost. Greater than 1:1 is a net positive ratio.
TID Closed Revenue to Cost Ratio	34	:1	The Tax Incremental Revenues divided by the TID Closed Annual Cost. Greater than 1:1 is a net positive ratio.
Total Revenue to Cost Ratio	77	:1	The Escalated Tax Contributions divided by the Total Escalated Cost.
Private to Public Ratio	868	:1	The Total Taxable Value divided by the Infrastructure Replacement Cost (NPV). 40:1 is net positive ratio.
Public Liability Repayment (years)	2		The number of years until the Escalated Tax Contributions are greater than the Escalated Infrastructure Replacement Cost.

The staff estimate the total taxable value for the proposed development at $6,095,690,000, which would generate approximately $103,148,899 in incremental tax revenues while TID 5 remains open, and $33,546,541 in village revenues once TID 5 closes. Once fully constructed, the project would generate an estimated $7,694,420 per acre. Over a 40-year period, the Total Revenue to Cost Ratio is projected at 77:1. This projection assumes a full buildout in year one, which is unlikely, and revenues will likely moderate with a phased construction schedule over many years. That said, the project, as presented, would likely still contribute far more tax revenue than require in adjacent public infrastructure liability and public service costs to the village.

PREPARED BY

Samuel Schultz, Community Development Director

Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road, Suite 200
Leesburg, VA 20176-6692

703.771.8004
703.771.4091 fax
www.dewberry.com

September 22, 2026

Mr. Sam Schultz
Community Development Director
Village of Mount Pleasant
8811 Campus Drive
Mount Pleasant, WI 53406

RE: MKE Area 2 Site Master Plan

Dear Mr. Schultz,

Dewberry Engineers, Inc. is pleased to submit this application and associated document for a Site Master Plan on the property known as Area 2. This property is bordered on three sides by existing roads: to the north by Durand Avenue, to the south by Braun Road and to the west by Hewitt Memorial Drive.

The intent of this application is to present the Site Master Plan of a data center campus that involves the entire site. The site layout proposed with this application includes 2 substations, 7 data center buildings as well as one office & storage building and associated roadways, parking, SWM and utilities. The plans have been and will be designed to appropriate Village of Mount Pleasant, Racine County, WisDOT, DNR, DSPS, and State of Wisconsin requirements, standards and specifications. To our knowledge, this plan does not have any nonconformities.

In accordance with the Village of Mount Pleasant list of requirements for Master Site Plan, this plan proposes the following:

Zoning District:	C-4 (General Industrial)
Building Type:	Industrial (Indoor Warehousing)
Proposed Uses:	Data Center Campus, with two Electrical Substations and an Office & Storage Building
Proposed Accessory Uses/Structures:	Small fire pump house, small emergency storm shelters.
Proposed Horses & Farm Animals:	None
Proposed Wireless Telecommunications:	None
Bluff and Ravine Setbacks:	None
Flood Protection Measures:	Appropriate and adequate Stormwater Management will be provided for this project through the construction of wet ponds that will be approved by DNR.
Shoreland Protection Measures:	Setbacks from navigable waters per Sec. 90-495.30 of the ZO Vegetative Buffers per Sec.90-495.50 of the ZO

The associated Site Master Plan contains the following items:

- Existing conditions/ALTA survey
- Approximate Site Master Plan
- Approximate parking areas
- Approximate fences
- Approximate building locations
- Approximate travel ways
- Approximate stormwater facilities
- Approximate utilities
- Approximate landscaping
- Traffic study

Please find the associated documents for review and approval. If you have questions or concerns, please do not hesitate to contact me at 703-840-1956 or by email at RBrittingham@dewberry.com .

Sincerely,

Rich Brittingham, RLA
Vice President

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1164638-WA1, EFFECTIVE DATE OF NOVEMBER 28, 2023, REVISION 02 (DECEMBER 11, 2023):

PARCEL 4:
LOT 1 OF CERTIFIED SURVEY MAP NO. 3154, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON MARCH 23, 2015, IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 305-308, AS DOCUMENT NO. 2403056, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, STATE OF WISCONSIN.
PROPERTY ADDRESS: LANDS ALONG BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-018-010

PARCEL 5:
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST. EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP NO. 3154, VOLUME 10, PAGE 305, DOCUMENT NO. 2403056. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
PROPERTY ADDRESS: 11016 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-018-000

PARCEL 6:
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST. EXCEPTING THEREFROM LAND CONVEYED BY DEEDS RECORDED IN VOLUME 557 OF DEEDS, PAGE 603, AS DOCUMENT NO. 614351 AND VOLUME 1958 OF RECORDS, PAGE 400, AS DOCUMENT NO. 1280832. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
PROPERTY ADDRESS: 11508 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-016-000

PARCEL 7:
THE WEST 1/2 OF THE NORTHEAST 1/4; AND THE EAST 330 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, EXCEPTING THEREFROM THE NORTH 333 FEET OF THE EAST 330 FEET OF SAID NORTHWEST 1/4. ALSO EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES AS RECORDED IN VOLUME 1106, PAGE 304, DOCUMENT NO. 890093. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.

ALSO: THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION; RUN THENCE SOUTH ON THE 1/8 SECTION LINE OF THE NORTHWEST 1/4 OF SAID SECTION, 2646 FEET TO THE EAST AND WEST 1/4 SECTION LINE OF SAID SECTION; THENCE EAST ON SAID EAST AND WEST 1/4 SECTION LINE 660.00 FEET; THENCE NORTH PARALLEL TO THE NORTH AND SOUTH 1/8 SECTION LINE 2647.91 FEET TO THE NORTH LINE OF SAID SECTION; THENCE WEST ON THE NORTH LINE OF SAID SECTION 660.00 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.

ALSO: BEGIN AT THE NORTH WEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN; RUN THENCE EAST ON THE NORTH LINE OF SAID SECTION 29, 660.00 FEET TO THE PLACE OF BEGINNING OF LAND HEREINAFTER DESCRIBED; RUN THENCE EAST ON THE NORTH LINE OF SAID SECTION 29, 330.00 FEET; THENCE SOUTH PARALLEL TO THE NORTH AND SOUTH 1/8 SECTION LINE OF THE NORTHWEST 1/4 OF SECTION 29, 2648.86 FEET TO THE EAST AND WEST 1/4 SECTION LINE OF SAID SECTION 29; THENCE WEST ON THE EAST AND WEST 1/4 SECTION LINE 330.00 FEET; THENCE NORTH PARALLEL TO SAID 1/8 SECTION LINE 2647.91 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
EXCEPTING LANDS RECORDED IN VOLUME 3322 OF RECORDS, PAGE 649, DOCUMENT NO. 1805409.
PROPERTY ADDRESS: 11003 DURAND AVENUE
TAX PARCEL NO. 151-03-22-29-001-000

LEGAL DESCRIPTION (CONT)

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1164638-WA1, EFFECTIVE DATE OF NOVEMBER 28, 2023, REVISION 02 (DECEMBER 11, 2023):

PARCEL 8:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE CENTER LINE OF THE BRAUN ROAD AND THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4, SAID POINT BEING THE SOUTHWEST CORNER OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE EAST ALONG THE CENTER LINE OF SAID HIGHWAY, 84 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 170 FEET; THENCE WEST PARALLEL WITH THE CENTER LINE OF SAID HIGHWAY, 84 FEET TO THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 170 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

PARCEL 8A:
A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 88° 59' 25" EAST FOR A DISTANCE OF 1421.60 FEET ALONG THE SOUTH LINE OF SAID 1/4 SECTION TO THE POINT OF BEGINNING; THENCE NORTH 1° 51' 09" WEST FOR A DISTANCE OF 170.00 FEET PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID 1/4 SECTION, TO A POINT; THENCE SOUTH 88° 59' 25" WEST FOR A DISTANCE OF 84.00 FEET PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION TO A POINT; THENCE NORTH 01° 51' 09" WES FOR A DISTANCE OF 50.15 FEET, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID 1/4 SECTION, TO A POINT; THENCE NORTH 88° 59' 25" EAST FOR A DISTANCE OF 100.00 FEET PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, TO A POINT; THENCE SOUTH 01° 51' 09" EAST FOR A DISTANCE OF 220.15 FEET PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID 1/4 SECTION TO A POINT; THENCE SOUTH 88° 59' 25" WEST, FOR A DISTANCE OF 16.00 FEET ALONG THE SOUTH LINE OF SAID 1/4 SECTION, TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
PROPERTY ADDRESS: 11800 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-017-000

PARCEL 9:
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID SECTION 29 THAT IS LOCATED DUE EAST 1211.60 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 29; RUN THENCE DUE NORTH 220.00 FEET; THENCE DUE EAST 121.54 FEET PARALLEL TO THE SOUTH LINE OF SAID SECTION 29; THENCE SOUTH 01° 09' 30" EAST 220.04 FEET TO THE SOUTH LINE OF SAID SECTION 29; THENCE DUE WEST 126.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING THEREFROM THE SOUTH 24.75 FEET FOR PUBLIC HIGHWAY USE.
PROPERTY ADDRESS: 11820 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-011-000

PARCEL 10:
THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: BEGIN ON THE SOUTH LINE OF SAID SECTION AT A POINT THAT IS LOCATED EAST 1038.60 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID POINT BEING THE SOUTHERN TERMINUS OF THE CENTERLINE OF A PROPOSED 66 FOOT WIDE PUBLIC ROAD WHICH RUNS NORTHERLY ON THE WESTERLY BOUNDARY OF THE PROPERTY BEING NOW DESCRIBED; THENCE NORTH 83.0 FEET ALONG THE SAID CENTER LINE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS IS 186.60 FEET AND WHOSE LONG CHORD BEARS NORTH 15° 00' EAST 96.59 FEET; THENCE NORTH ALONG SAID CENTER LINE CURVE 97.70 FEET, THENCE NORTH 28° 39' 25" EAST 50.46 FEET ALONG SAID CENTERLINE; THENCE NORTH 28° 29' 25" EAST 38.51 FEET TO A 3/4 DIAMETER IRON PIPE STAKE; THENCE NORTH 01° 15' 35" WEST 165.81 FEET TO A 3.4 DIAMETER IRON PIPE STAKE; THENCE NORTH 88° 59' 25" EAST 156.12 FEET TO A 3/4 DIAMETER IRON PIPE STAKE; THENCE SOUTH 01° 51' 08" EAST 321.53 FEET TO A 3/4 DIAMETER IRON PIPE STAKE; THENCE SOUTH 88° 59' 25" WEST 207.52 FEET TO THE POINT OF BEGINNING.
PROPERTY ADDRESS: 11838 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-015-001

PARCEL 12:
THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: COMMENCE ON THE SOUTH LINE OF SAID SECTION AT A POINT THAT IS LOCATED EAST 1038.60 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 29, SAID POINT BEING THE SOUTHERN TERMINUS OF THE CENTERLINE OF A PROPOSED 66 FOOT WIDE PUBLIC ROAD WHICH RUNS NORTHERLY ON THE WESTERLY BOUNDARY OF THE PROPERTY BEING NOW DESCRIBED; THENCE NORTH 83.00 FEET ALONG SAID CENTERLINE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS IS 186.60 FEET AND WHOSE LONG CHORD BEARS NORTH 15° 00' EAST 96.59 FEET; THENCE NORTHEASTERLY 97.70 FEET ALONG THE ARC OF A SAID CURVE AND THE SAID ROAD CENTERLINE TO ITS POINT OF TANGENCY; THENCE NORTH 30° 00' EAST 50.46 FEET ALONG THE SAID ROAD CENTERLINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE NORTH 30° 00' EAST 37.56 FEET ALONG SAID ROAD CENTERLINE TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS IS 246.32 FEET AND WHOSE LONG CHORD BEARS NORTH 15° 00' EAST 127.50 FEET; THENCE NORTHEASTERLY 128.97 FEET ALONG THE ARC OF SAID CURVE AND THE SAID ROAD CENTERLINE; THENCE NORTH 683.42 FEET ALONG SAID ROAD CENTERLINE TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS IS 83.00 FEET AND WHOSE LONG CHORD BEARS NORTH 33° 43' 53" WEST 92.18 FEET; THENCE NORTHWESTERLY 97.72 FEET ALONG THE ARC OF SAID CURVE AND THE SAID ROAD CENTERLINE TO THE TERMINUS OF SAID ROAD CENTERLINE AS A PART OF THE BOUNDARY OF THE PARCEL BEING NOW DESCRIBED; THENCE NORTH 22° 32' 14" EAST 199.66 FEET MORE OR LESS TO THE NORTH LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29; THENCE SOUTH 89° 34' 30" EAST 145.00 FEET ALONG THE AFORESAID NORTH LINE TO THE NORTHEAST CORNER OF THE SAID 1/4 SECTION; THENCE SOUTH 01° 09' 30" EAST 1098.14 FEET MORE OR LESS ALONG THE EAST LINE OF SAID 1/4 SECTION TO A POINT THAT IS LOCATED NORTH 01° 09' 30" WEST 220.04 FEET FROM THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE WEST 244.31 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING LAND DESCRIBED IN INDENTURE RECORDED IN VOLUME 896 OF RECORDS, AT PAGE 26, AS DOCUMENT NO. 802097 AND LAND CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 1047 OF RECORDS, AT PAGE 175, AS DOCUMENT NO. 865980, ALSO LAND CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 1104 OF RECORDS, AT PAGE 196, AS DOCUMENT NO. 889198, ALSO WARRANTY DEED 1533, OF RECORDS, PAGE 105, DOCUMENT NO. 1062199. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
PROPERTY ADDRESS: 4041 WHEATON LANE
TAX PARCEL NO. 151-03-22-29-013-000

LEGAL DESCRIPTION (CONT)

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1164638-WA1, EFFECTIVE DATE OF NOVEMBER 28, 2023, REVISION 02 (DECEMBER 11, 2023):

PARCEL 13:
THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: COMMENCE ON THE SOUTH LINE OF SAID SECTION 29 AT A POINT THAT IS LOCATED DUE EAST 1,337.60 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 29; RUN THENCE NORTH 01° 09' 30" WEST 812.17 FEET ALONG THE EAST LINE OF SAID 1/4 OF 1/4 SECTION 29 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE DUE WEST 147.56 FEET TO THE EAST LINE OF WHEATON LANE; THENCE DUE NORTH 247.11 FEET ALONG THE EAST LINE OF SAID WHEATON LANE TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY 182.21 FEET ALONG THE ARC OF SAID CURVE ON THE NORTHEASTERLY LINE OF SAID WHEATON LANE WHOSE CHORD BEARS NORTH 45° 00' 00" WEST 164.04 FEET AND THE RADIUS IS 116.00 FEET TO A POINT OF A TANGENT OF SAID CURVE; THENCE DUE WEST 60.00 FEET ALONG THE NORTH LINE OF SAID WHEATON LANE; THENCE DUE NORTH 146.31 FEET TO THE NORTH LINE OF SAID 1/4 OF 1/4 SECTION 29; THENCE SOUTH 89° 34' 30" EAST 313.33 FEET ALONG THE AFORESAID NORTH LINE TO THE NORTHEAST CORNER OF SAID 1/4 OF 1/4 SECTION; THENCE SOUTH 01° 09' 30" EAST 507.20 FEET ALONG THE EAST LINE OF SAID 1/4 OF 1/4 SECTION TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.
PROPERTY ADDRESS: 4001 WHEATON LANE
TAX PARCEL NO. 151-03-22-29-015-000

PARCEL 14:
LOT 2 OF CERTIFIED SURVEY MAP NO. 3020 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON APRIL 25, 2011 IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 794, AS DOCUMENT NO. 2282784, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN. TOGETHER WITH: THAT PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3020, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN, DATED APRIL 4, 2011 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON APRIL 25, 2011, AS DOCUMENT NO. 2282784, DESCRIBED AS: THAT PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3020, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY IN VOLUME 9 OF CSM'S, ON PAGES 794-796 AS DOCUMENT NO. 2282784 AND BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 88° 59' 25" EAST ON THE SOUTH LINE OF SAID SECTION 29, 1005.60 FEET TO THE WESTERLY RIGHT OF WAY (R.O.W.) OF WHEATON LANE; THENCE NORTH 01° 00' 35" WEST 40.00 FEET ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE SOUTH 88° 59' 25" WEST 246.22 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 01° 00' 35" WEST 369.10 FEET; THENCE NORTH 88° 59' 25" EAST 348.23 FEET TO A POINT ON THE WEST LINE OF WHEATON LANE; THENCE SOUTH 01° 00' 35" WEST 33.40 FEET ALONG SAID WEST LINE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 233.32 FEET AND WHOSE LONG CHORD BEARS SOUTH 13° 59' 25" WEST 110.46 FEET; THENCE SOUTHWESTERLY 111.7 FEET ALONG THE ARC OF SAID CURVE TO ITS POINT OF TANGENCY; THENCE SOUTH 28° 59' 25" WEST 87.98 FEET ALONG SAID R.O.W. TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS IS 219.60 FEET AND WHOSE LONG CHORD BEARS SOUTH 13° 56' 32" WEST 114.05 FEET; THENCE SOUTHWESTERLY 115.37 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 01° 00' 35" EAST 42.62 FEET ALONG SAID R.O.W. TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
PROPERTY ADDRESS: LANDS ALONG WHEATON LANE
TAX PARCEL NO. 151-03-22-29-010-020

PARCEL 15:
LOT 3 OF CERTIFIED SURVEY MAP NO. 3020 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON APRIL 25, 2011 IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 794, AS DOCUMENT NO. 2282784, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
PROPERTY ADDRESS: 4016 WHEATON LANE
TAX PARCEL NO. 151-03-22-29-010-030

PARCEL 16 :
LOT 1 OF CERTIFIED SURVEY MAP NO. 3020, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON APRIL 25, 2011, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 794, AS DOCUMENT NO. 2282784, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN EXCEPTING THEREFROM: THAT PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3020, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY IN VOLUME 9 OF CSM'S, ON PAGES 794-796 AS DOCUMENT NO. 2282784 AND BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 88° 59' 25" EAST ON THE SOUTH LINE OF SAID SECTION 29, 1005.60 FEET TO THE WESTERLY RIGHT OF WAY (R.O.W) OF WHEATON LANE; THENCE NORTH 01° 00' 35" WEST 40.00 FEET ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE SOUTH 88° 59' 25" WEST 246.22 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 01° 00' 35" WEST 369.10 FEET; THENCE NORTH 88° 59' 25" EAST 348.23 FEET TO A POINT ON THE WEST LINE OF WHEATON LANE; THENCE SOUTH 01° 00' 35" WEST 33.40 FEET ALONG SAID WEST LINE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 213.32 FEET AND WHOSE LONG CHORD BEARS SOUTH 13° 59' 25" WEST 110.46 FEET; THENCE SOUTHWESTERLY 111.74 FEET ALONG THE ARC OF SAID CURVE TO ITS POINT OF TANGENCY; THENCE SOUTH 28° 59' 25" WEST 87.98 FEET ALONG SAID R.O.W. TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, WHOSE RADIUS IS 219.60 FEET AND WHOSE LONG CHORD BEARS SOUTH 13° 56' 32" WEST 114.05 FEET; THENCE SOUTHWESTERLY 115.37 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 01° 00' 35" EAST 42.62 FEET ALONG SAID R.O.W. TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
PROPERTY ADDRESS: 12006 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-010-010

PARCEL 17 :
LOT 4 OF CERTIFIED SURVEY MAP NO. 3020, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON APRIL 25, 2011, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 794, AS DOCUMENT NO. 2282784, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
PROPERTY ADDRESS: LAND ALONG BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-010-040

PARCEL 19:
THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, RUN THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 990.00 FEET TO A POINT ON THE NORTH LINE, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE EAST ALONG SAID NORTH LINE 130.00 FEET; THENCE SOUTH 1°05' EAST 330.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING THEREFROM THE PARCEL TRANSFERRED IN VOLUME 3156, PAGE 602, AS DOCUMENT NO. 1766740. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
ADDRESS: 12425 DURAND AVE.
TAX KEY NO. 151-03-22-29-005-000

PARCEL 20:
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST. BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4, EAST 1120 FEET TO THE POINT OF BEGINNING; THENCE EAST 200 FEET, SOUTH 330.00 FEET, WEST 200 FEET AND NORTH 333 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN. EXCEPTING THEREFROM LAND CONVEYED IN DOCUMENT NO. 1782381
ADDRESS: DURAND AVE.
TAX KEY NO. 151-03-22-29-006-000

CLIENT

Dewberry

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1164638-WA1, effective date of November 28, 2023, revision 02 (December 11, 2023) which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 8 & 11 visible evidence shown, if any.

4, 6, 7, 9, 12, 13, 14, 15, 26, 30, 33, 39, 42, 46, 51, 54, 56, 63, 69, 70, 75, 78, 81, 88, 98, 102 & 110 not survey related.

10, 16-22 & 71-74 intentionally deleted

47, 52, 55, 57, 58, 59, 64, 65, 66, 82, 89, 94, 99, 103 & 111 to be released.

Parcels 1, 2, 3 & 18 are not included.

Parcels 21-27 have been combined into parcels East of Wisconn Valley Way.

The Following Matters Affect Parcel 4:
23. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3154 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. Affects property by location, shown.
24. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech, dated August 1, 1994, recorded/filed August 15, 1994, in Volume 2394, Page 226, as Document No. 1476592. Does not affect property by location, shown.
25. Utility Easement to Wisconsin Electric Power Company doing business as We Energies , dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

The Following Matters Affect Parcel 5:
27. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech ,dated August 1, 1994 , recorded/filed August 15, 1994, in Volume 2394, Page 226, as Document No. 1476592. Affects property by location, shown.
28. Memorandum of Developer Acquisition Rights Areas II and III upon the terms, conditions and provisions contained therein: Dated: February 7, 2018 Parties: SIO International Wisconsin, Inc., FEWI Development Corporation and AFE, Inc. Recorded: March 1, 2018, Instrument No. 2487679. Affects property by location, blanket type.
29. Utility Easement to Wisconsin Electric Power Company doing business as We Energies, dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

The Following Matters Affect Parcel 6:
31. Easement for tile granted to Robert Lamparek by Grant of Easement recorded in Volume 470, page 287, as Document No. 531578 on January 17, 1948. Affects property by location, blanket type, to be released.
32. Utility Easement to Wisconsin Electric Power Company doing business as We Energies , dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

The Following Matters Affect Parcel 7:
34. Utility Easement to Wisconsin Gas & Electric Company, dated June 12, 1944, recorded/filed July 3, 1944, in Volume 412, Page 244, as Document No. 480137. Conveyance of Rights in Land recorded September 13, 2001, in Volume 3251, Page 566, as Document No. 1790040. Affects property by location, shown.
35. Utility Easement to Wisconsin Telephone Company, dated August 30, 1948, recorded/filed November 12, 1948, in Volume 483, Page 5, as Document No. 542058. Conveyance of Rights in Land recorded January 7, 2002, in Volume 3340, Page 85, as Document No. 1808890. Does not affect property by location, shown.
36. Conveyance of Rights in Land by Public Utility recorded January 13, 1984, in Volume 1701, Page 838, as Document No. 1140159. Affects property by location, blanket type.
37. Controlled-access highway as set forth in Finding, Determination and Declaration recorded March 22, 1994, in Volume 2355, Page 935, as Document No. 1459321. Authorization for Access to or Across a Controlled-Access Highway recorded July 15, 2004 as Document No. 1983018. Authorization for Access to or across a Controlled-Access Highway recorded October 17, 2005 as Document No. 2054623. Revocation of Authorization for Access to or Across a Controlled-Access Highway recorded October 17, 2005 as Document No. 2054624. Affects property by location, blanket type.
38. Memorandum of Developer Acquisition Rights Areas II and III upon the terms, conditions and provisions contained therein: Dated: February 7, 2018 Parties: SIO International Wisconsin, Inc., FEWI Development Corporation and AFE, Inc. Recorded: March 1, 2018 Instrument No.: 2487679. Affects property by location, can not be plotted.

The Following Matters Affect Parcels 8 and 8A:
40. Easement for tile granted to Robert Lamparek by Grant of Easement recorded in Volume 470, page 287, as Document No. 531578 on January 17, 1948. Affects property by location, blanket type, to be released.
41. Utility Easement to Wisconsin Electric Power Company doing business as We Energies , dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

The Following Matters Affect Parcel 9:
43. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Volume 770, Page 445, as Document No. 747977 on February 18, 1963 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown, to be released.
44. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech, dated July 14, 1994, recorded/filed August 15, 1994, in Volume 2394, Page 227, as Document No. 1476593. Affects property by location, shown.
45. Utility Easement to Wisconsin Electric Power Company doing business as We Energies, dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

The Following Matters Affect Parcels 10 and 11:
48. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Volume 945, Page 152, as Document No. 822481 on May 25, 1967 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown, to be released.
49. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech, dated August 8, 1994, recorded/filed August 15, 1994, in Volume 2394, Page 221, as Document No. 1476589. Affects property by location, shown.
50. Utility Easement to Wisconsin Electric Power Company doing business as We Energies, dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

The Following Matters Affect Parcel 12:
53. Utility Easement to Wisconsin Electric Power Company doing business as We Energies, dated January 7, 2016, recorded/filed March 16, 2016 as Document No. 2430346. Affects property by location, shown.

The Following Matters Affect Parcels 14 -16:
60. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech, dated June 29, 1994, recorded/filed August 15, 1994, in Volume 2394, Page 230, as Document No. 1476596. Does not affect property by location. Does not affect property by location.
61. Utility Easement to Wisconsin Electric Power Company doing business as We Energies, dated January 28, 2016, recorded/filed March 16, 2016 as Document No. 2430347. Affects property (Parcel 15) by location.
62. Utility Easement to Wisconsin Electric Power Company doing business as We Energies , dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506

ALTA/NSPS LAND TITLE SURVEY

CLIENT
Dewberry

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

LEGAL DESCRIPTION
FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1164170-MKE, FEBRUARY 24, 2023:

PARCEL I:
THE WEST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-TWO (22) EAST, VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN, EXCEPTING THEREFROM LAND TAKEN FOR PUBLIC HIGHWAY PURPOSES AND EXCEPTING THEREFROM TWO (2) ACRES IN THE NORTHWEST CORNER DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGIN ON THE WEST LINE OF SAID SECTION 29 AT A POINT LOCATED SOUTH 163.30 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 29; RUN THENCE NORTH 83°13' EAST 300.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY "11"; THENCE SOUTH 292.41 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION 29; THENCE SOUTH 83°13' WEST 300.00 FEET TO THE WEST LINE OF SAID SECTION 29; THENCE NORTH 294.41 FEET ALONG THE WEST LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING. FURTHER EXCEPTING THEREFROM THOSE PORTIONS OF LAND CONVEYED TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION IN DEEDS RECORDED ON SEPTEMBER 8, 1983 IN VOLUME 1688, PAGE 557 AS DOCUMENT NO. 1132450 AND ON AUGUST 24, 2001 IN VOLUME 3241, PAGE 891 AS DOCUMENT NO. 1787673. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED IN AN AWARD OF DAMAGES RECORDED ON MAY 1, 2019, AS DOCUMENT NO. 2519063.
PROPERTY ADDRESS: 11823 DURAND AVENUE, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-29-009-000

PARCEL II:
THE NORTH ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-TWO (22) EAST.
SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, STATE OF WISCONSIN.
PROPERTY ADDRESS: VACANT LAND, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-29-012-000

PARCEL III:
NORTHEAST ONE-QUARTER (1/4) OF SECTION THIRTY (30), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-TWO (22) EAST. SAID LAND BEING IN VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN. EXCEPTING A RIGHT OF WAY OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILWAY COMPANY AND ALSO EXCEPTING A STRIP OF LAND NINETY-FOUR (94) FEET IN WIDTH ACROSS SAID ONE-QUARTER (1/4) SECTION LYING SOUTH OF AND ADJACENT TO AND PARALLEL WITH SAID RIGHT OF WAY. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN IN DEED RECORDED ON AUGUST 24, 2001 IN VOLUME 3241, PAGES 891 TO 893 INCLUSIVE, AS
DOCUMENT NO. 1787673. FURTHER EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE VILLAGE OF MOUNT PLEASANT IN AN AWARD OF DAMAGES RECORDED ON MAY 1, 2019, AS DOCUMENT NO. 2519062.
PROPERTY ADDRESS: LANDS ALONG DURAND AVENUE, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-30-001-000

PARCEL IV:
WEST ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION THIRTY (30), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-TWO (22) EAST. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, STATE OF WISCONSIN. EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN DEED RECORDED IN RECORDS (as located, 1994 VOLUME 2361, PAGE 759 AS
DOCUMENT NO. 1461646 AS CORRECTED BY DEED RECORDED ON APRIL 15, 1994 IN VOLUME 2363, PAGES 584-585 AS DOCUMENT NO. 1462496. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE VILLAGE OF MOUNT PLEASANT IN AN AWARD OF DAMAGES RECORDED ON AUGUST 17, 2018, AS DOCUMENT NO. 2501288.
PROPERTY ADDRESS: LANDS ALONG BRAUN ROAD, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-30-002-000

PARCEL V:
EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION THIRTY (30), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-TWO (22) EAST. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, STATE OF WISCONSIN. EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE VILLAGE OF MOUNT PLEASANT IN AN AWARD OF DAMAGES RECORDED ON
AUGUST 17, 2018, AS DOCUMENT NO. 2501289.
PROPERTY ADDRESS: LANDS ALONG BRAUN ROAD, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-30-032-000

TITLE COMMITMENT (A)
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1164170-MKE, effective date of February 24, 2023 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 13, 14, 15 & 31 visible evidence shown, if any.

4, 6-12, 21, 22, 28-30, 32-33 not survey related.

16. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Grant of Easement recorded on January 17, 1948 in Volume 470 of Deeds, Pages 287-288, as Document No. 531578. Affects property by location, general in nature cannot be plotted. (Affects Parcel II)
17. Utility Easement to Wisconsin Telephone Company, its successors and assigns, dated August 31, 1948, recorded/filed November 12, 1948 in Volume 486 of Deeds, Pages 7-8 as Document No. 542059. Does no affect property by location, within right of way of STH 11.
18. Utility Easement to Wisconsin Telephone Company, its successors and assigns, dated August 30, 1948, recorded/filed February 03, 1949 in Volume 486 of Deeds, Pages 100-101 as Document No. 544791. Conveyance of Rights in Land recorded on January 7, 2002 in Volume 3340, Pages 85-86, as Document No. 1808890. Does no affect property by location, within right of way of STH 11.
19. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in February 16, 1960, in Volume 652, page 446, as Document No. 701503. of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Does not affect property by location.
20. Covenants, Conditions and Restrictions as set forth in Land Contract recorded in July 14, 1965, in Volume 870, page 456, as Document No. 791376 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, general in nature cannot be plotted.
21. Order Creating Town Surface or Storm Water Sewer and Drainage Improvement District recorded July 19, 1968 in Volume 990 of Records, Pages 124-128 as Document No. 841795. Affects property by location, general in nature cannot be plotted.
22. Limitations imposed upon ingress to and egress from the above described premises to STH 31, State Trunk Highway (STH 11) including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: March 22, 1994 Volume 3255 of records, Page 935-948, Document No. 1459321 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues.
Authorization for Access to or Across A Controlled-Access Highway recorded on July 15, 2004 as Document No. 1982827.
Authorization for Access to or Across a Controlled-Access Highway recorded on July 15, 2004 as Document No. 1983003.
Revocation of Authorization for Access to or Across a Controlled-Access Highway recorded on October 17, 2005 as Document No. 2054602.
Revocation of Authorization for Access to or Across a Controlled-Access Highway recorded on October 17, 2005 as Document No. 2054620.
Authorization for Access to or Across a Controlled-Access Highway recorded on October 17, 2005 as Document No. 2054621.
Affects property by location, general in nature cannot be plotted.
23. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech, dated August 06, 1994, recorded/filed August 15, 1994 in Volume 2394, Page 222 as Document No. 1476590. Does no affect property by location, within right of way of Braun Road. (Affects Parcels IV and V)
24. Access Restrictions as set forth in Award of Damages recorded August 17, 2018 as Document No. 2501288. Affects property by location, shown. (Affects Parcel IV)
25. Access Restrictions and Easement as set forth in Award of Damages recorded August 17, 2018 as Document No. 2501289. Affects property by location, shown. (Affects Parcel V)
26. Covenants, Conditions and Restrictions as set forth in Award of Damages recorded in September 18, 2018 as Document No. 2503632 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, affects access off Braun Road, can not be plotted. (Affects Parcel II)
27. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, dated September 25, 2018, recorded/filed October 23, 2018 as Document No. 2506315. (Affects Parcels IV and V) As amended by Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

LEGAL DESCRIPTION
PARCEL 21:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN, BOUNDED AS FOLLOWS: BEGIN AT A 1" DIAMETER IRON PIPE STAKE ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 30 AT A POINT LOCATED NORTH 01° 58' 21" WEST 1072.07 FEET FROM A RACINE COUNTY CAST IRON MONUMENT WITH A BRASS CAP MARKING THE CENTER OF SAID SECTION; RUN THENCE SOUTH 89° 36' 17" WEST 1737.35 FEET TO A 1" DIAMETER IRON PIPE STAKE AT A POINT ON A CURVE OF SOUTHWESTERLY CONVEXITY IN THE EASTERLY LINE OF INTERSTATE HIGHWAY 94 RIGHT-OF-WAY; THENCE NORTHEASTERLY 311.85 FEET ON AN ARC OF SAID CURVE, WHOSE RADIUS IS 868.51 FEET AND WHOSE CHORD BEARS NORTH 34° 39' 46" EAST 310.18 FEET TO A 1" DIAMETER IRON PIPE STAKE ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID NORTHWEST 1/4 SECTION; THENCE NORTH 89° 6' 19" EAST 1552.20 FEET TO A 1" DIAMETER IRON PIPE STAKE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID 1/4 SECTION; THENCE SOUTH 01° 58' 2" EAST 254.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM LAND CONVEYED IN INSTRUMENT RECORDED JUNE 2, 2011, AS DOCUMENT NO. 2285788. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON OCTOBER 15, 2019 AS DOCUMENT NO. 2533482.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: LANDS ALONG USH 41, STURTEVANT, WI 53177 TAX PARCEL NO. 151-03-22-30-021-004

PARCEL 22:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
THE NORTH 250 FEET OF THE SOUTH 500 FEET OF THE NORTH 754 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND SOUTHWEST FRACTIONAL 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST. EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES IN DOCUMENT NO. 875780 AND DOCUMENT NO. 664878. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON OCTOBER 15, 2019 AS DOCUMENT NO. 2533482. SAID LAND BEING IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: LANDS ALONG USH 41, STURTEVANT, WI 53177 TAX PARCEL NO. 151-03-22-30-021-005

PARCEL 23:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AS FOLLOWS: BEGIN AT A STANDARD RACINE COUNTY MONUMENT MARKING THE CENTER OF SAID SECTION 30; RUN THENCE SOUTH 01° 58' 12" EAST 2656.60 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 30; TO THE SOUTH 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 89° 50' 44" WEST 490.55 FEET ALONG THE SOUTH LINE OF SECTION 30; THENCE NORTH 01° 58' 12" WEST 2654.50 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 30; THENCE NORTH 89° 58' 12" EAST 490.48 FEET ALONG SAID EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE RIGHTS OF THE PUBLIC IN AND TO THE NORTH 33.00 FEET OF BRAUN ROAD. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON OCTOBER 15, 2019 AS DOCUMENT NO. 2533482. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 3301 USH 41, STURTEVANT, WI 53177 TAX PARCEL NO. 151-03-22-30-023-000

LEGAL DESCRIPTION
PARCEL 24:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AS FOLLOWS: BEGIN AT A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 30 LOCATED SOUTH 89° 50'44" WEST 490.48 FEET FROM A STANDARD RACINE COUNTY MONUMENT MARKING THE CENTER OF SAID SECTION 30; RUN THENCE SOUTH 01° 58' 12" EAST 2654.50 FEET TO THE SOUTH LINE OF SECTION 30; THENCE SOUTH 89° 50' 44" WEST 490.93 FEET ALONG SAID SOUTH LINE; THENCE NORTH 01° 58' 12" WEST 2652.38 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 30; THENCE NORTH 89° 50' 44" EAST 490.87 FEET ALONG THE EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE RIGHTS OF THE PUBLIC IN AND TO THE NORTH 33.00 FEET OF BRAUN ROAD. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON OCTOBER 15, 2019 AS DOCUMENT NO. 2533482. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 13144 BRAUN ROAD, STURTEVANT, WI 53177 TAX PARCEL NO. 151-03-22-30-024-000

PARCEL 25:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
THE SOUTH 580 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTHWEST FRACTIONAL 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN. EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES BY DEED RECORDED ON APRIL 4, 2011, AS DOCUMENT NO. 2281063. ALSO EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES IN DOCUMENT NO. 875780 AND DOCUMENT NO. 664878. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON OCTOBER 15, 2019 AS DOCUMENT NO. 2533482.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 3825 USH 41, STURTEVANT, WI 53177 TAX PARCEL NO. 151-03-22-30-021-001

PARCEL 26:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
THE SOUTH 250 FEET OF THE SOUTH 500 FEET OF THE NORTH 754 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND SOUTHWEST FRACTIONAL 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST. EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES IN DOCUMENT NO. 875780 AND DOCUMENT NO. 664878. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON OCTOBER 15, 2019 AS DOCUMENT NO. 2533482. SAID LAND BEING IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: LANDS ALONG USH 41, STURTEVANT, WI 53177 TAX PARCEL NO. 151-03-22-30-021-002

PARCEL 27:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1085 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON SEPTEMBER 4, 1981, IN VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGE 202, AS DOCUMENT NO. 1176372, SAID CERTIFIED SURVEY MAP BEING A PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST. EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES BY DOCUMENT NO. 1797592. FURTHER EXCEPTING THEREFROM LANDS CONVEYED IN WARRANTY DEED RECORDED OCTOBER 15, 2019 AS DOCUMENT NO. 2533482. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 13105 DURAND AVENUE TAX PARCEL NO. 151-03-22-30-019-000

PARCEL 21-27 Combined Description per the Pro Forma NCS-1164638-WA1, the following description is the same land as described in Parcels 21-27:

Part of Parcel 1 of Certified Survey Map 1085, recorded in the Racine County Register of Deeds Office in Volume 3, Page 202 as Document No. 1176372 in the Northeast 1/4 of the Northwest 1/4, and lands in the Southeast 1/4 of the Northwest 1/4, the Southeast 1/4 and Northeast 1/4 of the Southwest 1/4 all in Section 30, Township 3 North, Range 22 East, Village of Mount Pleasant, Racine County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of Section 30; thence North 00°31'13" West along the east line of said Southwest 1/4, 112.06 feet to the north line of Braun Road and the point of beginning; thence North 88°42'26" West along said north line, 419.29 feet to the east line of Wisconn Valley Way; thence North 44°59'36" West along said east line, 80.89 feet; thence North 1°17'34" East along said line, 203.21 feet to a point on a curve; thence 529.36 feet along said east line and a curve to the left with a radius of 1202.00 feet and a chord bearing and length of North 11°19'25" West 525.10 feet; thence North 23°56'25" West along said line, 511.40 feet; thence South 89°11'16" East along said line, 71.58 feet; thence North 23°56'25" West along said line, 81.18 feet; thence North 89°11'16" West along said line, 71.58 feet to a point on a curve; thence 928.65 feet along said line and a curve to the right having a radius of 982.00 feet and a chord bearing and chord of North 3°09'05" East 894.44 feet; thence North 30°14'35" East along said line, 980.76 feet to a point on a curve; thence 1108.91 feet along said line and a curve to the left having a radius of 1710.00 feet and a chord bearing and chord of North 11°39'55" East 1089.58 feet; thence North 6°54'45" West along said line, 360.23 feet; thence North 38°05'15" East along said line, 56.57 feet to the south line of STH 11 (Durand Ave.); thence North 83°05'41" East along said south line, 18.92 feet to the east line of said Northwest 1/4 and the east line of the owner's land; thence South 0°31'51" East along said east line, 1993.69 feet to the Southeast corner of said Northwest 1/4; thence South 0°31'13" East along the east line of said Southwest 1/4, 2,544.63 feet to the point of beginning.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: LANDS ALONG WISCONN VALLEY WAY, STURTEVANT, WI 53177
TAX PARCEL NOS. PART OF 151-03-22-30-021-004, PART OF 151-03-22-30-021-005, 151-03-22-30-023-000,
PART OF 151-03-22-30-024-000, PART OF 151-03-22-30-021-001, PART OF 151-03-22-30-021-002
AND PART OF 151-03-22-30-019-000

PARCEL 28:

THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: COMMENCE ON THE SOUTH LINE OF SAID SECTION 30 AT A POINT THAT IS LOCATED EAST 966.5 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION; THENCE NORTH 250.00 FEET; THENCE EAST 200 FEET; THENCE SOUTH 250.00 FEET TO THE SAID SOUTH LINE; THENCE WEST 200 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 12706 BRAUN ROAD TAX PARCEL NO. 151-03-22-30-003-000

PARCEL 29:

THAT PART OF THE NORTHWEST ¼ OF SECTION 29; TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; RUN THENCE SOUTH 163.30 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE NORTH 83° 13' EAST 100 FEET; THENCE SOUTH 292.41 FEET; THENCE SOUTH 83° 13' WEST 100.00 FEET; THENCE NORTH 292.41 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANT DEED RECORDED 3, 2001 IN VOLUME 3230 OF RECORDS, PAGE 347, AS DOCUMENT NO. 1784768. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS:12141 DURAND AVENUE TAX PARCEL NO. 151-03-22-29-008-000

PARCEL 30:

THAT PART OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; RUN THENCE SOUTH 163.30 FEET; THENCE NORTH 83° 13; EAST 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE NORTH 83° 13' EAST 100.00 FEET; THENCE SOUTH 292.41 FEET; THENCE SOUTH 83° 13' WEST 100.00 FEET; THENCE NORTH 292.81 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
ALSO
THAT PART OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS; COMMENCE ON THE WEST LINE OF SAID SECTION 29 AT A POINT LOCATED SOUTH 163.30 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 29; RUN THENCE NORTH 83° 13' EAST 200.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE NORTH 83° 13' EAST 100.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY NO. 11; THENCE SOUTH 292.41 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION 29; THENCE SOUTH 83° 13' WEST 100.00 FEET; THENCE NORTH 292.41 FEET PARALLEL WITH THE WEST LINE OF
SAID SECTION 29 TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED SEPTEMBER 4, 2001, IN VOLUME 3247 OF RECORDS, PAGE 54, AS DOCUMENT NO. 1789024 AND CORRECTED BY WARRANTY DEED RECORDED MARCH 31, 2009 AS DOCUMENT NO. 2207493. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS:12127 DURAND AVENUE TAX PARCEL NO. 151-03-22-29-007-000

TITLE COMMITMENT (CONT.)
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1164638-WA1, effective date of November 28, 2023, revision 02 (December 11, 2023) which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 8 & 11 visible evidence shown, if any.

4, 6, 7, 9, 12, 13, 14, 15, 26, 30, 33, 39, 42, 46, 51, 54, 56, 63, 69, 70, 75, 78, 81, 88, 98, 102, 110, 118, 121, 127, & 133 not survey related.

10, 16-22 & 71-74 intentionally deleted

47, 52, 55, 57, 58, 59, 64, 65, 66, 82, 89, 94, 99, 103 & 111 to be released.

Parcels 1, 2, 3 & 18 are not included.

Parcels 21-27 have been combined into parcels East of Wisconn Valley Way.

The Following Matters Affect Parcel 21:
83. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 2, 1957 in Volume 612 of Records, Page 390 as Document No. 664878, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, not shown, outside project area.
84. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Transportation Project Plat No: 1030-24-20-4.02, as recorded in Volume 1, Page 97 as Document No. 2240907, on January 27, 2010, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, not shown, outside the project area.
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02
Amendment No. 1 Recording Information: November 24, 2010 in Volume 1, Page 139 as Document No. 2269390 Affects property by location, not shown, outside the project area.
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02
Amendment No. 2 Recording Information: July 07, 2011 in Volume 1, Page 185 as Document No. 2288420 Affects property by location, not shown, outside the project area.
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02
Amendment No. 3 Recording Information: September 15, 2011 in Volume 1, Page 199 as Document No. 2294368Affects property by location, not shown, outside the project area.
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02
Amendment No. 4 Recording Information: October 13, 2017 in Volume 1, Page 323 as Document No. 2477106 Affects property by location, not shown, outside the project area.
85. Covenants, Conditions and Restrictions as set forth in Award of Damages recorded on June 2, 2011 as Document No. 2285788, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, not shown, outside the project area.
86. Declaration of Easements for Wisconn Valley Way Sanitary Sewer recorded on May 29, 2019 as Document No. 2521191. Affects property by location, shown.
87. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on October 15, 2019 as Document No. 2533482, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown.

The Following Matters Affect Parcel 22:
90. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 2, 1957 in Volume 612 of Records, Page 390 as Document No. 664878, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, not shown, outside project area.
91. Declaration of Easements for Wisconn Valley Way Sanitary Sewer recorded on May 29, 2019 as Document No. 2521191. Affects property by location, shown.
92. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on October 15, 2019 as Document No. 2533482, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown.

The Following Matters Affect Parcel 23:
95. Utility Easement to Wisconsin Electric Power Company, Wisconsin corporation doing business as We Energies, dated September 25, 2018, recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Does not affect property by location, shown.
96. Declaration of Easements for Wisconn Valley Way Sanitary Sewer recorded on May 29, 2019 as Document No. 2521191. Affects property by location, shown.
97. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on October 15, 2019 as Document No. 2533482, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown.

The Following Matters Affect Parcel 24:
100. Declaration of Easements for Wisconn Valley Way Sanitary Sewer recorded on May 29, 2019 as Document No. 2521191. Affects property by location, shown.
101. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on October 15, 2019 as Document No. 2533482, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown.

The Following Matters Affect Parcel 25:
104. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 2, 1957 in Volume 612 of Records, Page 390 as Document No. 664878, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, not shown, outside project area.
105. Easement Agreement recorded February 29, 1996 in Volume 2513, Page 899, as Document No. 1529467. Does not affect property by location, not shown, outside project area.
106. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Transportation Project Plat No: 1030-24-20-4.02, as recorded in Volume 1, Page 97 as Document No. 2240907 , on January 27, 2010, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Does not affect property by location, not shown, outside project area.
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Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02 Amendment No. 4 Recording Information: October 13, 2017 in Volume 1, Page 323 as Document No. 2477106 Does not affect property by location, not shown, outside project area.
107. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on April 04, 2011 as Document No. 2281063, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color,

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LAND TITLE SURVEY

CLIENT
Dewberry

BASIS OF BEARINGS
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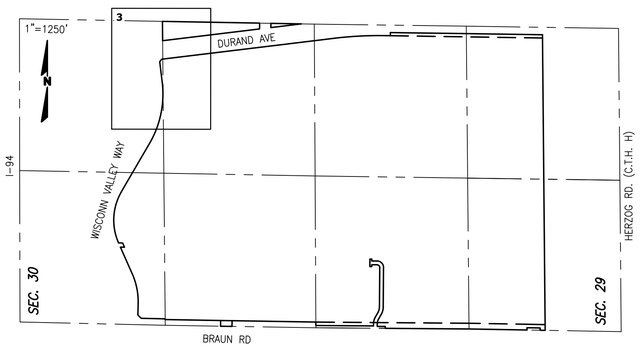
CHAPUT LAND SURVEYS

VICINITY MAP

T11N, R19E.



LEGEND

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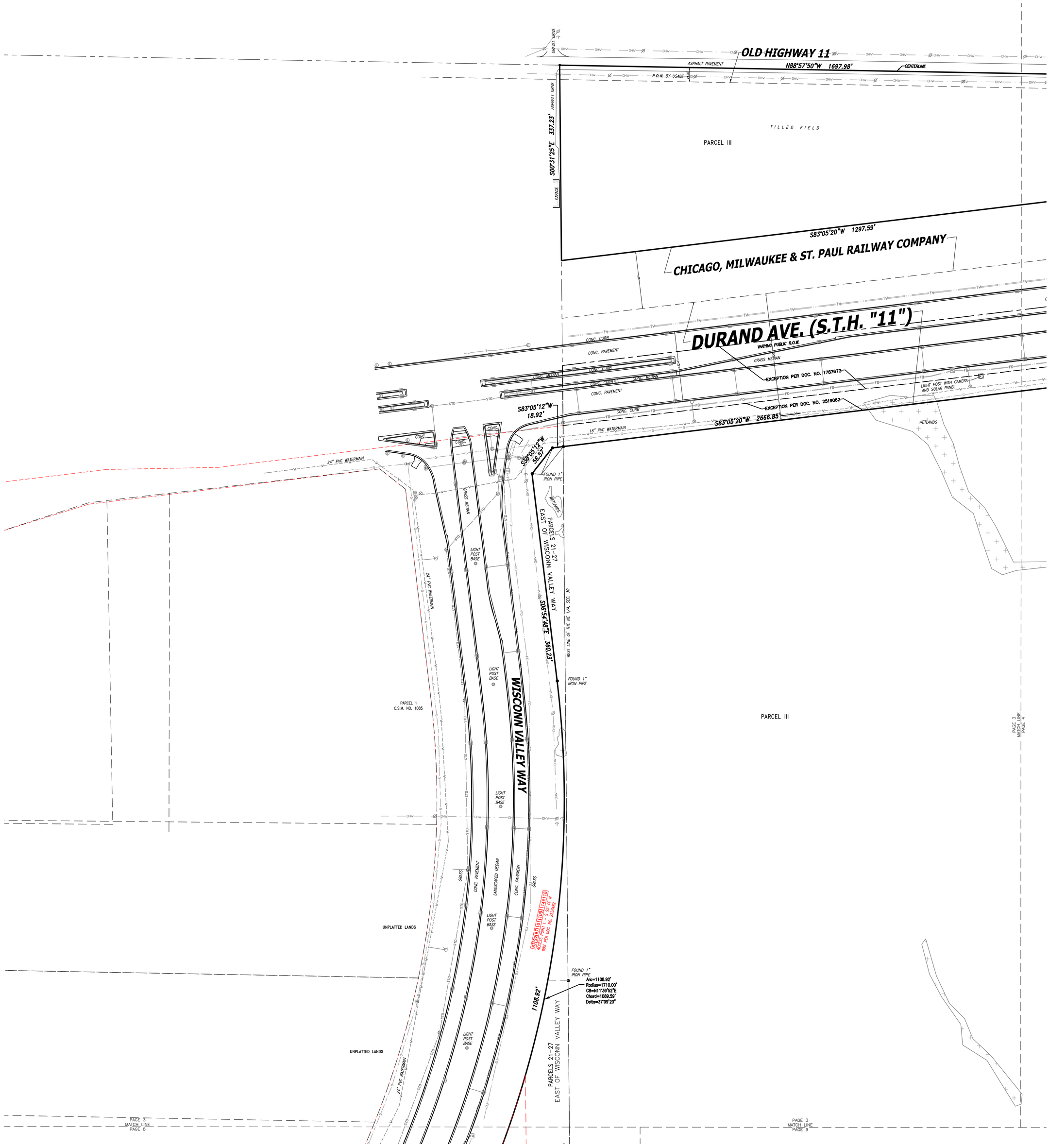
WETLANDS AS PROVIDED BY THE CLIENT ON AUGUST 7, 2023

RACINE COUNTY GIS FEMA FLOODPLAIN

RACINE COUNTY GIS WATER LINES AND WATERBODY



GRAPHIC SCALE
60 0 25 60 120 240
(IN FEET)
1 inch = 60 ft.

