

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

Certified April 22, 2025

Department of Administration



HIGHLAND ESTATES

A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2740 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN, ON DECEMBER 19, 2013 AS DOCUMENT NO. 1717999, LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST ALSO THAT PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

State of Wisconsin)
County of Kenosha) ss

I, Aaron T. Friess, Professional Land Surveyor, hereby certify:

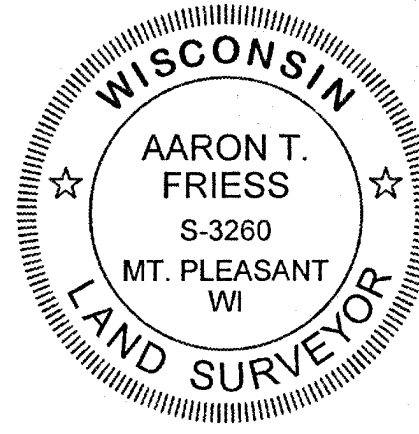
That I have surveyed, divided and mapped, at the request of the owners, "Highland Estates", being A re-division of Lot 2 of Certified Survey Map No. 2740 (CSM 2740) recorded in the office of the Register of Deeds for Kenosha County, Wisconsin, on December 19, 2013 as Document No. 1717999, located in a part of the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 23, Township 1 North, Range 22 East also that part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4, Southeast 1/4, and the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, County of Kenosha and State of Wisconsin, now being more particularly bounded and described as follows: Beginning at the Northwest corner of the said Northwest 1/4 Section; thence N89°34'18"E, 1162.66 feet along the North line of the said Northwest 1/4 Section to the West line of said of CSM 2740; thence S02°35'41"E, 205.99 feet along said West line to the North line of said Lot 2 CSM 2740; thence N88°34'42"E, 125.03 feet along said North line to the West right-of-way of 51st Avenue - Cooper Road; thence N87°24'19"E, 80.00 feet along said North line to the East right-of-way of 51st Avenue - Cooper Road; thence N02°35'41"W, 110.54 feet along said North line and said East right-of-way to a point on a curve of Southeasterly convexity whose radius is 100.00 feet and whose chord bears N46°46'30"E, 59.15 feet, thence Northeasterly 60.05 feet along the arc of said curve, said North line and said East right-of-way to the South right-of-way of 93rd Street; thence N89°34'18"E, 474.80 feet along said North line and said South right-of-way to the East line of said Lot 2 CSM 2740; thence S02°35'41"E, 99.96 feet along said East line; thence N89°34'29"E, 71.81 feet along said East line; thence S00°15'07"E, 90.38 feet along said East line; thence S88°31'23"W, 148.33 feet along said East line to a point on a curve of Southeasterly convexity whose radius is 75.00 feet and whose chord bears S22°30'52"W, 61.00 feet; thence Southerly 62.82 feet along the arc of said curve and said East line to a point of reverse curvature whose radius is 50.00 feet and whose chord bears S27°23'00"West, 32.77 feet; thence Southwesterly 33.38 feet along the arc of said curve and said East line; thence S86°18'23"E, 142.91 feet along said East line; thence S00°53'44"E, 88.16 feet along said East line; thence S20°45'15"E, 53.33 feet along said East line; thence S40°44'50"E, 126.46 feet along said East line; thence S56°42'12"E, 94.76 feet along said East line; thence S10°00'33"E, 104.56 feet along said East line; thence S54°42'03"W, 153.36 feet to a point on the Easterly Right-of-Way line of 49th Court; thence S60°36'36"W, 66.00 feet to a point on the Westerly Right-of-Way line of said 49th Court; thence S29°23'24"E, 17.14 feet along the said Westerly Right-of-Way line to a point of curvature of a curve of Southwesterly convexity whose radius is 333.00 feet whose chord bears S30°18'44"E, 10.70 feet; thence Southeasterly 10.71 feet along the arc of said curve and said Westerly Right-of-Way line; thence S60°47'26"W, 170.00 feet along said East line; thence S73°21'53"E, 70.97 feet along said East line; thence S57°15'46"E, 125.21 feet along said East line to a point on the Northwesterly Right-of-Way line of 96th Street; thence S58°04'22"E, 66.00 feet to a point on the Southeasterly Right-of-Way line of said 96th Street to a point on a curve of Northwesterly convexity whose radius is 1033.00 feet and whose chord bears N31°05'43"E, 29.99 feet; thence Northeasterly 29.99 feet along the said Southeasterly Right-of-Way line and the arc of said curve; thence N30°15'49"E, 46.98 feet along said Southeasterly Right-of-Way line to a point of curvature of a curve of Northwesterly convexity whose radius is 15.00 feet and whose chord bears N78°05'37"E, 22.23 feet; thence Northeasterly 25.04 feet along the arc of said curve said and Southeasterly Right-of-Way line to the Westerly Right-of-Way line of 49th Court; thence S54°04'35"E, 51.72 feet along said Westerly Right-of-Way line and along said East line of said Lot 2; thence S34°43'16"W, 153.05 feet along said East line; thence S43°12'48"E, 67.28 feet along said East