Date: September 14, 2023

Date	Revision description	
Dec 8, 2023	Title update	lpm
Dec 11, 2023	comments	deb
Dec 14, 2023	comments	deb
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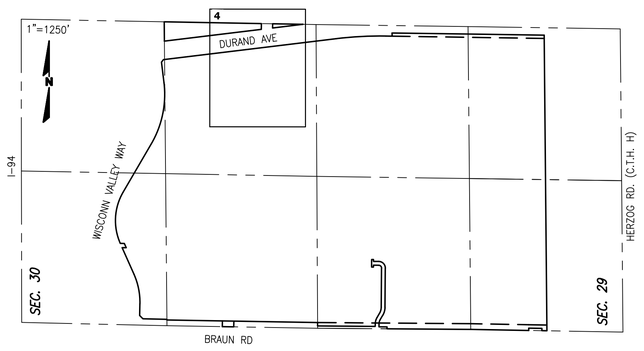

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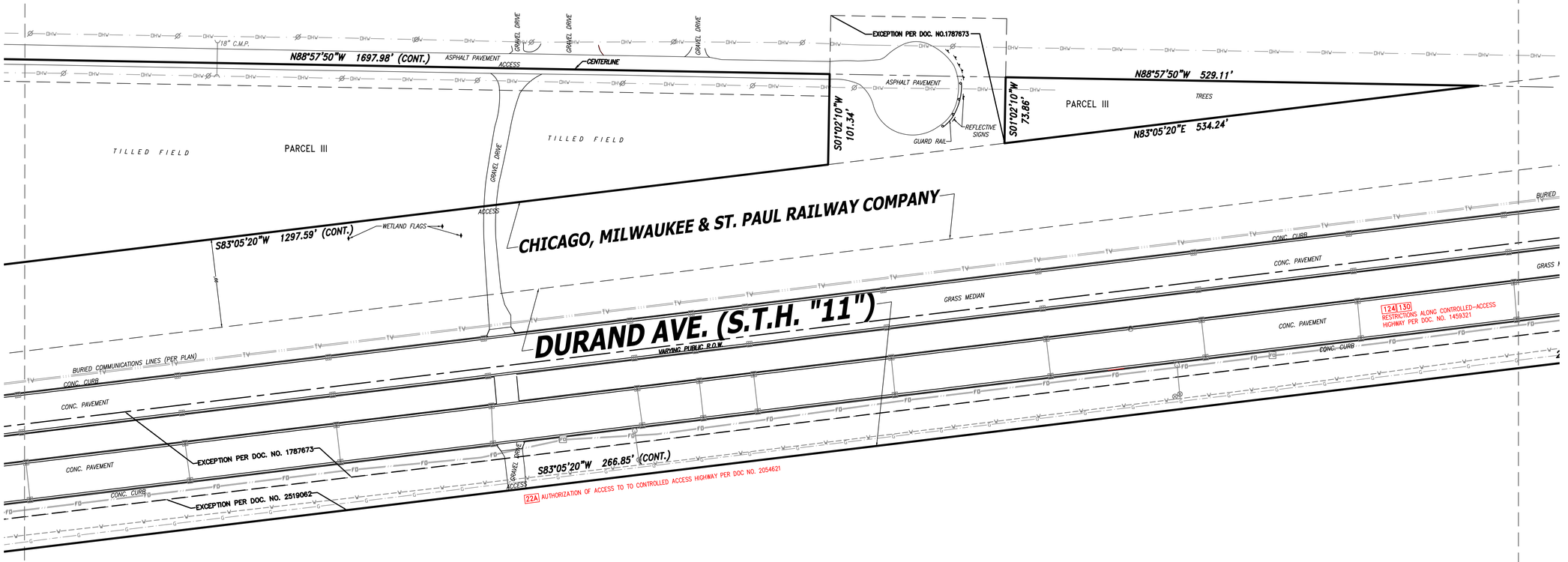



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PAGE 4 of 17
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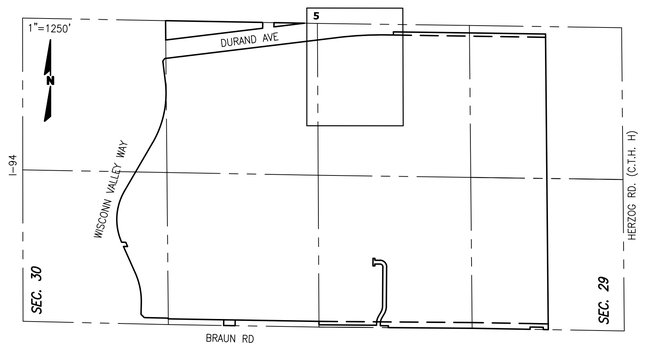

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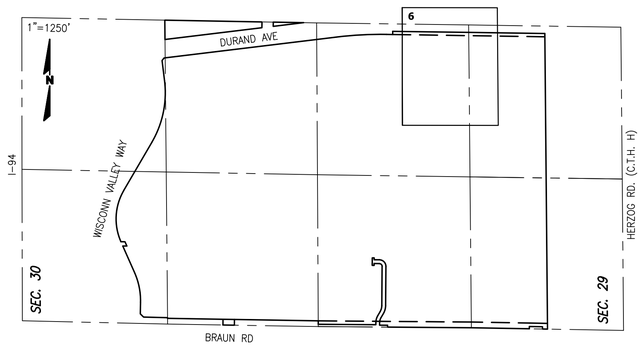

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PAGE 6 of 17
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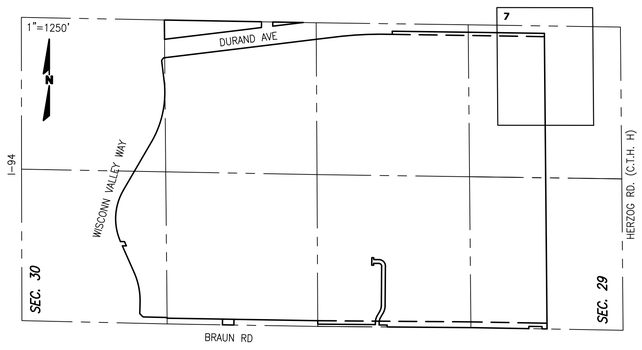

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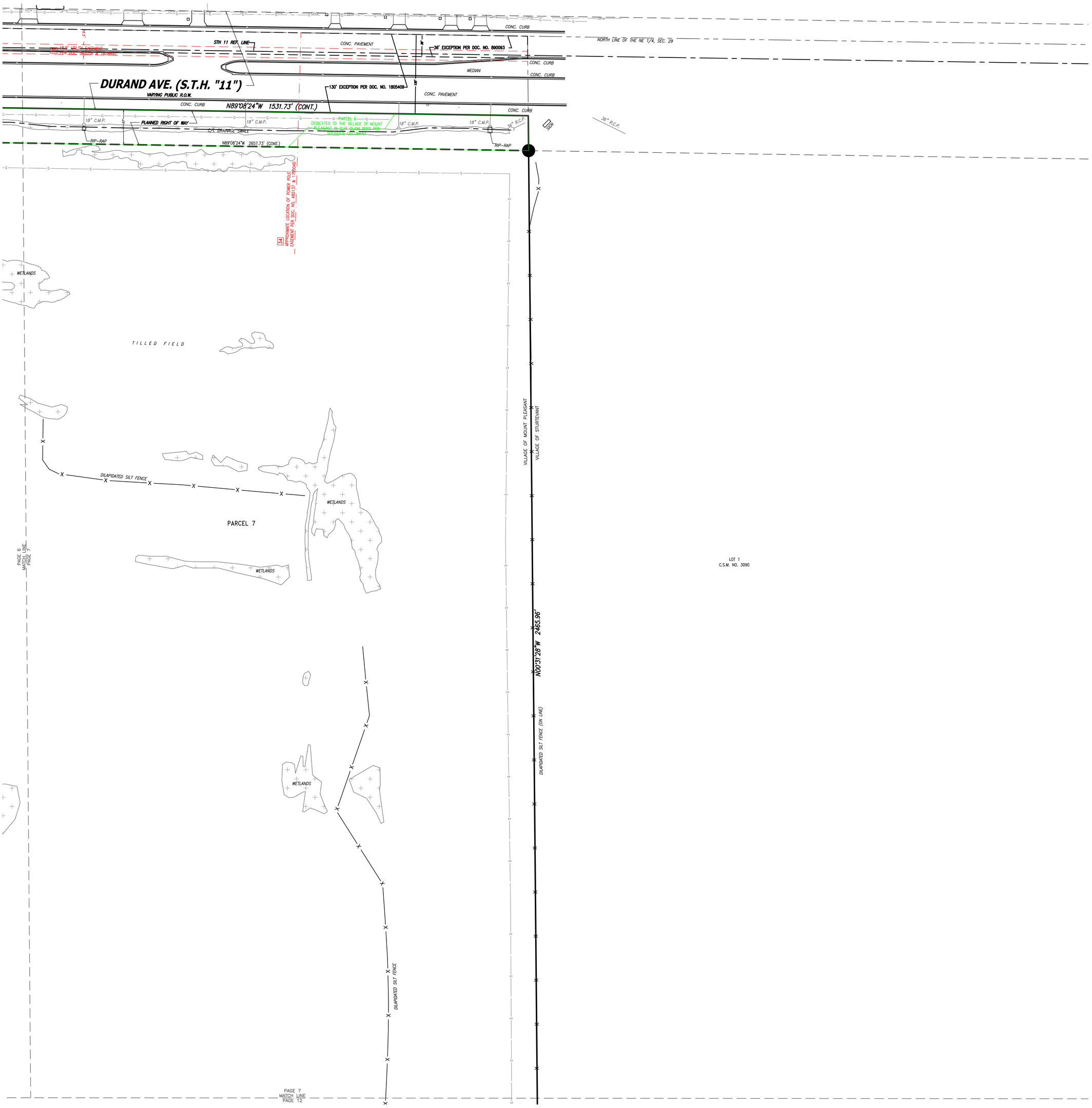
RACINE COUNTY GIS FEMA FLOODPLAIN

RACINE COUNTY GIS WATER LINES AND WATERBODY



GRAPHIC SCALE
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(IN FEET)
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Dec 8, 2023	Title update	lpm
Dec 11, 2023	comments	deb
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Drawing No. 4404

ALTA/NSPS
LAND TITLE SURVEY

CLIENT
Dewberry

BASIS OF BEARINGS
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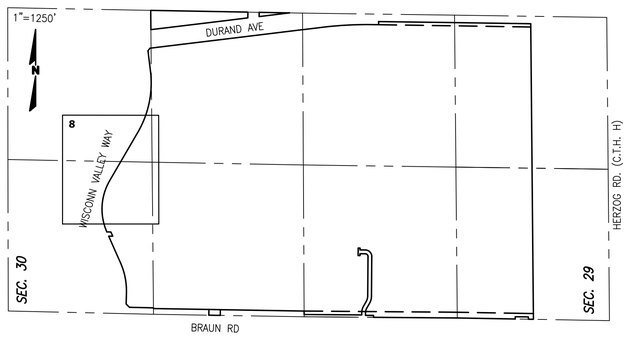
CHAPUT LAND SURVEYS

VICINITY MAP
T11N, R19E.



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WETLANDS AS PROVIDED BY THE CLIENT ON AUGUST 7, 2023

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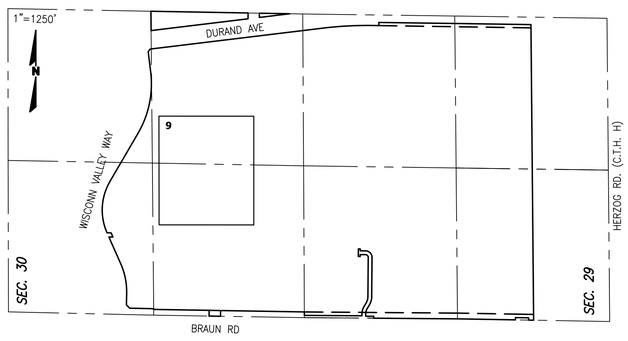

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RACINE COUNTY GIS WATER LINES AND WATERBODY



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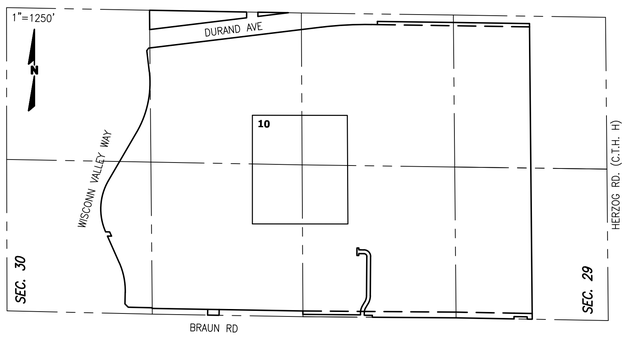

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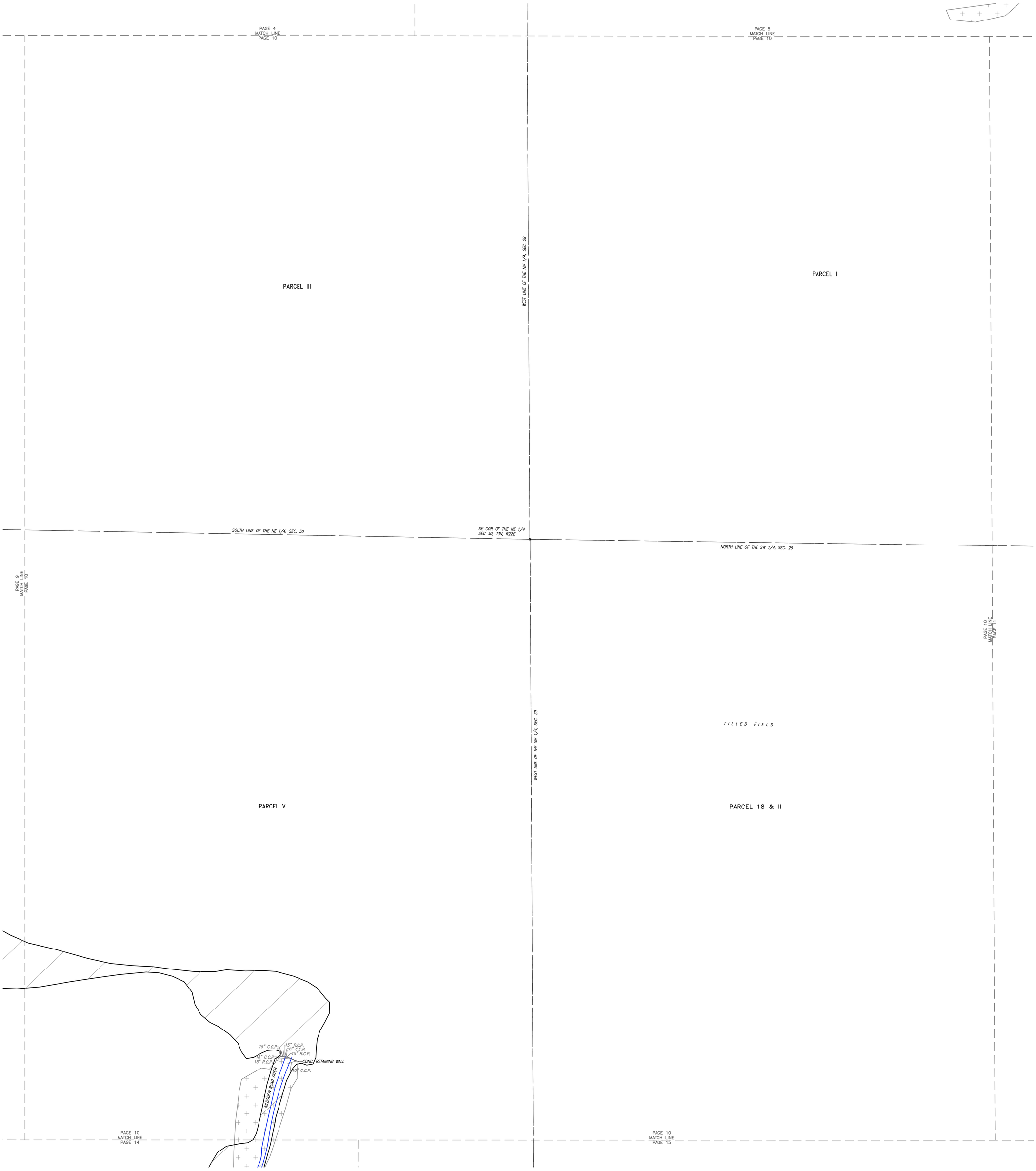

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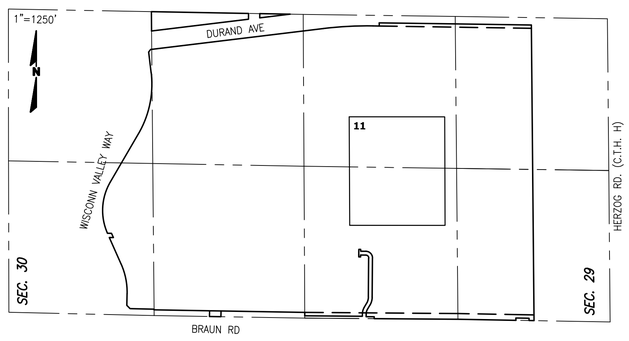

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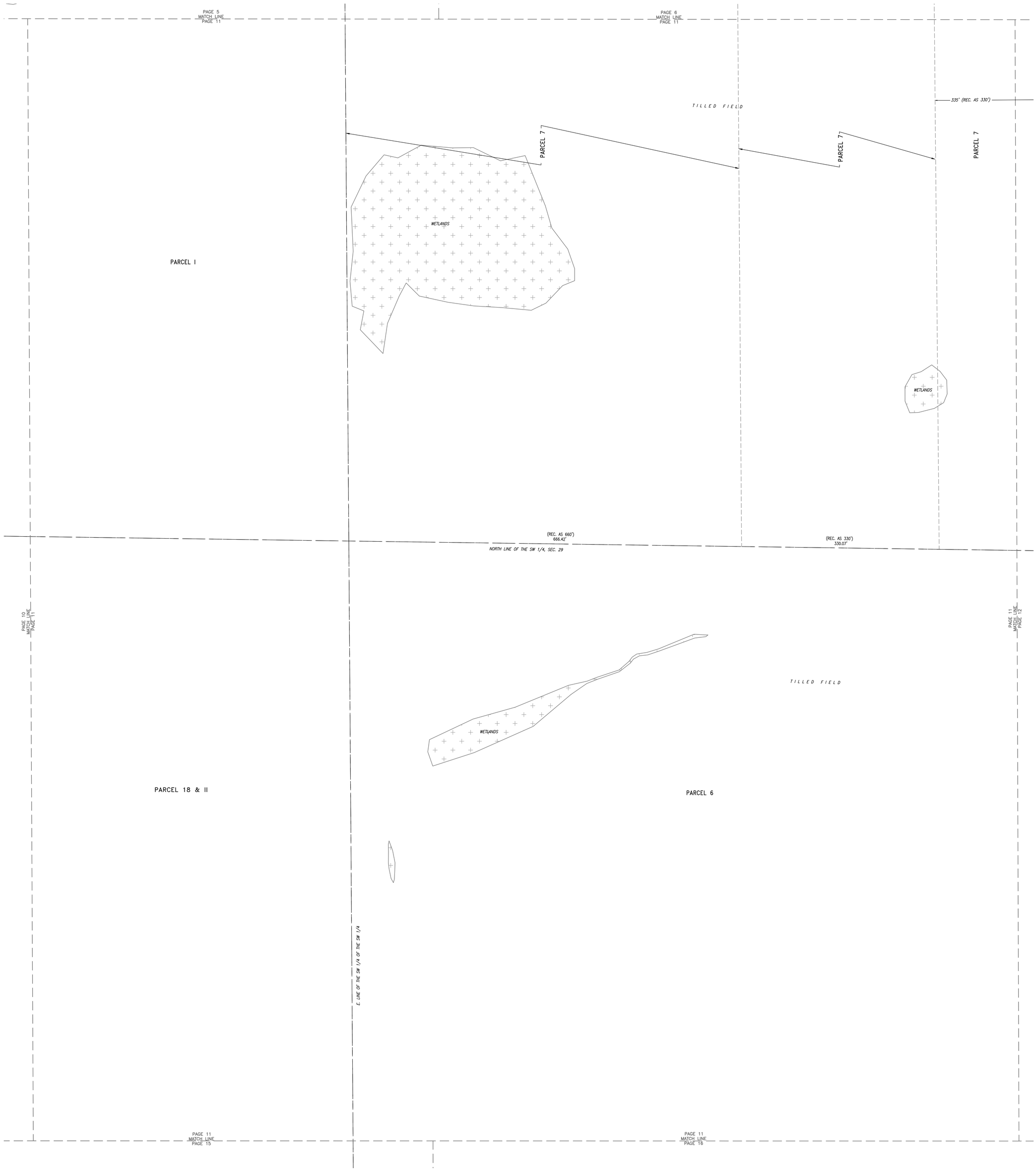

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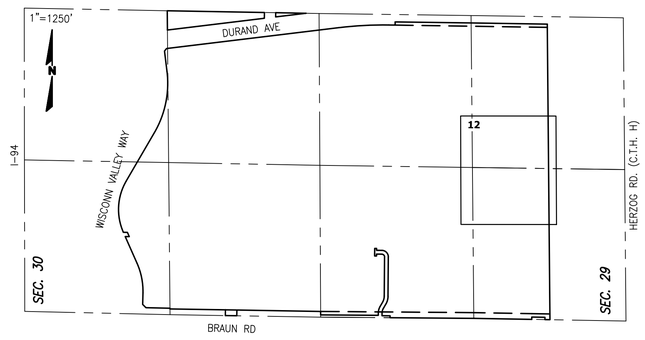

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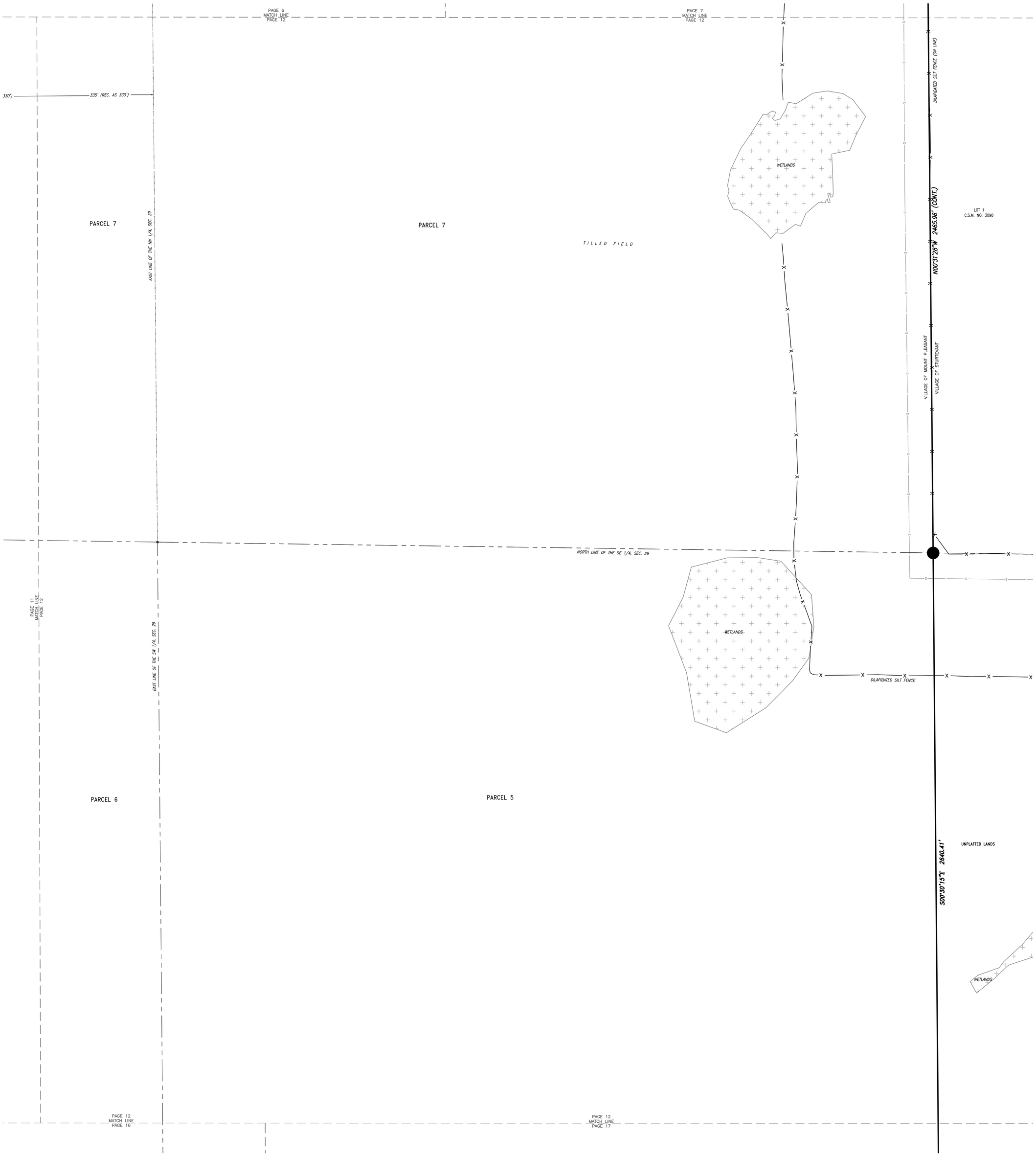

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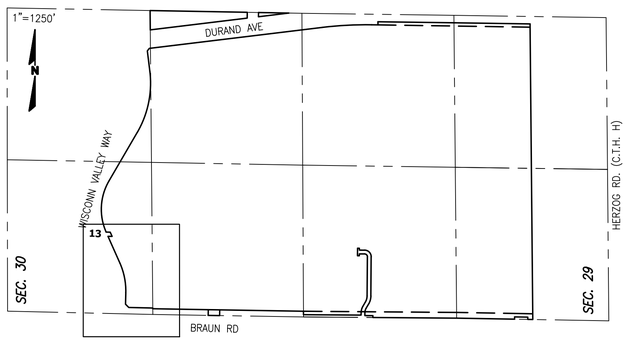

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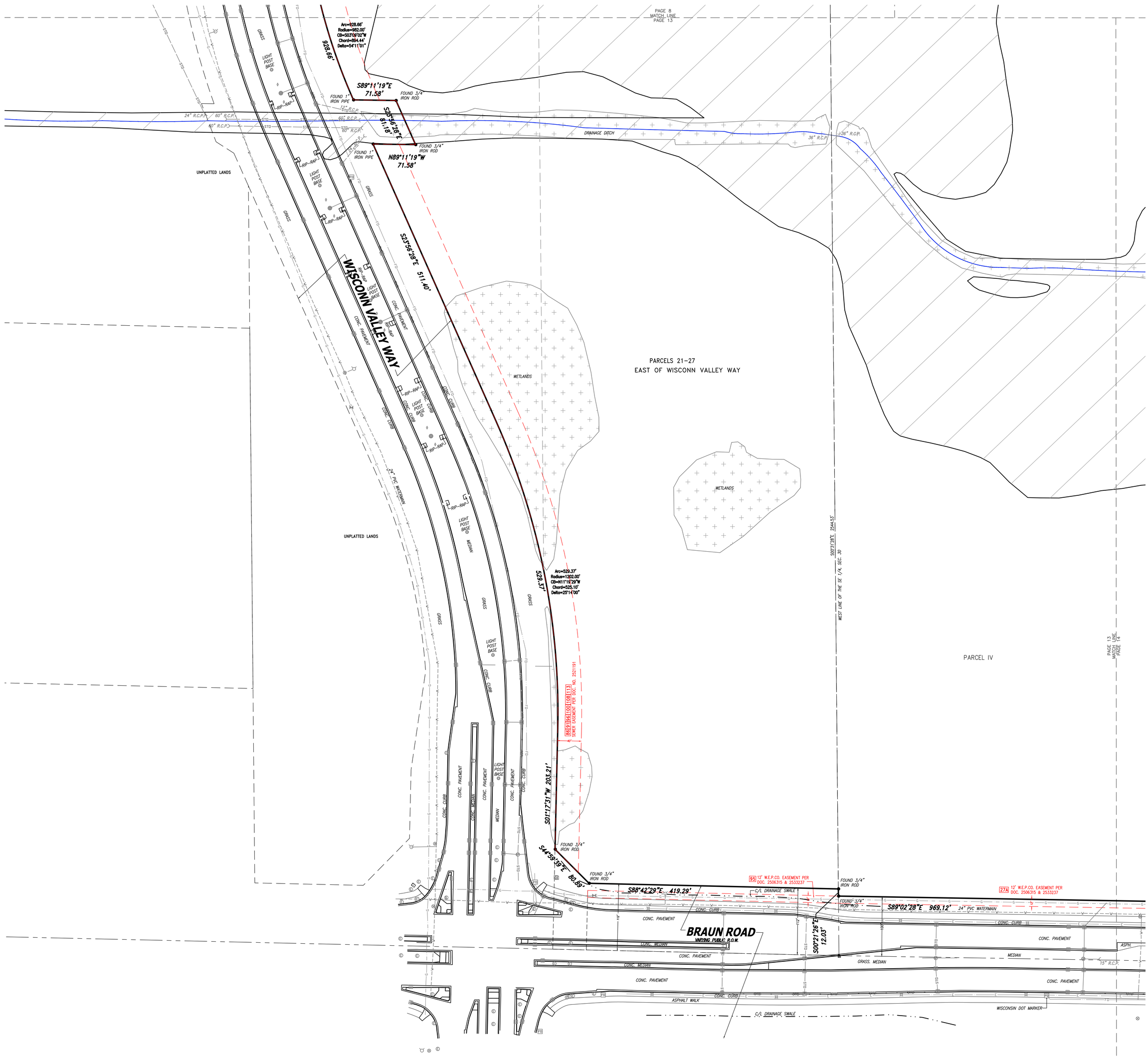

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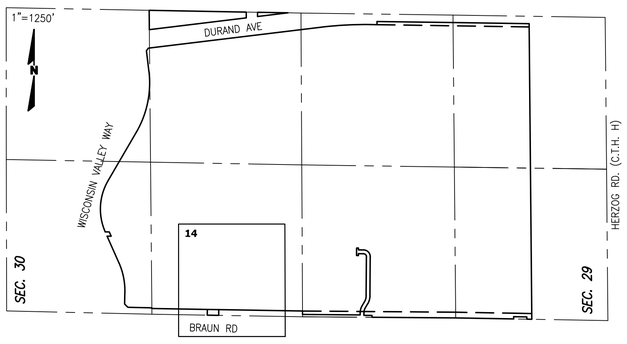

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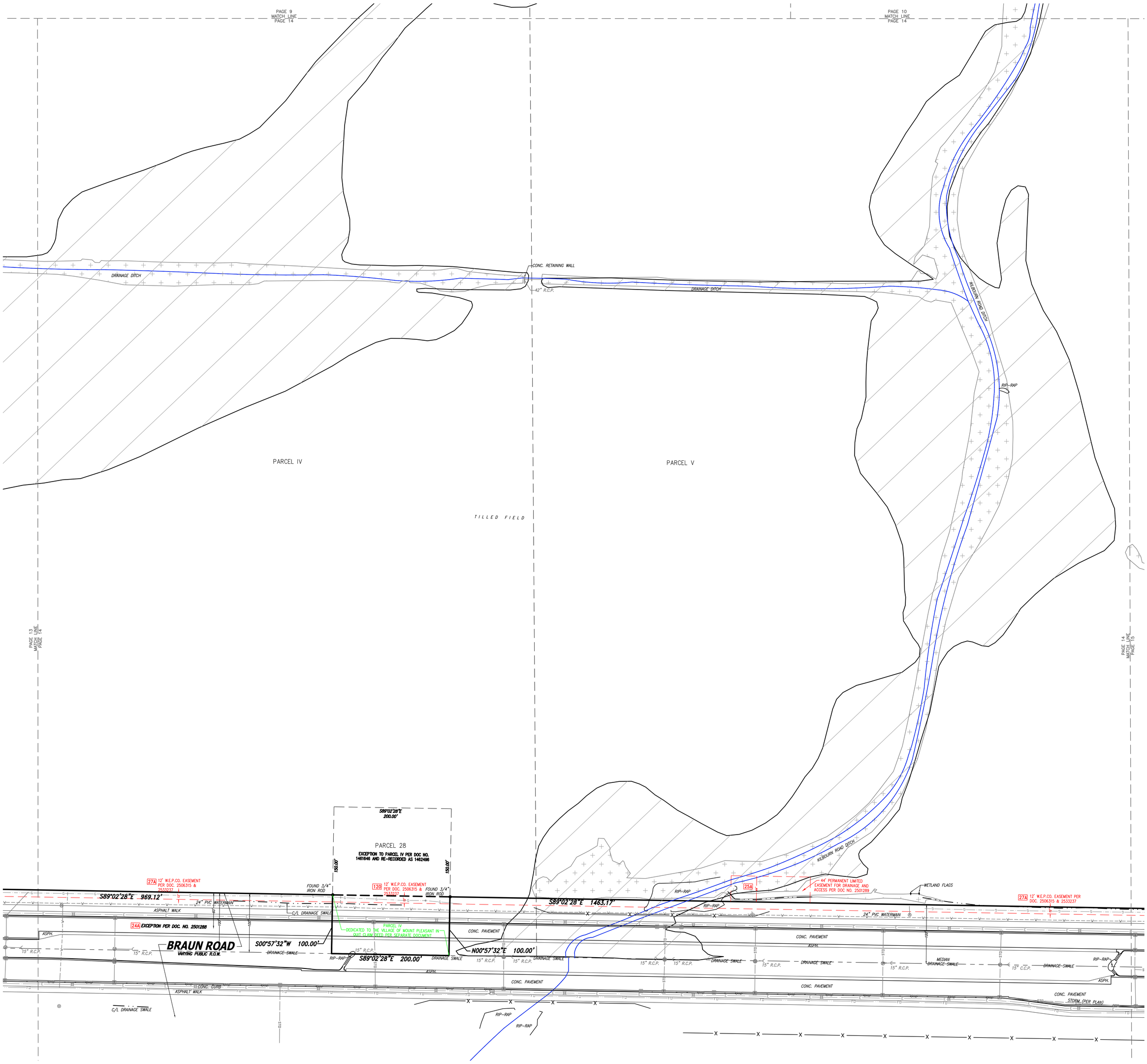
WETLANDS AS PROVIDED BY THE CLIENT ON AUGUST 7, 2023

RACINE COUNTY GIS FEMA FLOODPLAIN

RACINE COUNTY GIS WATER LINES AND WATERBODY



GRAPHIC SCALE
60 0 25 60 120 240
(IN FEET)
1 inch = 60 ft.

Date: September 14, 2023

Date	Revision description	
Dec 8, 2023	Title update	lpm
Dec 11, 2023	comments	deb
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CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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DRAFTED BY: lpm
Drawing No. 4404

ALTA/NSPS
LAND TITLE SURVEY

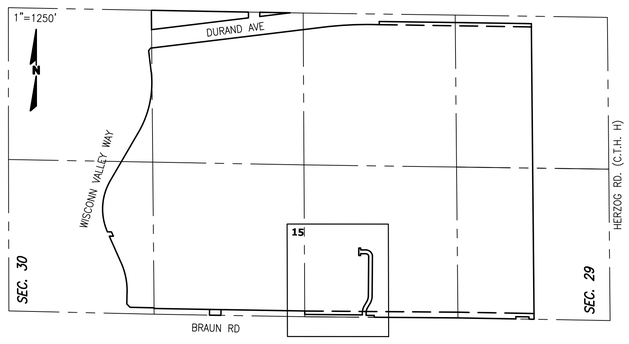
CLIENT
Dewberry

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

CHAPUT LAND SURVEYS

VICINITY MAP

T11N, R19E.



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
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- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
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WETLANDS AS PROVIDED BY THE CLIENT ON AUGUST 7, 2023

RACINE COUNTY GIS FEMA FLOODPLAIN

RACINE COUNTY GIS WATER LINES AND WATERBODY

LINE TABLE

LINE	BEARING	DIST.
L1	N30°26'24"E	88.02'
L2	N00°26'24"E	683.42'
L3	N89°33'36"W	89.98'
L4	S00°26'28"W	33.00'
L5	N89°33'32"W	33.00'
L6	S00°26'28"W	33.00'
L7	N00°26'24"E	66.00'
L8	N00°26'24"E	33.00'
L9	S89°33'36"E	33.00'
L10	S00°26'24"W	33.00'
L11	N89°33'36"W	89.97'
L12	N00°26'24"E	683.42'
L13	N30°26'24"E	88.02'

CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	97.96'	219.60'	S17°39'36"W	97.15'	25°33'35"
C2	111.89'	213.32'	N15°26'24"E	110.42'	29°59'56"
C3	78.54'	50.00'	N44°33'36"W	70.71'	90°00'01"
C4	182.21'	116.00'	N44°33'36"W	164.05'	90°00'01"
C5	146.25'	279.32'	N15°26'24"E	144.58'	29°59'56"
C6	63.39'	153.60'	S18°37'02"W	62.94'	23°38'43"

GRAPHIC SCALE
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(IN FEET)
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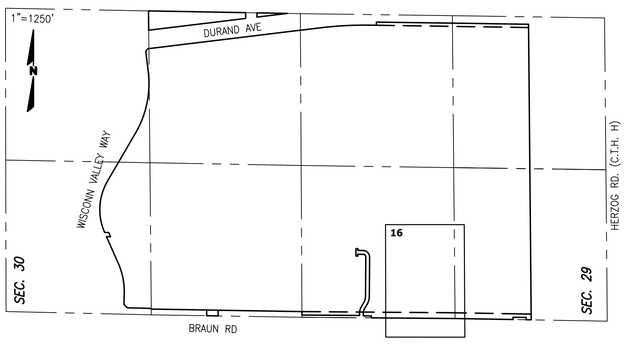

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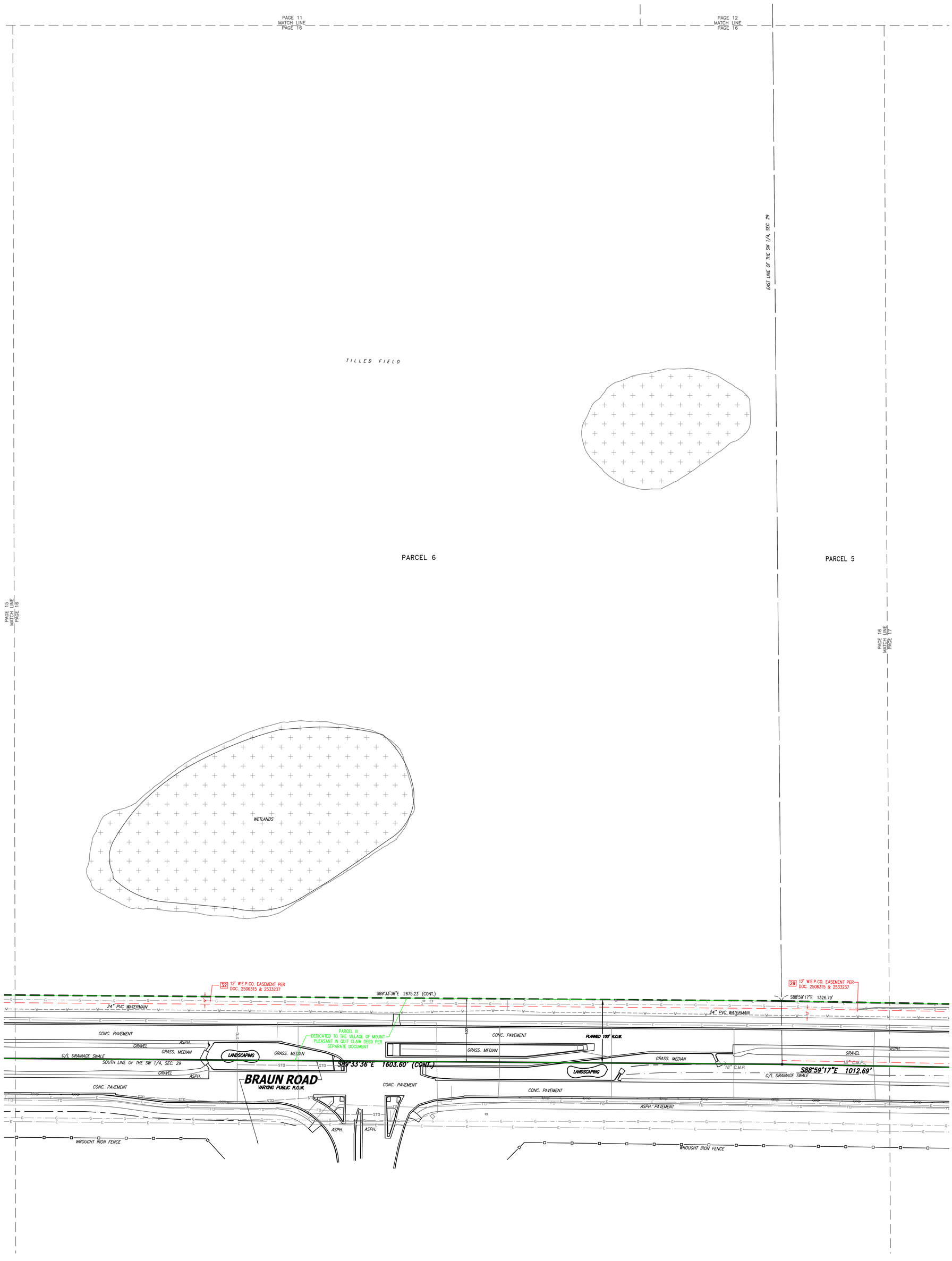
RACINE COUNTY GIS WATER LINES AND WATERBODY



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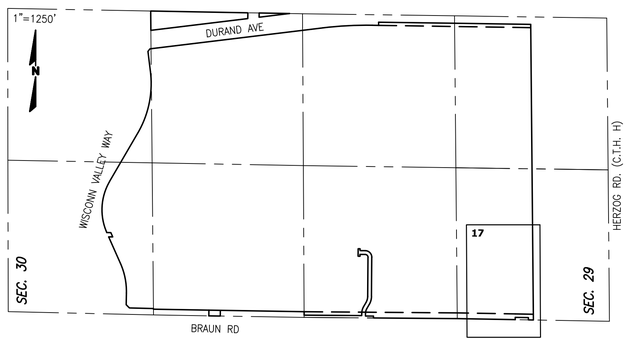

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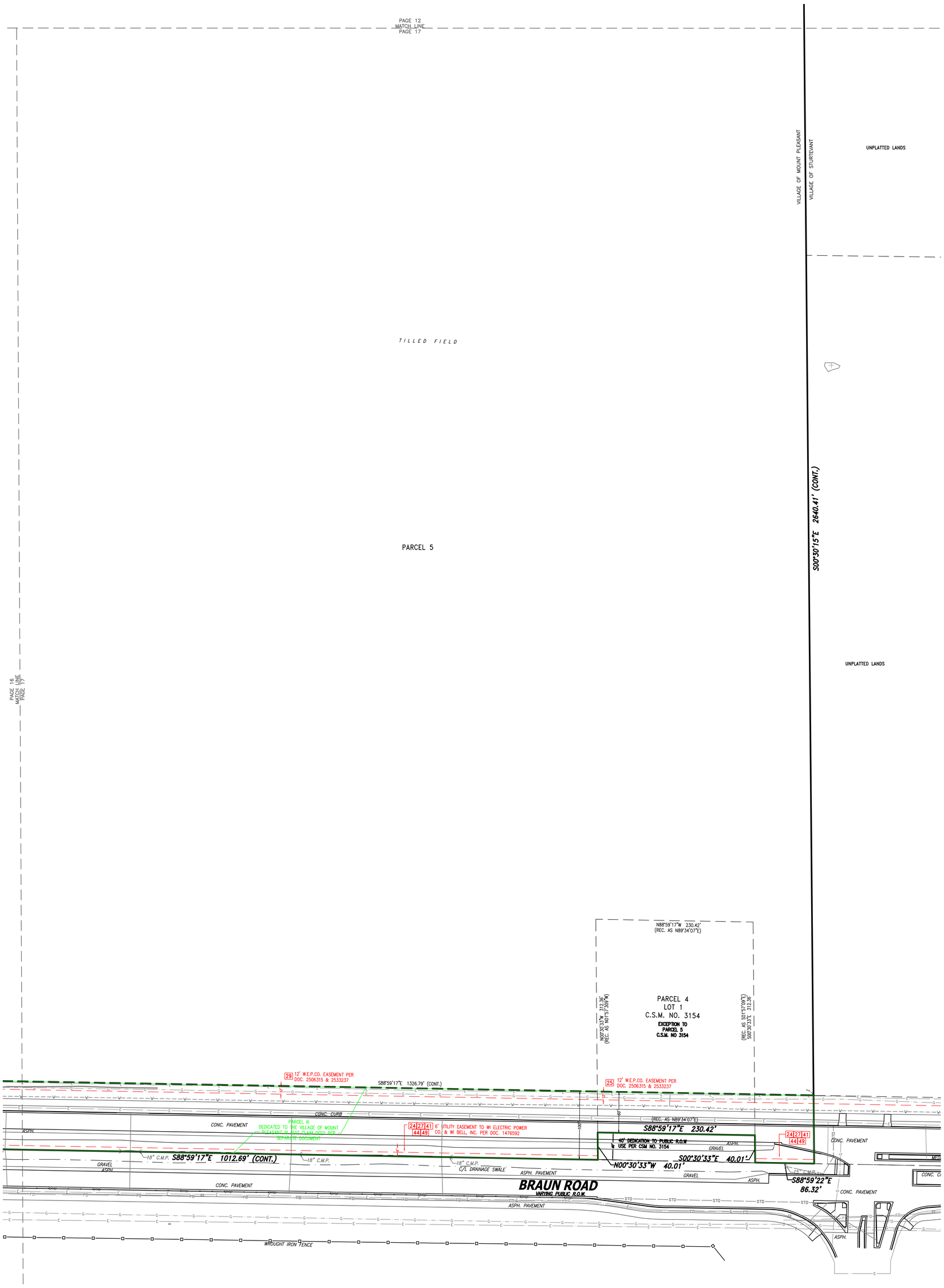

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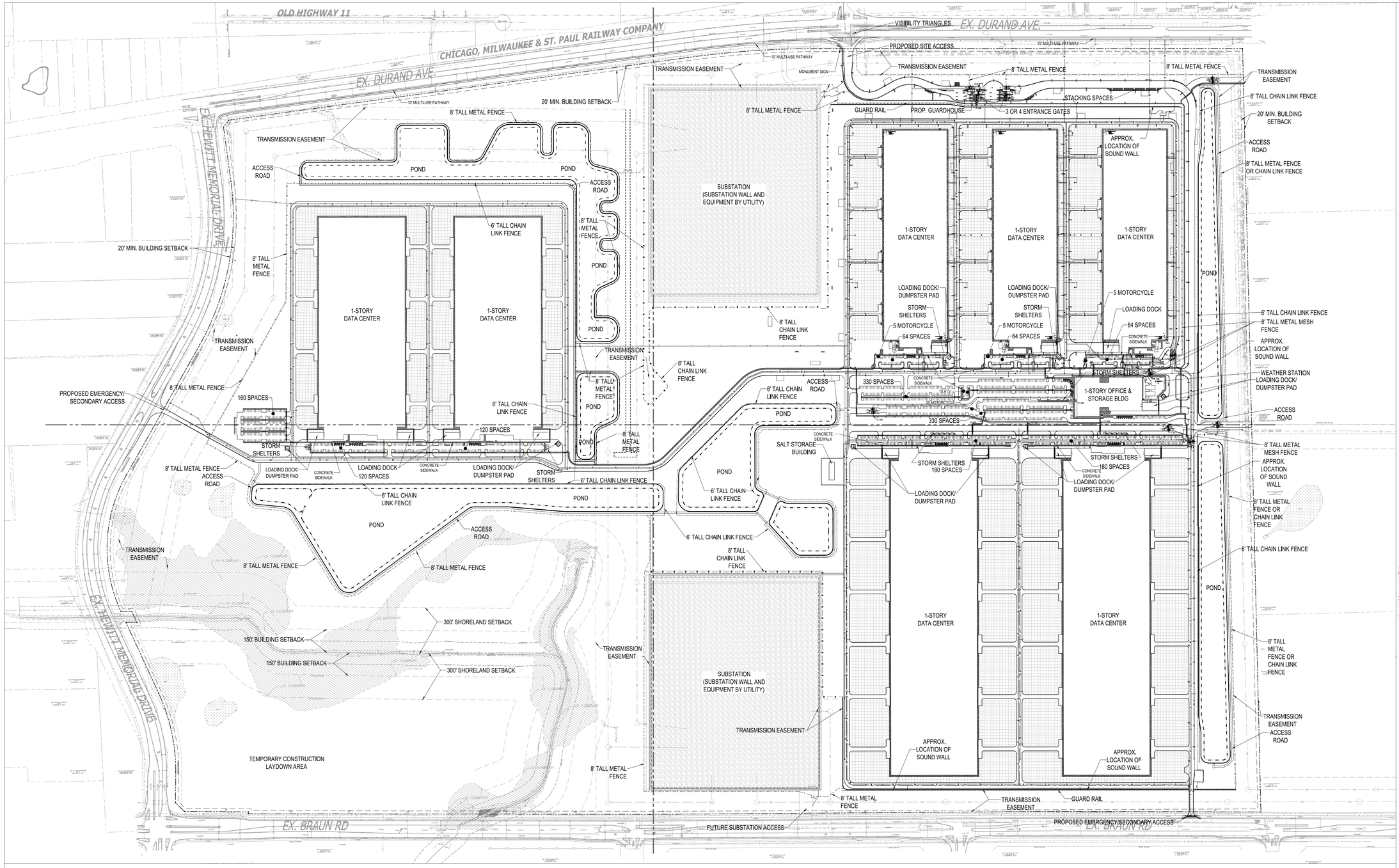

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- SUBSTATION
- EXISTING FLOODPLAIN
- EXISTING WETLAND (HATCHED)
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
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- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 150' 300' 600'
SCALE: 1" = 300'

PROPRIETARY – CONFIDENTIAL INFORMATION –
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Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE 07-13

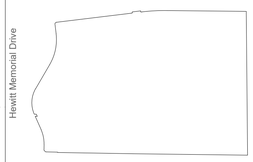
12023 DURAND AVE
MT PLEASANT, WI

Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	SEPTEMBER 23, 2026

Registration

Sector Key Plan

PLAN



Revisions

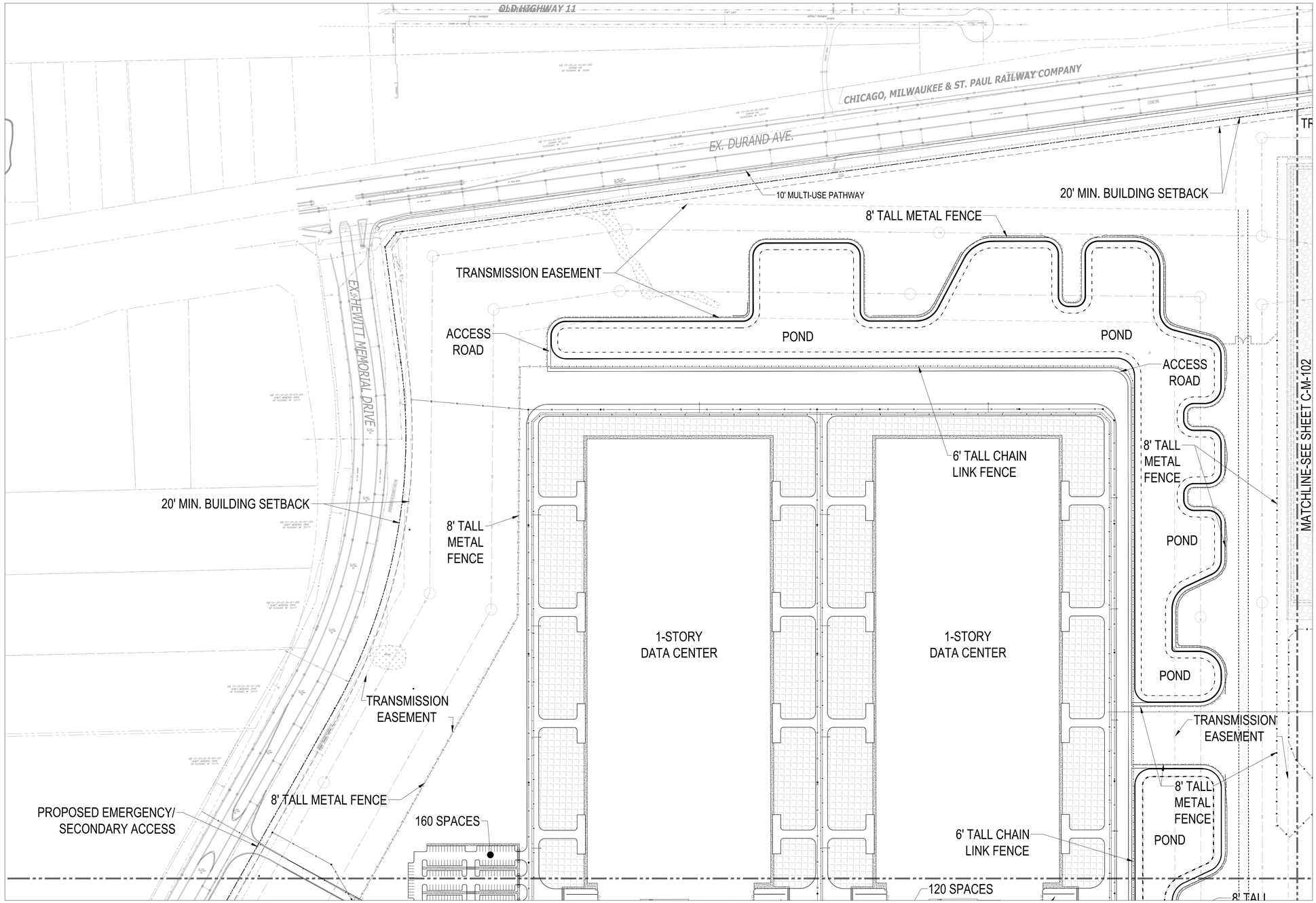
No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP
1	23 SEP 2026	MKE07-13 SITE PLAN IFR

Package
MKE07-13

Sheet Title/Number

CIVIL
SITE MASTER PLAN
SITE PLAN
OVERALL

C-M-100



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- SITE LIGHTING

0' 50' 100' 150' 300'
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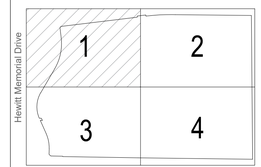

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CIVIL
SITE MASTER PLAN
SITE PLAN
PART PLAN 1

C-M-101

VISIBILITY TRIANGLES
EX. DURAND AVE.
PROPOSED SITE ACCESS
10' MULTI-USE PATHWAY
10' MULTI-USE PATHWAY
TRANSMISSION EASEMENT
MONUMENT SIGN
TRANSMISSION EASEMENT
8' TALL METAL FENCE
8' TALL METAL FENCE
TRANSMISSION EASEMENT
6' TALL CHAIN LINK FENCE
STACKING SPACES
8' TALL METAL FENCE
GUARD RAIL
PROP. GUARDHOUSE
3 OR 4 ENTRANCE GATES
20' MIN. BUILDING SETBACK
ACCESS ROAD
8' TALL METAL FENCE OR CHAIN LINK FENCE
APPROX. LOCATION OF SOUND WALL
SUBSTATION
(SUBSTATION WALL AND EQUIPMENT BY UTILITY)
1-STORY DATA CENTER
1-STORY DATA CENTER
1-STORY DATA CENTER
POND
MATCHLINE-SEE SHEET C-M-101
LOADING DOCK/ DUMPSTER PAD
LOADING DOCK/ DUMPSTER PAD
STORM SHELTERS
STORM SHELTERS
5 MOTORCYCLE
5 MOTORCYCLE
64 SPACES
64 SPACES
5 MOTORCYCLE
LOADING DOCK
64 SPACES
CONCRETE SIDEWALK
6' TALL CHAIN LINK F
8' TALL METAL MESH FENCE
APPROX. LOCATION OF SOUND WALL
8' TALL CHAIN LINK FENCE
8' TALL CHAIN LINK FENCE
ACCESS ROAD
6' TALL CHAIN LINK FENCE
330 SPACES
CONCRETE SIDEWALK
10 ATV
20 MOTORCYCLE
STORM SHELTERS
WEATHER STATION
LOADING DOCK/ DUMPSTER PAD
1-STORY OFFICE & STORAGE BLDG
POND
330 SPACES
ACCESS ROAD
MATCHLINE-SEE SHEET C-M-104
CONCRETE

LEGEND

- PROPERTY LINE
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Sector Key Plan

PLAN

Durand Ave

Hewitt Memorial Drive

1 2 3 4

Braun Road

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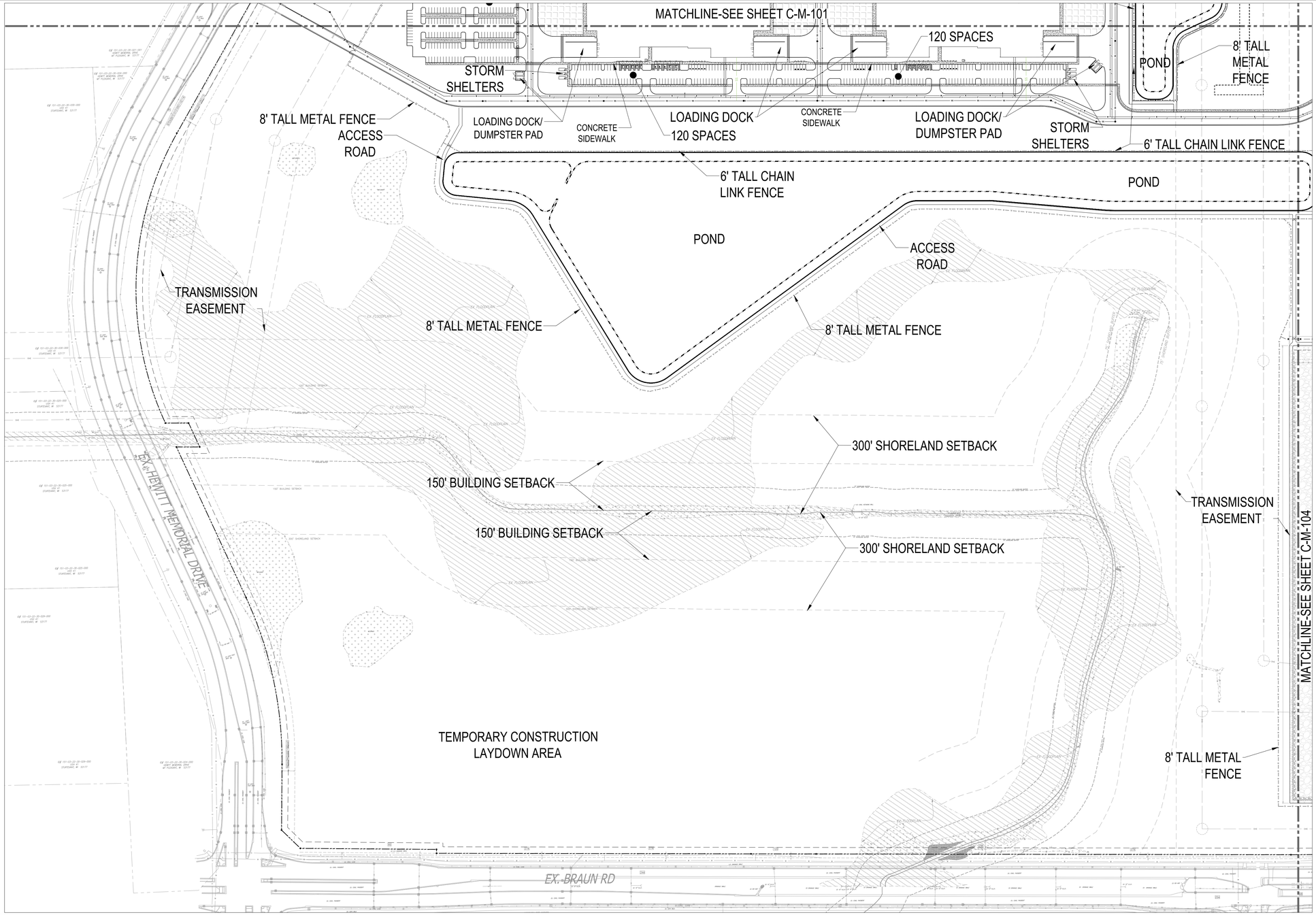
SITE PLAN
PART PLAN 2

C-M-102



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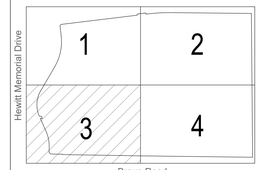

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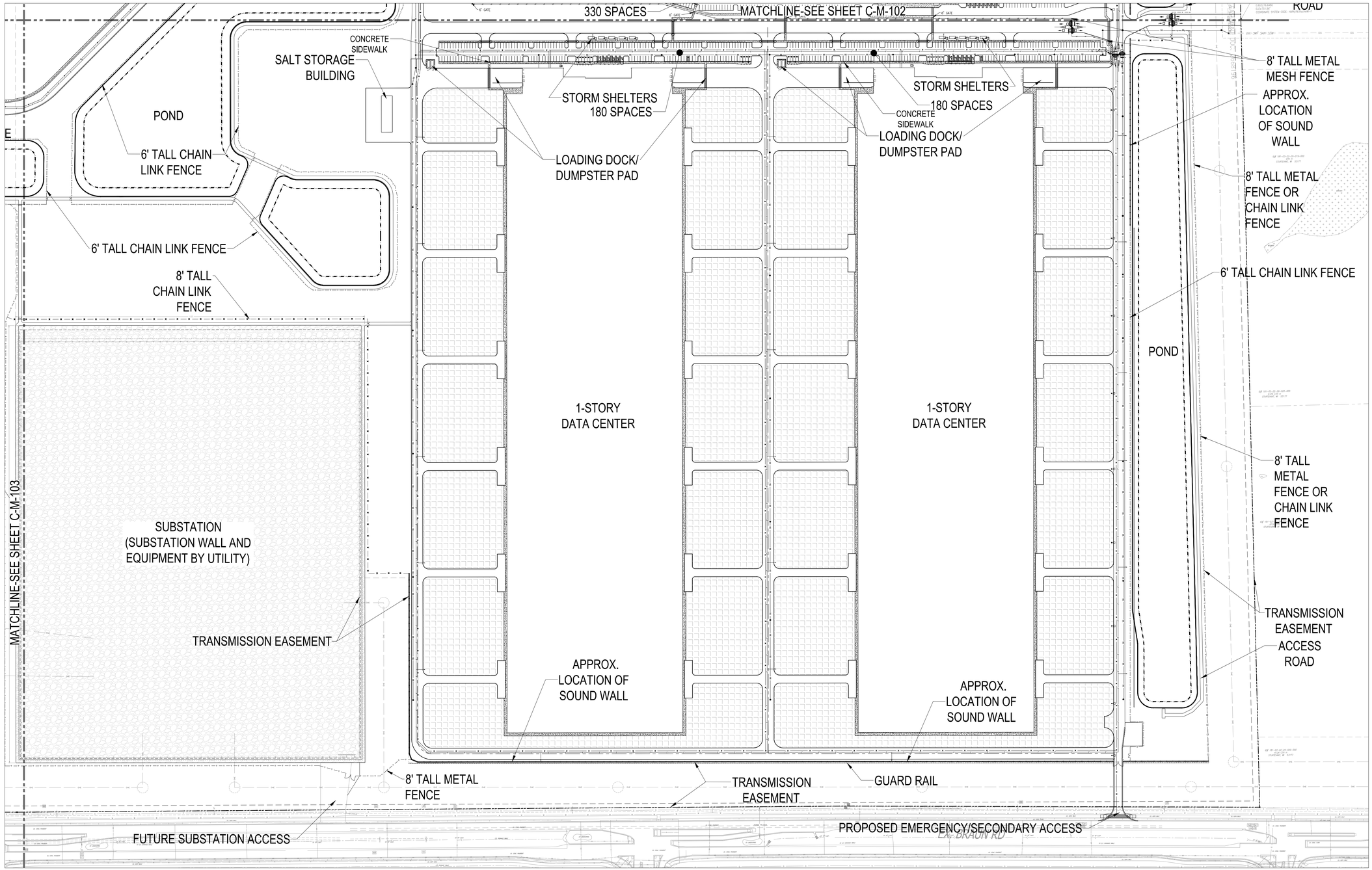
PART PLAN 3

C-M-103



LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- SUBSTATION
- EXISTING FLOODPLAIN
- EXISTING WETLAND (HATCHED)
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
- 8' TALL CHAIN LINK FENCE
- 8' WELDED WIRE MESH FENCE
- 6' TALL CHAIN LINK FENCE
- 6' TALL CHAIN LINK FENCE
- GUARDRAIL
- SOUND WALL
- FIRE HYDRANT
- SS — EXISTING SANITARY SEWER PIPE
- SS — PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- W — EXISTING WATER SERVICE SUPPLY
- W — WATER SERVICE SUPPLY
- F — FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'
SCALE: 1" = 150'

PROPRIETARY - CONFIDENTIAL INFORMATION –
NOT FOR PUBLIC DISTRIBUTION

Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE 07-13

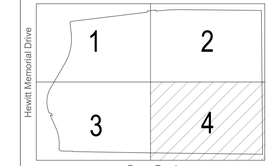
12023 DURAND AVE
MT PLEASANT, WI

Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	SEPTEMBER 23, 2026

Registration

Sector Key Plan

PLAN



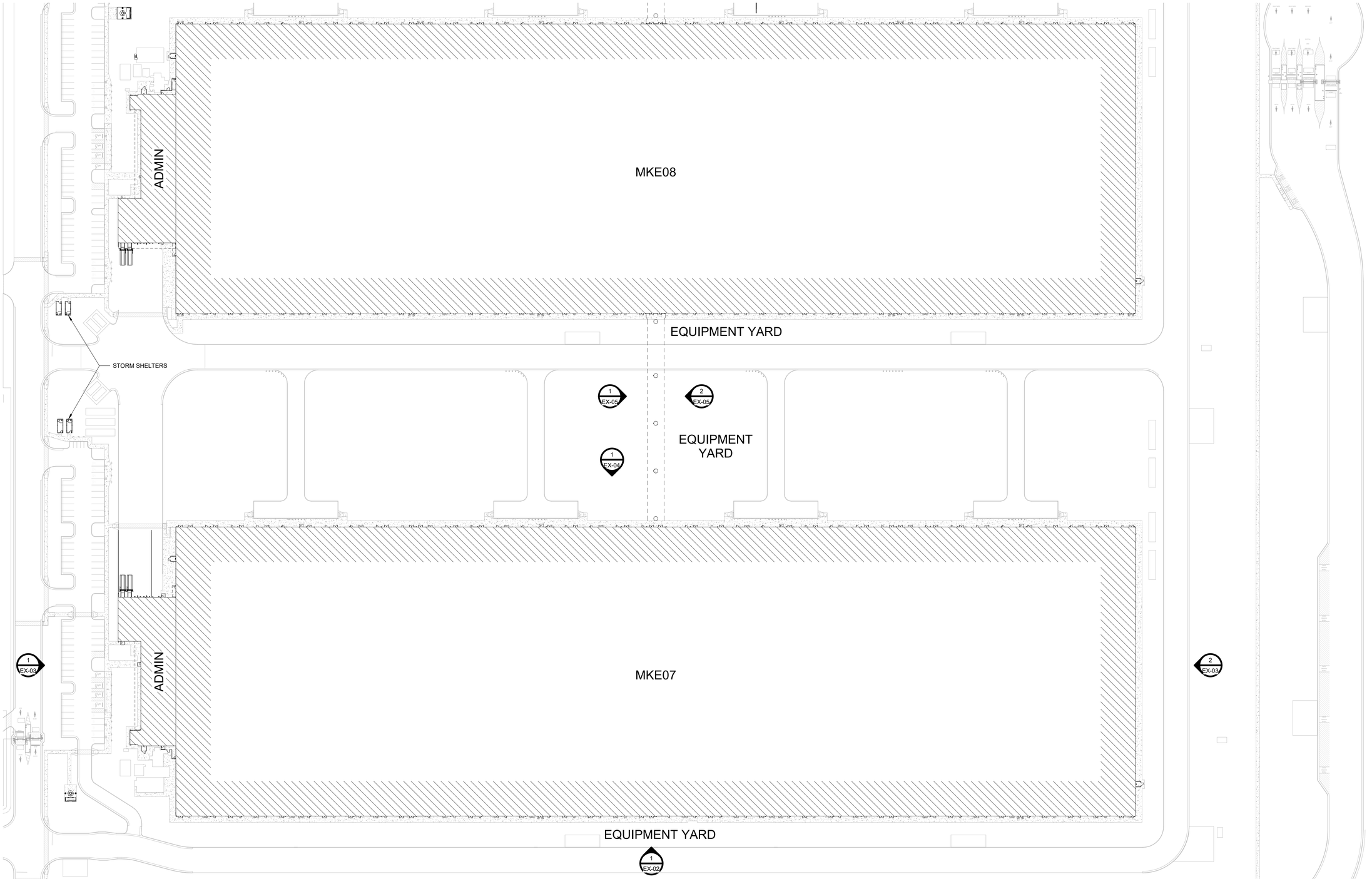
Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP
1	23 SEP 2026	MKE07-13 SITE PLAN IFR

Package
MKE07-13

Sheet Title/Number
CIVIL
SITE MASTER PLAN
SITE PLAN PART
PLAN 4

C-M-104



1 ARCHITECTURAL FLOOR PLAN

1/64" = 1'-0"

BURNS McDONNELL

9400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com

REGISTRATION #: 1308-11

MKE 07-13

12023 Durand Avenue
Sturtevant, WI 53177

OWNER	
Design Manager	HUGH MCBRATNEY
Layout Manager	
Civil, Site Survey, Landscaping Technical Lead	DUANE THOMAS
Architectural & Structural Technical Lead	JORGE GONZALEZ / TRAVIS TEST
Mech, Plumbing & Fire Protection Technical Lead	JOSH MARKS
Building Automation Systems (BAS) Technical Lead	BILL GEMBINSKI
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Telecommunications / Network Technical Lead	LEIANNA BOLEY
Security Design Manager	COLLIN LAURSEN

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Security Systems Engineering Lead	JUSTIN JACOBSON / Z BETA

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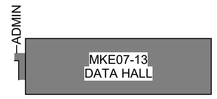
Registration

WISCONSIN
ADITI PADKI
15185-5
DALLAS
TEXAS
REGISTERED
ARCHITECT
09/22/2026

Sector Key Plan



Package
MKE07-13

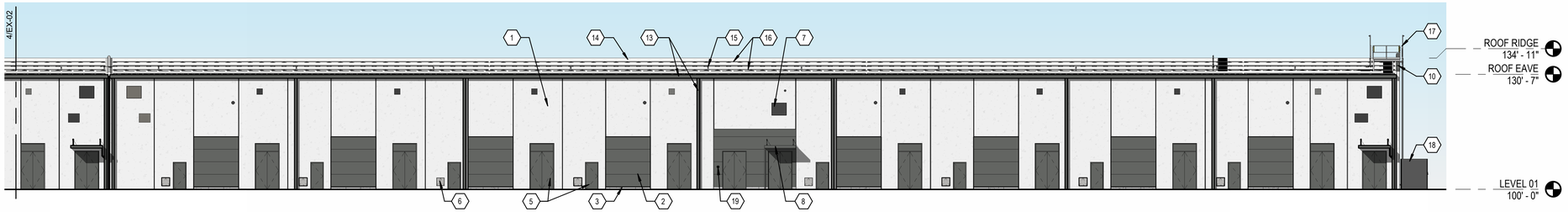
Sheet Title/Number

ARCHITECTURAL
FLOOR PLAN

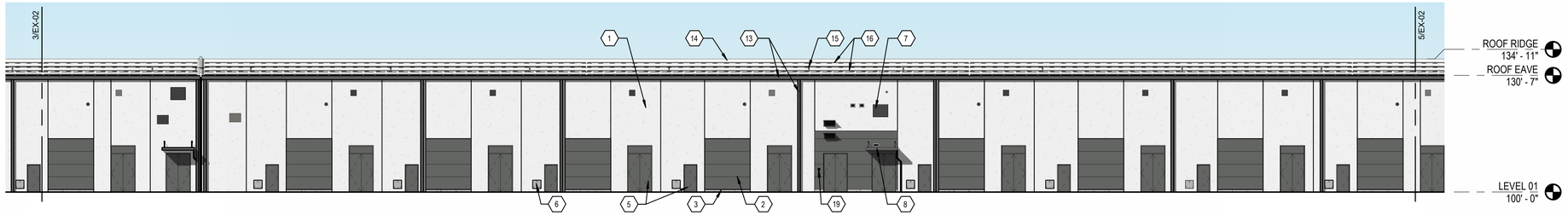
EX-01

PROPRIETARY - CONFIDENTIAL INFORMATION -
NOT FOR PUBLIC DISTRIBUTION

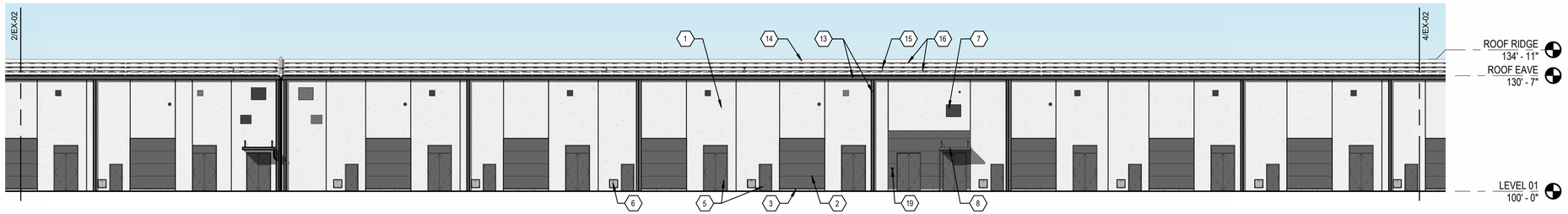
ELEVATION SHEET NOTES	
#	MATERIAL
1	INSULATED PRECAST ARCHITECTURAL CONCRETE PANELS
2	INSULATED METAL PANELS
3	CONCRTE FACED INSULATION PANELS
4	PREFINISHED, PERFORATED METAL PANELS
5	INTEGRAL COLOR FRP DOORS WITH CLEAR ANODIZED ALUMINUM FRAMES
6	EQUIPMENT ACCESS DOORS
7	PREFINISHED METAL LOUVER, TYPICAL
8	PREFINISHED METAL CANOPY WITH DOWNSPOUTS
9	METAL COMPOSITE PANEL CANOPY
10	PREFINISHED METAL COPING
11	PREFINISHED METAL CONDUCTOR HEAD WITH DOWNSPOUTS
12	PREFINISHED METAL OVERFLOW CONDUCTOR HEAD WITH DOWNSPOUTS
13	PREFINISHED METAL GUTTERS WITH DOWNSPOUTS
14	WHITE THERMOPLASTIC MEMBRANE ROOFING
15	ROOF LIFELINE FALL PROTECTION
16	CLEAR ANODIZED ALUMINUM SNOW AND ICE GUARD RAILS
17	ROOF ACCESS LADDER AND PLATFORM
18	ARCHITECTURAL WELDED WIRE FENCING
19	KNOX BOX LOCATION



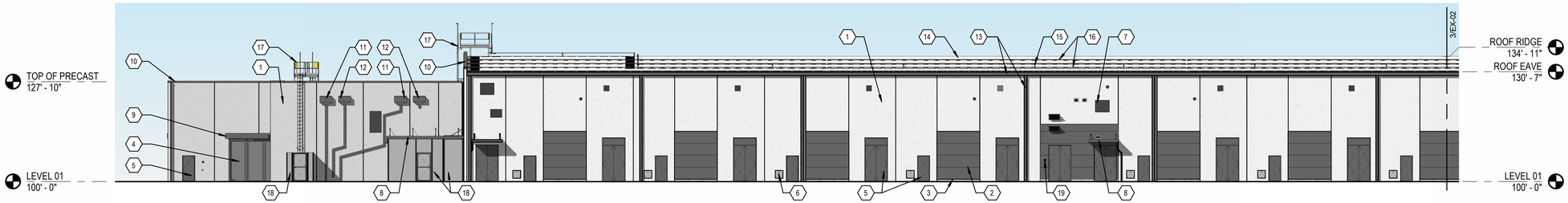
5 ENLARGED EAST ELEVATION
1/16" = 1'-0"



4 ENLARGED EAST ELEVATION
1/16" = 1'-0"



3 ENLARGED EAST ELEVATION
1/16" = 1'-0"



2 ENLARGED EAST ELEVATION
1/16" = 1'-0"



1 OVERALL EAST ELEVATION
1" = 50'-0"

BURNS McDONNELL
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REGISTRATION #: 1308-11

MKE 07-13

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Sturtevant, WI 53177

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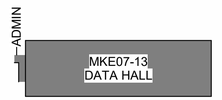
Registration

WISCONSIN
ADITI PADKI
15185-5
DALLAS
TEXAS
REGISTERED
ARCHITECT
09/22/2026

Sector Key Plan



Package
MKE07-13

Sheet Title/Number

ARCHITECTURAL ELEVATIONS

EX-02

PROPRIETARY - CONFIDENTIAL INFORMATION -
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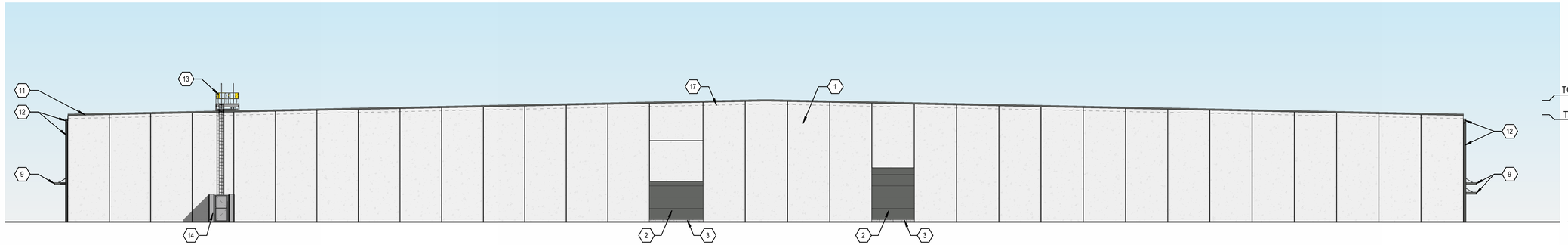
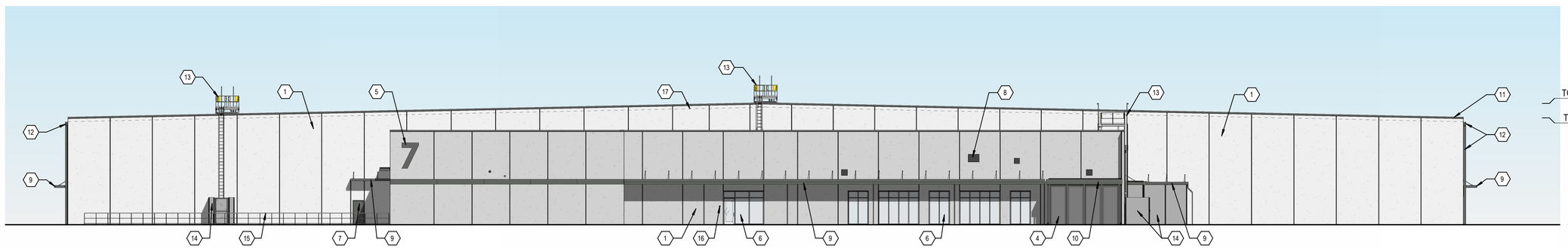
ELEVATION SHEET NOTES	
#	MATERIAL
1	INSULATED PRECAST ARCHITECTURAL CONCRETE PANELS
2	INSULATED METAL PANELS
3	CONCRTE FACED INSULATION PANELS
4	PREFINISHED, PERFORATED METAL PANELS
5	PREFINISHED METAL DIMENSIONAL LETTER SIGNAGE
6	CURTAIN WALL SYSTEM WITH CLEAR ANODIZED ALUMINUM MULLIONS
7	INTEGRAL COLOR FRP DOORS WITH CLEAR ANODIZED ALUMINUM FRAMES
8	PREFINISHED METAL LOUVER, TYPICAL
9	PREFINISHED METAL CANOPY WITH DOWNSPOUTS
10	METAL COMPOSITE PANEL CANOPY
11	PREFINISHED METAL COPING
12	PREFINISHED METAL GUTTERS WITH DOWNSPOUTS
13	ROOF ACCESS LADDER AND PLATFORM
14	ARCHITECTURAL WELDED WIRE FENCING
15	GALVANIZED STEEL GUARDRAIL
16	KNOX BOX LOCATION
17	TOP OF ROOF BEHIND WALL



2 NORTH ELEVATION (STREET FACING)

1/16" = 1'-0"



1 SOUTH ELEVATION

1/16" = 1'-0"

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Kansas City, MO 64114
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REGISTRATION #: 1308-11

MKE 07-13

12023 Durand Avenue
Sturtevant, WI 53177

OWNER	
Design Manager	HUGH MCBRATNEY
Layout Manager	
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Mech, Plumbing & Fire Protection Technical Lead	JOSH MARKS
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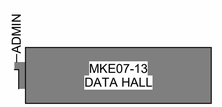
Registration

WISCONSIN
ADITI PADKI
15185-5
DALLAS, TEXAS
REGISTERED ARCHITECT
09/22/2026

Sector Key Plan



Package
MKE07-13

Sheet Title/Number

ARCHITECTURAL ELEVATIONS

EX-03

PROPRIETARY - CONFIDENTIAL INFORMATION -
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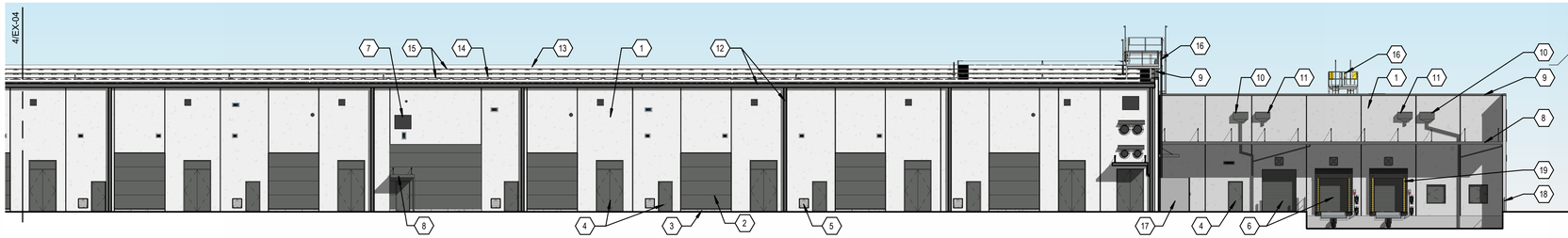
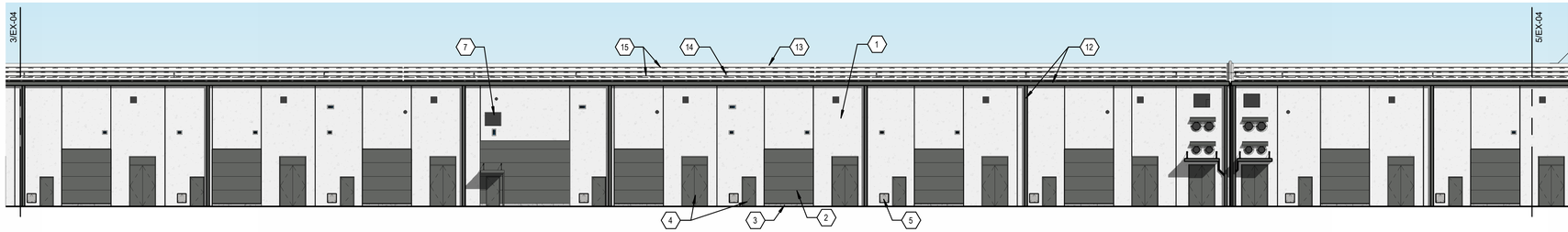
ELEVATION SHEET NOTES	
#	MATERIAL
1	INSULATED PRECAST ARCHITECTURAL CONCRETE PANELS
2	INSULATED METAL PANELS
3	CONCRTE FACED INSULATION PANELS
4	INTEGRAL COLOR FRP DOORS WITH CLEAR ANODIZED ALUMINUM FRAMES
5	EQUIPMENT ACCESS DOORS
6	PREFINISHED OVERHEAD COILING DOOR
7	PREFINISHED METAL LOUVER, TYPICAL
8	PREFINISHED METAL CANOPY WITH DOWNSPOUTS
9	PREFINISHED METAL COPING
10	PREFINISHED METAL CONDUCTOR HEAD WITH DOWNSPOUTS
11	PREFINISHED METAL OVERFLOW CONDUCTOR HEAD WITH DOWNSPOUTS
12	PREFINISHED METAL GUTTERS WITH DOWNSPOUTS
13	WHITE THERMOPLASTIC MEMBRANE ROOFING
14	ROOF LIFELINE FALL PROTECTION
15	CLEAR ANODIZED ALUMINUM SNOW AND ICE GUARD RAILS
16	GALVANIZED STEEL ROOF ACCESS LADDER AND PLATFORM
17	LADDER ENCLOSURE, ARCHITECTURAL WELDED WIRE FENCING
18	GALVANIZED STEEL GUARDRAIL
19	LOADING DOCK SEAL
20	CAST-IN-PLACE CONCRETE BRIDGE SUPPORT PIER AND BEAM



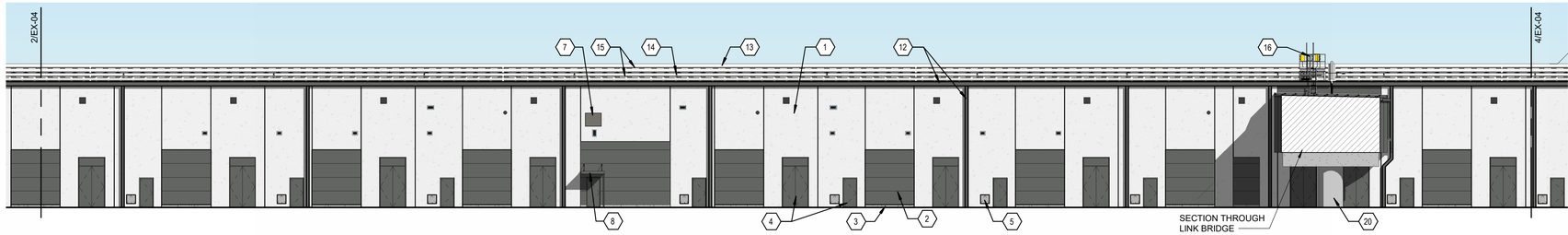
5 ENLARGED WEST ELEVATION (STREET FACING)

1/16" = 1'-0"



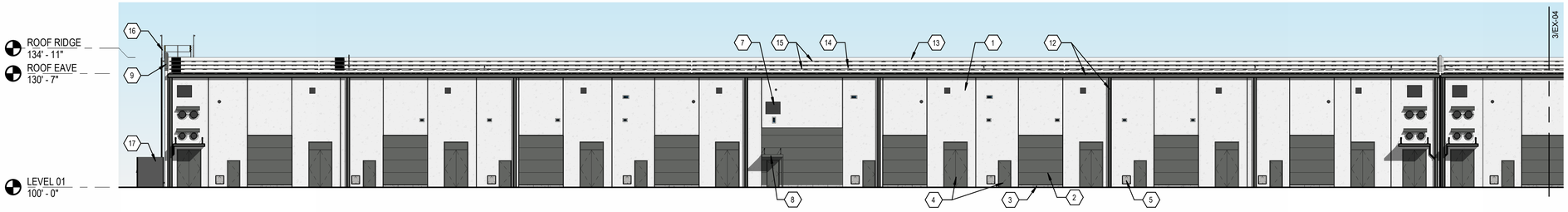
4 ENLARGED WEST ELEVATION (STREET FACING)

1/16" = 1'-0"



3 ENLARGED WEST ELEVATION (STREET FACING)

1/16" = 1'-0"



2 ENLARGED WEST ELEVATION (STREET FACING)

1/16" = 1'-0"



1 OVERALL WEST ELEVATION (STREET FACING)

1" = 50'-0"

BURNS McDONNELL

9400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com

REGISTRATION #: 1308-11

MKE 07-13

12023 Durand Avenue
Sturtevant, WI 53177

OWNER

Design Manager	HUGH MCBRATNEY
Layout Manager	
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Security Design Manager	COLLIN LAURSEN

DESIGN TEAM

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Structural Engineering Lead	BINYAM JEMAL / BMcD
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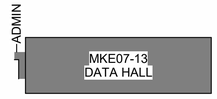
Registration

WISCONSIN
ADITI PADKI
15185-5
DALLAS
TEXAS
REGISTERED
ARCHITECT
03/22/2026

Sector Key Plan



Package
MKE07-13

Sheet Title/Number

ARCHITECTURAL ELEVATIONS

EX-04

PROPRIETARY - CONFIDENTIAL INFORMATION -
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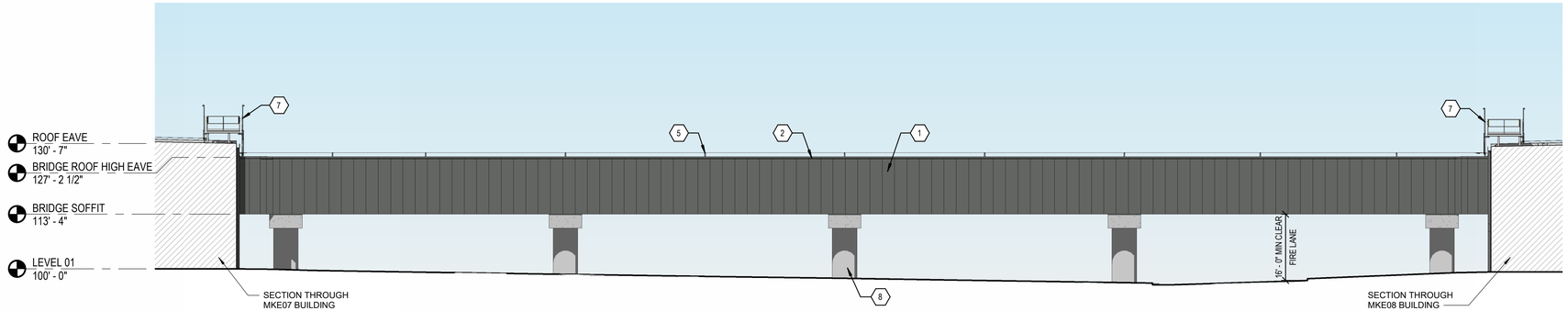
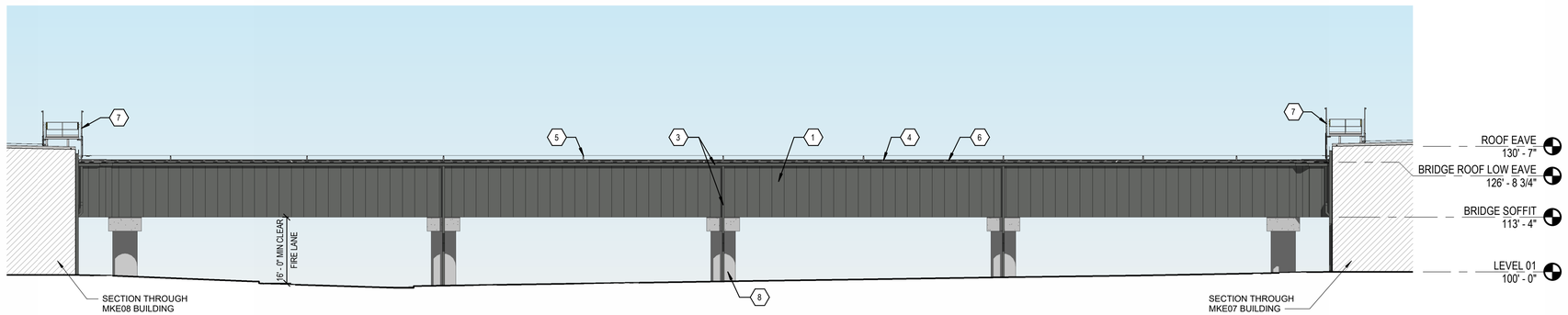
ELEVATION SHEET NOTES	
#	MATERIAL
1	INSULATED METAL PANELS
2	PREFINISHED METAL GRAVEL STOP
3	PREFINISHED METAL GUTTERS WITH DOWNSPOUTS
4	WHITE THERMOPLASTIC MEMBRANE ROOFING
5	ROOF LIFELINE FALL PROTECTION
6	CLEAR ANODIZED ALUMINUM SNOW AND ICE GUARD RAILS
7	ROOF ACCESS LADDER AND PLATFORM
8	CAST-IN-PLACE CONCRETE BRIDGE SUPPORT PIER AND BEAM



2 LINK BRIDGE - EAST ELEVATION

1/16" = 1'-0"



1 LINK BRIDGE - WEST ELEVATION

1/16" = 1'-0"

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REGISTRATION #: 1308-11

MKE 07-13

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WISCONSIN
ADITI PADKI
15185-5
DALLAS, TEXAS
REGISTERED ARCHITECT
09/22/2026

Sector Key Plan

ADMIN
MKE07-13
DATA HALL

Package
MKE07-13

Sheet Title/Number

ARCHITECTURAL ELEVATIONS

EX-05

PROPRIETARY - CONFIDENTIAL INFORMATION -
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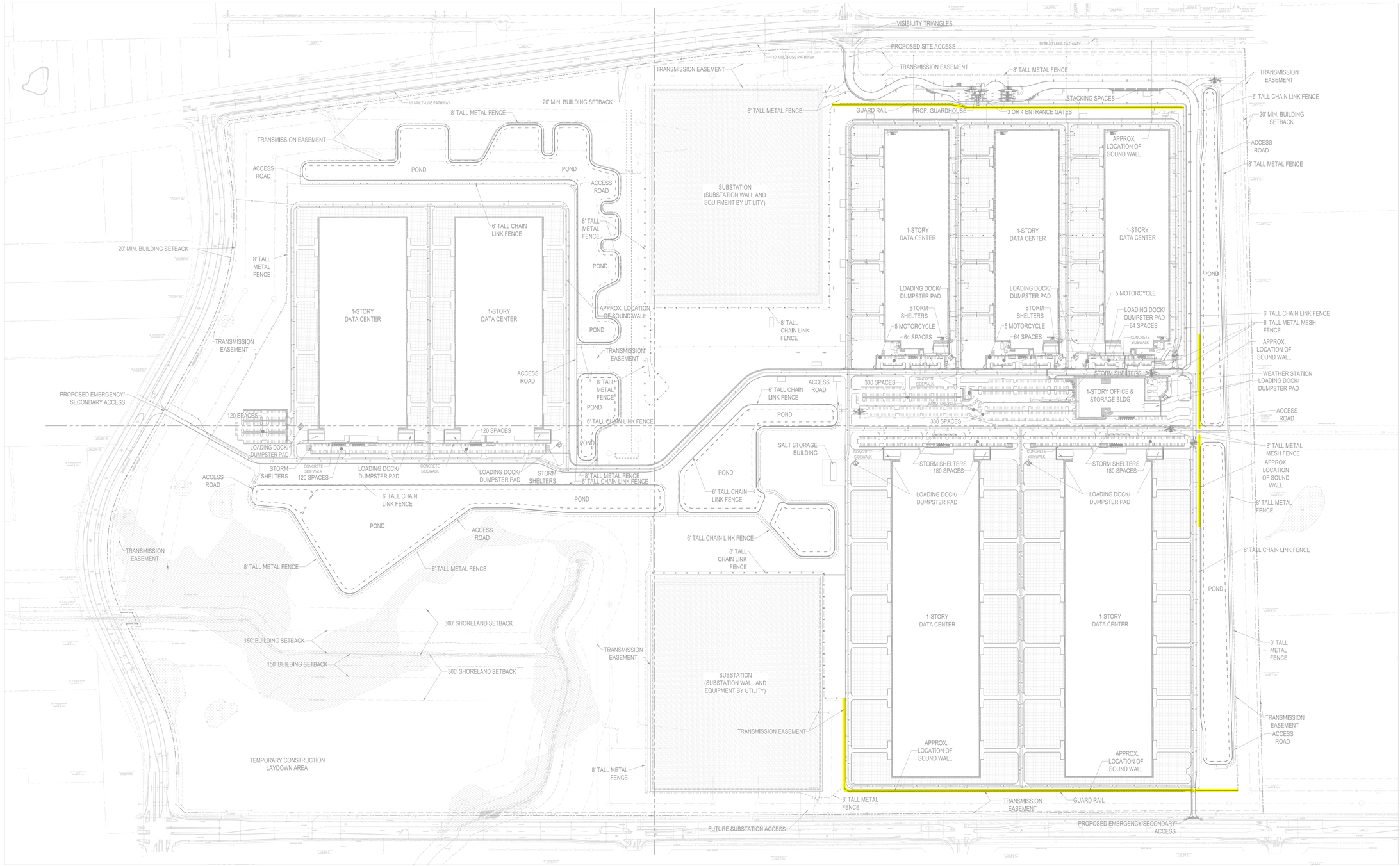

LEGEND

SOUND WALL LOCATION

BURNS McDONNELL

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Kansas City, MO 64114
www.burnsmcd.com