line; thence N58°56'48"E, 152.21 feet along said East line to a point on the said Westerly Right-of-Way line of said 49th Court and a point of a curve of Easterly convexity whose radius is 267.00 feet and whose chord bears S24°01'49"E, 44.17 feet; thence Southeasterly 44.22 feet along the arc of said curve, said East line and said Westerly Right-of-Way line; thence S62°27'04"W, 103.16 feet along said East line; thence S39°19'26"W, 88.70 feet along said East line; thence S19°23'22"W, 96.17 feet along said East line; thence S13°49'26"W, 89.25 feet along said East line; thence S66°32'49"W, 90.14 feet along said East line; thence S41°39'44"W, 82.43 feet along said East line; thence S15°49'12"W, 79.76 feet along said East line; thence S04°40'12"E, 91.41 feet along said East line; thence S18°39'28"E, 81.24 feet along said East line; thence S52°53'24"E, 81.88 feet along said East line; thence S74°29'49"E, 21.20 feet along said East line; thence S08°27'47"W, 100.34 feet along said East line; thence S21°00'06"W, 109.97 feet along said East line; thence S17°16'29"W, 90.26 feet along said East line to the South line of said Lot 2 CSM 2740; thence S82°49'51"W, 135.45 feet along said South line to a point on the East Right-of-Way line of 51st Court; thence S85°16'21"W, 66.00 feet along said South line to a point on the West Right-of-Way line of said 51st Court; thence S04°43'39"E, 3.80 feet along said said West Right-of-Way line and said South line; thence S85°16'21"W, 143.65 feet along said South line; thence N02°03'52"W, 103.83 feet along said South line thence N73°15'56"W, 127.54 feet along said South line; thence S49°04'16"W, 76.11 feet along said South line; thence S02°03'52"E, 206.36 feet along said South line to a point on the North Right-of-Way line of 97th Street and a point on a curve of Southerly convexity whose radius is 4967.00 feet and whose chord bears S89°14'53"W, 130.55 feet; thence Southwesterly 130.55 feet along the arc of said curve, said South line and said North Right-of-Way line; thence N89°59'56"W, 6.27 feet along said South line and said North Right-of-Way line to a point on the West line of said Lot 2; thence S89°36'51"W, 108.06 feet along said North Right-of-Way to a point on a curve of Southwesterly convexity whose radius is 20.00 feet and whose chord bears N45°17'24"W, 28.33 feet; thence Northerly 31.48 feet along the arc of said curve, to the East Right-of-Way line of 51st Avenue - Cooper Road; thence N00°11'40"E, 10.47 feet along said East Right-of-Way line; thence S89°48'20"W, 80.00 feet to the West Right-of-Way line of 51st Avenue - Cooper Road; thence S00°11'40"E, 11.87 feet along said West Right-of-Way line to a point on a curve of Southeasterly convexity whose radius is 20.00 feet and whose chord bears S42°59'10"W, 27.37 feet; thence Southerly 30.15 feet along the arc of said curve and along said West Right-of-Way line to a point on a curve of Northeasterly convexity whose radius is 533.00 feet and whose chord bears S85°17'46"W, 16.20 feet; thence Southwesterly 16.20 feet along the arc of said curve and along said West Right-of-Way line; thence S05°34'30"E, 66.00 feet along said West Right-of-Way line to a point on a curve of Northerly convexity whose radius is 467.00 feet and whose chord bears N84°51'50"E, 7.15 feet; thence Easterly 7.15 feet along the arc of said curve and along said West Right-of-Way line to a point on a curve of Northeasterly convexity whose radius is 20.00 feet and whose chord bears S47°26'46"E, 29.37 feet; thence Easterly 32.99 feet along the arc of said curve and along said West Right-of-Way line; thence S00°11'40"E, 264.21 feet along said West Right-of-Way line to the South line of the Northwest 1/4 of said Section 23; thence S89°48'20"W, 940.00 feet along the South line of the Northwest 1/4 of said Section 23 to the Southwest corner of the Northwest 1/4 of said Section 23; thence S89°48'39"W, 667.62 feet along the South line of the Northwest 1/4 of said Section 22 to the East line of the West 1/2 of the East 1/2 of said Southeast 1/4; thence S03°07'37"E, 2626.47 feet along the East line of the West 1/2 of the East 1/2 of the Southeast 1/4 of said Section 22 to the North line of 104th Street - State Trunk Highway "165"; thence S89°39'54"W, 1568.16 feet along the North line of S.T.H. "165", being parallel with the South line of the Southeast 1/4 of said Section 22, to the East line of 63rd Avenue; thence N03°49'07"W, 1684.11 feet along the East line of 63rd Avenue and its Northerly extension; thence N89°39'54"E, 3.00 feet, parallel with the South line of the Southeast 1/4 of said Section 22; thence N03°49'07"W, 15.29 feet, parallel with the East line of 63rd Avenue to the South line of Certified Survey Map

No. 2182, a map recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on April 13, 2000 as Document No. 1178723; thence N89°45'44"E, 509.00 feet along the South line of said C.S.M. No. 2182 to its Southeast corner; thence N03°06'27"W, 931.79 feet along the East line of said C.S.M. No. 2182 to the North line of the Southeast 1/4 of said Section 22; thence N02°24'42"W, 190.15 feet; thence N89°48'39"E, 408.94 feet parallel with the North line of the Southeast 1/4 of said Section 22 to the West line of the East 1/2 of said Northeast 1/4; thence N02°25'00"W, 2467.43 feet along the West line of the East 1/2 of the Northeast 1/4 of said Section 22 to the North line of said Northeast 1/4; thence S89°59'42"E, 1327.22 feet along the North line of the Northeast 1/4 of said Section 22 to the Northwest corner of the said Northwest 1/4 of Section 23 and the point of beginning. Subject to the rights of the public in and to the North 50.00 feet therefrom for roadway purposes. Containing 272.764 acres including roadway.

That this map is a correct representation of all of the exterior boundaries of the land surveyed and the division thereof made and I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations, Chapter 395 of the Village of Pleasant Prairie Land Division and Development Control Ordinance in surveying, dividing, mapping and dedicating the same.

March 12, 2025
Revised April 2, 2025

Aaron Friess, S-3260
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd., Suite 200
Racine, WI 53406
(262) 634-5588



CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Arbor Estates Group, LLC., corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owners, does hereby certify that said corporation caused the land described on the this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Arbor Estates Group, LLC., does further certify that this plat is required to be submitted to the following for approval: Village of Pleasant Prairie, the Wisconsin Department of Administration and the Wisconsin Department of Transportation.