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ARCHITECT
03/22/2026

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Sheet Title/Number

SITE SOUND WALL DIAGRAM

EX-06

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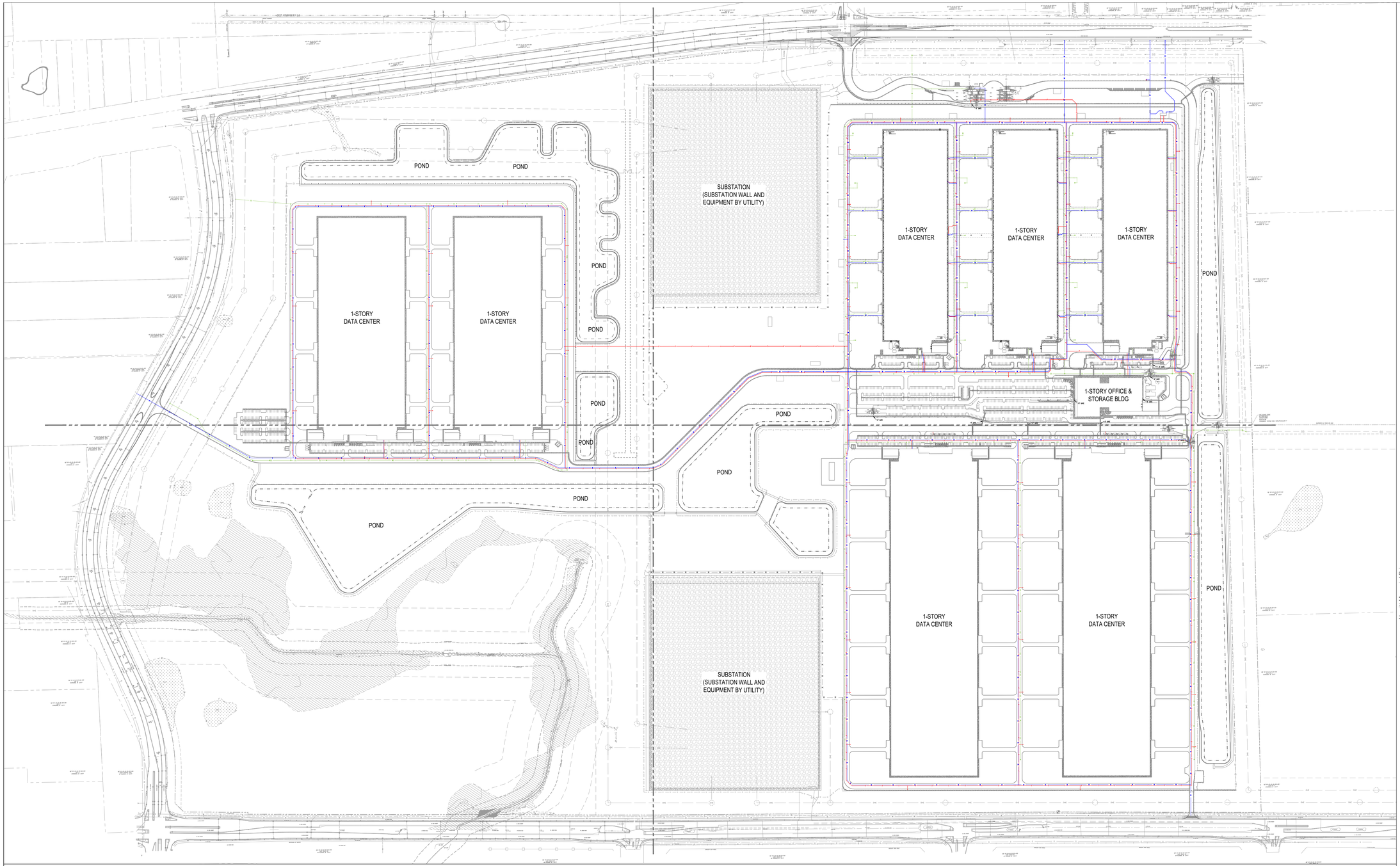

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- SUBSTATION
- EXISTING FLOODPLAIN
- EXISTING WETLAND (HATCHED)
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
- 8' TALL CHAIN LINK FENCE
- 8' WELDED WIRE MESH FENCE
- 6' TALL CHAIN LINK FENCE
- 6' TALL CHAIN LINK FENCE
- GUARDRAIL
- SOUND WALL
- FIRE HYDRANT
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 150' 300' 600'
SCALE: 1" = 300'

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Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE 07-13

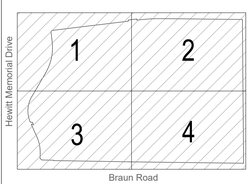
12023 DURAND AVE
MT PLEASANT, WI

Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	SEPTEMBER 23, 2026

Registration

Sector Key Plan

PLAN



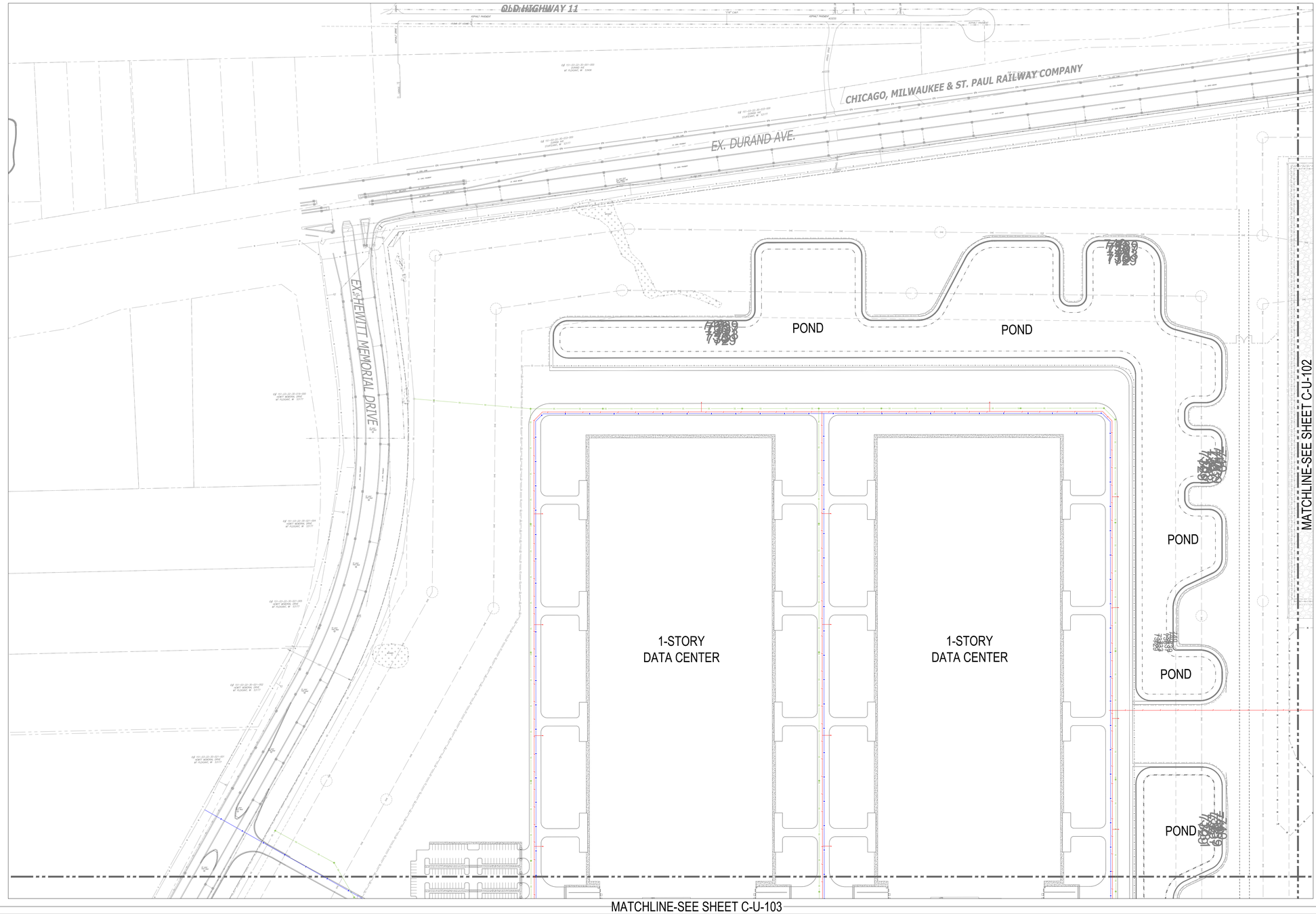
Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP
1	23 SEP 2026	MKE07-13 SITE PLAN IFR

Package
MKE07-13

Sheet Title/Number
CIVIL
SITE MASTER PLAN
UTILITY PLAN
OVERALL

C-U-100



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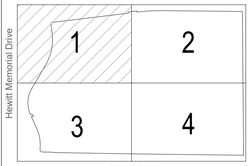
Sector Key Plan

PLAN

Durand Ave



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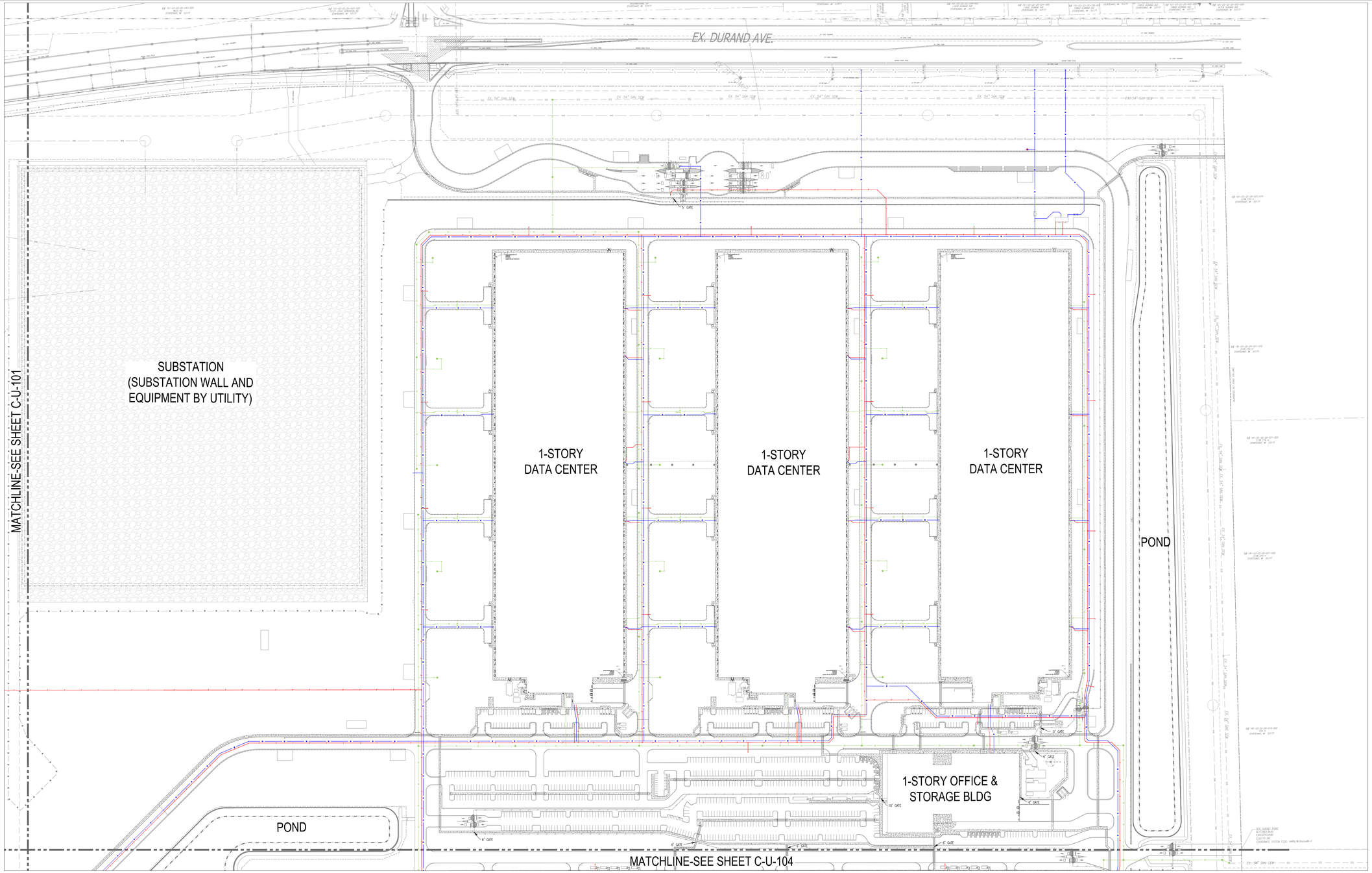
MKE07-13

Sheet Title/Number
CIVIL
SITE MASTER PLAN
UTILITY PLAN
PART PLAN 1

C-U-101



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Sector Key Plan

PLAN

Durand Ave

Hewitt Memorial Drive

1 2 3 4

Braun Road

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Sheet Title/Number
CIVIL
SITE MASTER PLAN
UTILITY PLAN
PART PLAN 2

C-U-102

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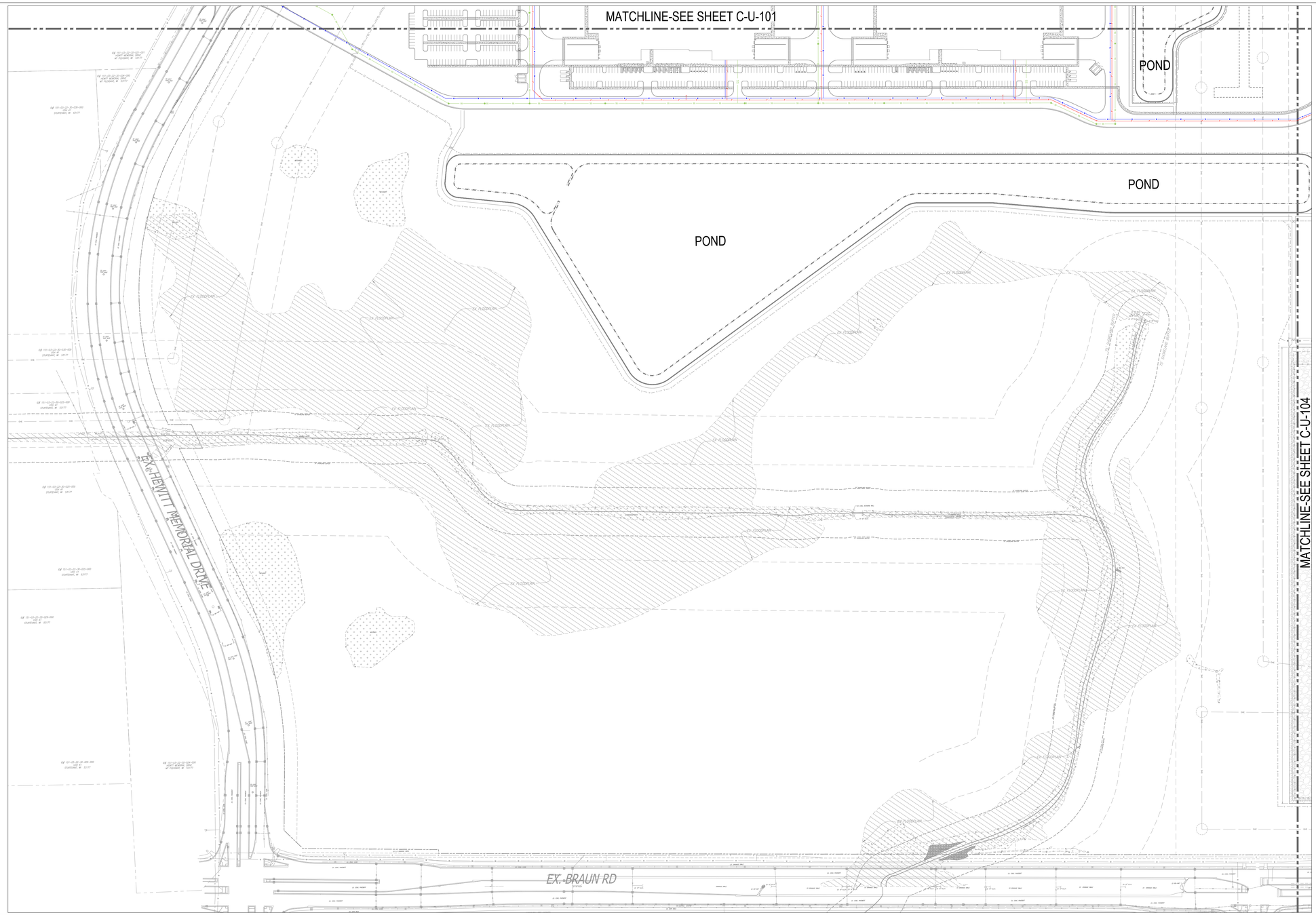

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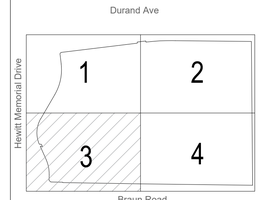

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CIVIL
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UTILITY PLAN
PART PLAN 3

C-U-103

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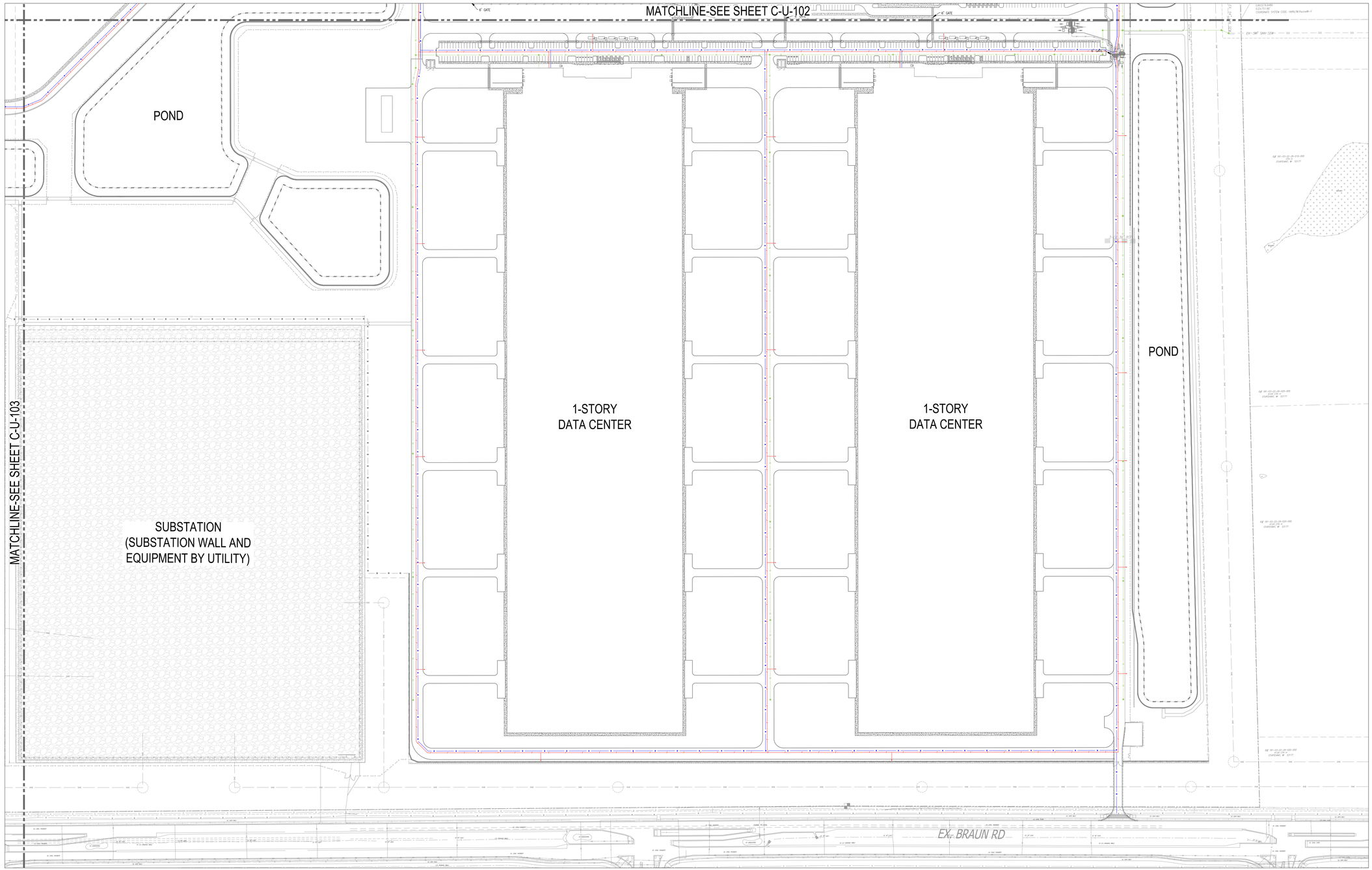

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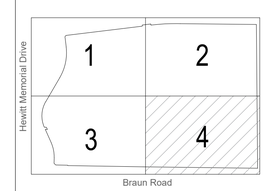
Sector Key Plan



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Package
MKE07-13

Sheet Title/Number
CIVIL
SITE MASTER PLAN
UTILITY PLAN
PART PLAN 4

C-U-104

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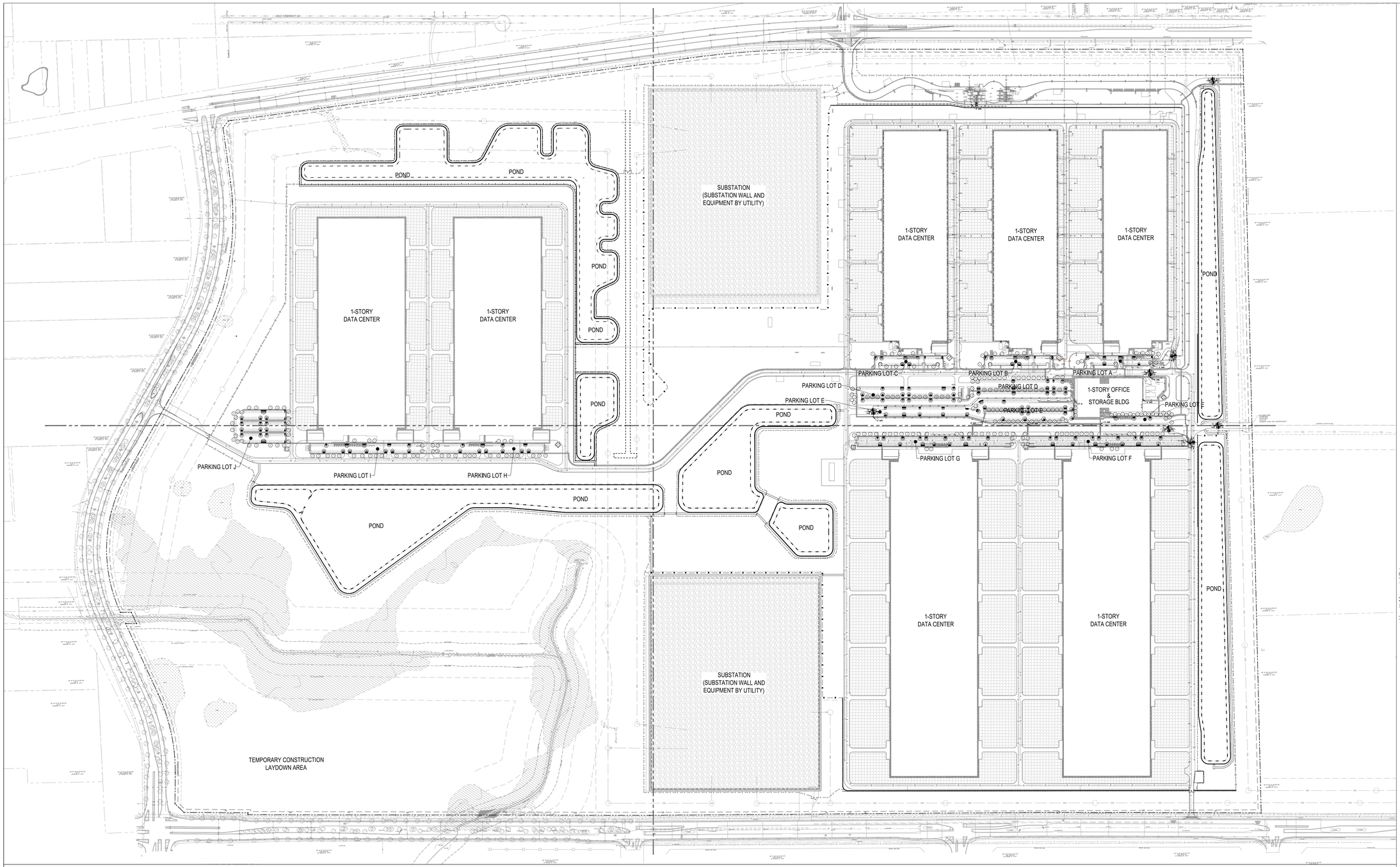

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12023 DURAND AVE
MT PLEASANT, WI

Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
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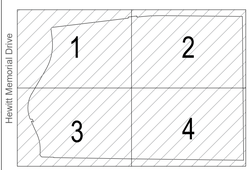
Date	SEPTEMBER 23, 2026

Registration

Sector Key Plan

PLAN



Revisions

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Package
MKE07-13

Sheet Title/Number
CIVIL
SITE MASTER PLAN
LANDSCAPING
OVERALL

L-A-100

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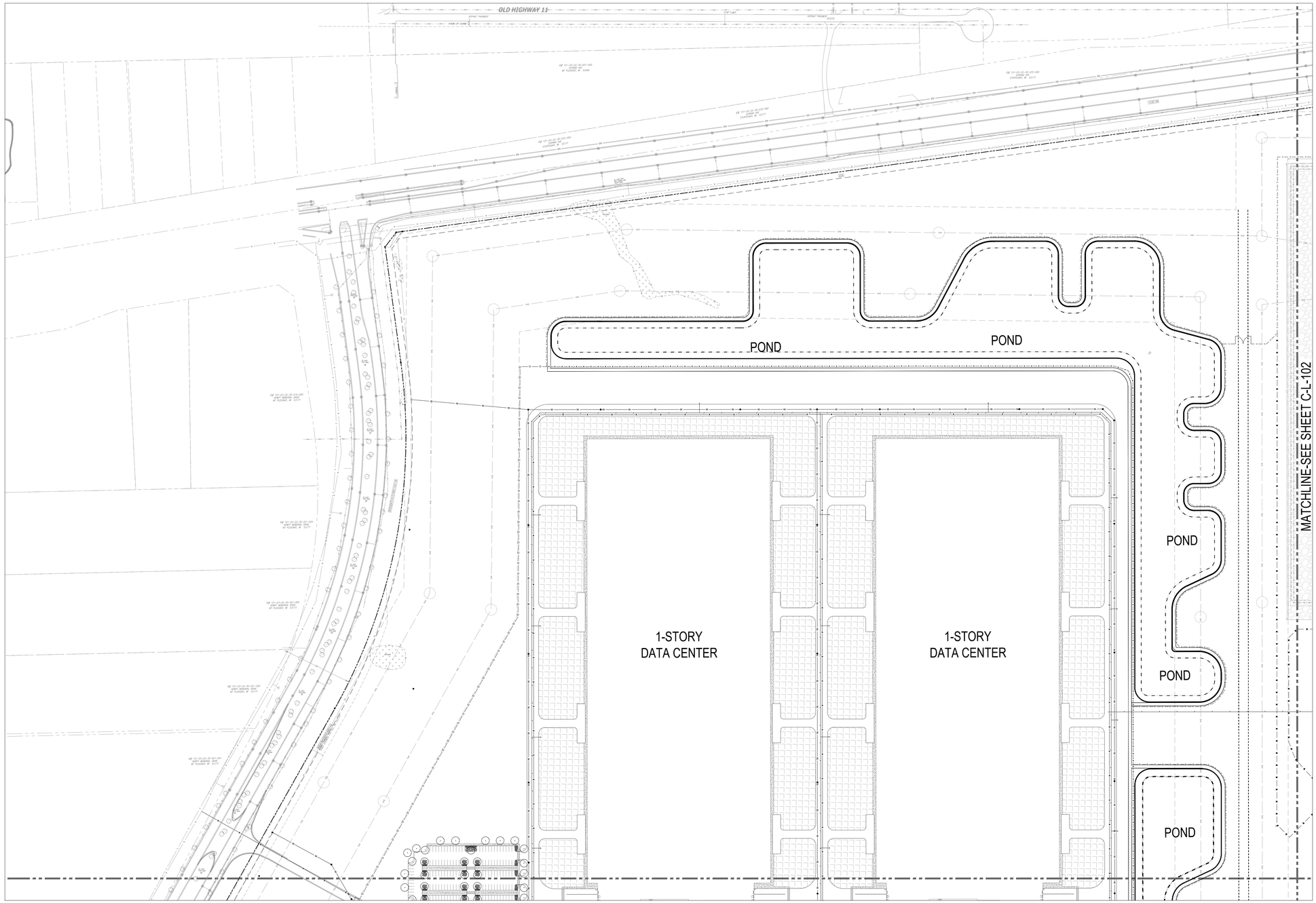

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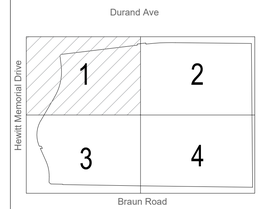

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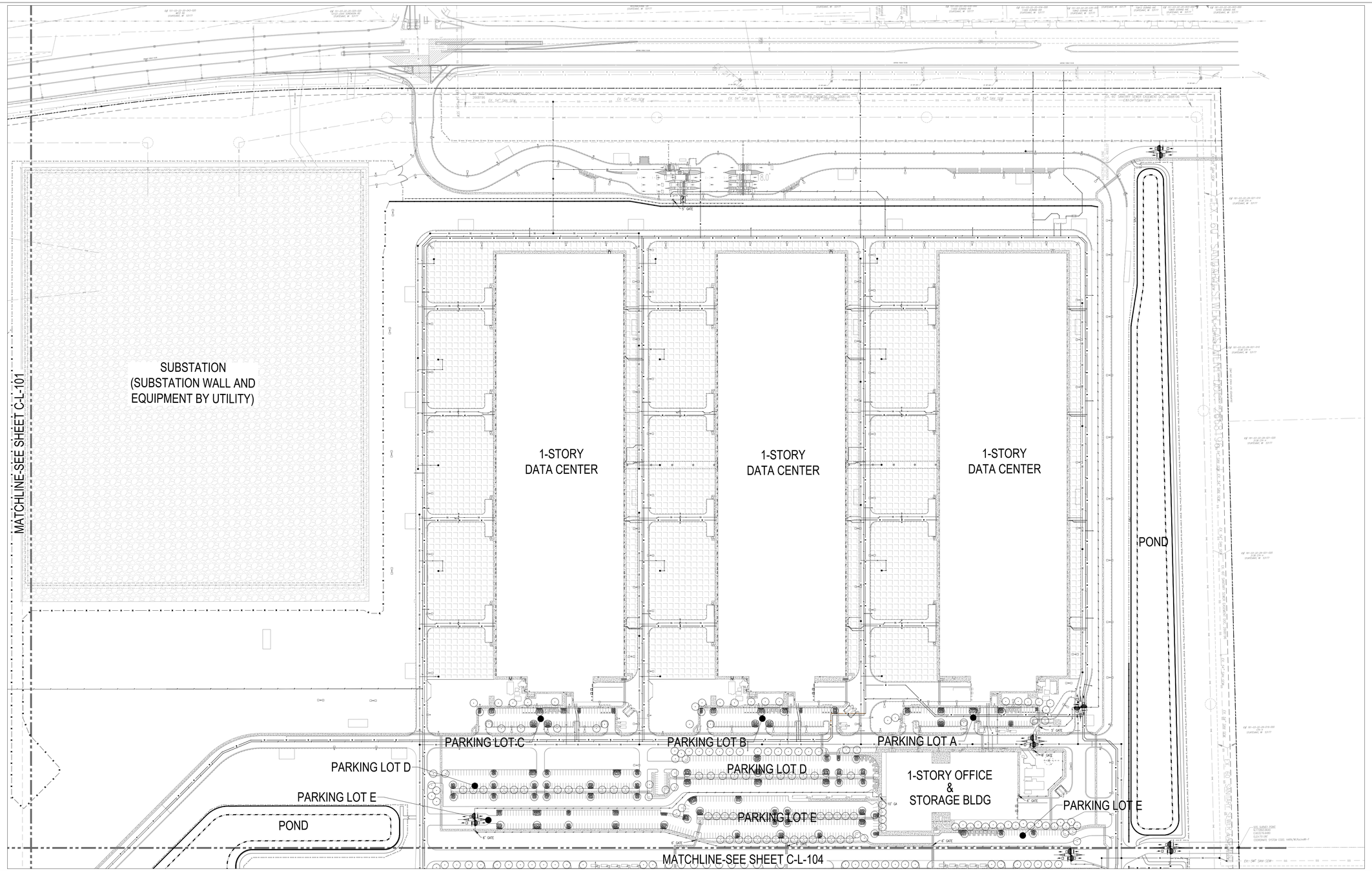
Package
MKE07-13

Sheet Title/Number

CIVIL
SITE MASTER PLAN
LANDSCAPING
PART PLAN 1

L-A-101



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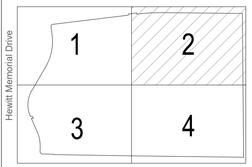

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CIVIL
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LANDSCAPING
PART PLAN 2

L-A-102

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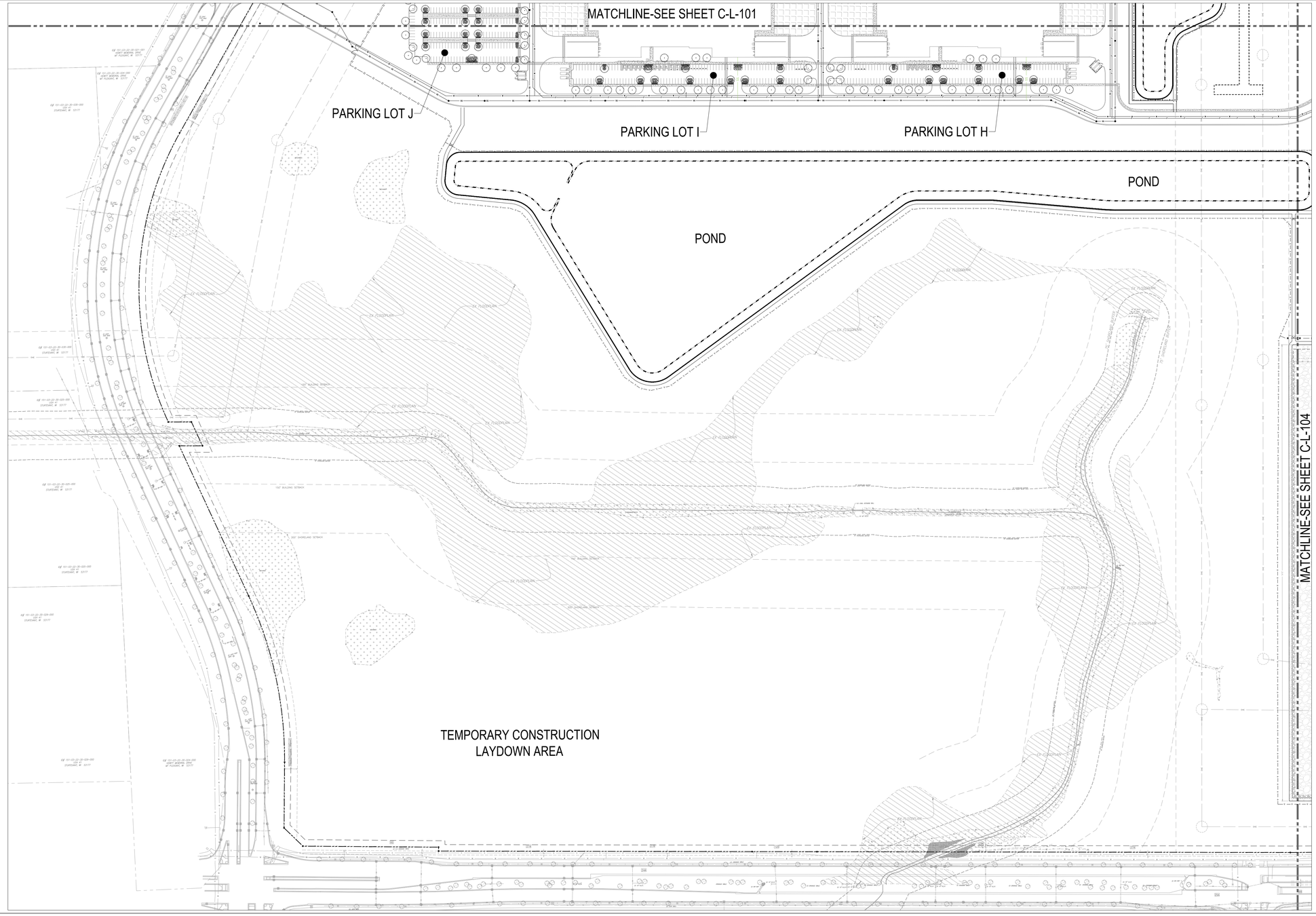

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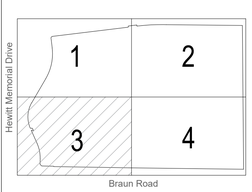

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CIVIL
SITE MASTER PLAN
LANDSCAPING
PART PLAN 3

L-A-103

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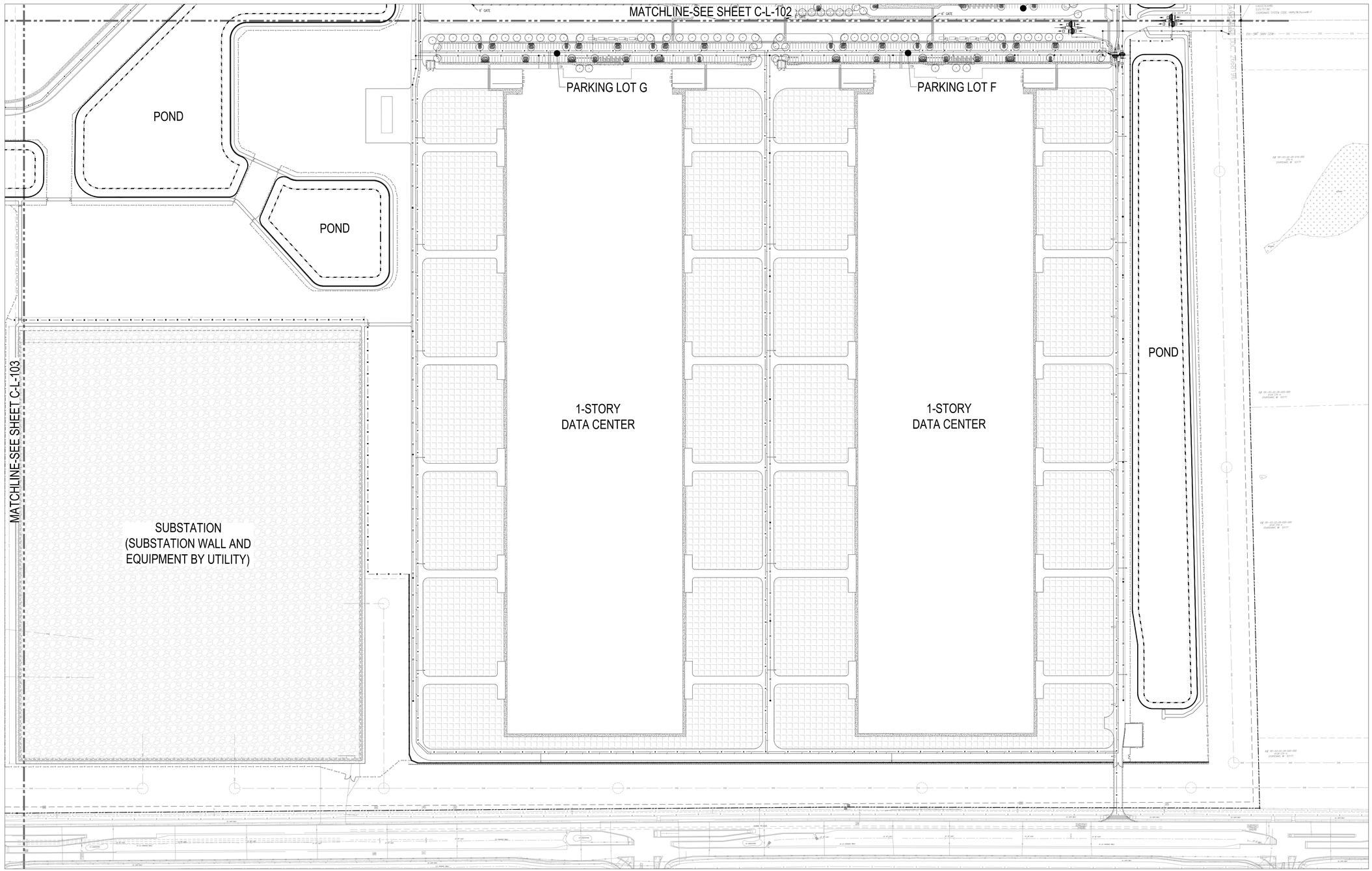

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Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE 07-13

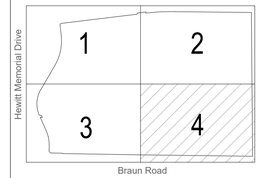
12023 DURAND AVE
MT PLEASANT, WI

Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	SEPTEMBER 23, 2026

Registration

Sector Key Plan

PLAN



Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP
1	23 SEP 2026	MKE07-13 SITE PLAN IFR

Package
MKE07-13

Sheet Title/Number
CIVIL
SITE MASTER PLAN
LANDSCAPING
PART PLAN 4

L-A-104

Executive Summary

Village Board Meeting of October 26, 2026

Green Bay Road S Certified Survey Map; CSM-26-08

BACKGROUND

The applicant proposed dividing the property into two lots and 1 outlot. Lot 1 is subject to the approved The Sanctuary at Pike River final plat. Outlot 1 is intended to be deeded in pieces via lot line adjustment to the southern neighbors to resolve any preexisting property line disputes.

LAND DIVISION

This application complies with Chapter 74. The subsequent deeding of Outlot 1 to adjacent owners is subject to Chapter 74 requirements per § 74-2.2(d)(3).

RECOMMENDATION

The Plan Commission recommends CSM-26-08.

FISCAL IMPACT

The staff do not expect this CSM to affect the taxable value of any property significantly. See the staff report for The Sanctuary at Pike River for a fiscal analysis of that subdivision.

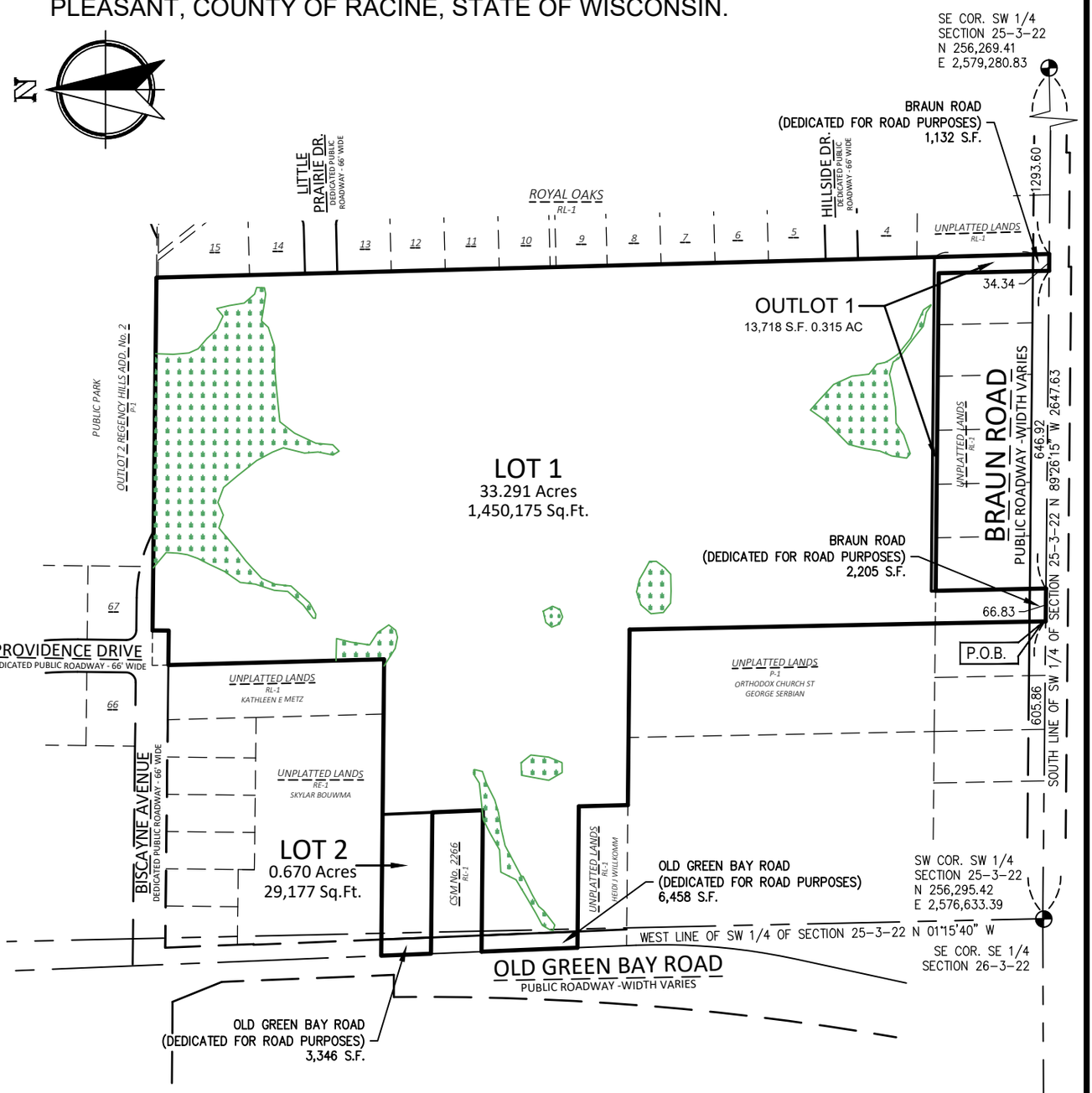
PREPARED BY

Samuel Schultz, Community Development Director

CERTIFIED SURVEY MAP NO. _____

SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, AND THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

RECORDING DATA



DEED RESTRICTION:
OUTLOT 1 IS NON-BUILDABLE

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

300' 0' 300'

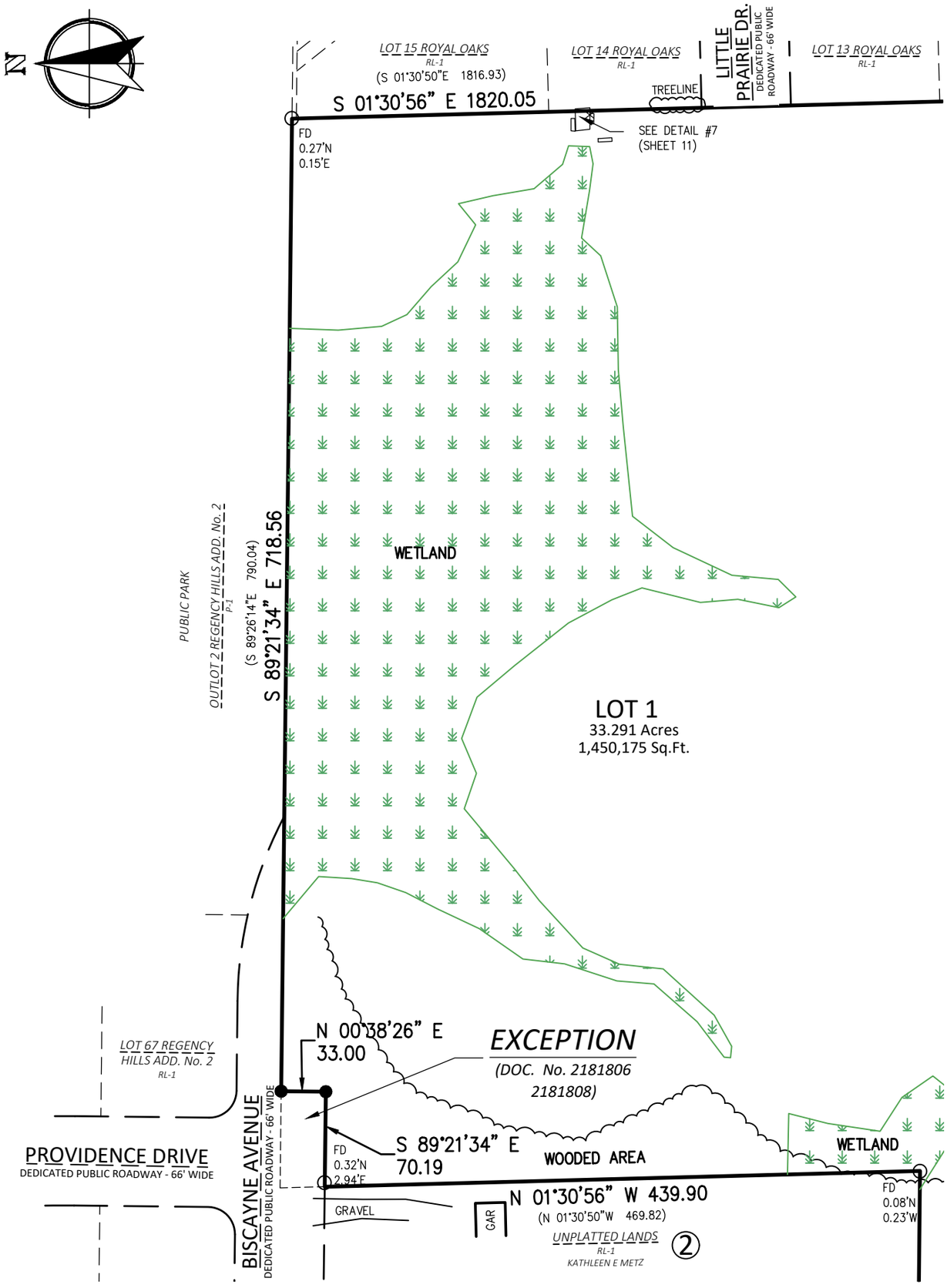
SCALE 1"=300'

This Instrument was drafted by Kalvin K. Klimeck September 16, 2026

2023.0016.02.DWG
SHEET 1 OF 14 SHEETS

CERTIFIED SURVEY MAP NO. _____

SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, AND THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.