IN WITNESS WHEREOF the said Arbor Estates Group, LLC. has caused these presents to be signed by SANJAY KUTEMPERGOR at Pleasant Prairie, Wisconsin, and its seal affixed hereunto this 20th day of MAY, 2025 In the presence of:

Arbor Estates Group, LLC
Arbor Estates Partners, LLC, Managing Member
SANJAY KUTEMPERGOR

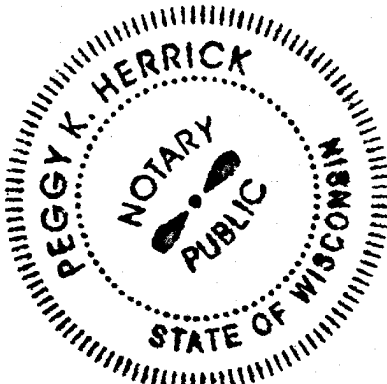
STATE OF Wisconsin)
COUNTY OF Kenosha) ss

Personally came before me this 20th day of May, 2025 Arbor Estates Partners, LLC, Managing Member of the above-named limited liability company to me known to be the person who executed the foregoing and acknowledged the same.

Signed: Peggy K. Herrick Peggy K. Herrick
Print Name

Notary Public, State of Wisconsin
My commission expires/is permanent: 12/27/25

S E A L



CONSENT OF CORPORATE MORTGAGEE

The Greenwoods State Bank a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Arbor Estates Group, LLC, owners. IN WITNESS WHEREOF, the said The Greenwoods State Bank has caused these presents to be signed by James A. Meyer its Senior Vice-President and Robert Cera President, at Waukesha, Wisconsin, and its corporate seal to be hereunto affixed this 22nd day of May, 2025, in the presence of:

James A. Meyer
Senior Vice-President
Robert Cera
President

James A. Meyer
Print Name
Robert Cera
Print Name

(Corporate Seal)

Document #: **1984697**
Date: **2025-07-24** Time: **2:40 PM** Pages: **16**
Fee: **\$50.00** County: **KENOSHA** State: **WI**
REGISTER OF DEEDS: **Jennifer A. Mack**

Plat 3017

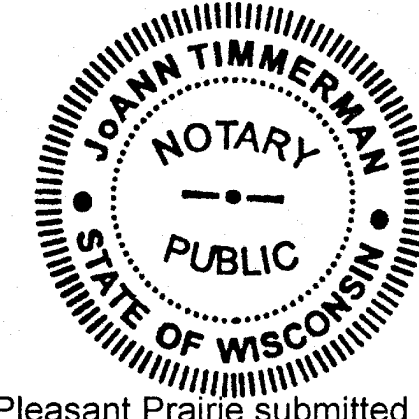
STATE OF Wisconsin)
COUNTY OF Kenosha) ss

Personally came before me this 22nd day of May, 2025, James A. Meyer Executive Vice-President and Robert Cera President, of the above-named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Senior Vice-President and Vice President of said corporation, and acknowledged that they executed the foregoing as such officers as the deed of said corporation, by its authority.

Signed: John Timmerman John Timmerman
Print Name

Notary Public, State of Wisconsin
My commission expires/is permanent: 8-7-27

S E A L



VILLAGE BOARD CERTIFICATE

We hereby certify that the final plat of Highland Estates in the Village of Pleasant Prairie submitted for approval by Arbor Estates Group, LLC, developer of said lands, was approved by the Village Board of the Village of Pleasant Prairie on Nov 25th, 2024 by Resolution No. 24-43 and that any and all conditions of such approval have been satisfied.

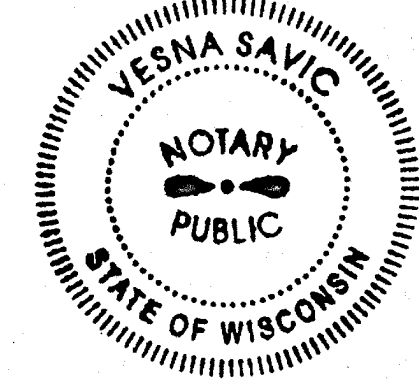
By: Michael R. Johnson Village President
Attested By: David J. Klimish
Jane C. Snell Village Clerk

STATE OF WISCONSIN)
COUNTY OF KENOSHA) ss

Personally came before me this 18th day of July, 2025, John P. Glabicki, Village President, and Jane C. Snell, Village Clerk, and acknowledged that they executed the foregoing instrument as President and Clerk of the Village of Pleasant Prairie and by its authority.

Signed: Vesna Savic
Vesna Savic

Notary Public, State of Wisconsin
My commission expires/is permanent: 11-9-2026



COUNTY TREASURER'S CERTIFICATE

I, Teri A. Jacobson, being the duly elected, qualified and acting Treasurer of Kenosha County, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of July 22, 2025 affecting the lands included in the plat of Highland Estates.

By: Teri A. Jacobson
Teri A. Jacobson, County Treasurer

VILLAGE TREASURER'S CERTIFICATE

Laura Salas being the duly qualified and acting Treasurer of Pleasant Prairie, do hereby certify that the records of my office show no unpaid taxes or special assessments as of 7/22/2025, affecting the lands included in this plat of Highland Estates.

By: Laura Salas
Kathleen M. Gossel Village Treasurer
Laura Salas
The UTILITY EASEMENT PROVISIONS

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

Arbor Estates 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, thereon, 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.

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

Certified April 22, 2025

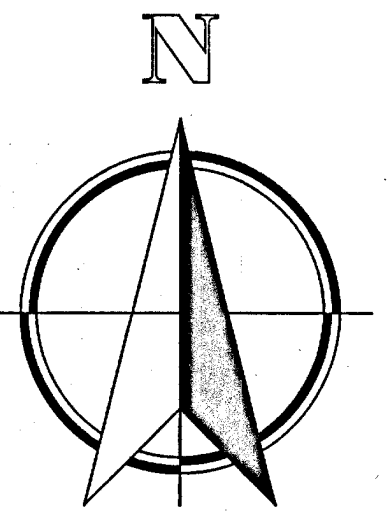
Don L. Hime
Department of Administration



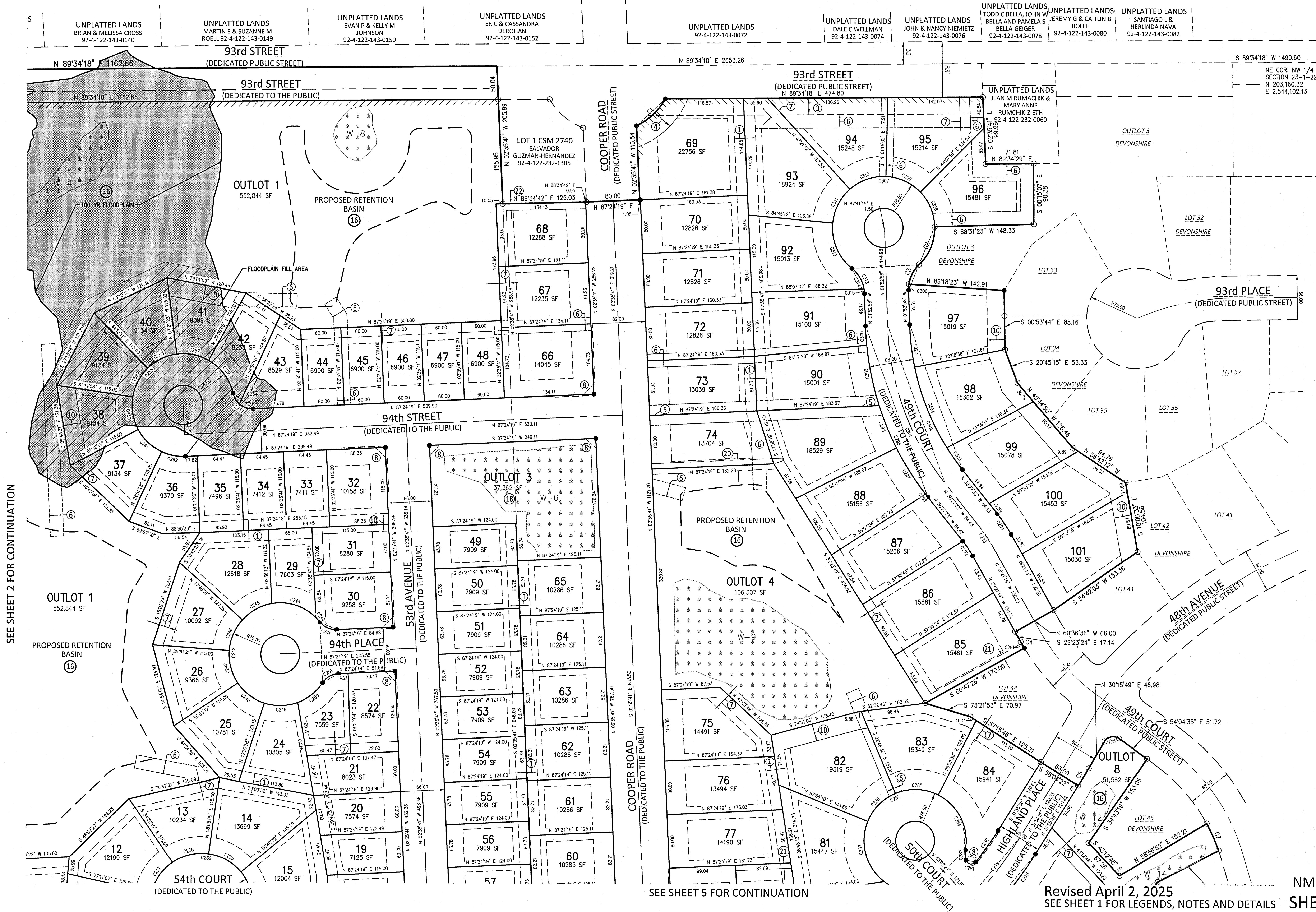
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Plat 3 of 7
Document #: 1984697
Date: 2025-07-24 Time: 2:40 PM Pages: 16
Fee: \$50.00 County: KENOSHA State: WI
REGISTER OF DEEDS: Jennifer A. Mack