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2023.0016.02.DWG
SHEET 2 OF 14 SHEETS

CERTIFIED SURVEY MAP NO. _____

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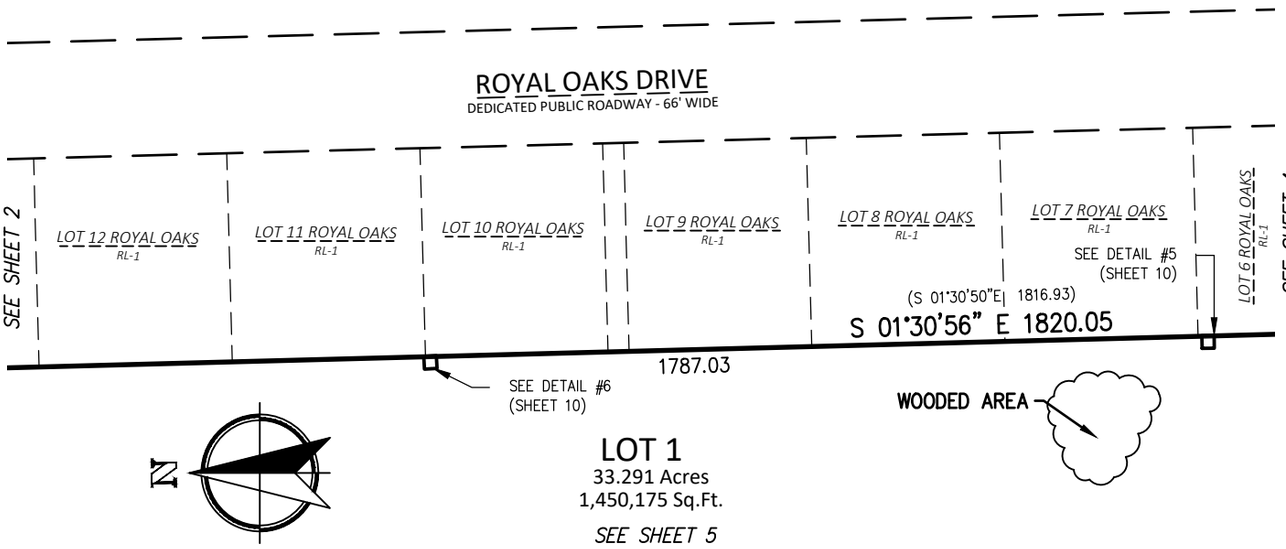


NOTES:
EXISTING ZONING OF PARCELS: AG-1
PROPOSED ZONING OF PARCELS: RL

OWNER/LAND SPLITTER: SST OLD GREEN BAY ROAD LLC
ADDRESS: 760 W. MAIN ST. STE 140, BARRINGTON ,IL 60010

BEARINGS BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1983/2011. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 25-3-22 IS ASSUMED TO BEAR N 89°26'15" W.

WETLANDS DELINEATED BY KRISTI SHERFINSKI AND DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC. ON JULY 9, 2024

LEGEND:
- ○ 1" O.D. IRON PIPE FOUND
- ● 3/4" O.D. x 18" REBAR - 1.51 LBS/LIN FT. SET
- ⊕ 6" CONC. MON. W / BRASS CAP FOUND

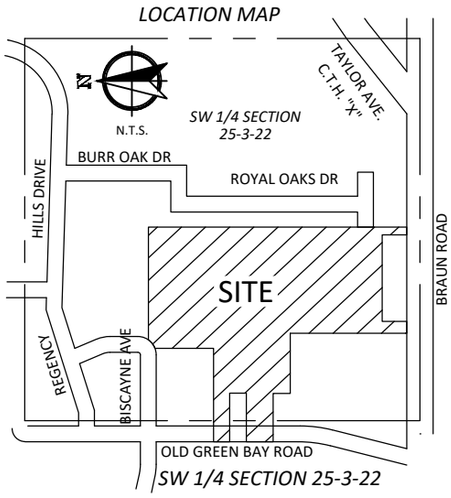
EASEMENTS:

(1) Easement(s) for the purpose(s), Electric utilities, and rights incidental thereto as set forth in a document, in favor of Wisconsin Gas & Electric Company, recorded on December 5, 1928, as Document No. 350359.
THIS IS A BLANKET EASEMENT ACROSS THE SOUTHERN SIDE OF THE PROPERTY FOR CONSTRUCTION, ERECTION AND MAINTENANCE OF UTILITY POLES.

(2) Document No. 632041, and rerecorded on November 9, 1955, as Document No. 639566.
A BLANKET RESERVATION WAS CREATED FOR TILING RIGHTS OVER THE SOUTH PORTION OF THE METZ LANDS (TAX PARCEL ID: 151-03-22-25-088-000) TO A MAIN TILE LINE. ITS LOCATION IS SHOWN ON SHEET 1.

(3) Easement(s) for the purpose(s), Driveway Easement Agreement, and rights incidental thereto as set forth in a document, in favor of Robert Schaefer and Jacklyn Schaefer, husband and wife, recorded on June 21, 2010, as Document No. 2253499.
ITS LOCATION IS SHOWN ON SHEET 2. (TO BE VACATED UPON PLAT RECORDING)

LOCATION MAP



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100' 0' 100'

SCALE 1"=100'

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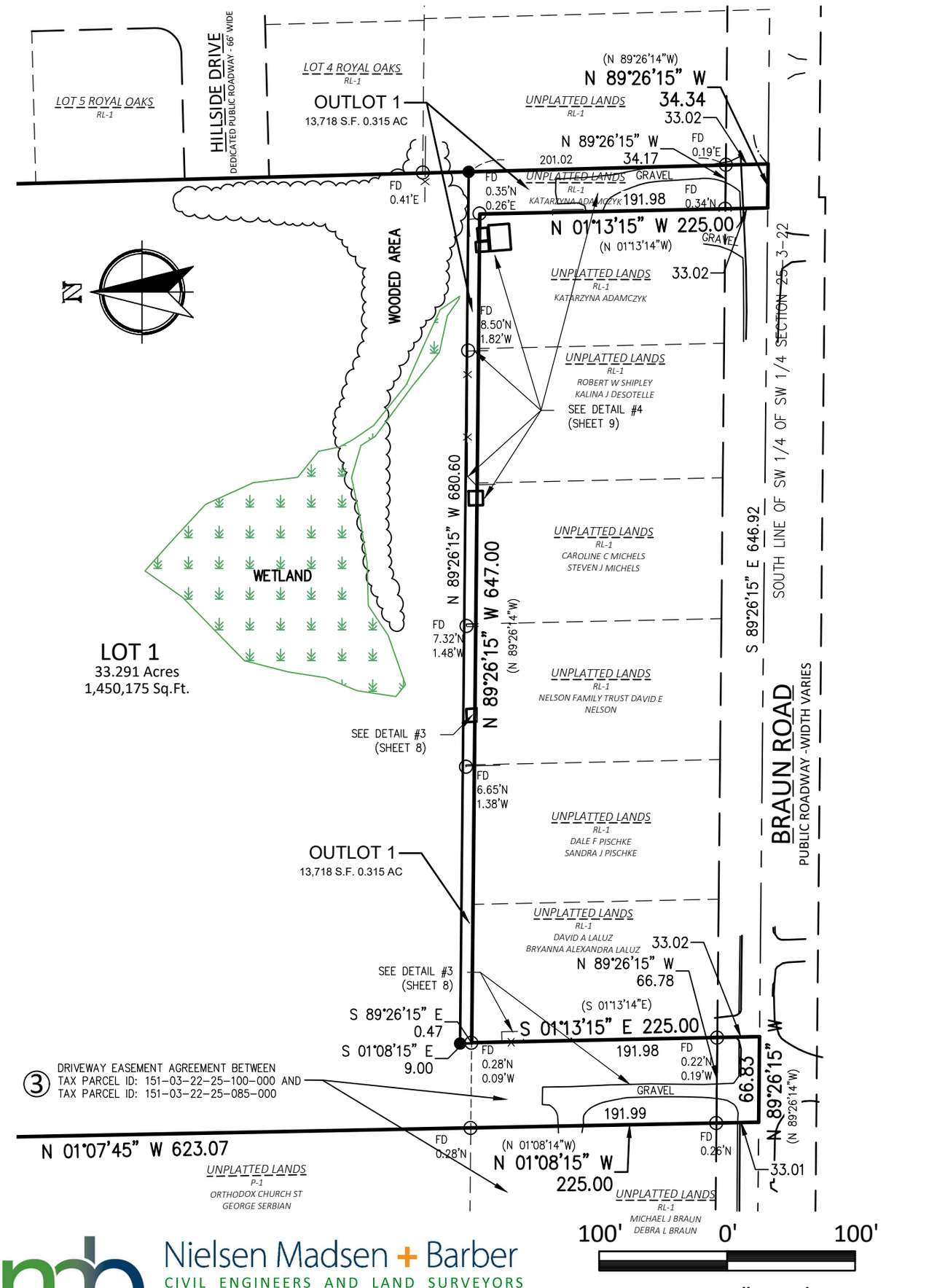
2023.0016.02.DWG
SHEET 3 OF 14 SHEETS

CERTIFIED SURVEY MAP NO. _____

SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, AND THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.



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2023.0016.02.DWG
SHEET 4 OF 14 SHEETS

CERTIFIED SURVEY MAP NO. _____

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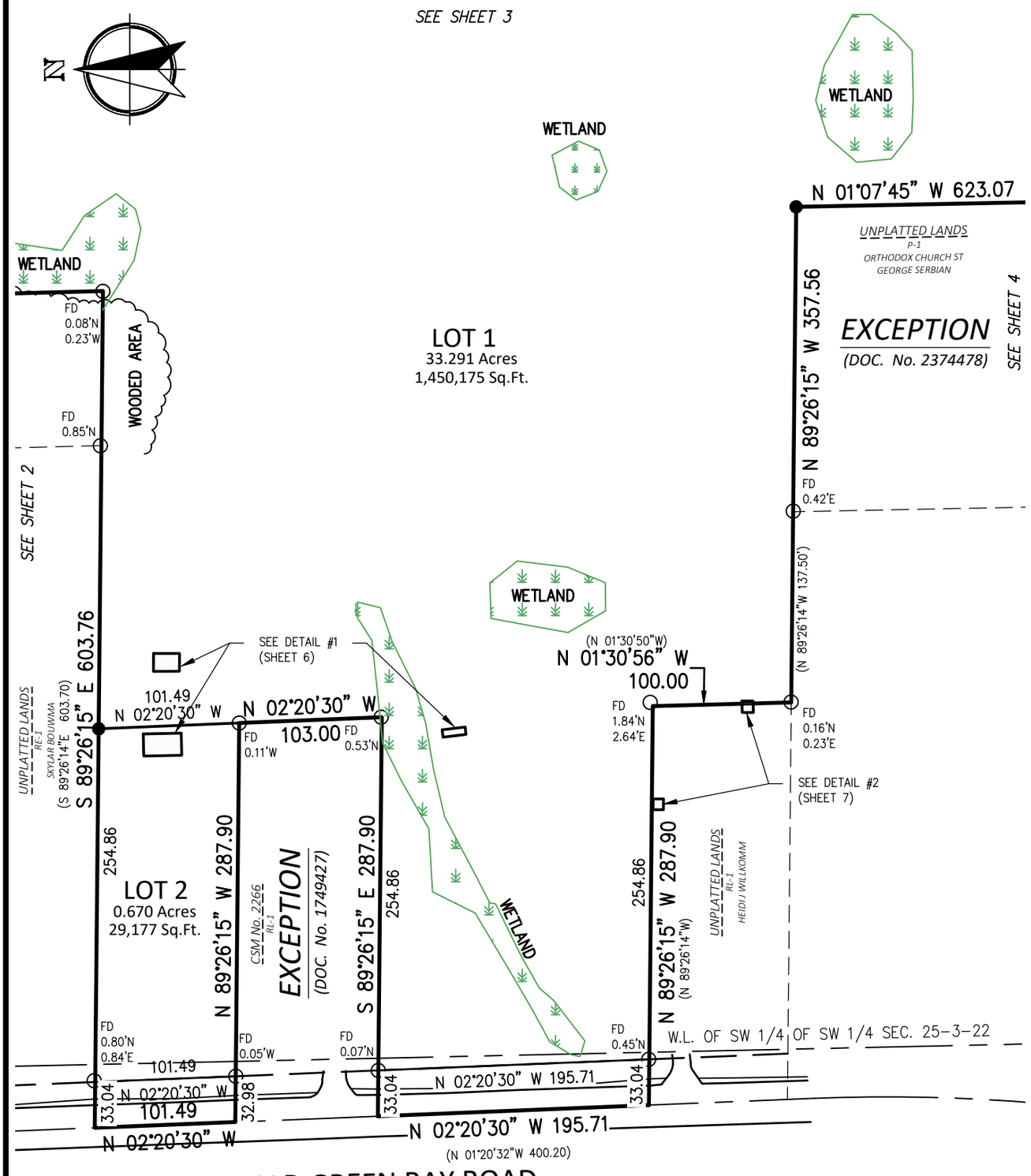

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100' 0' 100'

SCALE 1"=100'

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2023.0016.02.DWG
SHEET 1 OF 14 SHEETS

CERTIFIED SURVEY MAP NO. _____

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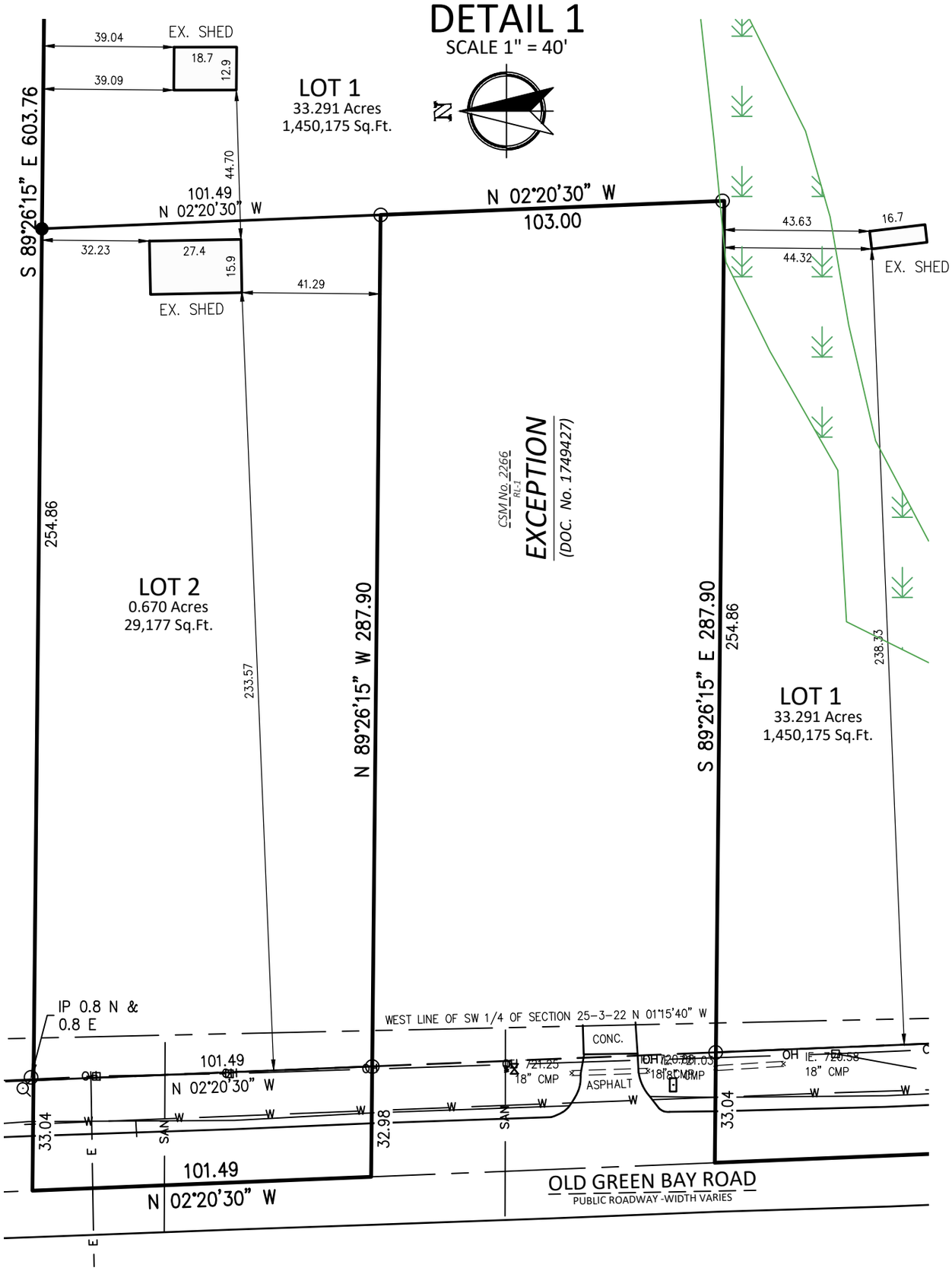
DETAIL 1

SCALE 1" = 40'



(SEE LEGEND ON SHEET 11)

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SHEET 6 OF 14 SHEETS

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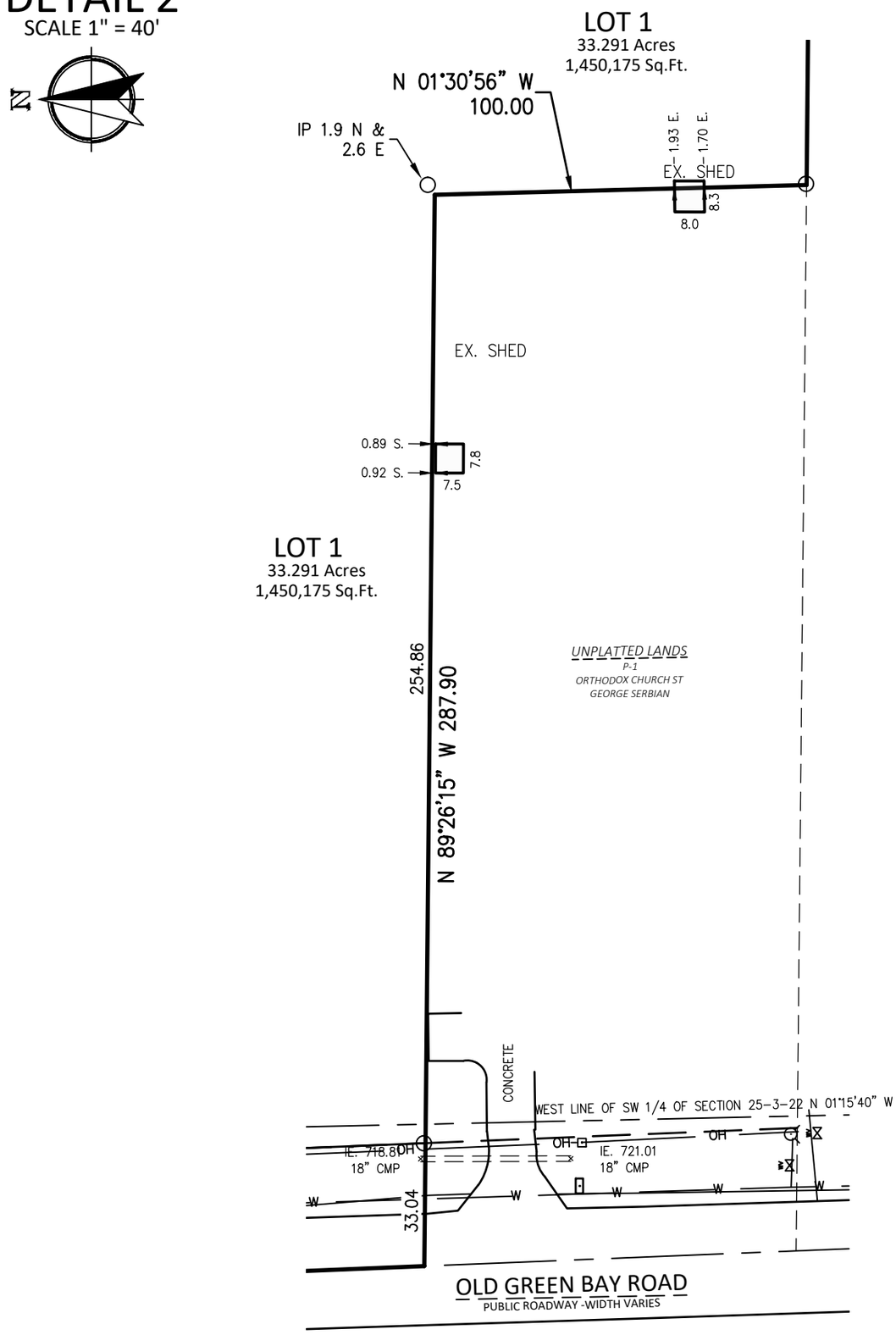
DETAIL 2

SCALE 1" = 40'



(SEE LEGEND ON SHEET 11)

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SHEET 7 OF 14 SHEETS

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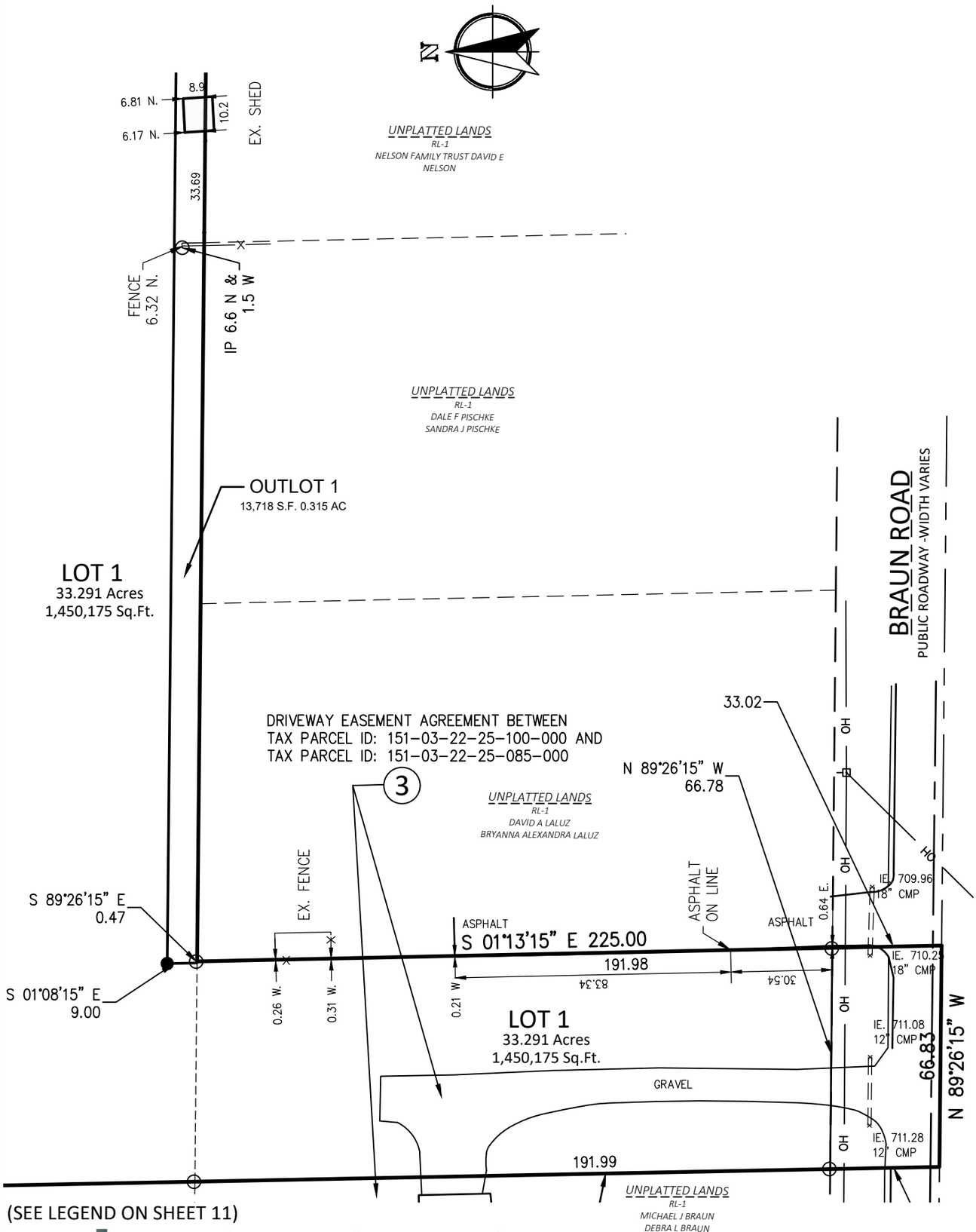
DETAIL 3

SCALE 1" = 40'



(SEE LEGEND ON SHEET 11)

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2023.0016.02.DWG
SHEET 8 OF 14 SHEETS

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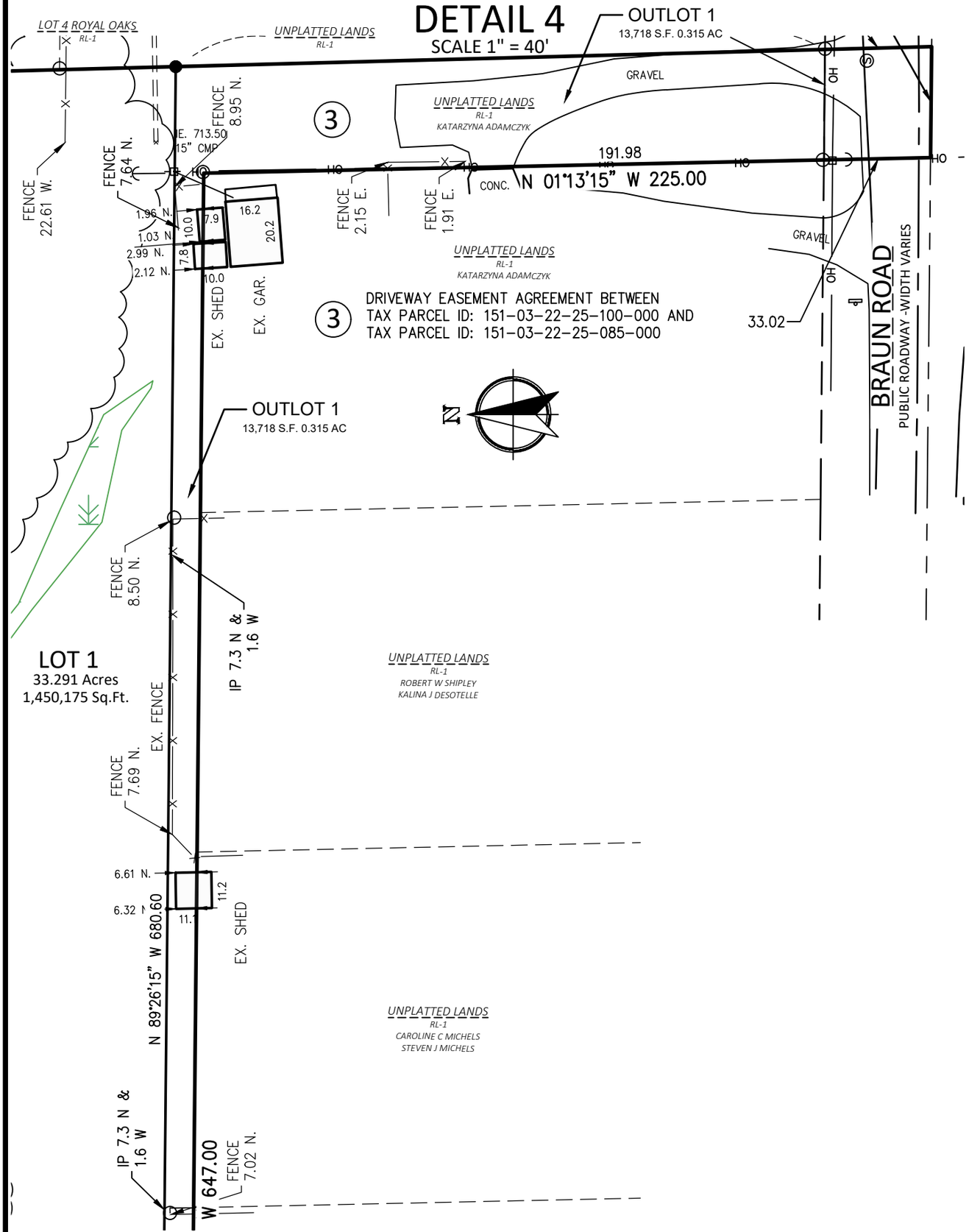
DETAIL 4
SCALE 1" = 40'



(SEE LEGEND ON SHEET 11)

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2023.0016.02.DWG
SHEET 9 OF 14 SHEETS

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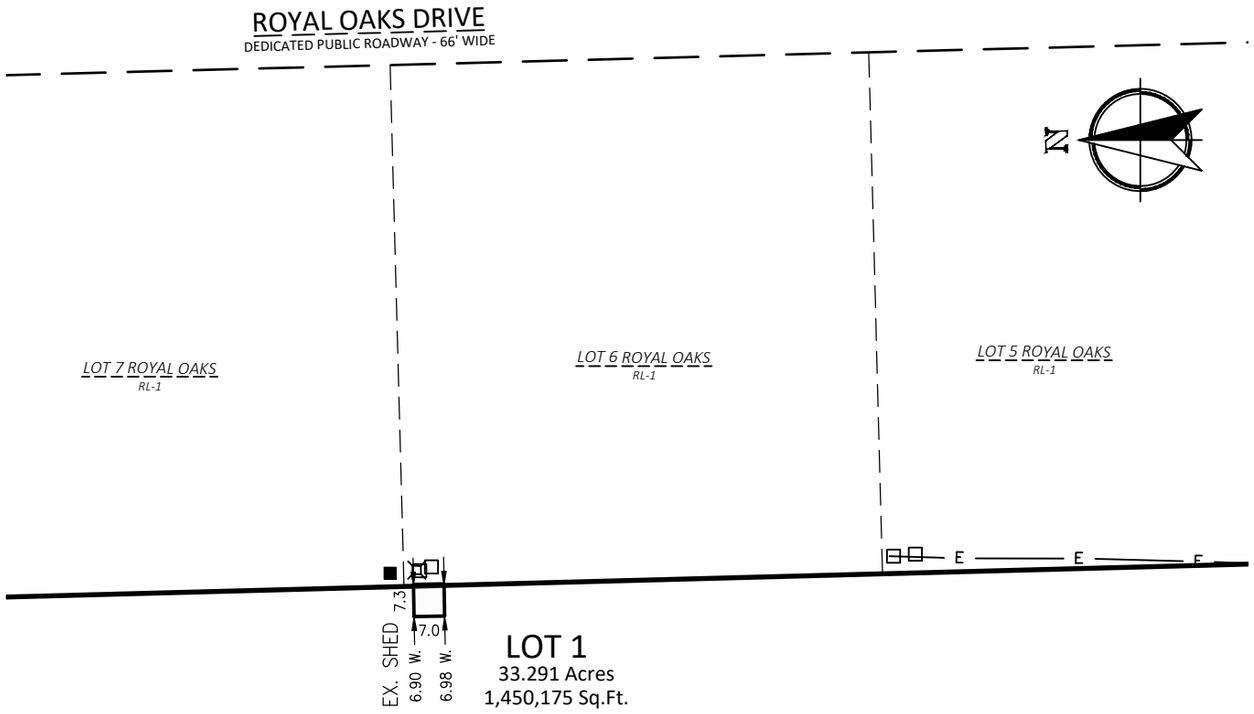
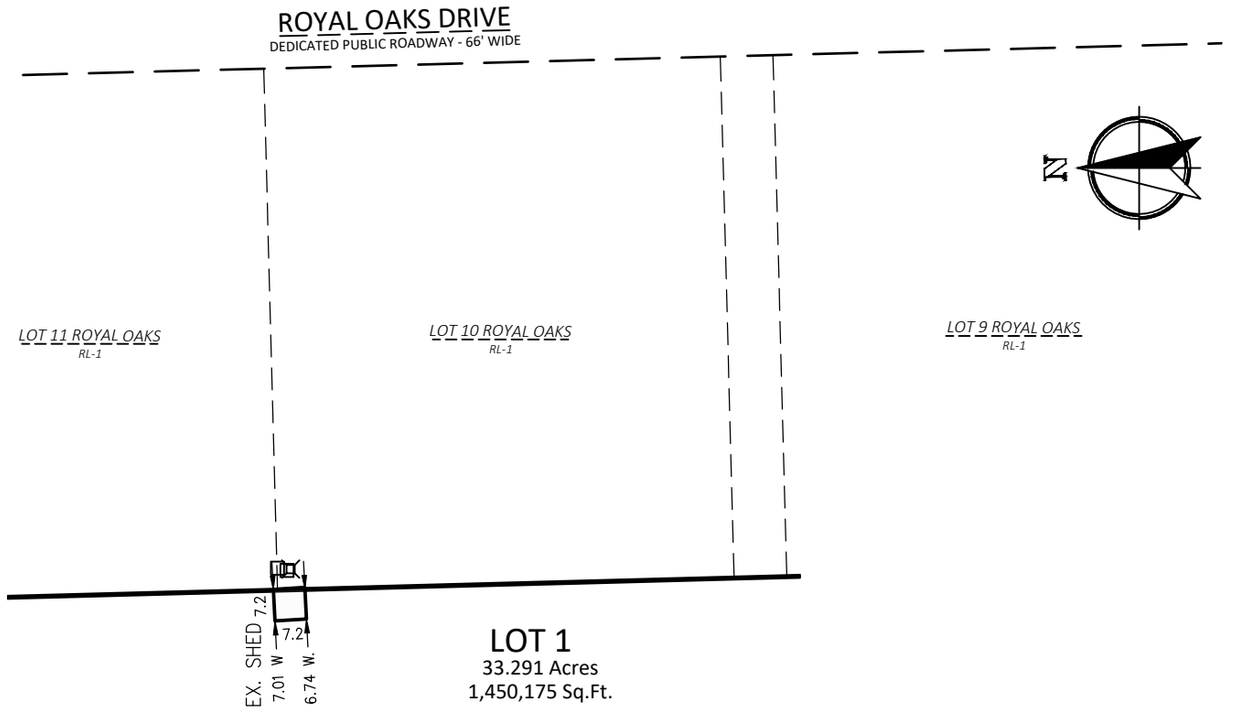
DETAIL 5

SCALE 1" = 40'



DETAIL 6

SCALE 1" = 40'



(SEE LEGEND ON SHEET 11)

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2023.0016.02.DWG
SHEET 10 OF 14 SHEETS

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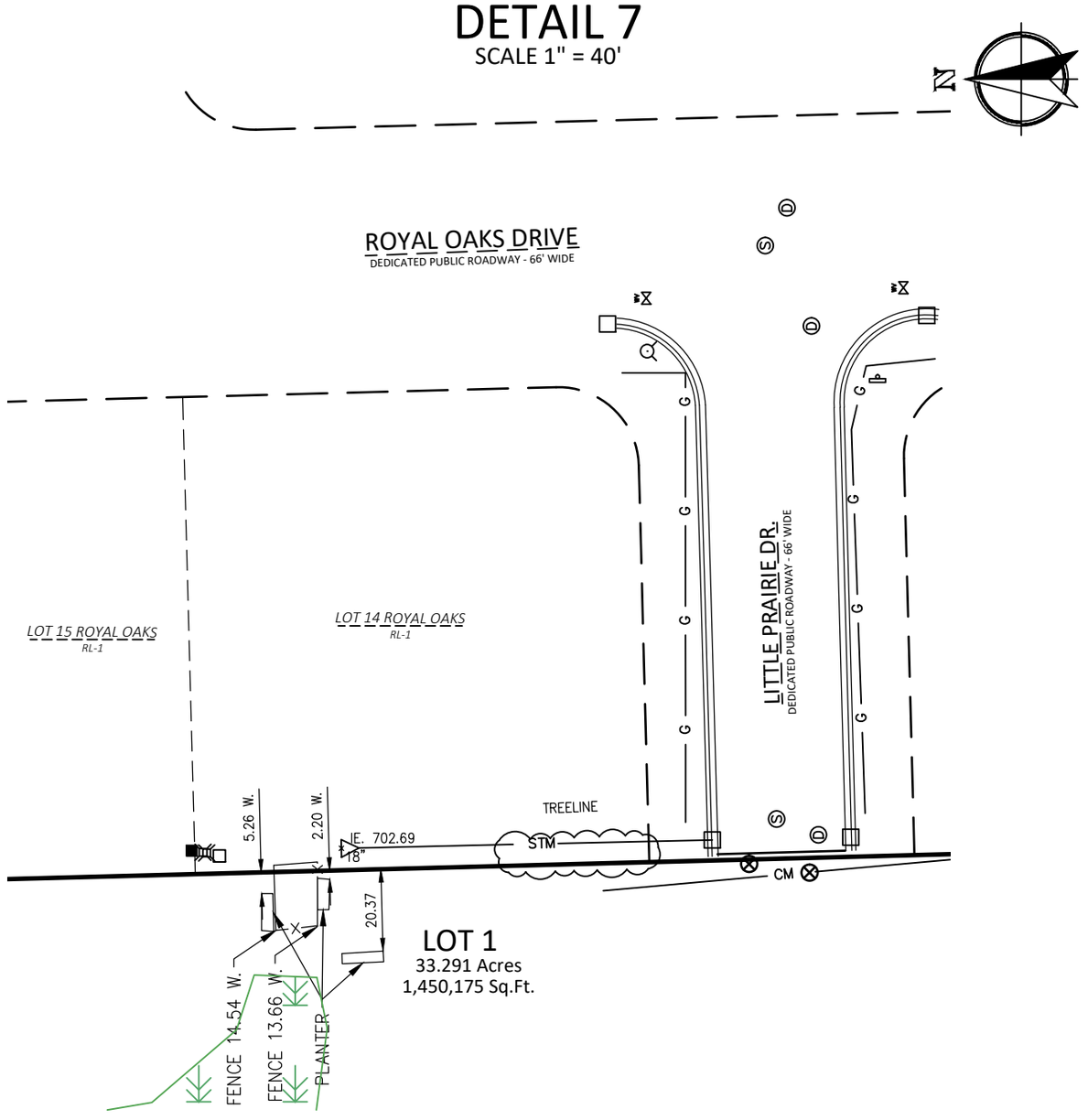
DETAIL 7

SCALE 1" = 40'



LEGEND

SANITARY MANHOLE	POWER POLE	SIGN
SANITARY SEWER	GUY WIRE	MAILBOX
STORM MANHOLE	OVERHEAD WIRES	PAD MOUNT TRANSFORMER
CATCH BASIN	FENCE	COMMUNICATION BOX
STORM SEWER	ELECTRIC PEDESTAL	CHISEL "+" SET
HYDRANT	ELECTRIC LINE	1-1/4" IRON PIPE FOUND
WATER VALVE	COMMUNICATION LINE	IRON PIPE W/CAP FOUND
WATER MAIN	GAS MAIN	3/4 REBAR SET
GUARD POST		

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2023.0016.02.DWG
SHEET 11 OF 14 SHEETS

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SURVEYOR'S CERTIFICATE

I, Kalvin K. Klimeck, hereby certify:

That I have prepared this Certified Survey Map at the direction of SST OLD GREEN BAY ROAD LLC, Owners;

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Section 74-148 of the Mt. Pleasant land Division Control Ordinance in surveying, dividing, and mapping the same.

THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made, described as:

Being part of the Southeast ¼ and the Northeast ¼ of the Southeast ¼ of Section 26, and the Southwest ¼ and the Northwest ¼ of the Southwest ¼ of Section 25, Township 3 North, Range 22 East of the Fourth Principal Meridian, described as follows: Begin at a point on the South line of said Section 25 located S89°26'15"E, 605.86 feet from the Southwest corner of the Southwest ¼ corner of said Section 25; run thence N01°08'15"W, 225.00 feet, thence N01°07'45"W, 623.07 feet; thence N89°26'15"W, parallel with the South line of the Southwest ¼ of said Section 25, 357.56 feet; thence N01°30'56"W, parallel with the east line of the Southwest ¼ of said Section 25, 100.00 feet; thence N89°26'15"W, parallel with the South line of the Southwest ¼ of said Section 25, 287.90 feet to the centerline of Old Green Bay Road; thence N02°20'30"W along said centerline, 195.71 feet to the South line of Certified Survey Map No. 2266, a Map recorded in the office of the Register of Deeds for Racine County on October 26, 2000 as Document No. 1747178; thence S89°26'15"E along the South line of said C.S.M. No. 2266 being parallel with the South line of the Southwest ¼ of said Section 25, 287.90 feet; thence N02°20'30"W along the East line of said C.S.M. No. 2266 being parallel with the centerline of Old Green Bay Road, 103.00 feet; thence N89°26'15"W, along the North line of said C.S.M. No. 2266 being parallel with the South line of the Southwest ¼ of said Section 25, 287.90 feet to the centerline of Old Green Bay Road; thence N02°20'30"W along said centerline, 101.49 feet; thence S89°26'15"E, parallel with the South line of the Southwest ¼ of said Section 25, 603.76 feet; thence N01°30'56"W, parallel with the East line of the Southwest ¼ of said Section 25, 439.90 feet to the South right-of-way line of Biscayne Avenue; thence S89°21'34"E along the South line of Biscayne Avenue, 70.19 feet; thence N00°38'26"E, 33.00 feet to the South line of Regency Hills Addition No. 2, a Subdivision recorded in the office of the Register of Deeds for Racine County on June 13, 1995, as Document No.1503139; thence S89°21'34"E along the South line of Regency Hills Addition No. 2, 718.56 feet to the Northwest corner of Royal Oaks, a Subdivision recorded in the office of the Register of Deeds for Racine County on March 29, 1999, as Document No. 1676915; thence S01°30'56"E, along the West line of said Royal Oaks Subdivision being parallel with the East line of the Southwest ¼ of said Section 25, 1820.05 feet to the South line of the Southwest ¼ of said Section 25; thence N89°26'15"W along the South line of the Southwest ¼ of said Section 25, 34.34 feet; thence N01°13'15"W, 225.00 feet; thence N89°26'15"W parallel with the South line of the Southwest ¼ of said Section 25, 647.00 feet; thence S01°13'15"E, 225.00 feet to the South line of the Southwest ¼ of said Section 25; thence N89°26'15"W along the South line of the Southwest ¼ of said Section 25, 66.83 feet to the point of beginning. Said land being in the Village of Mount Pleasant, County of Racine, State of Wisconsin. Containing 1,493,069 square feet or 34.276 acres.

September 16, 2026

_____

Kalvin K. Klimeck, P.L.S. (S-2209)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588

CERTIFIED SURVEY MAP NO. _____

SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, AND THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNERS' CERTIFICATE

We SST Old Green Bay Road, LLC as Owners hereby certify that we have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also do further certify that this Certified Survey Map is required to be submitted to the following for approval or objection: Village Board of the Village of Mt. Pleasant.

IN WITNESS WHEREOF the said SST Old Green Bay Road, LLC have caused these presents to be signed as Owners at _____ , Illinois on this _____ day of _____ 202_.

_____ _____

David M. Trandel, Manager

760 W. Main St. Ste. 140

Barrington ,IL 60010

STATE OF _____)

COUNTY OF_____)

Personally came before me this _____ day of _____, 202_, SST Old Green Bay Road, LLC, to me known to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, _____

My commission expires: _____

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
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Tele: (262)634-5588 Website: www.nmbsc.net

This Instrument was drafted by Kalvin K. Klimeck September 16, 2026

CERTIFIED SURVEY MAP NO. _____

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CONSENT OF PRIVATE MORTGAGEE

Praesumo Holdings LLC, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of SST Old Green Bay Road, LLC, owner.

IN WITNESS WHEREOF, the said Praesumo Holdings LLC has caused these presents to be signed by _____, its _____, at _____ , , _____ and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

Praesumo Holdings LLC

_____
Glenn L. Udell

STATE OF _____)
COUNTY OF_____)

Personally came before me this _____ day of _____, 2026, _____ of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he executed the foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, _____
My commission expires: _____

VILLAGE'S CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 202_.

_____
Jill Firkus, Village Clerk

Nielsen Madsen + Barber
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This Instrument was drafted by Kalvin K. Klimeck September 16, 2026

Executive Summary

Village Board Meeting of October 26, 2026

Re-approval of the Sanctuary at Pike River Final Plat; SFP26-0001

BACKGROUND

The applicant requested that the Village Board re-approve the Sanctuary at Pike River Final Plat; SFP26-0001. The applicant updated the plat to meet the previous conditions of approval. The only other change is to show Outlot 1 contemplated in CSM-26-08.

RECOMMENDATION

The Plan Commission recommended approval of the plat at their May 20, 2026 meeting.

PREPARED BY

Samuel Schultz, Community Development Director

THE SANCTUARY AT PIKE RIVER

RE-DIVISION OF LOT 1 CERTIFIED SURVEY MAP No. _____ BEING PART OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 26, AND THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.

EASEMENTS

1. Easement(s) for the purpose(s), Electric utilities, and rights incidental thereto as set forth in a document, in favor of Wisconsin Gas & Electric Company, recorded on December 5, 1928, as Document No. 350359.
   THIS IS A BLANKET EASEMENT ACROSS THE SOUTHERN SIDE OF THE PROPERTY FOR CONSTRUCTION, ERECTION AND MAINTENANCE OF UTILITY POLES.
2. Document No. 632041, and rerecorded on November 9, 1955, as Document No. 639566.
   A BLANKET RESERVATION WAS CREATED FOR TILING RIGHTS OVER THE SOUTH PORTION OF THE METZ LANDS (TAX PARCEL ID: 151-03-22-25-088-000) TO A MAIN TILE LINE. ITS LOCATION IS SHOWN ON SHEET 1.
3. Easement(s) for the purpose(s), Driveway Easement Agreement, and rights incidental thereto as set forth in a document, in favor of Robert Schaefer and Jacklyn Schaefer, husband and wife, recorded on June 21, 2010, as Document No. 2253499.
   ITS LOCATION IS SHOWN ON SHEET 2. (TO BE VACATED UPON PLAT RECORDING)

(A) 15'x15' Vision Triangle Easement

(B) 15' Utilities Easement

(C) 20' Storm Water Drainage Easement

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

WISCONSIN
MARK R. MADSEN
S-2271
RACINE, WI
LAND SURVEYOR

LOCATION MAP

N.T.S.

SW 1/4 SECTION 25-3-22

SE 1/4 SECTION 26-3-22

REGENCY · HILLS DRIVE · BISCAYNE AVE · BURR OAK DR · ROYAL OAKS DR · TAYLOR AVE C.T.H. "K" · GREEN BAY ROAD · OLD GREEN BAY ROAD · BRAUN ROAD · SITE

N

60' 0' 60'

SCALE 1"=60'

PROVIDENCE DRIVE
DEDICATED PUBLIC ROADWAY - 66' WIDE

EXCEPTION
(DOC. No. 2181806)

LOT 67 REGENCY HILLS ADD. No. 2
RL-1

PUBLIC PARK

OUTLOT 2 REGENCY HILLS ADD. No. 2
P-1

BISCAYNE AVENUE
DEDICATED PUBLIC ROADWAY - 66' WIDE

S 89°21'34" E 718.56 (REC AS S 89°21'34" E)

70.19
S 89°21'34" E

N 00°38'26" E
33.00

FD IP
0.32'N
3.00'E

VARIABLE WIDTH PUBLIC WALKWAY

LOT 15 ROYAL OAKS
RL-1

WETLAND A

302.67

OUTLOT 1
354398 SF
PROPOSED PUBLIC PARK

LOT 14 ROYAL OAKS
RL-1

② UNPLATTED LANDS
RL-1
KATHLEEN E METZ

N 01°30'56" W 439.90

S 48°07'22" W 57.00

N 41°52'38" W 125.00

N 65°03'31" E 76.32
62.12
14.20

N 88°29'04" E 171.00

S 88°29'04" W 58.00

LITTLE PRAIRIE DRIVE
DEDICATED PUBLIC ROADWAY - 66' WIDE

S 88°29'04" W 66.00

N 01°30'56" W 127.66

1 7148 SF · 2 7125 SF · 3 7125 SF · 4 7829 SF · 5 10784 SF · 6 7364 SF · 7 8749 SF

S 01°30'56" E 125.00 · S 01°30'56" E 149.70 · -N 41°52'38" W 137.83

N 88°29'04" E 292.16

LITTLE PRAIRIE DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE
N 88°29'04" E 325.09

LOT 13 ROYAL OAKS
RL-1

77.70

N 88°29'04" E 125.00

8 7500 SF · 9 7500 SF · 10 7500 SF · 11 7500 SF · 12 7500 SF · 13 7500 SF · 14 7500 SF · 15 7500 SF · 16 7500 SF

LOT 12 ROYAL OAKS
RL-1

LOT 11 ROYAL OAKS
RL-1

LOT 10 ROYAL OAKS
RL-1

LOT 9 ROYAL OAKS
RL-1

12' WIDE PUBLIC WALKWAY

S 01°30'56" E 1586.01 (REC AS S 01°30'50" E)

N 01°30'56" W 908.96

995.39

N 88°29'04" E 292.09

60 7412 SF · 61 7136 SF · 62 7125 SF · 63 7125 SF · 64 7125 SF · 65 8000 SF

N 01°30'56" W 183.00 · N 01°30'56" W 250.00 · S 88°29'04" W 359.09 · N 88°29'04" E 359.09

71 8375 SF · 70 7136 SF · 69 7125 SF · 68 7125 SF · 67 7125 SF · 66 8000 SF

ASCOT DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE

OLD GREEN BAY ROAD
PUBLIC ROADWAY - WIDTH VARIES

WEST LINE OF SW 1/4 OF SW 1/4 SECTION 25-3-22

UNPLATTED LANDS
RE-1
SKYLAR BOUWMA

Lot 2 CSM No. ????
AG-1

S 89°26'15" E 315.86

79.49

N 88°23'34" W 82.66

N 71°05'43" W 76.09 · 64.06 · S 66°16'59" E 187.66 · 55.96 · 55.87

N 02°20'30" W 204.49

125.00

52 8657 SF · 53 8229 SF · 54 7530 SF · 55 7802 SF · 56 8370 SF · 57 8321 SF · 58 6875 SF · 59 8128 SF

S 00°10'55" W 129.52 · S 19°35'42" W 124.16 · S 22°28'21" W 124.70 · S 17°27'30" W 129.08 · S 08°49'10" W 126.29

EXCEPTION
(DOC. No. 1749427)
CSM No. 2266
RL-1

(REC AS S 89°26'14" E)
S 89°26'16" E 254.86

S 89°26'15" E 1.76

N 88°29'04" E 164.26

11.77 44.24 · 55.00 · 65.02

58.00

N 01°30'56" W 183.00

S 89°26'15" E 254.95

WINSTON DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE

S 89°26'15" E 253.27

S 62°38'35" E 78.54 · 63.38 · 15.16

N 88°29'04" E 142.33

N 01°30'56" W 848.03

N 88°29'04" E 600.42

WINSTON DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE

N 02°20'30" W 195.71

129.62

OUTLOT 2
5178 SF

40.00 · 66.55 · 59.98 · 60.00 · 26.74

51 8190 SF · 50 7765 SF · 49 7767 SF · 48 9391 SF

S 02°20'30" E 129.62 · S 00°33'45" W 129.45 · S 00°33'45" W 129.45 · S 00°33'45" W 129.45

S 89°26'15" E 254.86

S 62°38'35" E 78.54 · 22.65 · 55.89

S 32°48'12" W 137.59

47 13318 SF · 46 12571 SF · 45 12187 SF · 44 10782 SF · 43 8120 SF

S 27°21'25" W 214.83 · S 23°17'33" W 181.17 · S 14°58'08" W 147.76

N 88°29'04" E 142.33

17.32 · 125.01

42 8961 SF · 41 7542 SF

N 88°29'04" E 125.50 · N 88°29'04" E 125.90

71.54 · 60.00

40.00 · 59.98 · 59.98 · 60.00 · 34.90

N 89°26'15" W 254.86

100.00

N 01°30'56" W

FD IP
1.84'N
2.71'E

27.54 · 74.53 · 95.17 · 96.42 · 63.90

N 89°26'15" W 357.56

UNPLATTED LANDS
RL-1
HEIDI J WILLKOMM

PROVIDENCE DRIVE
HEREBY DEDICATED TO THE PUBLIC - 66' WIDE

72 8386 SF · 73 7125 SF · 74 7125 SF · 75 7125 SF · 76 7125 SF · 77 8000 SF

N 88°29'04" E 359.09

SEE SHEET 2

Revised this 16th day of September, 2026
Revised this 15th day of June, 2026
Revised this 9th day of June, 2026

NMB JOB 2023.0016.02

SHEET 1 OF 3 SHEETS

THE SANCTUARY AT PIKE RIVER

RE-DIVISION OF LOT 1 CERTIFIED SURVEY MAP No. _____ BEING PART OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 26, AND THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.

NOTES:

BEARINGS BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1983/2011. THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 25-3-22 IS ASSUMED TO BEAR N 89°26'15" W.

ALL DISTANCES MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGLES TURNED TO THE NEAREST SECOND AND COMPUTED TO THE NEAREST HALF SECOND.

THE VILLAGE OF MT. PLEASANT IS GIVEN THE RIGHT TO ENTER UPON THE DRAINAGE EASEMENTS AND MAINTAIN THEM AT THE COST OF ALL LOT OWNERS OF LOTS 1 THRU 95. IF SAID OWNERS REFUSE OR NEGLECT TO MAINTAIN SAID DRAINAGE EASEMENTS.

ALL DRAINAGE AND STORM SEWER EASEMENTS ARE GRANTED TO THE VILLAGE OF MT. PLEASANT.

ALL LOTS ARE TO BE SERVED BY PUBLIC SANITARY SEWER AND MUNICIPAL PUBLIC WATER.

LOT OWNERS WILL BE A PART OF OF THE HOA. THE HOA OWNS AND MAINTAINS OUTLOT 1.

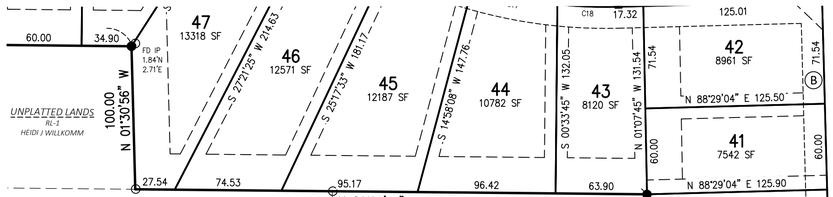
EXISTING ZONING OF PARCELS: AG-1
PROPOSED ZONING OF PARCELS: RL
ZONING SETBACKS: 15' STREET, 25' REARYARD, AND 8' SIDEYARD
MINIMUM LOT AREA: 6,000 S.F.
MAXIMUM LOT AREA: 43,560 S.F.

OWNER: CALATLANTIC GROUP, LLC
ADDRESS: 1700 E. GOLF ROAD, SCHAUMBURG, IL. 60173

DEVELOPER: CALATLANTIC GROUP, LLC
ADDRESS: 1700 E. GOLF ROAD, SCHAUMBURG, IL. 60173

SURVEYOR: MARK R. MADSEN, P.L.S. - NIELSEN, MADSEN & BARBER,
ADDRESS: 1458 HORIZON BOULEVARD, SUITE 200, RACINE, WI 53406

LAND AREA: 1,450,202 SQUARE FEET OR 33.292 ACRES (1,113,825 SQUARE FEET OR 25.570 ACRES WHEN EXCLUDING ROAD DEDICATIONS).

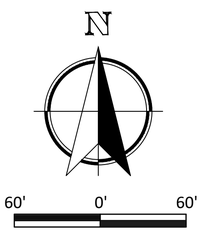


LEGEND:

- DENOTES A FOUND 1.25" O.D. IRON PIPE STAKE WITH CAP.
- DENOTES A FOUND 1.25" O.D. IRON PIPE STAKE.
- DENOTES A FOUND RACK BAR.
- DENOTES A SET 1.25" O.D. IRON REBAR STAKE, 18" IN LENGTH, WEIGHT OF 4.30 LBS. / LIN. FT. ALL OTHER LOT CORNERS MARKED BY A SET 0.75" O.D. REBAR, 18" IN LENGTH, WEIGHT OF 1.50 LBS. / LIN. FT.
- DENOTES A FOUND CONCRETE MONUMENT WITH BRASS CAP.
- (3) EASEMENT (SEE SHEET 1)
- (A) 15'x15' VISION TRIANGLE EASEMENT
- (B) 15' UTILITIES EASEMENT
- (C) 20' STORM WATER DRAINAGE EASEMENT

Storm Easement Line Table		
Line #	Length	Direction
L1	245.00	S88° 29' 04"W
L2	77.09	N88° 29' 04"E
L3	74.00	S88° 29' 04"W
L4	74.00	S88° 29' 04"W
L5	20.00	N88° 29' 04"E

Curve Table							
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length	Tangent Bearing
C1	26°47'40"	323.00	151.05	76.93	N76° 02' 25"W	149.68	N62°38'35"W N89°26'15"W
C2	9°26'52"	323.00	53.26	26.69	S84° 42' 49"E	53.20	S89°26'15"E S79°59'23"E
C3	9°45'51"	323.00	55.04	27.59	S75° 06' 28"E	54.98	S79°59'23"E S70°13'33"E
C4	7°34'58"	323.00	42.75	21.40	S66° 26' 04"E	42.72	S70°13'33"E S62°38'35"E
C5	26°47'40"	290.00	135.62	69.07	N76° 02' 25"W	134.39	N62°38'35"W N89°26'15"W
C6	26°47'40"	257.00	120.19	61.21	N76° 02' 25"W	119.09	N62°38'35"W N89°26'15"W
C7	18°28'34"	257.00	82.88	41.80	N80° 11' 58"W	82.52	N70°57'41"W N89°26'15"W
C8	8°19'06"	257.00	37.31	18.69	N66° 48' 08"W	37.28	N62°38'35"W N70°57'41"W
C9	28°52'21"	267.00	134.54	68.73	S77° 04' 46"E	133.13	S62°38'35"E N88°29'04"E
C10	0°53'20"	267.00	4.14	2.07	S63° 05' 15"E	4.14	S62°38'35"E S63°31'55"E
C11	16°02'37"	267.00	74.76	37.63	S71° 33' 13"E	74.52	S63°31'55"E S79°34'31"E
C12	11°56'25"	267.00	55.64	27.92	S85° 32' 44"E	55.54	S79°34'31"E N88°29'04"E
C13	28°52'21"	300.00	151.18	77.23	S77° 04' 46"E	149.58	S62°38'35"E N88°29'04"E
C14	28°52'21"	333.00	167.82	85.72	S77° 04' 46"E	166.04	S62°38'35"E N88°29'04"E
C15	0°42'29"	333.00	4.12	2.06	N62° 59' 50"W	4.12	N63°21'04"W N62°38'35"W
C16	10°21'15"	333.00	60.18	30.17	N68° 31' 42"W	60.10	N73°42'20"W N63°21'04"W
C17	10°27'13"	333.00	60.76	30.46	N78° 55' 56"W	60.67	N84°09'32"W N73°42'20"W
C18	7°21'24"	333.00	42.76	21.41	N87° 50' 14"W	42.73	S88°29'04"W N84°09'32"W
C19	90°00'00"	133.00	208.91	133.00	S43° 29' 04"W	188.09	S88°29'04"W S01°30'56"E
C20	78°31'38"	133.00	182.28	108.72	N37° 44' 52"E	168.35	N01°30'56"W N77°00'41"E
C21	11°28'22"	133.00	26.63	13.36	N82° 44' 52"E	26.59	N77°00'41"E N88°29'04"E
C22	90°00'00"	100.00	157.08	100.00	S43° 29' 04"W	141.42	S88°29'04"W S01°30'56"E
C23	90°00'00"	67.00	105.24	67.00	S43° 29' 04"W	94.75	S88°29'04"W S01°30'56"E
C24	88°07'57"	133.00	204.58	128.73	S44° 25' 05"W	185.00	S88°29'04"W S00°21'06"W
C25	22°23'38"	133.00	51.98	26.33	N11° 32' 56"E	51.65	N00°21'06"E N22°44'45"E
C26	25°22'37"	133.00	58.91	29.94	N35° 26' 03"E	58.43	N22°44'45"E N48°07'22"E
C27	40°21'42"	133.00	93.69	48.88	N68° 18' 13"E	91.77	N48°07'22"E N88°29'04"E
C28	90°00'00"	100.00	157.08	100.00	S43° 29' 04"W	141.42	S88°29'04"W S01°30'56"E
C29	90°00'00"	67.00	105.24	67.00	S43° 29' 04"W	94.75	S88°29'04"W S01°30'56"E
C30	5°58'26"	333.00	34.72	17.38	N04° 30' 09"W	34.70	N07°29'22"W N01°30'56"W
C31	12°25'40"	300.00	65.07	32.66	S07° 43' 46"E	64.94	S01°30'56"E S13°56'37"E
C32	5°30'39"	267.00	25.68	12.85	S04° 16' 16"E	25.67	S01°30'56"E S07°01'35"E
C33	11°05'02"	333.00	64.42	32.31	N82° 56' 33"E	64.32	N77°24'02"E N88°29'04"E
C34	12°57'24"	300.00	67.84	34.07	N82° 00' 22"E	67.70	N75°31'40"E N88°29'04"E
C35	12°57'24"	267.00	60.38	30.32	S82° 00' 22"W	60.25	S88°29'04"W S75°31'40"W
C36	2°07'21"	267.00	9.89	4.95	S87° 25' 23"W	9.89	S88°29'04"W S86°21'42"W
C37	10°50'02"	267.00	50.49	25.32	S80° 56' 41"W	50.41	S86°21'42"W S75°31'40"W
C38	12°57'24"	333.00	75.30	37.81	N82° 00' 22"E	75.14	N88°29'04"E N75°31'40"E
C39	1°46'28"	333.00	10.31	5.16	S76° 24' 54"W	10.31	S75°31'40"W S77°18'07"W
C40	10°24'07"	333.00	60.45	30.31	S82° 30' 11"W	60.37	S77°18'07"W S87°42'14"W
C41	0°46'50"	333.00	4.54	2.27	S88° 05' 39"W	4.54	S87°42'14"W S88°29'04"W
C42	12°57'24"	300.00	67.84	34.07	N82° 00' 22"E	67.70	N88°29'04"E N75°31'40"E
C43	8°18'00"	300.00	43.46	21.77	N84° 20' 04"E	43.42	N88°29'04"E N80°11'04"E
C44	4°39'24"	300.00	24.38	12.20	N77° 51' 22"E	24.38	N80°11'04"E N75°31'40"E
C45	1°05'28"	267.00	5.09	2.54	N87° 56' 19"E	5.09	N88°29'04"E N87°23'35"E



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.

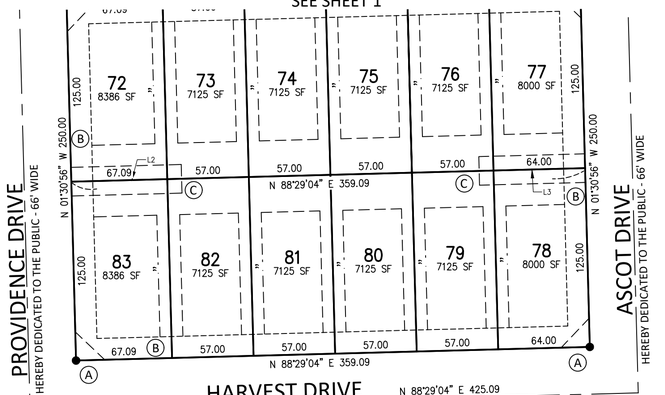
Certified _____, 20____

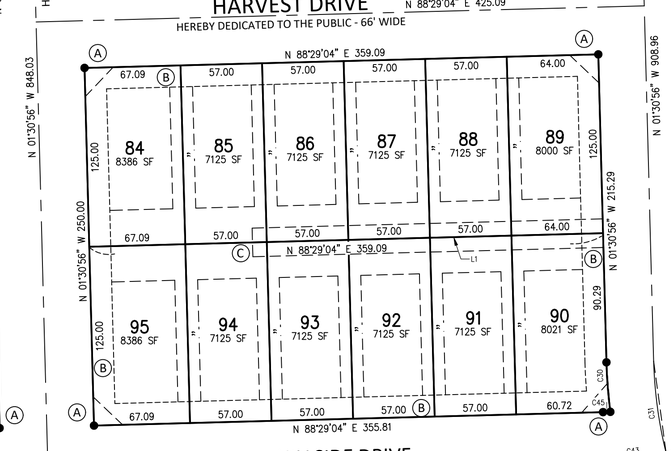
Department of Administration

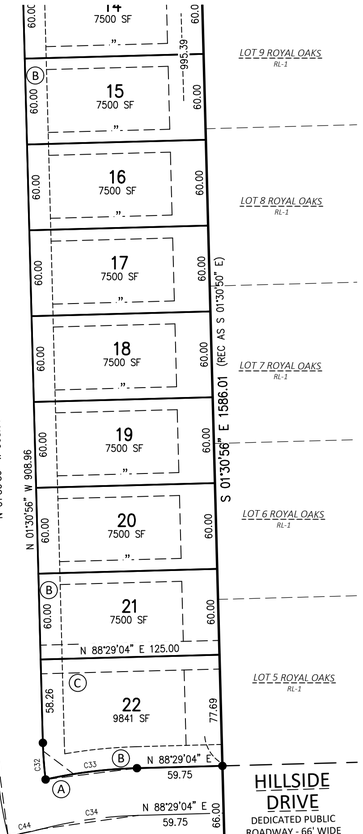
WISCONSIN
MARK R. MADSEN
S-2271
RACINE, WI
LAND SURVEYOR



SEE SHEET 1







UNPLATTED LANDS
P-1
ORTHODOX CHURCH ST GEORGE SERBIAN

EXCEPTION
(DOC. No. 2374478)

Revised this 16th day of September, 2026
Revised this 15th day of June, 2026
Revised this 9th day of June, 2026

NMB JOB 2023.0016.02

SHEET 2 OF 3 SHEETS

THE SANCTUARY AT PIKE RIVER

RE-DIVISION OF LOT 1 CERTIFIED SURVEY MAP No. _____ BEING PART OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 26, AND THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin)
) ss
County of Racine)

I, Mark R. Madsen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped "The Sanctuary at Pike River", being a Re-Division of Lot 1 of Certified Survey Map No. _____, recorded in the office of the Register of Deeds for Racine County, Wisconsin on _____, 202__, as Document No. _____ and being part of the Southeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 26, and the Southwest 1/4, Northwest 1/4, Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 25, Township 3 North, Range 22 East of the Fourth Principal Meridian. Said land being in the Village of Mount Pleasant, County of Racine, State of Wisconsin.

Containing 1,450,175 square feet or 33.292 acres (1,113,825 square feet or 25.570 acres after roadway dedications).

That I have made such survey, land division and map by the direction of CALATLANTIC GROUP, 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 Chapter 74, Subdivisions of the Village of Mount Pleasant Municipal Codes in surveying, dividing, mapping the same.

February 13, 2026
Revised September 16, 2026

WISCONSIN
MARK R. MADSEN
S-2271
RACINE, WI
LAND SURVEYOR

Mark R. Madsen, S-2271
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd., Suite 200
Racine, WI 53406
(262) 634-5588

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

CALATLANTIC GROUP, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said CALATLANTIC GROUP, LLC caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. CALATLANTIC GROUP, LLC, does further certify that this plat is required to be submitted by s. 236.10 and s. 236.12 to the following for approval: Village of Mt. Pleasant, Racine County and the Wisconsin Department of Administration.

IN WITNESS WHEREOF the said CALATLANTIC GROUP, LLC has caused these presents to be signed by _____ at _____, Wisconsin, and its seal affixed hereunto this _____ day of _____, 2026 In the presence of:

CALATLANTIC GROUP, LLC

_____ _____ _____
WITNESS:

Print Name _____, Member

STATE OF WISCONSIN)
) ss
COUNTY OF RACINE)

Personally came before me this _____ day of _____, 2026,
_____, Member of the above-named CALATLANTIC GROUP, LLC, to me known to be the person who executed the foregoing and acknowledged the same.

Signed: _____ _____
Print Name

Notary Public, State of Wisconsin
My commission expires/is permanent: _____

S E A L

CONSENT OF CORPORATE MORTGAGEE

_____ a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of CALATLANTIC GROUP, LLC, owner. IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____, its _____ and _____, _____, at _____, _____, this _____day of _____, 2026, in the presence of:

Signed:_____ _____
Print Name

STATE OF _____)
) ss
COUNTY OF_____)

Personally came before me this _____ day of _____, 2026, _____, 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 they executed the foregoing as such officer as the deed of said corporation, by its authority.

Signed:_____ _____
Print Name

Notary Public, State of Wisconsin
My commission expires/is permanent:_____

S E A L

VILLAGE BOARD CERTIFICATE

We hereby certify that the final plat of The Sanctuary At Pike River, in the Village of Mt. Pleasant, submitted for approval by CALATLANTIC GROUP, LLC, Owner of said lands, was approved by the Village Board of the Village of Mt. Pleasant on _____ by Resolution No. _____, and that any and all conditions of such approval have been satisfied.

By: _____
Jill Firkus, Village Clerk and Treasurer

STATE OF WISCONSIN)
) ss
COUNTY OF _____)

Personally came before me this _____ day of _____, 2026, Jill Firkus, Village Clerk and Treasurer, and acknowledged that they executed the foregoing instrument as Village Clerk and Treasurer of the Village of Mt. Pleasant and by its authority.

Signed: _____
_____

Notary Public, State of Wisconsin
My commission expires/is permanent: _____

COUNTY TREASURER'S CERTIFICATE

I, Jeff Latus, being the duly elected, qualified and acting Racine County Treasurer, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, affecting the lands included in the plat of The Sanctuary At Pike River.

By: _____
Jeff Latus, Racine County Treasurer

VILLAGE CLERK AND TREASURER'S CERTIFICATE

I, Jill Firkus, being the duly qualified and acting Village Clerk and Treasurer of the Village of Mt. Pleasant, do hereby certify that the records of my office show no unpaid taxes or special assessments as of _____, affecting the lands included in this plat of The Sanctuary At Pike River.

By: _____
Jill Firkus, Village Clerk and Treasurer

The UTILITY EASEMENT PROVISIONS

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

CALATLANTIC GROUP, LLC, Grantor, to

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

Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin corporation, Grantee,

and CHARTER COMMUNICATIONS OPERATING, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Revised this 16th day of September, 2026
Revised this 15th day of June, 2026
Revised this 9th day of June, 2026

NMB JOB 2023.0016.02

SHEET 3 OF 3 SHEETS

Executive Summary

Village Board Meeting of October 26, 2026

Fiona Fields Preliminary Plat; SPP26-0002

BACKGROUND

Bear Development, LLC requests approval of a revised preliminary plat for Fiona Fields, a 333-lot residential subdivision on approximately 60.03 gross acres on the north side of Braun Road, approximately 3,500 feet west of STH 31. The property is zoned RN Neighborhood Residential. The plat would create 95 single-family lots and 238 twinhouse lots (119 twinhouses), all served by public sewer and water.

On July 28, 2025, the Village Board adopted Ordinance 10-2025, rezoning the property to RN Neighborhood Residential. The Plan Commission reviewed a preliminary plat for the property (PSP-25-02) at its January 21, 2026 meeting, and the Village Board approved that plat on January 26, 2026. The approved plat included single-family lots, twinhouse lots, and townhomes. The revised plat removes the townhomes and changes the lot layout. Because a final plat must conform substantially to the approved preliminary plat, the applicant has submitted a revised preliminary plat for approval.

COMPREHENSIVE PLAN

The application follows the land use element of ***A Multi-Jurisdictional Plan for Racine County: 2035***. Notably, the southward extension of Oakes Road is also shown on the Southeastern Wisconsin Regional Planning Commission's regional 2050 plans, which denotes the high-level and long-term importance of the Oakes Road extension. The ***Village of Mount Pleasant Master Bicycle Plan 2030*** identifies the existing trail along the west side of the Pike River and proposes a future trail along Braun Road. While the plan makes no specific recommendation for this property, previous Plan Commission discussions highlighted a desire for pathways along Braun Road and the east side of the Pike River.

During prior discussions regarding Comprehensive Plan modifications, the Plan Commission raised concerns that the traffic flow on Oakes Road might conflict with a residential neighborhood featuring frequent curb cuts. The submitted plat addresses this by eliminating curb cuts along Oakes Road, with lots served by rear, private alleys.

LAND DIVISION

The preliminary plat complies with the regulations of Chapter 74, subject to the comments below and conditions for approval listed in this report.

Submittal Completeness

1. **Covenants and homeowners' association documents.** Draft association declarations and covenants must accompany the preliminary plat (§ 74-4.7(a)) and must address the elements of § 74-2.6, including maintenance and insurance of the stormwater facilities in Outlot 1, the private alleys in Outlots 5, 6, 8, and 9, and the open space outlots. They have not been provided.
2. **Twinhouse declaration.** Section 90-110.40 requires a declaration governing shared walls, roofs, and other inseparable improvements to be submitted with the land division document for Lots 96 through 333. It has not been provided.
3. **Open space and land stewardship plan.** A draft land stewardship plan for common open space must accompany the preliminary plat (§ 74-4.7(b)), and § 74-2.6(e) requires a plan for open space to be kept in a natural state. A plan is needed for Outlots 1, 3, 4, and 7, consistent with Plat Note 15.
4. **Traffic impact analysis.** A traffic impact analysis is required for developments of 100 or more units (§ 90-

420.130(a)(1)). The applicant's analysis predates the current 333-unit layout, and an update has been requested.

5. **Department of Administration transmittal.** Staff has requested a copy of the applicant's transmittal of the revised plat to the Wisconsin Department of Administration (§ 74-3.2(d)).

Preliminary Plat Content

1. **Surveyor's certificate.** The certificate does not contain the certification required by § 74-4.8, which covers the accuracy of the boundaries and features shown and compliance with Chapter 74 and Chapter 236 of the Wisconsin Statutes. It is also dated November 2025, before Revision 3.
2. **Owner information.** The plat does not name the owners of record, KM929, Inc. and EM503, Inc., as required by § 74-4.1(f).
3. **Zoning notes.** The plat shows the existing zoning as AG-2; the property has been zoned RN since the adoption of Ordinance 10-2025 (§ 74-4.3(w)).
4. **Water features and navigability.** The plat omits water elevations, high and low water elevations, the ordinary high-water mark, and WDNR navigability status for the Pike River, the drainage ditch along the north boundary, and the pond on the adjacent Village property (§ 74-4.3(c)).
5. **Wetland delineation.** Staff has requested WDNR confirmation of the Heartland Ecological Group delineation referenced in Plat Note 14, and consistent wetland setback labels matching the 25-foot setback stated in the plat notes.
6. **Easements**. Plat Note 8 defers drainage and utility easements to the final plat, but § 74-4.3(g) requires them on the preliminary plat. This includes stormwater access and maintenance easements and easements for overland flow routes (§ 74-7.9).
7. **Shoreland jurisdiction and setbacks.** The plat labels a Racine County shoreland zoning jurisdiction boundary, but shoreland protection on this property is administered by the Village under Division 90-495. Under § 90-495.20(d), staff has determined that the 150-foot standard applies to this reach of the Pike River. The plat must show the ordinary high-water mark, the top of bank, the principal building setback line (§ 90-495.30), and the vegetative buffer (§ 90-495.50).
8. **Outlot ownership and purpose.** Section 74-2.6 requires common areas to be owned in common by the association's members. Plat Note 12 assigns Outlot 2 to the developer without stating its purpose and does not name the party responsible for Outlots 5, 6, 8, and 9. Staff has asked the applicant to assign the common outlots to the association and, assuming Outlot 2 is intended as the statutory navigable stream public access, to label it as such and identify the preservation option under § 74-7.11.
9. **Garage setbacks.** The plat notes list a 15-foot front setback for front-loading twinhouse lots, but § 90-420.100(j)(1)a requires front-loaded garage entrances to be set back at least 20 feet. A plat note has been requested.
10. Minor corrections. The plat notes skip from Note 12 to Note 14, and Note 11 states that vision corner easements will be shown on the final plat although they are already shown.

Lot, Block, and Street Design

1. **Public street frontage.** The twinhouse lots between the Outlot 6 private drives and the sidewalk easements along the southeast plat boundary appear to front only on a sidewalk easement, with vehicle access from a private alley. This conflicts with § 74-7.2(a) and § 74-7.7(d) and requires either a revised layout or an exception under § 74-2.9. The staff recommend that the Plan Commission grant an exception, as the property in the southeast corner appears to meet the exceptional circumstances, preservation of property rights, and absence of detriment requirements of that section.
2. **Sidewalk easements.** Sidewalks outside a public right-of-way must be within public access easements (§ 74-8.8(a)). The easements are not dimensioned.
3. **Private alleys.** The alley outlots are not dimensioned. Emergency access, snow storage, refuse collection, and maintenance should be described and covered in the association documents.
4. **Stub streets.** Temporary turnarounds are required at the east ends of Biscayne Avenue and Bergamot Avenue (§ 74-7.4(d)).
5. **Street names.** Street names require Village approval (§ 74-7.2(i)). Staff recommends renaming Bergamot

Avenue, because a Bergamot Drive exists elsewhere in the 53406 ZIP code.

6. Access along South Oakes Road. Section 90-110.50 calls for rear access for lots on collector streets where possible. Staff has requested confirmation that lots fronting South Oakes Road will take access from the rear alleys, and a non-access restriction along South Oakes Road.

Park and Open Space

Park dedication or fee. The Commission must select a park dedication, reservation, or fee option when it reviews the preliminary plat (§ 74-7.11(a)). The applicant has indicated they will likely propose Outlot 2 for dedication. If none is dedicated, a public park site fee applies under § 74-10.5 and the Village Fee Schedule.

Plan Commission Determinations

In addition to its recommendation on the plat, the Commission addressed the following:

1. Park option (§ 74-7.11(a)). Select a park dedication, reservation, or fee option. The Commission selected the dedication option, so long as the applicant provides basic access amenities to overlook the Pike River Corridor, including a sidewalk connection into the property and a bench for views overlooking the corridor.
2. Exceptions (§ 74-2.9). The Commission granted them with the findings required by § 74-2.9 entered in the minutes.
3. Street names (§ 74-7.2(i)). The Commission approved the proposed street names, subject to renaming Bergamot Avenue.

ZONING

The lots shown on the plat generally conform to the RN district standards. The village staff will verify impervious coverage maxima at the time of building permit.

The average twinhouses lot depths do not comply with § 74-7.7(g) on their face; however, when considering the private alley rear-access, the lots comply.

STRATEGIC PLAN

The application meets the following key strategies and outcomes of the Strategic Plan.

- Safe Community
    - Utility systems that meet the needs of homeowners and businesses.
        - Water and sewer utility infrastructure is built, maintained, and upgraded to protect the health of citizens and the environment. This work keeps pace with demand as the region grows.
    - Safety in the public right-of-way for all modes of transportation.
        - The Village's public infrastructure allows a smooth flow of vehicle traffic and offers safe routes for bicyclists and pedestrians.
- Balance Growth and Development
    - Welcoming and competitive community for a variety of housing types and commercial development.
        - Development processes are streamlined, fair, and predictable for both developers and citizens, encouraging companies and individuals to invest in the Village.
    - Adequate parks and open space for current and future population needs.
        - The Village preserves, enhances, and expands its park land and other natural open spaces to make Mount Pleasant a more attractive place to live and visit.

RECOMMENDATION

The Plan Commission recommends that the Village Board approve the revised preliminary plat of Fiona Fields, subject to the following conditions. Unless otherwise stated, each condition shall be satisfied on a revised preliminary plat or supporting documents submitted to the Community Development Department before the final plat is filed.

1. Draft association declarations and covenants meeting §§ 74-2.6 and 74-4.7(a), the twinhouse declaration required by § 90-110.40, and a land stewardship plan meeting § 74-4.7(b) shall be submitted for Village review before Village Board consideration of the preliminary plat.
2. An updated traffic impact analysis memorandum reflecting the 333-unit layout shall be submitted and accepted by the Village (§ 90-420.130).
3. The applicant shall provide a copy of its transmittal of the plat to the Wisconsin Department of Administration (§ 74-3.2(d).
4. The plat shall be revised to address Comments 6 through 15, including the surveyor's certificate, owner information, zoning notes, water features and navigability, wetland delineation confirmation, easements, the shoreland boundary with the 150-foot setback and vegetative buffer, outlot ownership and purpose, the garage setback note, and the plat note corrections.
5. The lot layout shall be revised to comply with the public street frontage (§ 74-7.2(a)) requirements, unless the Plan Commission grants an exception under § 74-2.9.
6. Sidewalk easements, private alleys, stub street turnarounds, and access along South Oakes Road shall be revised as described in the Comments.
7. A public pedestrian and bicycle way at least 20 feet wide shall be provided through Outlot 2 to the Village's Pike River corridor.
8. Bergamot Avenue shall be renamed, and all street names shall be approved by the Village (§ 74-7.2(i).
9. The applicant dedicate Outlot 2 under § 74-7.11.
10. The stormwater management plan shall be approved under Chapter 83 before final plat approval (§ 74-4.6).
11. The applicant shall enter into a development agreement with the Village under § 74-2.8 before final plat approval.
12. The plat shall satisfy any objections of the objecting agencies under Chapter 236 of the Wisconsin Statutes.

FISCAL IMPACT

The staff do not expect the revised layout to affect the fiscal impact of the property previously noted within PSP-25-02.

PREPARED BY

Samuel Schultz, Community Development Director

August 26th, 2026

Mr. Samuel Schultz
Village of Mount Pleasant
8811 Campus Drive
Mount Pleasant, WI 53406

Re: Fiona Fields – Revised Preliminary Plat

Dear Mr. Schultz:

Bear Development, LLC is pleased to submit this letter and the enclosed submittal materials as a formal application for a revised Preliminary Plat review and approval for the Fiona Fields Subdivision.

Project Summary
KM929, INC. and EM503, INC. are the owners of record of approximately 60.03 acres of vacant land in the Village of Mount Pleasant. The land is located on the north side of Braun Road, approximately 3,500 feet west of STH 31.

Since late 2024, Bear Development has worked through several feasibility and due diligence studies for the proposed project. Our studies have included:

- Traffic Impact Analysis
- Assured Wetland Delineation
- Geotechnical Exploration
- Coordination with the Village of Mount Pleasant regarding public street connections and the extension of sanitary sewer service
- Land Planning
- Preliminary Engineering including storm water management

Previous Entitlements
On July 28, 2025 the Village of Mount Pleasant adopted and approved Ordinance 10-2025, which rezoned the subject property to RN Neighborhood Residential.

On January 26, 2026 the Village of Mount Pleasant approved a preliminary plat at the Village Board meeting. The preliminary plat consisted of single-family, twin homes, and town homes.

Current Land Use
The subject property is unimproved and is actively farmed for row crops.

Proposed Use

Bear Development, LLC is seeking approval for a mixed residential neighborhood consisting of single-family home sites and twin homes.

Proposed Preliminary Plat

Bear Development, LLC respectfully requests the Village of Mount Pleasant review and approval of the enclosed revised Preliminary Plat. The revised Preliminary Plat includes:

- Gross land area of 60.03 acres
- A total of 333 lots and 9 outlots
- Lots 1-95 are single-family lots with bulk requirements meeting the RN Neighborhood Residential zoning standards
- Lots 96-333 are twin home lots with bulk requirements meeting the RN Neighborhood Residential zoning standards
- Outlot 1 is designated for storm water retention purposes and open space
- Outlot 2 shall be maintained by the developer
- Outlots 3, 4, and 7 are designated for Open Space
- Outlots 5, 6, 8, and 9 are designated for private alley access and open space
- All Lots are to be serviced by public water and sanitary sewer service

We feel the revised Preliminary Plat offers an opportunity to create a residential neighborhood that supports the goals of the Village of Mount Pleasant Comprehensive Plan while meeting the growing housing needs in Racine County.

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

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www.pinnacle-engr.com

PRELIMINARY PLAT OF FIONA FIELDS

BEING PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4, SEC. 26, T3N, R22E, VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

LOT 1
C.S.M. NO. 3393
TAX KEY
#151-03-22-26-051-300
OWNER: SRM RACINE LLC
ZONED: C-5

PARCEL 2
C.S.M. NO. 2775
TAX KEY
#151-03-22-26-162-020
OWNER: G&I X UL & ISF IL POOL I LLC
ZONED: C-4

TAX KEY
#151-03-22-27-013-010
UNPLATTED LANDS
OWNER: VILLAGE OF MT PLEASANT

NW CORNER, SW 1/4 SEC. 26, T3N, R22E (FOUND CONC. MON. W/ BRASS CAP)

NE CORNER, SW 1/4 SEC. 26, T3N, R22E (FOUND BROKEN CONC. MON. W/ BRASS CAP)

SET 3/4" X 18" IRON REBAR

SET 3/4" X 18" IRON REBARS

FOUND 1" IRON PIPE

FOUND 3/4" IRON ROD

FOUND 1" IRON PIPE

SOUTH OAKES ROAD

SOPHIA DRIVE

CHARLOTTE DRIVE

FIONA TRAIL

COLIN COURT

BISCAYNE AVENUE

DEDICATED TO THE PUBLIC

PRIVATE DRIVE

PRIVATE DRIVE

CONCRETE DRIVE

DRIVE OPENING

DRIVE OPENING

CHAIN LINK FENCE

CONCRETE CURB

TREE LINE

TREE LINE

CENTERLINE DITCH

DRAINAGE DITCH

DRAINAGE DITCH

POND

PIKE RIVER

FARMED FIELD

FARMED FIELD

WETLAND

WETLAND

25' WETLAND SETBACK

25' WETLAND SETBACK

TEMPORARY LIMITED EASEMENT PER DOC. 2400941

20' STORM SEWER EASEMENT

20' STORM SEWER EASEMENT

20' STORM SEWER EASEMENT

20' VCE

OUTLOT 2
6,600 SF

OUTLOT 3
273,484 SF

OUTLOT 4
45,731 SF

OUTLOT 6
41,540 SF

OUTLOT 9
27,558 SF

RACINE COUNTY SHORELAND ZONING JURISDICTION BOUNDARY

ZONED: P-1

ZONED: AG-2

7349A

7223B2

7223B

7294B

7365B

N01°39'04"W 80.01'

N89°37'06"E 56.77'

N74°43'32"E 203.58'

N34°15'36"E 518.96'

N89°37'08"E 661.24'

((R) N89°37'07"E 661.29' CSM 3393)

NORTH LINE OF THE SW 1/4 SEC. 26, T3N, R22E N89°37'08"E 2645.10'

((R) N89°37'07"E CSM 2775) N89°37'08"E 661.37'

N89°37'08"E 1903.84'

N89°37'08"E 1322.49'

WEST LINE OF THE SW 1/4 SEC. 26, T3N, R22E N01°39'36"W 2644.09' S01°39'36"E 1372.00'

N01°39'36"W 740.62'

S01°36'02"E 2023.33' ((R) S01°36'05"E CSM 3440) (EAST LINE OF THE WEST 1/2 OF THE SW 1/4)

N53°59'54"E 123.53'

MATCH LINE

MATCH LINE

TAX KEY NO. 151-03-22-26-053-000

2,615,022 SQ. FT. 60.0326 ACRES GROSS

- VACANT - NO BUILDINGS OBSERVED

EXISTING ZONING:
AG-2 GENERAL AGRICULTURE

PROPOSED RN
NEIGHBORHOOD RESIDENTIAL

ZONING REQUIREMENTS:
SINGLE FAMILY DETACHED HOUSE
MIN. LOT AREA = 4,200 SF
MIN. LOT WIDTH = 35 FEET
MIN. STREET SETBACK = 15 FEET
DEVELOPER FRONT STREET SETBACK = 25 FEET
DEVELOPER STREET SIDEYARD SETBACK = 15 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 25 FEET

TWIN HOUSE / DUPLEX
MIN. LOT AREA = 4,200 SF
(SUM OF AREA OF LOTS THAT SHARE 0 FOOT SETBACK)
MIN. LOT WIDTH = 35 FEET
(SUM OF WIDTH OF LOTS THAT SHARE 0 FOOT SETBACK)
FRONT LOADING MIN. FRONT SETBACK = 15 FEET
REAR LOADING MIN. FRONT SETBACK = 10 FEET
MIN. SHARED LOT LINE = 0 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 25 FEET

WETLAND SETBACKS = 25 FEET

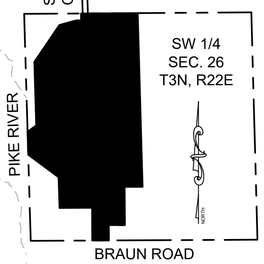
LOT 2
C.S.M. NO. 3440
OWNER:
JOSEPH M CRAMER
PETER A CRAMER
TAX KEY
#151-03-22-26-058-020

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the south line of the Southwest 1/4 of Section 26, Township 3 North, Range 22 East which has a bearing of S89°42'29"W.

VICINITY MAP
SCALE 1":1000'



PREPARED FOR:
Bear Development LLC
4011 80th Street
Kenosha, WI 53142

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

REVIEWING AGENCIES:
- Village of Mount Pleasant
- Department of Administration

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED _____ NOVEMBER 19, 2025
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO I MILWAUKEE : NATIONWIDE

FIONA FIELDS

VILLAGE OF MOUNT PLEASANT

PRELIMINARY PLAT

REVISIONS

1	NEW LOT LAYOUT	12/11/2025
2	REVIEW COMMENTS	01/26/2026
3	NEW LOT LAYOUT	08/20/2026

PEG JOB No. 6367.00
PEG PM
DATE 11/19/2025
SCALE 1" = 80'
DRAFTED BY: ST

SHEET 1 OF 2

© COPYRIGHT 2025

PRELIMINARY PLAT

Z:\PROJECTS\2025\6367.00-WI\SURVEY\CAD\6367.00 PREPLAT.DWG

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PRELIMINARY PLAT OF FIONA FIELDS

BEING PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4, SEC. 26, T3N, R22E, VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

NOTES:

1. Tax Parcel Number: 151-03-22-26-053-000
2. Gross land area of the subject property is 2,615,022 square feet (60.0326 acres). Net land area is 2,064,557 square feet (47.3957 acres).
3. Subdivision contains 333 Lots and 9 Outlots.
4. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Survey data was obtained through a combination of ground based survey practices and un-manned aerial systems. Reference Benchmark: Cast Iron monument with brass cap at the southeast corner of the Southwest 1/4 Section 26, Town 3 North, Range 22 East, Elevation = 683.57.
5. All Lots to be serviced by public sanitary sewer and water main.
6. All streets to be improved with concrete curb and gutter and asphalt pavement.
7. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0228D & 55101C0236D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
8. Drainage and Utility Easements to be determined during site engineering and will be shown on the final plat.
9. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20253802449 with a clear date of SEPTEMBER 25, 2025. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
10. Soil Types: 7223B- Varna silt loam, 2-6% slopes; 7223B2 - Varna silt loam, 2-6% slopes, eroded; 7232A - Ashkum silty clay loam, 0-2% slopes; 7290B - Warsaw loam, 2-6% slopes; 7294B - Symerton loam, 2-6% slopes; 7349A - Navan silt loam; 7365B - Aztalan loam, 2-6% slope.
11. VISION CORNER EASEMENT RESTRICTION: Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs, any other structure shall be limited to 24 inches above the intersection elevation. No access to any roadway shall be permitted over the vision corners from the adjacent lots. Vision Corner Easements to be shown on the final plat.
12. OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 of the plat of FIONA FIELDS shall be maintained by the FIONA FIELDS Homeowners Association for storm water retention purposes and open space. Outlot 2 shall be maintained by the Developer. Outlot 3, Outlot 4 and Outlot 7 shall be maintained by the Homeowners Association for open space. Outlot 5, Outlot 6, Outlot 8 and Outlot 9 shall be maintained for Private Alley Access and open space. Racine County and the Village of Mount Pleasant shall not be liable for any fees or special assessments in the event Racine County or the Village of Mount Pleasant should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlots in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said Outlots is prohibited unless approved by the Village of Mount Pleasant. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlots may be placed against the tax roll for said association and collected as a special charge by the Village. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.
14. Wetlands delineated by Heartland Ecological Group, Inc. April 2025.
15. WETLAND PRESERVATION AND PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTION
    - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
    - The removal of topsoil or other earthen materials shall be prohibited.
    - The removal or destruction of any native vegetative cover, ie., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Racine County.
    - Grazing by domesticated animals, ie., horses, cows, etc., shall be prohibited.
    - The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited.
    - Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited.
    - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
    - Construction of buildings within the wetland boundary is prohibited.

ZONED: AG-2

LOT 2
C.S.M. NO. 3440
OWNER:
JOSEPH M CRAMER
PETER A CRAMER
TAX KEY
#151-03-22-26-058-020

EXISTING ZONING:
AG-2 GENERAL AGRICULTURE

PROPOSED RN
NEIGHBORHOOD RESIDENTIAL

ZONING REQUIREMENTS:
SINGLE FAMILY DETACHED HOUSE
MIN. LOT AREA = 4,200 SF
MIN. LOT WIDTH = 35 FEET
MIN. STREET SETBACK = 15 FEET
DEVELOPER FRONT STREET SETBACK = 25 FEET
DEVELOPER STREET SIDEYARD SETBACK = 15 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 25 FEET

TWIN HOUSE / DUPLEX
MIN. LOT AREA = 4,200 SF
(SUM OF AREA OF LOTS THAT SHARE 0 FOOT SETBACK)
MIN. LOT WIDTH = 35 FEET
(SUM OF WIDTH OF LOTS THAT SHARE 0 FOOT SETBACK)
FRONT LOADING MIN. FRONT SETBACK = 15 FEET
REAR LOADING MIN. FRONT SETBACK = 10 FEET
MIN. SHARED LOT LINE = 0 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 25 FEET

WETLAND SETBACKS = 25 FEET

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the south line of the Southwest 1/4 of Section 26, Township 3 North, Range 22 East which has a bearing of S89°42'29"W.

LEGAL DESCRIPTION:

Being a part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 26, Township 3 North, Range 22 East, Village of Mt. Pleasant, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 26; thence South 89°42'29" West along the south line of said Southwest 1/4, 1729.48 feet to the Point of Beginning;

Thence continuing South 89°42'29" West along said south line, 194.25 feet to the monumented east line of Certified Survey Map No. 1188; thence North 00°17'31" West along said monumented east line, 381.27 feet; thence South 89°42'29" West, 379.21 feet; thence North 01°39'36" West, 357.56 feet; thence North 53°27'15" West, 440.19 feet to the west line of said Southwest 1/4; thence North 01°39'36" West along said west line, 269.16 feet; thence North 53°59'54" East, 123.53 feet; thence North 01°39'36" West, 740.62 feet; thence North 34°15'36" East, 518.96 feet; thence North 74°43'32" East, 203.58 feet; thence North 89°37'06" East, 56.77 feet; thence North 01°39'04" West, 80.01 feet to the north line of said Southwest 1/4; thence North 89°37'08" East along said north line, 661.37 feet to the west line of Certified Survey Map No. 3440; thence South 01°36'02" East along said west line, 2023.33 feet; thence South 89°42'29" West, 209.60 feet; thence South 00°27'16" East, 445.69 feet; thence South 89°42'29" West, 65.00 feet; thence North 00°17'31" West, 1.63 feet; thence South 89°42'29" West, 122.00 feet; thence South 00°17'31" East, 178.53 feet to the Point of Beginning.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE MARKER	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	IRON PIPE	
WELL	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
HYDRANT	CABLE TV RISER/BOX/ CABLE	MAG NAIL	
WATER VALVE	TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	CONIFER TREE	
SPRINKLER VALVE	GAS METER	DECIDUOUS TREE	
WATER SHUT OFF	GAS MARKER	BUSH	
STANDPIPE	AIR CONDITIONING UNIT	WETLAND SYMBOL	
WATER MANHOLE	VENT	CENTERLINE	
FLOOD LIGHT	DIRECTIONAL ARROW	CONC. CONCRETE	
LIGHT POLE	DUMPSTER	EL. ELEVATION	
TRAFFIC SIGNAL POLE	HANDICAP STALL	EXT. EXISTING	
UTILITY POLE	SPOT ELEVATION	INV. INVERT	
GUY WIRE		MON. MONUMENT	
SANITARY SEWER		P.O.B. POINT OF BEGINNING	
STORM SEWER		P.O.C. POINT OF COMMENCEMENT	
WATER MAIN		R.O.W. RIGHT OF WAY	
FIBER OPTIC LINE		SEC. SECTION	
TELEPHONE LINE		SQ. FT. SQUARE FEET	
ELECTRIC LINE		W. WATER	
OVERHEAD WIRES		(R) RECORDED AS	
CABLE TELEVISION		(D) DEEDED AS	
GAS MAIN		VCE VISION CORNER EASEMENT	
WETLANDS			
TREE LINE			
NO ACCESS			

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR
NOVEMBER 14, 2025

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20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

FIONA FIELDS

VILLAGE OF MOUNT PLEASANT

PRELIMINARY PLAT

REVISIONS

1	NEW LOT LAYOUT	12/11/2025
2	REVIEW COMMENTS	01/26/2026
3	NEW LOT LAYOUT	08/20/2025

PEG JOB No. 6367.00
PEG PM
DATE 11/19/2025
SCALE 1" = 80'
DRAFTED BY: ST

SHEET 2 OF 2

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PRELIMINARY PLAT

Z:\PROJECTS\2025\6367.00-WI\SURVEY\CAD\6367.00 PREPLAT.DWG

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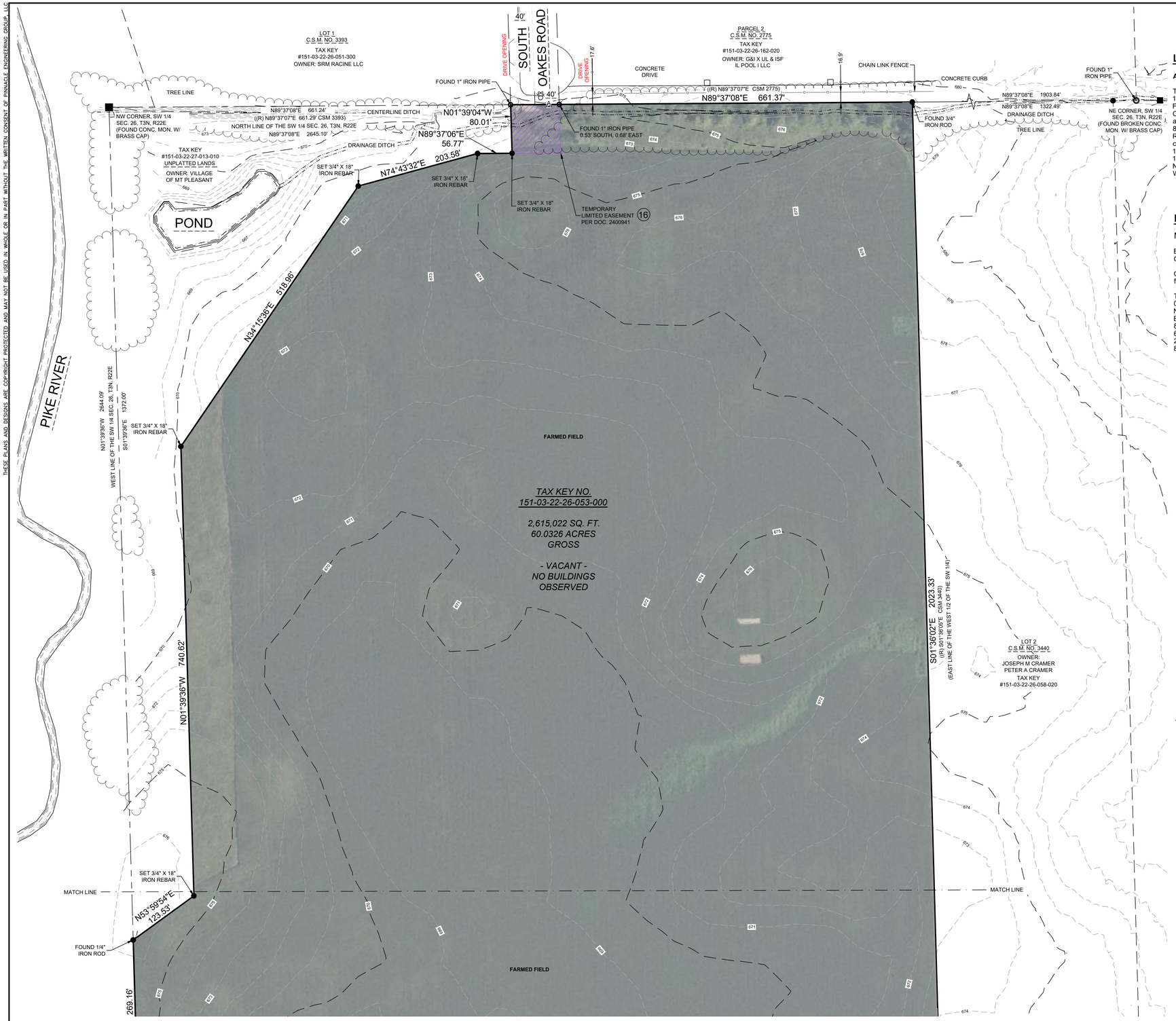
www.pinnacle-engr.com



LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1276802-MKE DATED SEPTEMBER 8, 2025.

The West 1/2 of the Southwest 1/4 of Section 26, Township 3 North, Range 22 East. EXCEPTING THEREFROM land conveyed by Warranty Deed dated April 14, 1949 and recorded in the Register of Deeds for Racine County, Wisconsin on May 7, 1949 in Volume 489 of Records on Page 153, as Document No. 547532, FURTHER EXCEPTING THEREFROM land conveyed by Warranty Deed dated May 19, 1952 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 28, 1952 in Volume 531 of Records on Page 255, as Document No. 587467, land conveyed by Warranty Deed dated January 11, 1969 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on January 13, 1969 in Volume 1007 of Records, Page 33, as Document No. 848939, FURTHER EXCEPTING THEREFROM land conveyed by Warranty Deed dated January 11, 1969 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on January 13, 1969 in Volume 1007 of Records, at Page 34, as Document No. 848940, FURTHER EXCEPTING THEREFROM land conveyed by Warranty Deed dated May 2, 1974 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 13, 1974 in Volume 1223 of Records, at Page 43, as Document No. 939069. AND FURTHER EXCEPTING THEREFROM Certified Survey Map No. 1188 recorded on December 12, 1986 as Document No. 1213818 and FURTHER EXCEPTING THEREFROM land conveyed by Award of Damages recorded on February 23, 2015 as Document No. 2400941 and FURTHER EXCEPTING THEREFROM land conveyed by Quit Claim Deed recorded in the office of the Register of Deeds for Racine County, Wisconsin as Document No. 2615513. Said land being in the Village of Mount Pleasant, County of Racine and State of Wisconsin.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

METES AND BOUNDS DESCRIPTION OF REMNANT PARCEL

Being a part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 26, Township 3 North, Range 22 East, Village of Mt. Pleasant, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 26; thence South 89°42'29" West along the south line of said Southwest 1/4, 1729.49 feet to the Point of Beginning;

Thence continuing South 89°42'29" West along said south line, 194.25 feet to the monumented east line of Certified Survey Map No. 1188; thence North 00°17'31" West along said monumented east line, 381.27 feet; thence South 89°42'29" West, 379.21 feet; thence North 01°39'36" West, 357.56 feet; thence North 53°27'15" West, 440.19 feet to the west line of said Southwest 1/4; thence North 01°39'36" West along said west line, 269.16 feet; thence North 53°59'54" East, 123.53 feet; thence North 01°39'36" West, 740.62 feet; thence North 34°15'36" East, 518.96 feet; thence North 74°43'32" East, 203.58 feet; thence North 89°37'06" East, 56.77 feet; thence North 01°39'04" West, 80.01 feet to the north line of said Southwest 1/4; thence North 89°37'08" East along said north line, 661.37 feet to the west line of Certified Survey Map No. 3440; thence South 01°36'02" East along said west line, 2023.33 feet; thence South 89°42'29" West, 209.60 feet; thence South 00°27'16" East, 445.69 feet; thence South 89°42'29" West, 65.00 feet; thence North 00°17'31" West, 1.63 feet; thence South 89°42'29" West, 122.00 feet; thence South 00°17'31" East, 178.53 feet to the Point of Beginning.

CERTIFICATION

To: First American Title Insurance Company; Bear Capital, LLC, a Wisconsin limited liability company; Timothy A. Braun:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(c), 8, 9, 11(a), 13, 14, 15, 16, 17 & 18 of Table A thereof. The fieldwork was completed on OCTOBER 8, 2025 and OCTOBER 31, 2025.

John P. Konopacki, PLS
License No. S-2461

Date of Plat or Map: OCTOBER 8, 2025

PINNACLE ENGINEERING GROUP, LLC.
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
Phone: 262-754-8888
Fax: 262-754-8850

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the south line of the Southwest 1/4 of Section 26, Township 3 North, Range 22 East which has a bearing of S89°42'29"W.

STATEMENT OF POTENTIAL ENCROACHMENTS

None Observed

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN			
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX			
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE			
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP			
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DOWN SPOUT	GAS VALVE	BENCH MARK			
SPRINKLER VALVE	GAS METER	CONIFER TREE			
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE			
STANDPIPE	AIR CONDITIONING UNIT	BUSH			
WATER MANHOLE	VENT	WETLAND SYMBOL			
FLOOD LIGHT	DIRECTIONAL ARROW	CL.	=CENTERLINE		
LIGHT POLE	DUMPSTER	CONC.	=CONCRETE		
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SANITARY SEWER		MON.	=MONUMENT		
STORM SEWER		P.O.B.	=POINT OF BEGINNING		
W WATER MAIN		P.O.C.	=POINT OF COMMENCEMENT		
FO FIBER OPTIC LINE		R.O.W	=RIGHT OF WAY		
T TELEPHONE LINE		SEC.	=SECTION		
E ELECTRIC LINE		SQ. FT.	=SQUARE FEET		
OHW OVERHEAD WIRES		W/	=WITH		
CATV CABLE TELEVISION		(R)	=RECORDED AS		
G GAS MAIN		(D)	=DEEDED AS		
WET WETLANDS					
TREE LINE					
NO ACCESS					

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BROOKFIELD, WI 53186
(262) 754-8888

5714 BRAUN ROAD

BEING PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4, SEC. 26, T3N, R22E, VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

1	UPDATED TITLE	10/20/2025			
2	TOPOGRAPHY	11/03/2025			

PEG JOB No. 6367.00
PEG PM
DATE 10/10/2025
SCALE 1"=80'
DRAFTED BY: ST

SHEET 1 OF 2

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SURVEY

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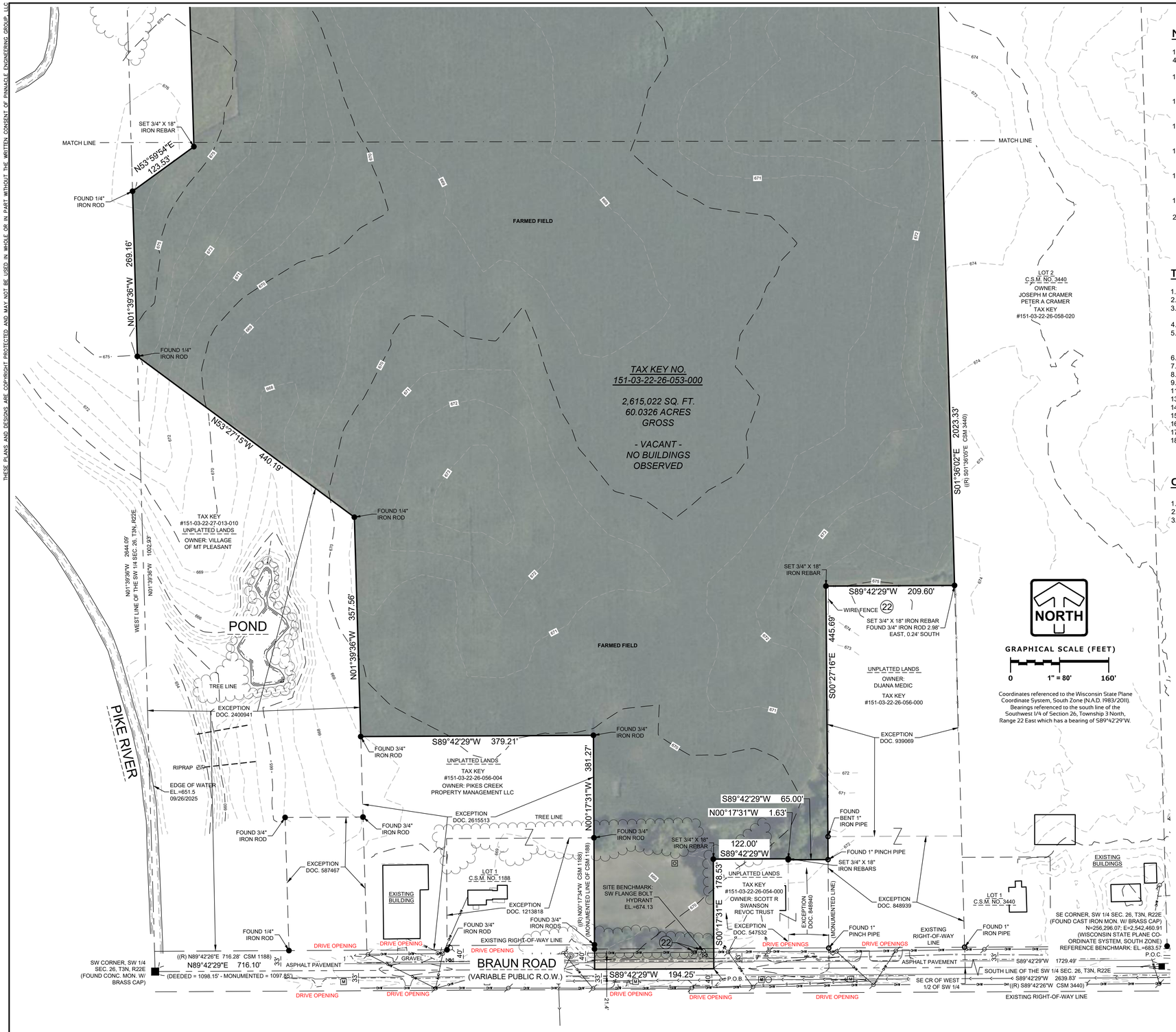

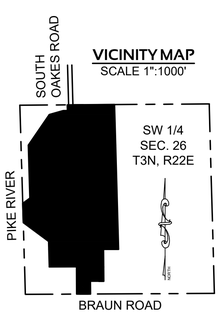

NOTES CORRESPONDING TO SCHEDULE B - II

1 - 3, 10, 18 VISIBLE EVIDENCE SHOWN IF ANY
4 - 9, 17, 19 - 21 NOT SURVEY RELATED

11. Grant of Transmission Line Easement to American Transmission Company, LLC, a Wisconsin limited liability company contained in instrument dated January 1, 2001 and recorded on March 26, 2001 in Volume 3142 of Records, page 593, as Document No. 1763585. Easement is not on, does not touch and does not affect the surveyed property.
12. Easement Assignment from Wisconsin Electric Power Company, a Wisconsin Corporation to American Transmission Company LLC, a Wisconsin limited liability company contained in instrument dated January 1, 2001 and recorded on March 26, 2001 in Volume 3142 of Records, page 622, as Document No. 1763586. Easement is not on, does not touch and does not affect the surveyed property.
13. Easement Assignment from Wisconsin Electric Power Company, a Wisconsin Corporation to American Transmission Company LLC, a Wisconsin limited liability company contained in instrument dated January 1, 2001 and recorded on March 26, 2001 in Volume 3142 of Records, page 628, as Document No. 1763587. Easement is not on, does not touch and does not affect the surveyed property.
14. Easement Assignment from Wisconsin Electric Power Company, a Wisconsin Corporation to American Transmission Company, LLC, a Wisconsin limited liability company contained in instrument dated January 1, 2001 and recorded on March 26, 2001 in Volume 3142 of Records, page 638, as Document No. 1763588. Easement is not on, does not touch and does not affect the surveyed property.
15. Easement Assignment from Wisconsin Electric Power Company, a Wisconsin Corporation to American Transmission Company, LLC, a Wisconsin limited liability company contained in instrument dated January 1, 2001 and recorded on March 26, 2001 in Volume 3142 of Records, page 643, as Document No. 1763589. Easement is not on, does not touch and does not affect the surveyed property.
16. Award of Damages dated September 22, 2014 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 23, 2015 as Document No. 2400941. Temporary Limited Easement shown, Easement to terminate at the time Oakes Road right of way is extended south.
22. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Pinnacle Engineering Group on October 8, 2025, designated PEG Job No. 6367.00: a) Utilities located on the Land without the apparent benefit of an easement. b) Fence extends across Eastern boundary of the Land. Locations are shown.

TABLE A

1. Monuments found/placed at all corners of the surveyed property boundary.
2. Address (as disclosed in title commitment): 5714 Braun Road, Mount Pleasant, WI 53403
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0228D & 55101C0236D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area: 2,615,022 Square Feet (60.0326 Acres).
5. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Survey data was obtained through a combination of ground based survey practices and un-manned aerial systems. Reference Benchmark: Cast Iron monument with brass cap at the southeast corner of the Southwest 1/4 Section 26, Town 3 North, Range 22 East, Elevation = 683.57.
6. Letter / Zoning Report not supplied by client at time of survey.
7. The subject property is vacant - No Buildings Observed.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are no designated parking spaces on the subject property.
11. Evidence of underground utilities existing or serving the property as determined by plans and/or reports not provided by the client at the time of the survey.
13. Names of adjoining owners according to current public records: Shown on Survey.
14. The surveyed property is located 2655 feet west of the intersection of Braun Road and Yates Drive.
15. Orthophotography: Microsoft Bing Maps.
16. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. Offsite easements, if any, shown on Survey.

GENERAL NOTES

1. Right of Way widths and locations are based on previous surveys of record.
2. The subject property has direct unimproved access to South Oakes Road and Braun Road based on a visual observation..
3. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20253802449 with a clear date of SEPTEMBER 25, 2025. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
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TREE LINE			
NO ACCESS			

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

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ALTA/NSPS LAND TITLE SURVEY

REVISIONS

1	UPDATED TITLE	10/20/2025
2	TOPOGRAPHY	11/03/2025

PEG JOB No. 6367.00
PEG PM 10/10/2025
DATE
SCALE 1"=80'
DRAFTED BY: ST

SHEET 2 OF 2

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SURVEY

www.pinnacle-engr.com

2135 South 116th Street
West Allis, WI 53227

January 31, 2025

Dan Szczap
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

Subject: Proposal for Geotechnical Consulting Services
Braun Road Development
Braun Road and Pike River, Mount Pleasant, Wisconsin

Dear Mr. Szczap:

GeoTest, Inc. (GeoTest) has prepared this geotechnical engineering report related to the above-referenced project. This report describes the subsurface exploration and laboratory testing programs and presents recommendations regarding civil and structural engineering design aspects of the project, as well as other construction considerations.

Project Description

Bear Development is considering developing the parcel located on the north side of Braun Road and the east side of Pike River in Mount Pleasant, Wisconsin. The location of the project is illustrated on Figure 1 in Appendix A.

The parcel is 62.1 acres and currently utilized as farmland. The ground surface is somewhat undulating, and generally slopes downward from the northeast to the south with an elevation of about 11 feet.

The preliminary concept includes developing the parcel with single and multi-family buildings. The development will include municipal streets and public utilities and stormwater management systems.

Scope of Work

Geotechnical Subsurface Exploration

The geotechnical exploration program consisted of thirteen borings drilled to depths of 20 feet below the existing ground surface. The boring locations were drilled in a general grid pattern. The boring locations are identified on the Boring Location Diagram (Figure 2) in Appendix A.

The borings were drilled using conventional hollow-stem augers. Soil samples were obtained at 2.5-foot intervals to a depth of 10 and 5-foot intervals thereafter. The soil samples were obtained by split-barrel sampling procedures, in general accordance with ASTM D1586. Representative portions of the samples were sealed in glass jars and returned to GeoTest for laboratory testing and classification.

Descriptive logs for each boring, which describe the methods of advancement, sample types, sample depths, and observations regarding soil and groundwater conditions, were prepared at the time of the field work. These logs were utilized by a GeoTest geotechnical engineer as an aid to prepare the final logs and cross-sections included in Appendix B.

The ground surface elevations at the boring locations were interpolated from the Racine County GIS. Water level information, if encountered, was noted during drilling. All drilling and sampling procedures are described in Appendix C.

Laboratory Testing

A GeoTest geotechnical engineer examined and visually classified each sample, based on texture and plasticity, in accordance with the Unified Soil Classification System (USCS). The engineer grouped like soil samples into strata that are illustrated on the boring logs and cross-sections. The notes included on the boring logs and charts describing this system of classification are included in Appendix B.

The laboratory testing program consisted of:

- Water content testing on all boring samples.
- Calibrated hand penetrometer (Q_p) testing on all fine-grained (clay and silt) boring samples.

The laboratory test results are presented on the final boring logs included in Appendix B. All laboratory procedures are described in Appendix C.

The recovered boring samples will be retained for 60 days after the date of this report. Unless other instructions as to their disposition are received, they will be discarded at that point.

Soil and Groundwater Conditions

The following narrative is a generalization of the subsurface conditions encountered at the borings. Soil conditions can vary in areas between the sampling locations. For a more-detailed description of the subsurface conditions encountered at each boring locations, please refer to the attached logs and cross-sections in Appendix B.

Surface Materials – About 8 to 12 inches of clayey and sandy topsoil was present at the boring locations. The average was 10.7 inches.

General Soil Profile - The soil profile (illustrated on the cross sections in Appendix B) consisted of stratified layers of native clays and sands. The soils varied in their clay, silt, sand, and gravel content. Sixteen samples (21%) were primarily sand and sixty-two samples (79%) were primarily clay.

Clay Soils - The sixty-two clay samples exhibited a medium stiff to very stiff consistencies, with Q_p values ranging from 1,000 pounds per square foot (psf) to 7,500 psf. The average was 4,540 psf. One sample (2%) was less than 2,000 psf (medium stiff). Fifteen samples (24%) were less than 4,000 psf (stiff).

Typically, moisture contents are considered high if they are above 20% in fine-grained soils. The moisture content in the clay samples ranged from 12.0% to 28.7%. Seventeen samples (27%) exceeded 20%.

Sand Soils - The relative density of the coarse-grained (sand) samples was very loose to medium dense, with N-values ranging from 2 to 15. The average was 9. Two samples (13%) were below 4 (very loose). Ten samples (63%) were below 10 (very loose and loose).

Typically, moisture contents are considered high if they are above 15% coarse-grained soils. The moisture content in the sand samples ranged from 10.1% to 27.7%. Nine samples (56%) exceeded 15%.

Groundwater Conditions

Perched water or free groundwater was encountered at nine of the borings at depths that varied from 1 to 18 feet (elevations of 664 to 675 feet). The presence or absence of groundwater in the borehole during drilling is not necessarily an indicator of the permanent groundwater table when clay soils (low hydraulic conductivity) are present. A soil color change (from brown to gray) in soil samples can suggest the depth of the long-term or historical groundwater table. The soils changed from brown to gray at depths of about 5 to 6 feet (elevations of 663 to 671 feet) at all boring locations.

Fluctuations in the groundwater table elevation should be expected with variations in precipitation, evapotranspiration, surface runoff, etc. Also, shallow perched groundwater conditions should be expected where relatively permeable granular soils are underlain by relatively impermeable cohesive soils, especially following precipitation events.

Analysis and Recommendations

There are seven primary issues that should be considered when planning this project.

- The soils are variable in texture (clay and sand) and strength, with a few low-strength clay and sand samples. It will be important to include sufficient quality-control measures during construction to ensure the soils are suitable for supporting structural elements.
- Clay soils were present on the property, which will be sensitive to construction activity, and actions to stabilize the subgrade during construction should be planned.
- Occasional clean (lack of fines) sand soils were encountered on the property that will pose excavating challenges, especially related to trench stability.

- Occasional very loose to loose sand soils are present, which can cause grading, excavating, and structural support challenges.
- Some shallow soils exhibited high moisture, which can cause grading challenges.
- Shallow perched water and groundwater exists that will likely require dewatering planning.
- Soil and groundwater conditions exist that are not conducive to the infiltration of stormwater.

Foundation Support

Foundation design includes evaluating for both bearing capacity and settlement; one or the other controls the design. Conventional foundation systems are typically designed using an allowable bearing capacity based on maximum total and differential settlements of 1 inch and ¾ inch, respectively. For this project, bearing capacity recommendations are provided in order to limit the settlements.

The structures can be supported by conventional spread footings. Based on the field and laboratory results, the foundation can be conservatively designed using allowable bearing capacity values that range from 2,000 psf to 4,000 psf, depending on design and plan specifics.

Traditionally, perimeter footings and interior footings in unheated areas should bear at a depth of at least 48 inches below the final exterior grade to provide adequate frost protection. If desired, exterior footings can bear at shallower depths by following ASCE 32-01 (American Society of Civil Engineers, Design and Construction of Frost-Protected Shallow Foundations, 2001). Interior footings not subject to frost can bear directly beneath the floor slab.

Seismic Design

The soil conditions present at a site are utilized in determining the Seismic Design Category (SDC) for structures. Part of selecting the SDC is determining the Site Class for the soils, which categorizes common soil conditions into broad classes, where typical ground motion attenuation and amplification effects are assigned. Site Class is determined based on the average properties of the soil within 100 feet of the ground surface. Geotechnical engineers use a variety of parameters to characterize the engineering properties of these soils, including general soil classifications (e.g., hard rock, soft clay, etc.), N-values, and laboratory testing.

Site Class A includes hard rock that is typically found only in the eastern United States. The types of rock typically found in the western states include various volcanic deposits, sandstones, shales, and granites that commonly have the characteristic appropriate to either Site Class B or C. Sites with very dense sands and gravels or very stiff to hard clay deposits also may qualify as Site Class C. Sites with relatively stiff cohesive or medium dense non-cohesive soils, including mixtures of clays, silts, and sands, are categorized as Site Class D. Site Class D is the most common site class throughout the United States.

Sites along rivers or other waterways underlain by deep soft clay deposits are categorized as Site Class E. Sites where soils are subject to liquefaction or other ground instabilities are categorized as Site Class F and site-specific analyses are required.

Based on the types of soils present at the boring locations at this property, and their apparent engineering properties, Site Class D is assigned to the site, as defined in the International Building Code (2015) Section 1613.

Floor Slab Support

The existing soils are suitable for support of concrete floor slabs. The floor slab areas should be proof-rolled and soft areas removed or improved prior to the placement of base course materials. An average subgrade modulus value of 150 pounds per cubic inch (pci) is appropriate.

Engineered Fill, Wall, and Utility Trench Backfill

All engineered fill, wall, and utility trench backfill should consist of inorganic materials, free of debris, not exceed 3 inches in size, and should be placed in 8 to 10-inch loose lifts compacted to a minimum of 95 percent of the maximum dry density (Modified Proctor). The fill should be moisture conditioned to be within 3± percent of the optimum moisture content.

The on-site soils can be reused as engineered fill, assuming they do not include deleterious materials (organic soils, wet soils, etc.). However, due to the moisture sensitive nature of clays and silts, their use could pose construction challenges regarding achieving the required compaction requirements. The grading contractor may choose to use a granular soil that can be more easily compacted and would be less sensitive to moisture levels.

Construction Considerations

All loose, wet, organic, disturbed, or otherwise unsuitable surface soils should be stripped from structural and engineered fill areas prior to any construction activities. The exposed subgrade soils and all engineered fills should be observed, tested, and documented by a representative of the geotechnical engineer. Large structural areas, such as building footprint, pavement, and engineered fill zones, should be proof-rolled to identify low-strength or disturbed areas that need to be removed or improved.

Footing excavations and all structural subgrade soils should be evaluated to confirm the bearing materials are consistent with those identified in this report and anticipated by the structural engineer. If unanticipated conditions are encountered, the geotechnical and structural engineers should be notified immediately. All footing pads must bear upon suitable native soils or engineered fill soils that have been confirmed in the field by a representative of the geotechnical engineer. Where unsuitable bearing soils, such as organic, disturbed, wet, frozen, or low-strength (less than the design bearing capacity) soils are encountered, the excavation should be extended to competent bearing soil. If

extended, the footing pads can be constructed at the base of the excavations, or the excavations can be backfilled with clean, crushed stone or lean concrete.

Most soils on-site will be sensitive to disturbances from construction activity due to their clay and silt content. Construction activities can cause significant reductions in soil strength and support capabilities. In addition, moisture sensitive soils that become wet will likely impact grading and compaction schedules. Care should be taken during construction to protect these soils from moisture or disturbance from equipment. Placing a working subbase layer of 3-inch crushed stone or utilizing a cement stabilization program in areas subjected to construction traffic could be beneficial and reduce the need to strip disturbed soils.

It is likely that excavations will encounter shallow groundwater and perched water. Filtered sump pumps and drawing water from sump pits should be adequate to remove water that collects in excavations. Sump pits should be lined with a geotextile and filled with open-graded, free- draining aggregate.

Surface water should not be allowed to collect in excavations or on prepared subgrades during or after construction. Areas should be sloped to facilitate removal of collected surface runoff. Positive site drainage should be provided to reduce infiltration of surface water around the perimeter of structures and within pavement areas.

Excavation walls may need to be sloped or braced for stability and safety reasons. The Owner and Contractor should be aware of, and become familiar with, applicable local, state, and federal safety regulations, including current OSHA Excavation and Trench Safety Standards. Construction-site safety generally is the responsibility of the Contractor, who should also be responsible for the means, methods, and sequencing of construction operations.

The Contractor should be aware that slope height, slope inclination, or excavation depths should in no case exceed those specified in local, state, or federal safety regulations, (e.g., OSHA Health and Safety Standards for Excavations, 29 CFR Part 1926), or successor regulations. The soils encountered in the borings vary (Type A, Type B, and Type C, when applying the OSHA regulations. Such regulations are strictly enforced, and if they are not followed, the Owner, Contractor, and/or earthwork Subcontractor(s) could be liable for substantial penalties.

General Qualifications

The services provided by GeoTest were performed with the degree of skill and care typically performed by other members of the geotechnical engineering profession, practicing in this locale, at this time. No other warranty, expressed or implied, is given.

2135 South 116th Street
West Allis, WI 53227

We appreciate the opportunity to provide geotechnical engineering services. If you have any questions, or require any further assistance, please feel free to contact us.

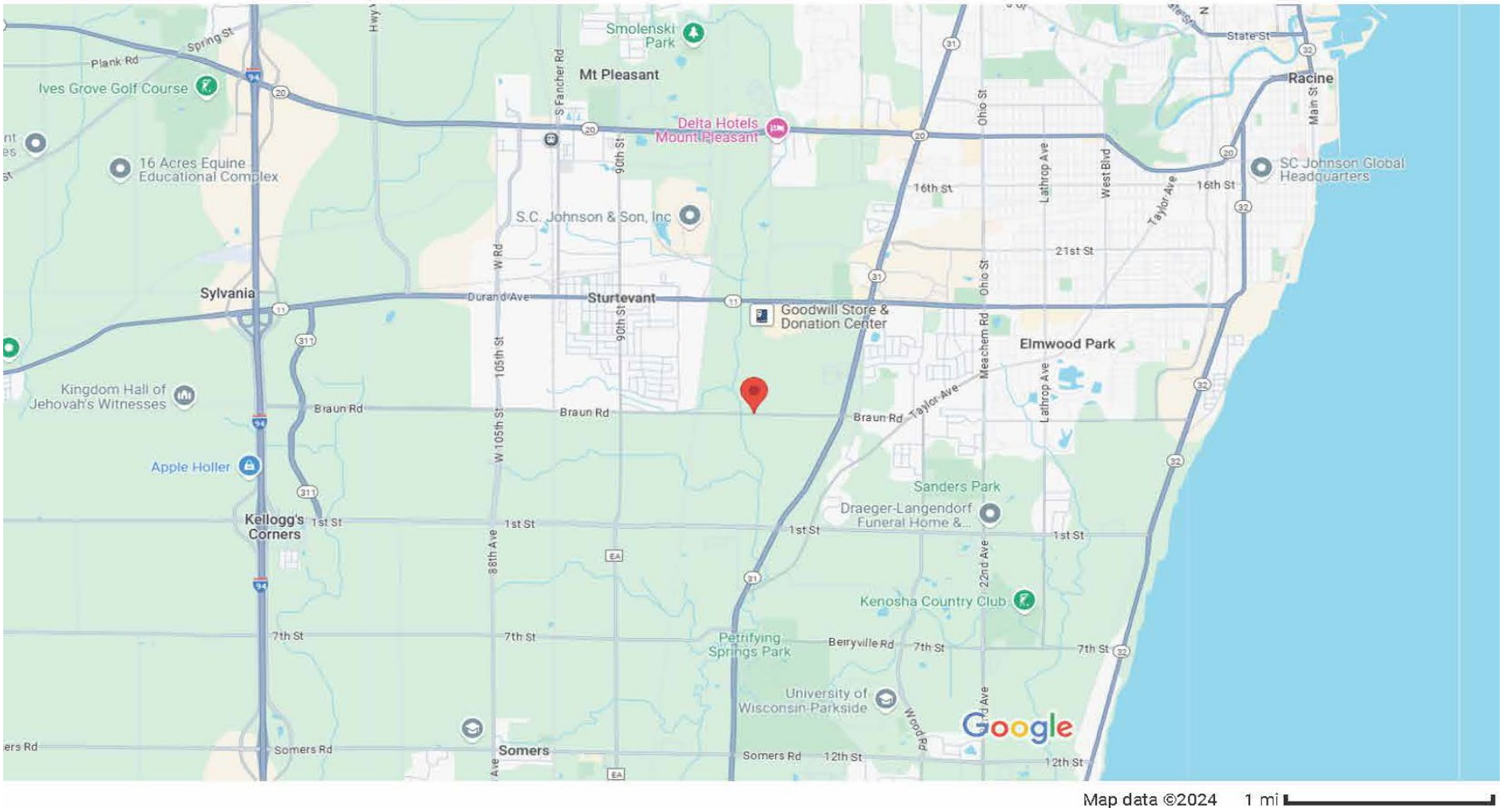
Sincerely,



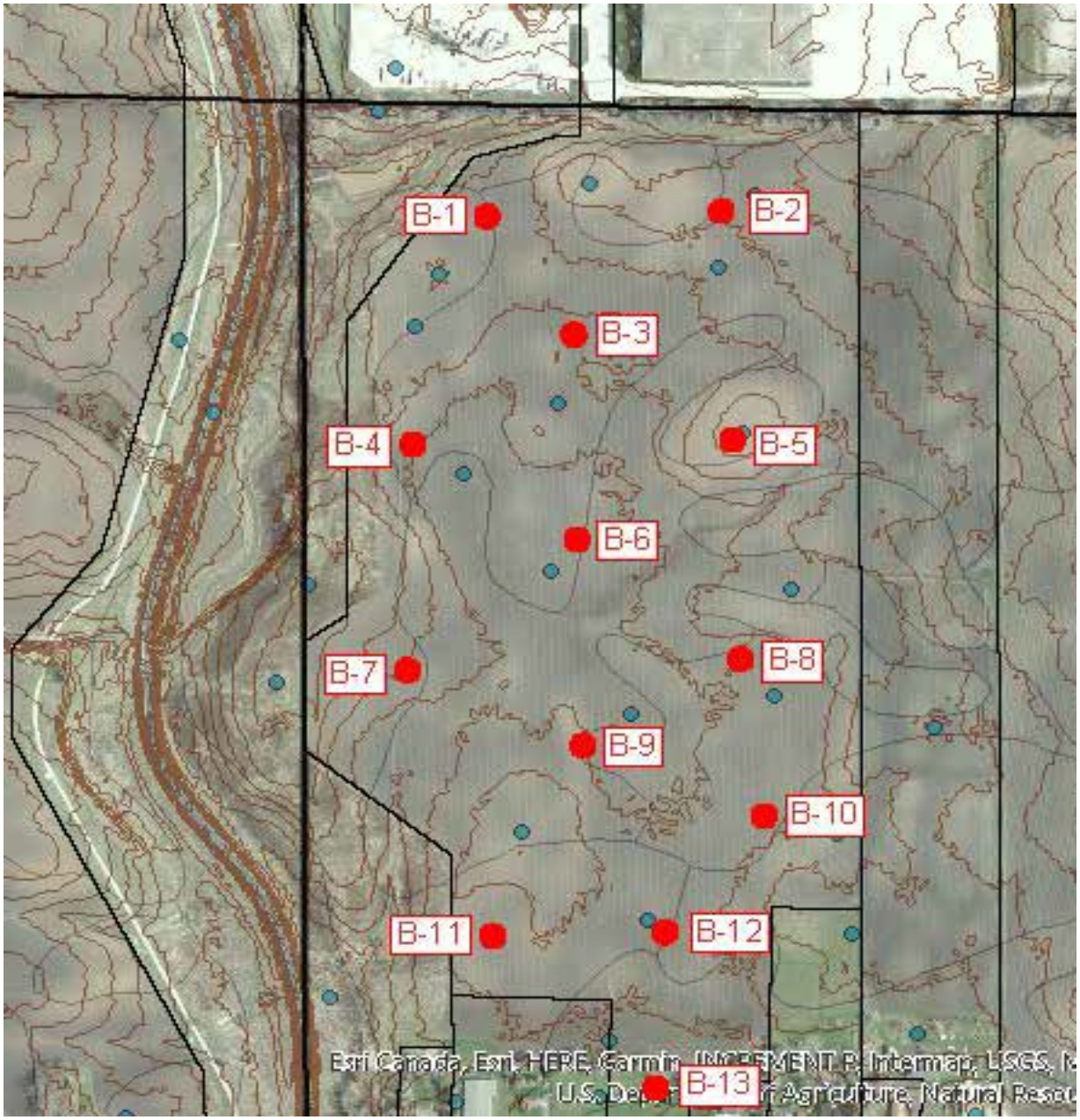
Michael D. Frede, P.E.
Technical Director/Senior Engineer

Appendix A

- Figure 1 – Site Location Diagram
- Figure 2 – Boring Location Diagram



GeoTest	**Project Name:** Braun Road Development **Project Location:** Braun Road and Pike River Mount Pleasant, Wisconsin Racine County	**Project No.:** 8470 **Date:** 1/16/25 **Drawn By:** MDF **Scale:** NTS	**FIGURE 1** **Project Location Diagram**



GeoTest

Project Name:	Braun Road Development	**Project No.:**	8470
Project Location:	Braun Road and Pike River Mount Pleasant, Wisconsin Racine County	**Date:**	1/16/25
		Drawn By:	MDF
		Scale:	NTS

FIGURE 2
Boring Location Diagram

Appendix B

- General Notes
- Boring Logs
  - B-1 through B-13
- Legend
- Cross-Sections
  - Northern Section - B-1 through B-6
  - Southern Section – B-7 through B-13
- Unified Soil Classification System (USCS)

Drilling and Sampling Abbreviations:

AD	Solid-Stem Auger	**OS**	Osterberg Sampler, 3-inch-O.D. Shelby Tube
AS	Auger Sample	**PMT**	Pressuremeter Test (In Situ)
BS	Bulk Sample	**RD**	Rotary Drilling
DD	Diamond Core Drilling	**SS**	Split-Spoon Sampler, 1.375-inch-I.D., 2-inch-O.D. (Unless otherwise noted)
FT	Fish Tail		
GP	Geoprobe	**ST**	Shelby Tube Sampler, 2-inch-O.D. (Unless otherwise noted)
GS	Giddings Sampler	**VS**	Vane Shear
HA	Hand-Auger Drilling	**WOH**	Weight of Hammer
HS	Hollow-Stem Auger	**WS**	Wash Sample

Standard Penetration ("N"): Blows per foot of a 140-pound hammer falling 30 inches on a 2-inch-O.D. split-spoon sampler, except where otherwise noted.

Water Level Measurement Abbreviations:

AAR	After Auger Removal	**BCR**	Before Casing Removal	**WS**	While Sampling
AB	After Boring	**DCI**	Dry Cave In		
ACR	After Casing Removal	**WCI**	Wet Cave In		
BAR	Before Auger Removal	**WD**	While Drilling		
BCI	Before Casing Installation	**WL**	Water Level		

Water levels indicated on the boring logs are the levels measured in the boring at the times indicated. In relatively pervious soils, the observed water levels are considered a reliable indicator of groundwater positions. In relatively impervious soils, the accurate determination of groundwater elevations may not be possible, even after several days of observations. In this case, other indicators of groundwater position, such as sealed observation wells or piezometers, may be required.

Gradation Description and Terminology:

Coarse-grained granular soils have more than 50% of their dry weight retained on a #200 sieve (0.074 mm); they include boulders, cobbles, gravel, sand, and combinations thereof. Fine-grained soils have less than 50% of their dry weight retained on a #200 sieve. Fine-grained granular soils are non-cohesive, and include silt; fine-grained cohesive soils include silty clay, and clay.

Major Component of Sample	Size Range	Description of Components Present in Sample	Percent of Dry Weight
Boulders	Over 8" (200 mm)	Trace	<5
Cobbles	8" to 3" (200 to 75 mm)	Few	5 - 10
Gravel	3" to #4 sieve (75 to 4.76 mm)	Little	15 - 25
Sand	#4 to #200 sieve (4.76 to 0.074 mm)	Some	30 - 45
Silt	Passing #200 sieve (0.074 to 0.005 mm)		
Clay	Smaller than 0.005 mm		

Consistency of Cohesive Soils		Relative Density of Granular Soils	
Unconfined Compressive Strength, Qu, tsf	**Consistency**	**N, Blows per 12 inches**	**Relative Density**
<0.25	Very Soft	0 - 3	Very Loose
0.25 - 0.49	Soft	4 - 9	Loose
0.50 - 0.99	Medium Stiff	10 - 29	Medium Dense
1.00 - 1.99	Stiff	30 - 49	Dense
2.00 - 3.99	Very Stiff	50 - 80	Very Dense
>4.00	Hard	>80	Extremely Dense

GeoTest	**Client:** Bear Development	**BORING LOG**
	Project: Braun Road Development, #8470	**Boring No.** B-1
	Address: Braun Road and Pike River, Mount Pleasant, WI	**Page:** 1 of 1

Drilling Start Date:	**1/17/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/17/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**672**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68971, -87.87341**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT: Sample Type	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index (PI)	#200 Sieve (%)	Pocket Penetrometer (tsf)	Unconfined Compressive Strength (tsf)	ELEVATION (ft)
0							(0.00') Topsoil: 10 Inches of Clayey Topsoil									672
			SS	2 3 3	1.50	6	(1.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, some silt, mostly clay, medium plasticity, very stiff, moist, brown with gray mottling	15.5						2.5		670
			SS	2 2 3	1.50	5		17.8						2		
5			SS	5 6 7	1.50	13	(6.00') Lean CLAY (CL); trace fine-coarse gravel, little fine-coarse sand, few silt, mostly clay, medium plasticity, very stiff, moist, gray brown	12.5						3.5		665
			SS	5 5 8	1.50	13		12.1						3.75		
10																660
			SS	7 10 16	0.40	26		14.2						3		
15																655
			SS	8 10 10	1.50	20	(17.00') Lean CLAY (CL); few fine-coarse gravel, little fine-coarse sand, little silt, mostly clay, medium plasticity, stiff, moist, gray	16.9						1.5		
20							(20.00') Boring terminated									650
25																

NOTES:

GeoTest	**Client:** Bear Development	**BORING LOG**
	Project: Braun Road Development, #8470	**Boring No.** B-2
	Address: Braun Road and Pike River, Mount Pleasant, WI	**Page:** 1 of 1

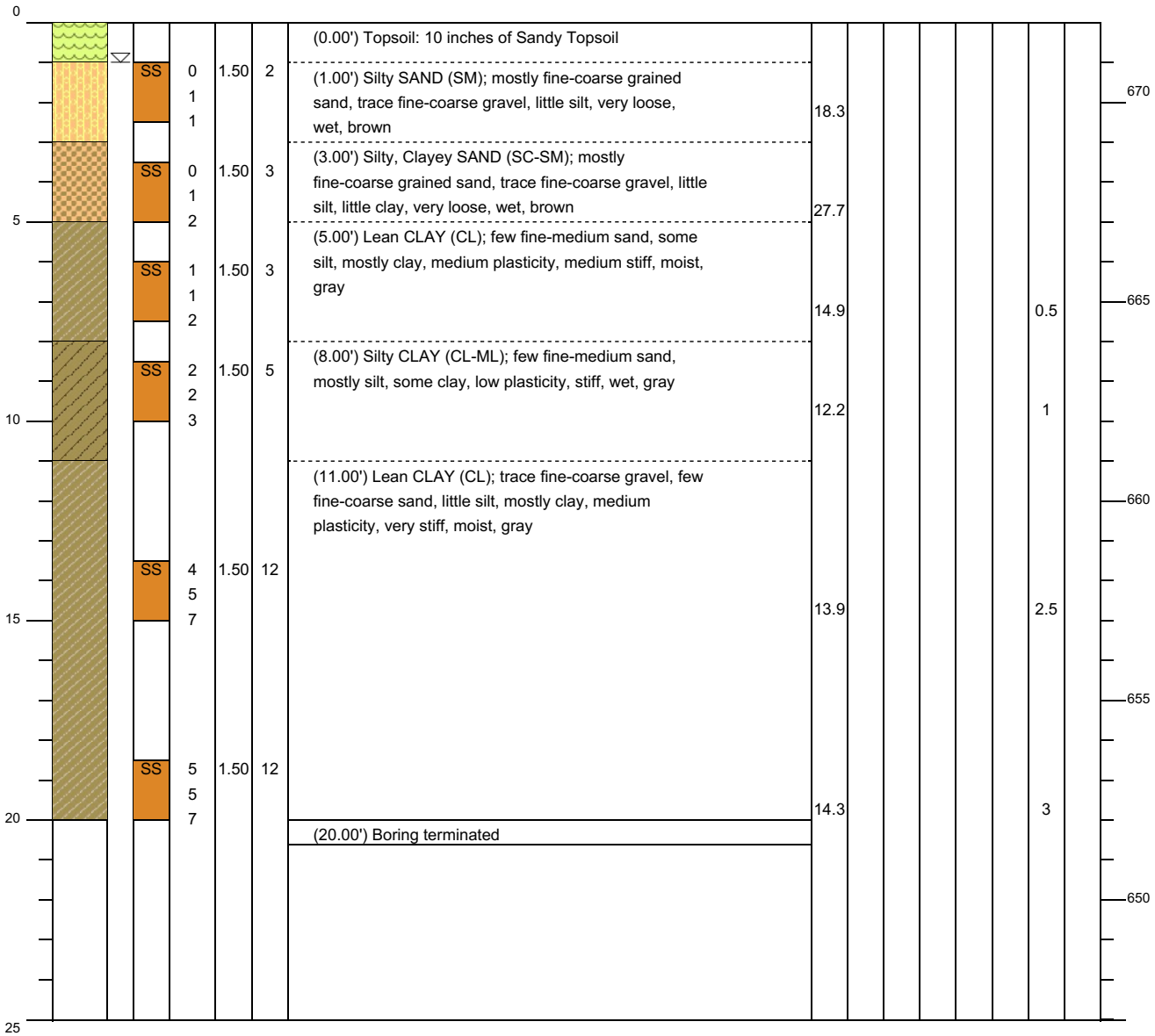
Drilling Start Date:	**1/25/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/25/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**1**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**676**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68974, -87.87147**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT: Sample Type	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index (PI)	#200 Sieve (%)	Pocket Penetrometer (tsf)	Unconfined Compressive Strength (tsf)	ELEVATION (ft)
0							(0.00') Topsoil: 10 inches of Sandy Topsoil									675
			SS	6 7 8	1.50	15	(1.00') Well-graded SAND with silt (SW-SM); mostly fine-coarse grained sand, trace fine-coarse gravel, few silt, medium dense, wet, brown									
			SS	5 5 7	1.43	12		13.3								
5			SS	4 5 5	1.50	10	(5.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, little silt, mostly clay, medium plasticity, very stiff, moist, gray	20.4						2.5		670
			SS	5 6 6	1.50	12	(8.00') Lean CLAY (CL); few fine-coarse sand, some silt, mostly clay, medium plasticity, very stiff, moist, gray	24.5						2.5		
10																665
			SS	3 5 5	1.50	10	(12.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, few silt, mostly clay, medium plasticity, very stiff, moist, gray	14.6						2		
15																660
			SS	5 6 8	1.50	14		16.9						2.75		
20							(20.00') Boring terminated									655
25																

NOTES: Perched water was encountered at 1 foot.

GeoTest	**Client:** Bear Development	**BORING LOG**
	Project: Braun Road Development, #8470	**Boring No.** B-3
	Address: Braun Road and Pike River, Mount Pleasant, WI	**Page:** 1 of 1

Drilling Start Date:	**1/25/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/25/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**1**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**672**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68902, -87.87248**

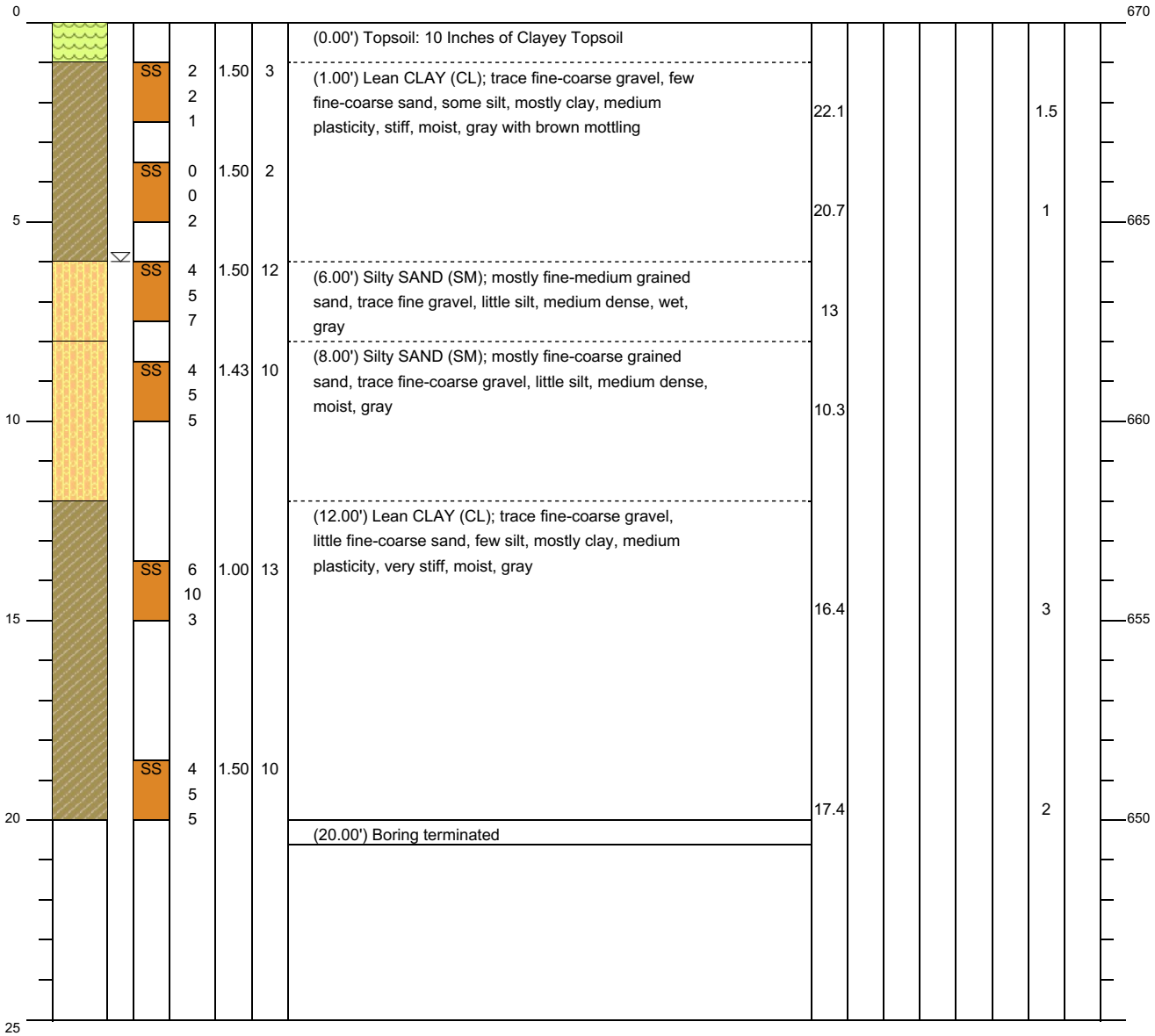


DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT: Sample Type	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index (PI)	#200 Sieve (%)	Pocket Penetrometer (tsf)	Unconfined Compressive Strength (tsf)	ELEVATION (ft)
0							(0.00') Topsoil: 10 inches of Sandy Topsoil									672
			SS	0 1 1	1.50	2	(1.00') Silty SAND (SM); mostly fine-coarse grained sand, trace fine-coarse gravel, little silt, very loose, wet, brown	18.3								670
			SS	0 1 2	1.50	3	(3.00') Silty, Clayey SAND (SC-SM); mostly fine-coarse grained sand, trace fine-coarse gravel, little silt, little clay, very loose, wet, brown	27.7								
5			SS	1 1 2	1.50	3	(5.00') Lean CLAY (CL); few fine-medium sand, some silt, mostly clay, medium plasticity, medium stiff, moist, gray	14.9						0.5		665
			SS	2 2 3	1.50	5	(8.00') Silty CLAY (CL-ML); few fine-medium sand, mostly silt, some clay, low plasticity, stiff, wet, gray	12.2						1		
10							(11.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, little silt, mostly clay, medium plasticity, very stiff, moist, gray									660
			SS	4 5 7	1.50	12		13.9						2.5		
15																655
			SS	5 5 7	1.50	12		14.3						3		
20							(20.00') Boring terminated									650
25																

NOTES: Perched water was encountered at 1 foot.

GeoTest	**Client:** Bear Development	**BORING LOG**
	Project: Braun Road Development, #8470	**Boring No.** B-4
	Address: Braun Road and Pike River, Mount Pleasant, WI	**Page:** 1 of 1

Drilling Start Date:	**1/17/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/17/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**6**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**670**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68817, -87.87400**



DEPTH (ft)	Sample Type	Blow Counts	Recovery (ft)	N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Pocket Penetrometer (tsf)	ELEVATION (ft)
0					(0.00') Topsoil: 10 Inches of Clayey Topsoil			670
	SS	2 2 1	1.50	3	(1.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, some silt, mostly clay, medium plasticity, stiff, moist, gray with brown mottling	22.1	1.5	
	SS	0 0 2	1.50	2		20.7	1	
5	SS	4 5 7	1.50	12	(6.00') Silty SAND (SM); mostly fine-medium grained sand, trace fine gravel, little silt, medium dense, wet, gray	13		665
	SS	4 5 5	1.43	10	(8.00') Silty SAND (SM); mostly fine-coarse grained sand, trace fine-coarse gravel, little silt, medium dense, moist, gray	10.3		
10								660
	SS	6 10 3	1.00	13	(12.00') Lean CLAY (CL); trace fine-coarse gravel, little fine-coarse sand, few silt, mostly clay, medium plasticity, very stiff, moist, gray	16.4	3	
15								655
	SS	4 5 5	1.50	10		17.4	2	
20					(20.00') Boring terminated			650
25								

NOTES: Perched water was encountered at 6 feet.

GeoTest	**Client:** Bear Development	**BORING LOG**
	Project: Braun Road Development, #8470	**Boring No.** B-5
	Address: Braun Road and Pike River, Mount Pleasant, WI	**Page:** 1 of 1

Drilling Start Date:	**1/25/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/25/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**1**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**675**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68819, -87.87139**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT: Sample Type	Blow Counts	Recovery (ft)	N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index (PI)	#200 Sieve (%)	Pocket Penetrometer (tsf)	Unconfined Compressive Strength (tsf)	ELEVATION (ft)
0							(0.00') Topsoil: 6 inches of Sandy Topsoil									675
			SS	3 4 4	1.50	8	(0.50') Poorly graded SAND with silt (SP-SM); mostly fine grained sand, few silt, loose, wet, brown, sand layers	18.2								
			SS	3 5 4	1.50	9										
5							(5.00') Lean CLAY (CL); few fine-medium sand, few silt, mostly clay, medium plasticity, very stiff, moist, gray brown	17.6								670
			SS	4 4 4	1.50	8		27.2						2		
			SS	4 5 5	1.50	10		24.6						2.25		
10							(12.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, little silt, mostly clay, medium plasticity, very stiff, moist, gray									665
			SS	5 5 5	1.50	10		18.6						2.5		
15																660
			SS	4 6 6	1.50	12		18.2						3		
20							(20.00') Boring terminated									655
25																

NOTES: Perched water was encountered at 1 foot.

GeoTest	**Client:** Bear Development	**BORING LOG**
	Project: Braun Road Development, #8470	**Boring No.** B-6
	Address: Braun Road and Pike River, Mount Pleasant, WI	**Page:** 1 of 1

Drilling Start Date:	**1/25/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/25/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**669**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68768, -87.87254**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT: Sample Type	Blow Counts	Recovery (ft)	N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index (PI)	#200 Sieve (%)	Pocket Penetrometer (tsf)	Unconfined Compressive Strength (tsf)	ELEVATION (ft)
0							(0.00') Topsoil: 9 inches of Clayey Topsoil									
			SS	2 3 3	1.43	6	(1.00') Lean CLAY (CL); few fine-medium sand, some silt, mostly clay, medium plasticity, stiff, moist, brown with gray mottling	19						1		
			SS	2 2 4	1.50	6										665
5								24.6						1		
			SS	6 4 4	1.50	8	(5.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, few silt, mostly clay, medium plasticity, very stiff, moist, gray brown									
								23.5						2		
			SS	3 4 6	1.50	10	(8.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, few silt, mostly clay, medium plasticity, very stiff, moist, gray									660
10								20.4						2		
			SS	4 5 6	1.50	11										655
15								16.6						3		
			SS	5 6 7	1.50	13										650
20								19.7						2.5		
							(20.00') Boring terminated									
																645
25																

NOTES:

GeoTest	**Client:** Bear Development	**BORING LOG**
	Project: Braun Road Development, #8470	**Boring No.** B-7
	Address: Braun Road and Pike River, Mount Pleasant, WI	**Page:** 1 of 1

Drilling Start Date:	**1/17/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/17/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**18**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**671**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68659, -87.87406**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT: Sample Type	Blow Counts	Recovery (ft)	N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index (PI)	#200 Sieve (%)	Pocket Penetrometer (tsf)	Unconfined Compressive Strength (tsf)	ELEVATION (ft)
0							(0.00') Topsoil: 10 Inches of Clayey Topsoil									670
			SS	4 5 8	1.50	13	(1.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, little silt, mostly clay, medium plasticity, very stiff, moist, brown with gray mottlng	17.9						3.5		
			SS	4 7 9	1.50	16		15.7						3.75		
5																
			SS	7 9 9	1.50	18	(6.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, little silt, mostly clay, medium plasticity, very stiff, moist, gray	15.4						2.5		665
			SS	3 5 7	1.50	12		16.4						3.5		
10																
			SS	7 5 5	1.50	10		21.8						2		660
15		▽														655
			SS	7 8 7	0.50	15	(18.00') Poorly graded SAND with silt (SP-SM); mostly fine-medium grained sand, trace fine gravel, few silt, medium dense, saturated, gray	10.1								
20							(20.00') Boring terminated									650
25																

NOTES:

GeoTest	Client: Bear Development	BORING LOG
	Project: Braun Road Development, #8470	Boring No. B-8
	Address: Braun Road and Pike River, Mount Pleasant, WI	Page: 1 of 1

Drilling Start Date:	**1/25/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/25/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**1**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**672**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68680, -87.87131**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT: Sample Type	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index (PI)	#200 Sieve (%)	Pocket Penetrometer (tsf)	Unconfined Compressive Strength (tsf)	ELEVATION (ft)
0							(0.00') Topsoil: 10 inches of Sandy Topsoil									672
			SS	3 2 3	1.43	5	(1.00') Silty SAND (SM); mostly fine-coarse grained sand, little silt, loose, wet, brown	19.3								670
			SS	2 4 5	1.50	9										
5			SS	4 4 5	1.50	9	(5.00') Clayey SAND (SC); mostly fine-medium grained sand, little clay, loose, wet, gray	18.8 19.8								665
			SS	4 5 6	1.50	11	(8.00') Clayey SAND (SC); mostly fine-coarse grained sand, little clay, medium dense, wet, gray	18.2								
10							(11.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, few silt, mostly clay, medium plasticity, very stiff, moist, gray									660
			SS	3 3 3	1.50	6		16.9						2		
15																655
			SS	3 5 6	1.50	11		19.1						2		
20							(20.00') Boring terminated									650
25																

NOTES: Perched water was encountered at 1 foot.

GeoTest	**Client:** Bear Development	**BORING LOG**
	Project: Braun Road Development, #8470	**Boring No.** B-9
	Address: Braun Road and Pike River, Mount Pleasant, WI	**Page:** 1 of 1

Drilling Start Date:	**1/17/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/17/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**669**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68583, -87.87248**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT: Sample Type	Blow Counts	Recovery (ft)	N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index (PI)	#200 Sieve (%)	Pocket Penetrometer (tsf)	Unconfined Compressive Strength (tsf)	ELEVATION (ft)
0							(0.00') Topsoil: 12 inches of Clayey Topsoil									669
			SS	1 2 3	1.50	5	(1.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, some silt, mostly clay, medium plasticity, very stiff, moist, gray with brown mottling	18.7						2		
			SS	4 4 4	1.50	8		17.2						2		665
5			SS	8 8 10	0.17	18	(6.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, few silt, mostly clay, medium plasticity, very stiff, moist, gray	15.4						3		
			SS	6 8 9	0.33	17		14.3						3		660
10																
			SS	4 5 6	0.33	11		19.9						2		655
15							(17.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, few silt, mostly clay, medium plasticity, stiff, moist, gray									
			SS	5 6 8	1.50	14		21						1.75		650
20							(20.00') Boring terminated									
																645
25																

NOTES:

GeoTest	**Client:** Bear Development	**BORING LOG**
	Project: Braun Road Development, #8470	**Boring No.** B-10
	Address: Braun Road and Pike River, Mount Pleasant, WI	**Page:** 1 of 1

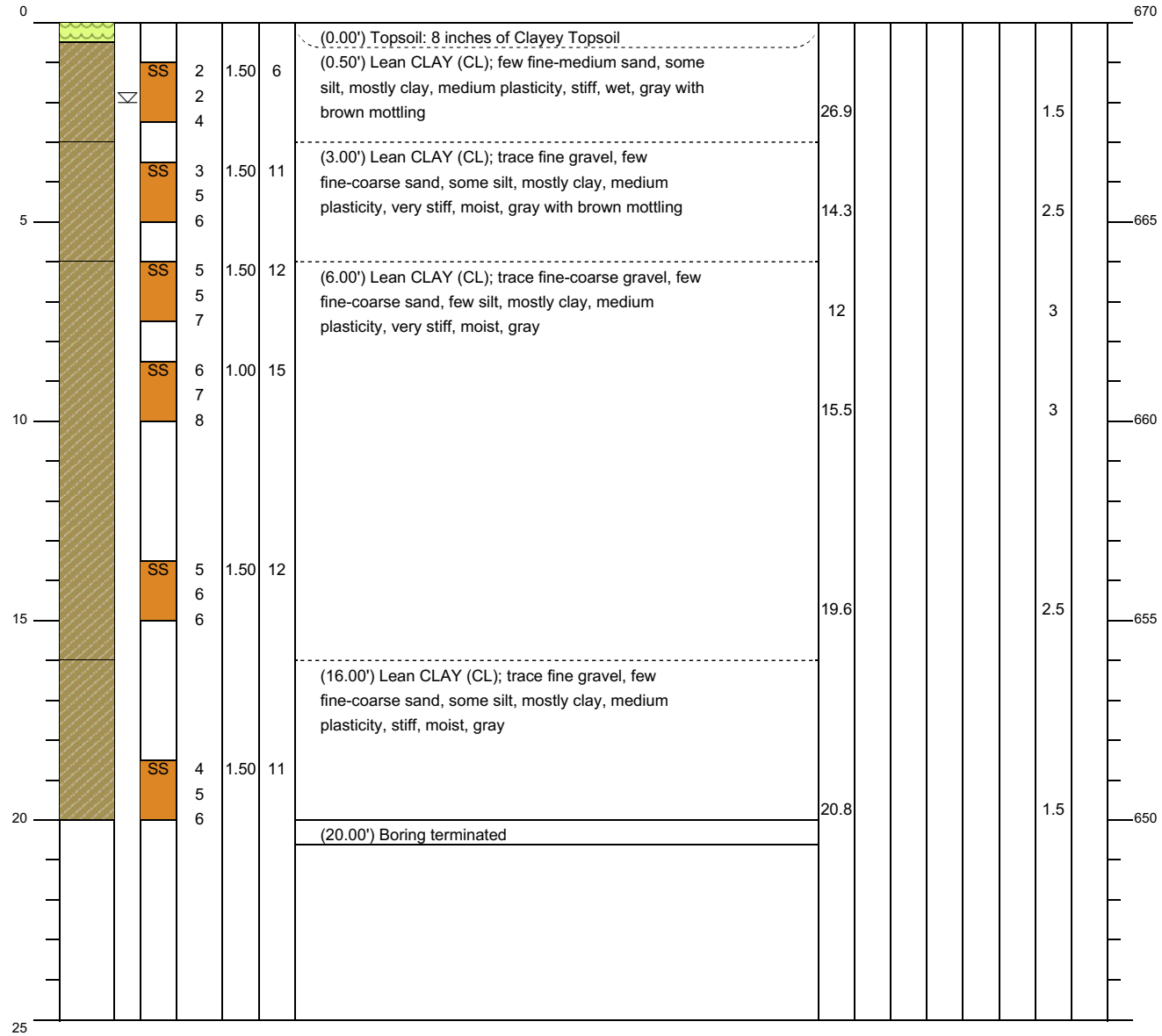
Drilling Start Date:	**1/25/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/25/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**2**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**671**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68526, -87.87108**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT: Sample Type	Blow Counts	Recovery (ft)	N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index (PI)	#200 Sieve (%)	Pocket Penetrometer (tsf)	Unconfined Compressive Strength (tsf)	ELEVATION (ft)
0							(0.00') Topsoil: 12 inches of Sandy Topsoil									670
			SS	2 2 2	1.43	4	(1.00') Silty, Clayey SAND (SC-SM); mostly fine-coarse grained sand, little silt, little clay, loose, wet, brown	20								
			SS	2 4 5	1.43	9										
5								12.7								665
			SS	2 3 5	1.50	8	(5.00') Silty, Clayey SAND (SC-SM); mostly fine grained sand, little silt, little clay, loose, wet, gray	11.8								
			SS	3 4 5	1.50	9	(8.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, few silt, mostly clay, medium plasticity, very stiff, moist, gray	17						2		
10																660
			SS	4 4 5	1.50	9		16.8						2		
15																655
			SS	5 6 6	1.50	12		19.5						2		
20							(20.00') Boring terminated									650
25																

NOTES:

GeoTest	**Client:** Bear Development	**BORING LOG**
	Project: Braun Road Development, #8470	**Boring No.** B-11
	Address: Braun Road and Pike River, Mount Pleasant, WI	**Page:** 1 of 1

Drilling Start Date:	**1/17/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/17/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**2**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**670**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68457, -87.87346**



DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT: Sample Type	COLLECT: Blow Counts	COLLECT: Recovery (ft)	COLLECT: N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index (PI)	#200 Sieve (%)	Pocket Penetrometer (tsf)	Unconfined Compressive Strength (tsf)	ELEVATION (ft)
0							(0.00') Topsoil: 8 inches of Clayey Topsoil									670
			SS	2 2 4	1.50	6	(0.50') Lean CLAY (CL); few fine-medium sand, some silt, mostly clay, medium plasticity, stiff, wet, gray with brown mottling	26.9						1.5		
5			SS	3 5 6	1.50	11	(3.00') Lean CLAY (CL); trace fine gravel, few fine-coarse sand, some silt, mostly clay, medium plasticity, very stiff, moist, gray with brown mottling	14.3						2.5		665
			SS	5 5 7	1.50	12	(6.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, few silt, mostly clay, medium plasticity, very stiff, moist, gray	12						3		
			SS	6 7 8	1.00	15										
10								15.5						3		660
			SS	5 6 6	1.50	12										
15								19.6						2.5		655
							(16.00') Lean CLAY (CL); trace fine gravel, few fine-coarse sand, some silt, mostly clay, medium plasticity, stiff, moist, gray									
			SS	4 5 6	1.50	11										
20							(20.00') Boring terminated	20.8						1.5		650
25																

NOTES: Perched water was encountered at 2 feet.

GeoTest	**Client:** Bear Development	**BORING LOG**
	Project: Braun Road Development, #8470	**Boring No.** B-12
	Address: Braun Road and Pike River, Mount Pleasant, WI	**Page:** 1 of 1

Drilling Start Date:	**1/17/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/17/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**N/A**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**670**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68456, -87.87176**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT: Sample Type	Blow Counts	Recovery (ft)	N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index (PI)	#200 Sieve (%)	Pocket Penetrometer (tsf)	Unconfined Compressive Strength (tsf)	ELEVATION (ft)
0							(0.00') Topsoil: 10 inches of Clayey Topsoil									670
			SS	2 2 3	1.50	5	(1.00') Lean CLAY (CL); few fine-medium sand, some silt, mostly clay, medium plasticity, stiff, moist, brown	20.5						1.75		
			SS	3 4 5	1.50	9		21.3						1.5		
5																665
			SS	5 6 6	1.50	12	(6.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, few silt, mostly clay, medium plasticity, very stiff, moist, gray	16						2.75		
			SS	4 5 8	1.50	13		16.8						3.5		
10																660
			SS	6 2 10	0.17	12		16.6						2		
15																655
			SS	3 6 6	1.50	12		19.3						2.5		
20							(20.00') Boring terminated									650
25																

NOTES:

GeoTest	**Client:** Bear Development	**BORING LOG**
	Project: Braun Road Development, #8470	**Boring No.** B-13
	Address: Braun Road and Pike River, Mount Pleasant, WI	**Page:** 1 of 1

Drilling Start Date:	**1/17/25**	Boring Depth (ft):	**20**
Drilling End Date:	**1/17/25**	Boring Diameter (in):	**6.0**
Drilling Company:	**PTS**	Sampling Method(s):	**Split Spoon**
Drilling Method:	**Hollow Stem Auger**	DTW During Drilling (ft):	**1**
Drilling Equipment:	**Geoprobe 7822DT**	DTW After Drilling (ft):	**N/A**
Driller:	**Jed Vela**	Ground Surface Elev. (ft):	**669**
Logged By:	**Michael Frede**	Location (Lat, Long):	**42.68352, -87.87192**

DEPTH (ft)	LITHOLOGY	WATER LEVEL	COLLECT: Sample Type	Blow Counts	Recovery (ft)	N Value RQD%	SOIL/ROCK VISUAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	Liquid Limit	Plastic Limit	Plasticity Index (PI)	#200 Sieve (%)	Pocket Penetrometer (tsf)	Unconfined Compressive Strength (tsf)	ELEVATION (ft)
0							(0.00') Topsoil: 12 Inches Clayey Topsoil									669
			SS	1 2 2	1.50	4	(1.00') Lean CLAY (CL); trace fine gravel, few fine-coarse sand, few silt, mostly clay, medium plasticity, stiff, wet, brown with gray mottling	28.7						1		
			SS	1 3 3	1.00	6										665
5								16.4						1		
			SS	0 0 3	1.50	3	(5.00') Lean CLAY (CL); trace fine-coarse gravel, few fine-coarse sand, few silt, mostly clay, medium plasticity, very stiff, moist, gray	16						2		
			SS	4 5 5	1.50	10										660
10								15						3.5		
			SS	4 6 7	1.50	13										655
15								15.7						3.5		
			SS	4 4 4	1.50	8	(17.00') Lean CLAY (CL); trace fine gravel, few fine-coarse sand, some silt, mostly clay, medium plasticity, stiff, moist, gray									650
20								20.3						1		
							(20.00') Boring terminated									
																645
25																

NOTES: Perched water was encountered at 1 foot.

GEOTEST

BORING AND WELL LOG LEGEND

SURFACE
ASPHALT
CONCRETE
FILL
TOPSOIL
AIR
ICE

USCS
Well-graded GRAVEL (GW)
Poorly graded GRAVEL (GP)
Silty GRAVEL (GM)
Clayey GRAVEL (GC)
Silty, Clayey GRAVEL (GC-GM)
Well-graded GRAVEL with silt (GW-GM)
Poorly graded GRAVEL with silt (GP-GM)
Well-graded GRAVEL with clay (GW-GC)
Poorly graded GRAVEL with clay (GP-GC)
Well-graded SAND (SW)
Poorly graded SAND (SP)
Silty SAND (SM)
Clayey SAND (SC)
Silty, Clayey SAND (SC-SM)
Well-graded SAND with silt (SW-SM)
Poorly graded SAND with silt (SP-SM)
Well-graded SAND with clay (SW-SC)
Poorly graded SAND with clay (SP-SC)
SILT (ML)
Lean CLAY (CL)
Silty CLAY (CL-ML)
Organic SOIL (OL)
Elastic SILT (MH)
Fat CLAY (CH)
Organic SOIL (OH)
Organic SOIL (OL/OH)
PEAT (PT)
BEDROCK
WATER

Non-USCS
Gravel
Sand
Silt
Clayey silt
Silt & clay
Clay & silt
Silty clay
Clay
Boulders
Cobbles
Peastone
Glacial till
Iron ore
Wood
Peat
Saprolite
Ash
Waste
Mud
Alluvium
Colluvium
Residuum

Soil/Rock Contact Lines
Inferred
Abrupt
Gradational

Volume Descriptors
Trace = <5%
Few = 5-10%
Little = 15-25%
Some = 30-45%
Mostly = >=50%

Water Levels
Water Level During Drilling
Water Level at End of Drilling/in Completed Well

Well/Boring Completion
Cap
Riser
Screen
End Plug
Annular Seal
Sanitary Seal (Bentonite Slurry/Chips/Pellets/Powder, Other)
Filter Pack (Sand, Gravel, Other)
Backfill

Sample Type
GR Grab
EN Encore
SS Split Spoon
SH Shelby Tube
CO Core Barrel
DP Direct Push
ID Lab Sample and ID

Rock
IGNEOUS Rock
METAMORPHIC Rock
SEDIMENTARY Rock
Agglomerate
Andesite
Basalt
Diorite
Gabbro
Granite
Rhyolite
Tuff
Volcanic breccia
Gneiss
Granulite
Hornfels
Marble
Phyllite
Quartzite
Schist
Serpentinite
Skarn
Slate
Amphibolite
Breccia
Chalk
Chert
Claystone
Coal
Conglomerate
Diatomite
Dolomite
Gypsite
Graywacke
Limestone
Mudstone
Sandstone
Shale
Siltstone

NOTES:
- The boring was backfilled with soils cuttings and bentonite chips upon completion.
- The stratification lines represent approximate boundaries between soil types
- The elevations are considered accurate to 1/2 foot.

Elevation (ft)

680
675
670
665
660
655
650

B-4
B-6
B-1
B-3
B-5
B-2

Distance (ft)

184
297
30
27
348

Horizontal scale: 30 feet
Vertical scale: 10 feet

Legend

- Topsoil
- Lean CLAY (CL)
- Silty SAND (SM)
- Well-graded SAND with silt (SW-SM)
- Silty Clayey, SAND (SC-SM)
- Silty CLAY (CL-ML)
- Poorly graded SAND with silt (SP-SM)

- Water Level During Drilling
- Water Level at End of Drilling
- Cap
- Screen
- Annular Seal
- Sanitary Seal
- Filter Pack
- Backfill

Built with Google Maps



GeoTest

GEOLOGIC CROSS SECTION

Bear Development
Braun Road Development
#8470
Braun Road and Pike River
Mount Pleasant, Wisconsin

154

Elevation (ft)

675
670
665
660
655
650

B-7
B-8
B-9
B-11
B-10
B-12
B-13

Distance (ft)

268
174
287
69
141
319

Horizontal scale: 30 feet
Vertical scale: 5 feet

Legend

- Topsoil
- Lean CLAY (CL)
- Poorly graded SAND with silt (SP-SM)
- Silty SAND (SM)
- Clayey SAND (SC)
- Silty Clayey, SAND (SC-SM)

- Water Level During Drilling
- Water Level at End of Drilling
- Cap
- Screen
- Annular Seal
- Sanitary Seal
- Filter Pack
- Backfill

Built with Google Maps



GeoTest

GEOLOGIC CROSS SECTION

Bear Development
Braun Road Development
#8470
Braun Road and Pike River
Mount Pleasant, Wisconsin

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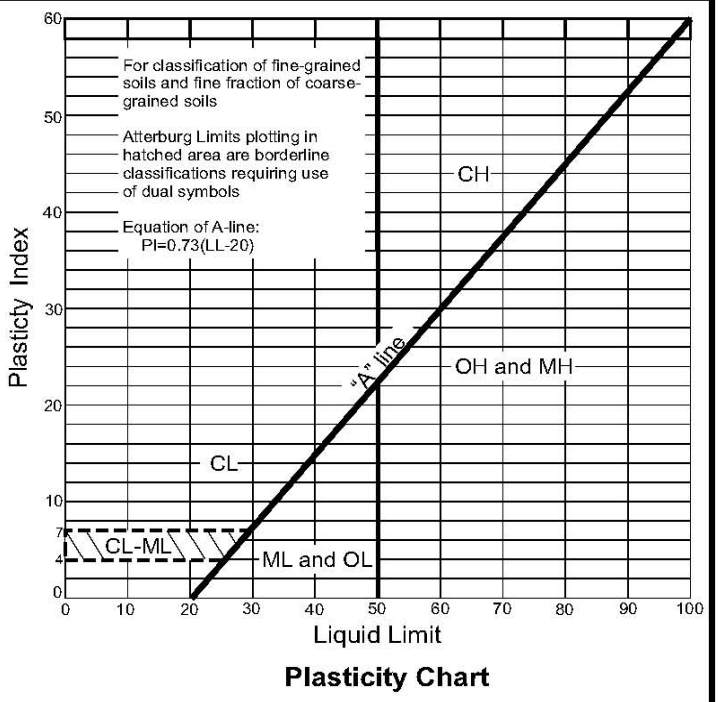
Major Divisions			Group symbols	Typical Names	Laboratory classification criteria		
Coarse-grained soils (More than half of material is larger than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gravels, gravel-sand mixtures, little or no fines	Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than 5 percent . . . . . GW, GP, SW, SP; More than 12 percent . . . . . GM, GC, SM, SC; 5 to 12 percent . . . . . Borderline cases requiring dual symbols	$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines		Not meeting all gradation requirements for GW	
		Gravels with fines (Appreciable amount of fines)	GM d u	Silty gravels, gravel-sand-silt mixtures		Atterberg limits below "A" line or P.I. less than 4	Above "A" line with P.I. Between 4 and 7 are borderline cases requiring use of dual symbols
			GC	Clayey gravels, gravel-sand-clay mixtures		Atterberg limits above "A" line or P.I. greater than 7	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines		$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ between 1 and 3	
			SP	Poorly graded sands, gravelly sands, little or no fines		Note meeting all gradation requirements for SW	
		Sands with fines (Appreciable amount of fines)	SM d u	Silty sand, sand-silt mixtures		Atterberg limits below "A" line or P.I. less than 4	Limits plotting in hatched zone with P.I. between 4 and 7 are borderline cases requiring use of dual symbols
			SC	Clayey sands, sand-clay mixtures		Atterberg limits above "A" line or P.I. greater than 7	
Fine-grained soils (More than half of material is smaller than No. 200 sieve size)	Silts and clays (Liquid limit less than 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	 **Plasticity Chart**	
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silt clays, lean clays			
			OL	Organic silts and organic silty clays of low plasticity			
	Silts and clays (Liquid limit greater than 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soil, elastic silts			
			CH	Inorganic clays of high plasticity, fat clays			
			OH	Organic clays of medium to high plasticity, organic silts			
	Highly organic soils		Pt	Peat and other highly organic soils			

Appendix C

- Drilling Procedures
- Sampling Procedures
- Laboratory Procedures

Hand-Auger Drilling (HA)

A sampling device is driven into the soil to the desired sample depth by a sledge hammer. After extracting the sample, the hole is advanced by a hand auger until the next sampling depth is reached. The manual driving of the sampler, especially into cohesive soils, may result in some sample disturbance. However, there are some situations where this method is the only viable option.

Solid-Stem Auger Drilling (AD)

Continuous flight augers are turned and hydraulically advanced by a truck- or track-mounted unit to create a borehole. In solid-stem auger drilling, casing and drilling mud are not typically used to maintain an open borehole.

Hollow-Stem Auger Drilling (HS)

Continuous flight augers having open stems are used to advance the borehole. The open stem allows the sampling tool to be used without removing the augers from the borehole. Hollow-stem augers maintain an open borehole during the sampling operations. This sampling method is not appropriate for geotechnical investigation beneath the water table, especially in granular soils.

Rotary Drilling (RD)

Various cutting bits, in conjunction with circulating drilling fluid, are used to advance the borehole. Surface casing is used to maintain sidewall stability in the top several meters of the borehole, and to facilitate the circulation of the drilling fluid into the mud tank.

Diamond Core Drilling (DD)

A double-tube or triple-tube core barrel with a diamond bit cuts an annular space around a cylinder of rock or cemented material. When the coring has proceeded to the desired core run length, the core is broken off and the sample is retained by a core catcher just above the diamond bit. Samples recovered by this procedure are placed in sturdy core boxes in sequential order.

Auger Sampling (AS)

Soil samples are obtained as cuttings from the auger flights as they are lifted from the borehole. Auger samples provide a general indication of subsurface conditions; however, they do not provide undisturbed samples, nor do they provide samples from specific depths. Due to the possible loss of soil components, or the mixing of soil components from various elevations, auger samples may not be representative of in-situ soil conditions.

Split-Barrel Sampling (SS) - ASTM Standard D-1586-84

A 2-inch-O.D. split-barrel sampler is driven into the soil a distance of 18 inches by a 140-pound hammer free-falling 30 inches. The first 6 inches of penetration is usually considered a seating drive. The Standard Penetration Resistance value is the number of blows of the hammer over the final 12 inches of driving. This value provides an indication of the in-place relative density of granular soils. The indication should be considered qualitative, since many variables such as drill crews, drill rigs, drilling procedures, and hammer-rod-sampler assemblies can significantly affect the Standard Penetration Resistance value. A representative portion of the soil sample is recovered from the split-barrel sampler, placed in a sample jar, and delivered to our laboratory for further examination and possible testing.

Shelby Tube Sampling Procedure (ST) - ASTM Standard D-1587-83

A 2- or 3-inch-diameter thin-walled seamless steel tube having a sharp cutting edge is hydraulically pushed into the soil to obtain a relatively undisturbed sample. This procedure is generally used for cohesive soils. The Shelby tubes are carefully handled to minimize sample disturbance, and delivered to a laboratory where the soil is extruded from the tube, examined, and tested.

American Society for Testing and Materials

ASTM 1586
Standard Method for Penetration Test and Split-Barrel Sampling of Soils[1]

This standard is issued under the fixed designation D 1586; the number immediately following the designation indicates the year of original adoption or, in the case of revision, the year of the last revision. A number in parentheses indicates the year of the last reapproval. A superscript epsilon (ε) indicates an editorial change since the last revision or reapproval.

This method has been approved for use by agencies of the Department of Defense and for listing in the DOD Index of Specifications and Standards.

1. Scope

1.1 This method describes the procedure, generally known as the Standard Penetration (SPT), for driving a split-barrel sampler to obtain a representative soil sample and a measure of the resistance of the soil to penetration of the sampler.

1.2 This standard may involve hazardous materials, operations, and equipment. This standard does not purport to address all of the safety problems associated with its use. It is the responsibility of whoever uses this standard to consult and establish appropriate safety and health practices and determine the applicability of regulatory limitations prior to use. For a specific precautionary statement, see 5.4.1.

1.3 The values stated in inch-pound units are to be regarded as the standard.

2. Applicable Documents

2.1 ASTM Standards:

D2487 Test Method for Classification of Soils for Engineering Purposes[2]

D2488 Practice for Description and Identification of Soils (Visual-Manual Procedure)[2]

D4220 Practice for Preserving and Transporting Soil Samples[2]

3. Descriptions of Terms Specific to This Standard

3.1 anvil--that portion of the drive-weight assembly while the hammer strikes and through which the hammer energy passes into the drill rods.

3.2 cathead--the rotating drum or windlass in the rope-cathead lift system around which the operator wraps a rope to lift and drop the hammer by successively tightening and loosening the rope turns around the drum

3.3 drill rods--rods used to transmit downward force and torque to the drill bit while drilling a borehole.

3.4 drive-weight assembly--a device consisting of the hammer, hammer fall guide, the anvil, any hammer drop system.

3.5 hammer--that portion of the drive-weight assembly consisting of the 140 ± 2 lb (63.5 ± 1 kg) impact weight which is successfully lifted and dropped to provide the energy that accomplishes the sampling and penetration.

3.6 hammer drop system--that portion of the drive-weight assembly by which the operator accomplishes the lifting and dropping of the hammer to produce the blow.

3.7 hammer fall guide--that part of the drive-weight assembly used to guide the fall of the hammer.

3.8 N-value--the blowcount representation of the penetration resistance of the soil. The N-value, reported in blows per foot, equals the sum of the number of blows required to drive the sampler over the depth interval of 6 to 18 in. (150 to 450 mm) (see 7.3).

3.9 ΔN--the number of blows obtained from each of the 6-in. (150-mm) intervals os sampler penetration (see 7.3).

3.10 number of rope turns--the total contact angle between the rope and the cathead at the beginning of the operator's rope slackening to drop the hammer; divided by 360° (see Fig. 1).

3.11 sampling rods--rods that connect the drive-weight assembly to the sampler. Drill rods are often used for this purpose.

3.12 SPT--abbreviation for Standard Penetration Test, a term by which engineers commonly refer to this method.

4. Significance and Use

4.1 This method provides a soil sample for identification purposes and for laboratory tests appropriate for soil obtained from a sampler that may produce large shear strain disturbance in the sample.

4.2 This method is used extensively in a great variety of geotechnical exploration projects. Many local correlations and widely published correlations which relate SPT blowcount, or N-value, and the engineering behavior of earthworks and foundation are available.

5. Apparatus

5.1 Drilling Equipment--Any drilling equipment that provides at the time of sampling a suitably clean open hole before insertion of the sampler and ensures that the penetration test is performed on undistributed soil shall be acceptable. The following pieces of equipment have proven to be suitable for advancing a borehole in some subsurface conditions.

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[1] This method is under the jurisdiction of ASTM Committee D-18 on Soil and Rock and is the direct responsibility of subcommittee D18.02 on Sampling and Related Field Testing for Soil Investigations.

Current edition approved Sept. 11, 1984. Published November 1984. Originally published as D1586-58T. Last previous edition D1586-67 (1974).

[2] Annual Book of ASTM Standards, Vol 04.08.

5.1.1 Drag, Chopping and Fishtail Bits, less than 6.5 in. (162 mm) and greater than 2.2 in. (56 mm) in diameter may be used in conjunction with open-hole rotary drilling or casing-advancement drilling methods. To avoid disturbance of the underlying soil, bottom discharge bits are not permitted; only side discharging bits are permitted.

5.1.2 Roller-Cone Bits, less than 6.5 in. (162 mm) and greater than 2.2 in. (56 mm) in diameter may be used in conjunction with open-hole rotary drilling or casing-advancement drilling methods if the drilling fluid discharge is deflected.

5.1.3 Hollow-Stem Continuous Flight Augers, with or without a center bit assembly, may be used to drill the boring. The inside diameter of the hollow-stem augers shall be less than 6.5 in. (162 mm) and greater that 2.2 in. (56 mm).

5.1.4 Solid, Continuous Flight, Bucket and Hand Augers, less than 6.5 in. (162 mm) and greater than 2.2 in. (56 mm) in diameter may be used if the soil on the side of the boring does not cave into the sampler or sampling rods during the sampling.

5.2 Sampling Rods--Flush-joint steel drill rods shall be used to connect the split-barrel sampler to the drive-weight assembly. The sampling rod shall have a stiffness (moment of inertia) equal to or greater than that of a parallel wall "A" rod (a steel rod which has an outside diameter of 1 5/8 in. (41.2 mm) and an inside diameter of 1 1/8 in. (28.5 mm).

NOTE 1--Recent research and comparative testing indicates the type rod used, with stiffness ranging from "A" size rod to "N" size rod, will usually have a negligible effect on the N-values to depths of at least 100 ft. (30 m).

5.3 Split-Barrel Sampler--The sampler shall be constructed with the dimensions indicated in Fig. 2. The driving shoe shall be hardened steel and shall be replaced or repaired when it becomes dented or distorted. The use of liners to produce a constant inside diameter of 1 3/8 in. (35 mm) is permitted, but shall be noted on the penetration record if used. The use of a sampler retainer basket is permitted, and should also be noted on the penetration record if used.

NOTE 2--Both theory and available test datas suggest that N-values may increase 10 to 30% when liners are used.

5.4 Drive-Weight Assembly:

5.4.1 Hammer and Anvil--The hammer shall weigh 140 ± 2 lb (63.5 ± 1 kg) and shall be a solid rigid metallic mass. The hammer shall strike the anvil and make steel on steel contact when it is dropped. A hammer fall guide permitting a free fall shall be used. Hammers used with the cathead and rope method shall have an unimpeded overlift capacity of at least 4 in. (100 mm). For safety reasons, the use of hammer assembly with an internal anvil is encouraged.

NOTE 3--It is suggested that the hammer fall guide be permanently marked to enable the operator or inspector to judge the hammer drop height.

5.4.2 Hammer Drop System--Rope-cathead, trip, semi-automatic, or automatic hammer drop systems may be used, providing the lifting apparatus will not cause penetration of the sampler while re-engaging and lifting the hammer.

5.5 Accessory Equipment--Accessories such as labeled, sample containers, data sheets, and groundwater level measuring devices shall be provided in accordance with the requirements of the project and other ASTM standards.

6. Drilling Procedure

6.1 The boring shall be advanced incrementally to permit intermittent or continuous sampling. Test intervals and locations are normally stipulated by the project engineer or geologist. Typically, the intervals selected are 5 ft. (1.5 m) or less in homogeneous strata with test and sampling locations at every change of strata.

6.2 Any drilling procedure that provides a suitably clean and stable hole before insertion of the sampler and assures that the penetration test is performed on essentially undisturbed soil shall be acceptable. Each of the following procedures have proven to be acceptable for some subsurface conditions. The subsurface conditions anticipated should be considered when selecting the drilling method to be used.

6.2.1 Open-hole rotary drilling method.

6.2.2 Continuous flight hollow-stem auger method.

6.2.3 Wash boring method.

6.2.4 Continuous flight solid auger method.

6.3 Several drilling methods produce unacceptable borings. The process of jetting through an open tube sampler and then sampling when the desired depth is reached shall not be permitted. The continuous flight solid auger method shall not be used for advancing the boring below a water table or below the upper confining bed of a confined non-cohesive stratum that is under artesian pressure. Casing may not be advanced below the sampling elevation prior to sampling. Advancing a boring with bottom discharge bits is not permissible. It is not permissible to advance the boring for subsequent insertion of the sampler solely by means of previous sampling with the SPT sampler.

6.4 The drilling fluid within the boring or hollow-stem augers shall be maintained at or above the in situ groundwater level at all times during drilling, removal of drill rods, and sampling.

7. Sampling and Testing Procedure

7.1 After the boring has been advanced to the desired sampling elevation and excessive cuttings have been removed, prepare for the test with the following sequence of operations.

7.1.1 Attach the split-barrel sampler to the sampling rods and lower into borehole. Do not allow the sampler to drop onto the soil to be sampled.

7.1.2 Position the hammer above and attach the anvil to the top of the sampling rods. This may be done before the sampling rods and sampler are lowered into the borehole.

7.1.3 Rest the dead weight of the sampler, rods, anvil, and drive weight on the bottom of the boring and apply a seating blow. If excessive cuttings are encountered at the bottom of the boring, remove the sampler and sampling rods from the boring and remove the cuttings.

7.1.4 Mark the drill rods in three successive 6-in. (0.15-m) increments so that the advance of the sampler under the impact of the hammer can be easily observed for each 6-in. (0.15-m) increment.

7.2 Drive the sampler with blows from the 140-lb (63.5-kg) hammer and count the number of blows applied in

each 6-in. (0.15-m) increment until one of the following occurs:

7.2.1 A total of 50 blows have been applied during any one of the three 6-in. (0.15-m) increments described in 7.1.4.

7.2.2 A total of 100 blows have been applied.

7.2.3 There is no observed advance of the sampler during the application of 10 successive blows of the hammer.

7.2.4 The sampler is advanced the complete 18 in. (0.45 m) without the limiting blow counts occurring as described in 7.2.1, 7.2.2, or 7.2.3.

7.3 Record the number of blows required to effect each 6 in. (0.15 m) of penetration or fraction thereof. The first 6 in. is considered to be a seating drive. The sum of the number of blows required for the second and third 6 in. of penetration is termed the "standard penetration resistance", or the "N-value". If the sampler is driven less than 18 in. (0.45 m), as permitted in 7.2.1, 7.2.2, or 7.2.3, the number of blows per each complete 6 in. (0.15-m) increment and per each partial increment shall be recorded on the boring log. For partial increments, the depth of penetration shall be reported to the nearest 1 in. (25 mm), in addition to the number of blows. If the sampler advances below the bottom of the boring under the static weight of the hammer, this information should be noted on the boring log.

7.4 The raising and dropping of the 140-lb (63.5-kg) hammer shall be accomplished using either the following two methods:

7.4.1 By using a trip, automatic, or semi-automatic hammer drop system which lifts the 140-lb (63.5 kg) hammer and allows it to drop 30 ± 1.0 in. (0.76 m ± 25 mm) unimpeded.

7.4.2 By using a cathead to pull a rope attached to the hammer. When the cathead and rope method is used the system and operation shall conform to the following:

7.4.2.1 The cathead shall be essentially free of rust, oil, or grease and have a diameter in the range of 6 to 10 in. (150 to 250 mm).

7.4.2.2 The cathead should be operated at a minimum speed of rotation of 100 RPM, or the approximate speed of rotation shall be reported on the boring log.

7.4.2.3 No more than 2 1/4 rope turns on the cathead may be used during the performance of the penetration test, as shown in Fig. 1.

NOTE 4--The operator should generally use either 1 3/4 of 2 1/4 rope turns, depending upon whether or not the rope comes off the top (1 3/4 turns) or the bottom (2 1/4 turns) of the cathead. It is generally known and accepted that 2 3/4 or more rope turns considerably impedes the fall of the hammer and should not be used to perform the test. The cathead rope should be maintained in a relatively dry, clean, and unfrayed condition.

7.4.2.4 For each hammer blow, a 30-in. (0.76 m) lift and drop shall be employed by the operator. The operation of pulling and throwing the rope shall be performed rhythmically without holding the rope at the top of the stroke.

7.5 Bring the sampler to the surface and open. Record the percent recovery or length of sample recovered. Describe the soil samples recovered as to composition, color, stratification, and condition, then place one or more representative portions of the sample into sealable moisture-proof containers (jars) without ramming or distorting any apparent stratification. Seal each container to prevent evaporation of soil moisture. Affix labels to the containers bearing job designation, boring number, sample depth, and the blow count per 6-in. (0.15 m) increment. Protect the samples against extreme temperature changes. If there is a soil change within the jar for each stratum and note its location in the sampler barrel.

8. Report

8.1 Drilling information shall be recorded in the filed and shall include the following:

8.1.1 Name and location of job,

8.1.2 Names of crew,

8.1.3 Type and make of drilling machine,

8.1.4 Weather conditions,

8.1.5 Date and time of start and finish of boring,

8.1.6 Boring number and location (station and coordinates, if available and applicable),

8.1.7 Surface evaluation, if applicable

8.1.8 Method of advancing and cleaning the boring,

8.1.9 Method of keeping boring open,

8.1.10 Depth of water surface and drilling depth at time of a noted loss of drilling fluid, and time and date when reading or notation was made,

8.1.11 Location of strata changes,

8.1.12 Size of casing, depth of cased portion of boring,

8.1.13 Equipment and method of driving sampler,

8.1.14 Type of sampler and length and inside diameter of barrel (note use of liners),

8.1.15 Size, type and section length of the sampling rods, and

8.1.16 Remarks.

8.2 Data obtained for each sample shall be recorded in the field and shall include the following:

8.2.1 Sample depth and, if utilized, the sample number,

8.2.2 Description of soil,

8.2.3 Strata changes within sample,

8.2.4 Sampler penetration and recovery lengths, and

8.2.5 Number of blows per 6-in. (0.15 m) or partial increment.

9. Precision and Bias

9.1 Variations in N-values of 100% or more have been observed when using different standard penetration test apparatus and drillers for adjacent borings in the same soil formation. Current opinion, based on field experience, indicates that when using the same apparatus and driller N-values in the same soil can be reproduced with coefficient or variation of about 10%.

9.2 The use of faulty equipment, such as extremely massive or damaged anvil, a rusty cathead, a low speed cathead, an old, oily rope, or massive or poorly lubricated rope sheaves can significantly contribute to differences in N-values obtained between operator-drill rig systems.

9.3 The variability in N-values produced by different drill rigs and operators may be reduced by measuring the part of the hammer energy delivered into the drilling rods from the sampler and adjusting N on the basis of comparative energies. A method for energy measurement and N-value adjustment is currently under development.

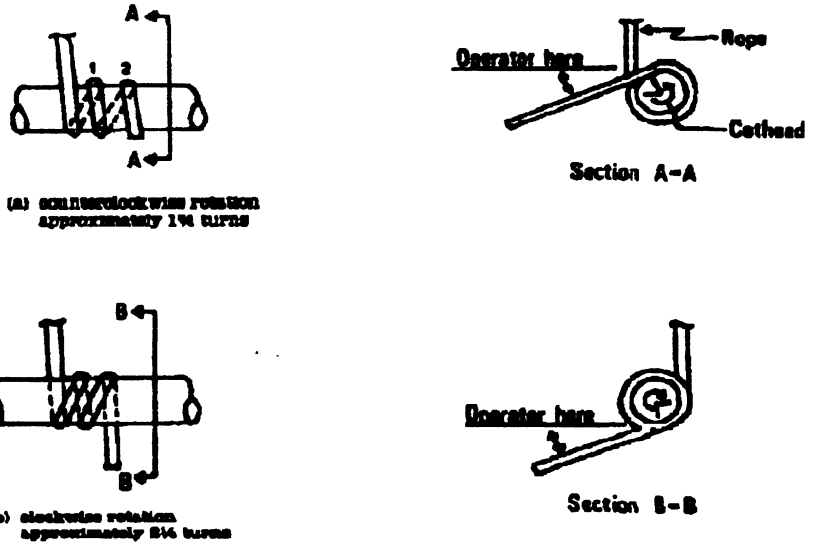
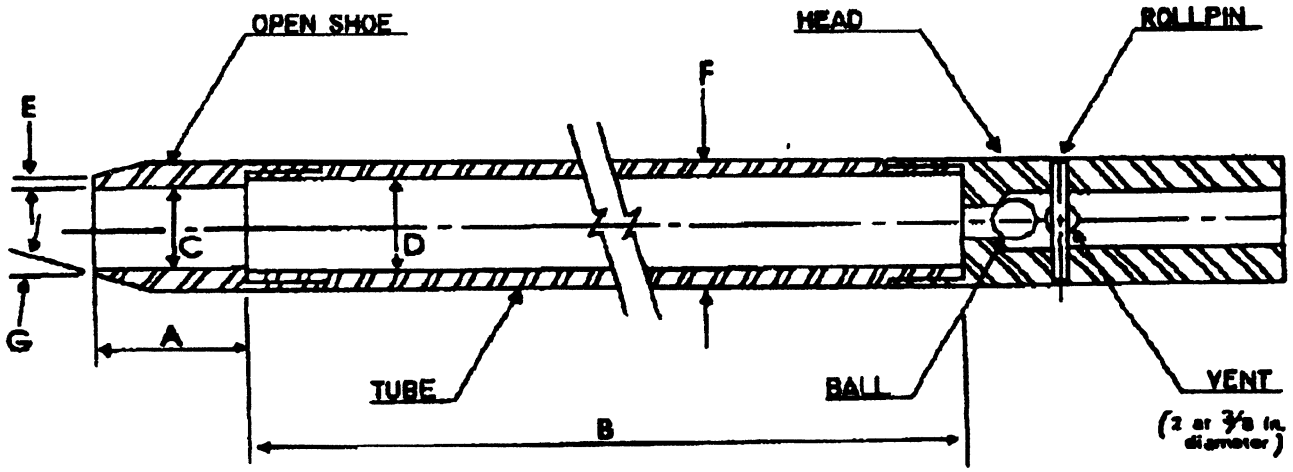


FIG. 1 Definitions of the number of rope turns and the angle for (a) counterclockwise rotation and (b) clockwise rotation of the cathead



A = 1.0 to 2.0 in. (25 to 50 mm)
B = 18.0 to 30.0 in. (0.457 to 0.762 m)
C = 1.375 ± 0.005 in. (34.93 ± 0.13 mm)
D = 1.50 ± 0.05 - 0.00 in. (38.1 ± 1.3 - 0.0 mm)
E = 0.10 ± 0.02 in. (2.54 ± 0.25 mm)
F = 2.00 ± 0.05 - 0.00 in. (50.8 ± 1.3 - 0.0 mm)
G = 16.0° to 23.0°

The 1 1/2 in. (38 mm) inside diamter split barrel may be used with a 16-gage wall thickness split liner. The penetrating end of the drive shoe may be slightly rounded. Metal or plastic retainers may be used to retain soil samples.

FIG. 2 Split-Barrel Sampler

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This standard is subject to revision at any time by the responsible technical committee and must be reviewed every five years and if not revised, either reapproved or withdrawn. Your comments are invited either for revision of this standard or for additional standards and should be addressed to ASTM Headquarters. Your comments will receive careful consideration at a meeting of the responsible technical committee, which you may attend. If you feel that your comments have not received a fair hearing you should make your views known to the ASTM Committee on Standards, 1916 Race St., Philadelphia, PA 19103.

Water Content (W_c)

The water content of a soil is determined by weighing a moist soil sample, drying it in an oven for approximately 24 hours, and reweighing the sample to determine the moisture loss. The water content is the ratio of the weight of water in the soil to the weight of the dry soil. Water content is typically expressed as a percentage.

Calibrated Hand Penetrometer (Q_p)

In the calibrated hand penetrometer test, the unconfined compressive strength of a soil is estimated to a maximum value of 4.5 tons per square foot (tsf) by measuring the resistance of the soil sample to penetration by a spring-calibrated plunger. The hand penetrometer test device has been carefully calibrated by its manufacturer with the results of numerous unconfined compressive strength tests. This test provides a quick, simple, and low-cost testing procedure from which soil strength can be estimated.

Unconfined Compression Test (Q_u)

In the unconfined compression strength test, an undisturbed cylinder of soil is loaded axially until the soil fails to carry additional load, or until 20% strain has been reached, whichever occurs first. The undrained shear strength of a cohesive soil is usually considered to equal half of the unconfined compressive strength.

Dry Density (γ_d)

The dry density of a soil is the weight of dry soil in a unit volume. The soil's total unit weight is typically calculated by weighing a cylinder of soil, and dividing the weight by the cylinder's volume as calculated by measuring the cylinder's height and diameter at several locations. The soil's dry density is then determined by correcting the cylinder's weight to account for its water content measured as described above. Use of this value is often made when estimating the degree of compaction of a soil.

Classification of Samples

Soil samples are classified on the basis of their texture and plasticity in accordance with the Unified Soil Classification System (USCS). The two-letter designator in parentheses following each soil description on the boring logs represents the applicable unified classification. If the designator is capitalized, the classification has been confirmed by the appropriate index testing. If the designator is lower-case, the classification has been visually estimated.

Executive Summary
Subject: Authorization for a Temporary Over Hire

Background
The South Shore Fire Department requests Village Board approval for a temporary over hire of one employee for approximately 30 days to fill the anticipated line staff vacancy created by Lieutenant Josh Roeglin's promotion to Battalion Chief, effective November 30, 2026.

Authorizing this temporary staffing overlap will allow the new employee to join the current fall recruit academy before it concludes and complete the required training. Without approval, the employee would need to wait until the spring academy, delaying training and readiness to fill the vacancy. This limited overlap will support a timely staffing transition and help maintain operational readiness.

Operational Benefit
The temporary over hire will support a timely transition by allowing recruitment and academy training to occur before the vacancy takes effect. This approach will help maintain staffing readiness and avoid an extended delay in preparing the replacement employee for operational assignments.

Fiscal Impact
The fiscal impact consists of wages and applicable benefits for one additional employee during the authorized overlap of approximately 30 days ($7500-$8000 depending on insurance coverage). Once the promotion takes effect and the resulting vacancy is filled, staffing will return to the authorized level. This request does not create a permanent additional position.

Recommendation
Approve a temporary over hire of one employee for approximately 30 days to allow participation in the current fall recruit academy and fill the vacancy resulting from the November 30, 2026 promotion.

PREPARED BY
Dustin Ellis, Fire Chief, South Shore Fire Department