80' 0' 80'
SCALE 1"=80'



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Certified April 22, 2025

Don Dime
Department of Administration



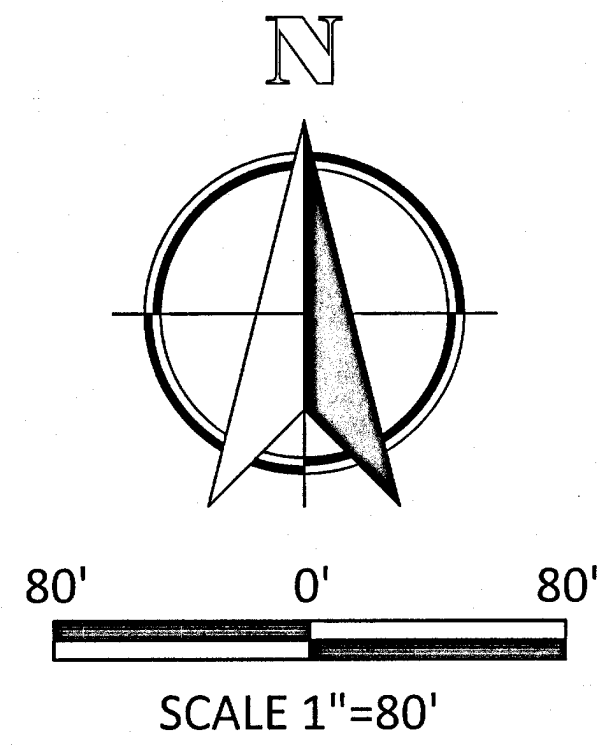
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SEE SHEET 2 FOR CONTINUATION

Document #: 1984697
Date: 2025-07-24 Time: 2:40 PM Pages: 16
Fee: \$50.00 County: KENOSHA State: WI
REGISTER OF DEEDS: Jennifer A. Mack

Plat 3017



N 02°25'00" W 2467.43
2417.39

UNRELATED LANDS
PHILIP M. & TRACY J.
ROEMER
92-4-122-221-0100

OUTLOT 5
8,424,094 SF

OUTLOT 5
8,424,094 SF

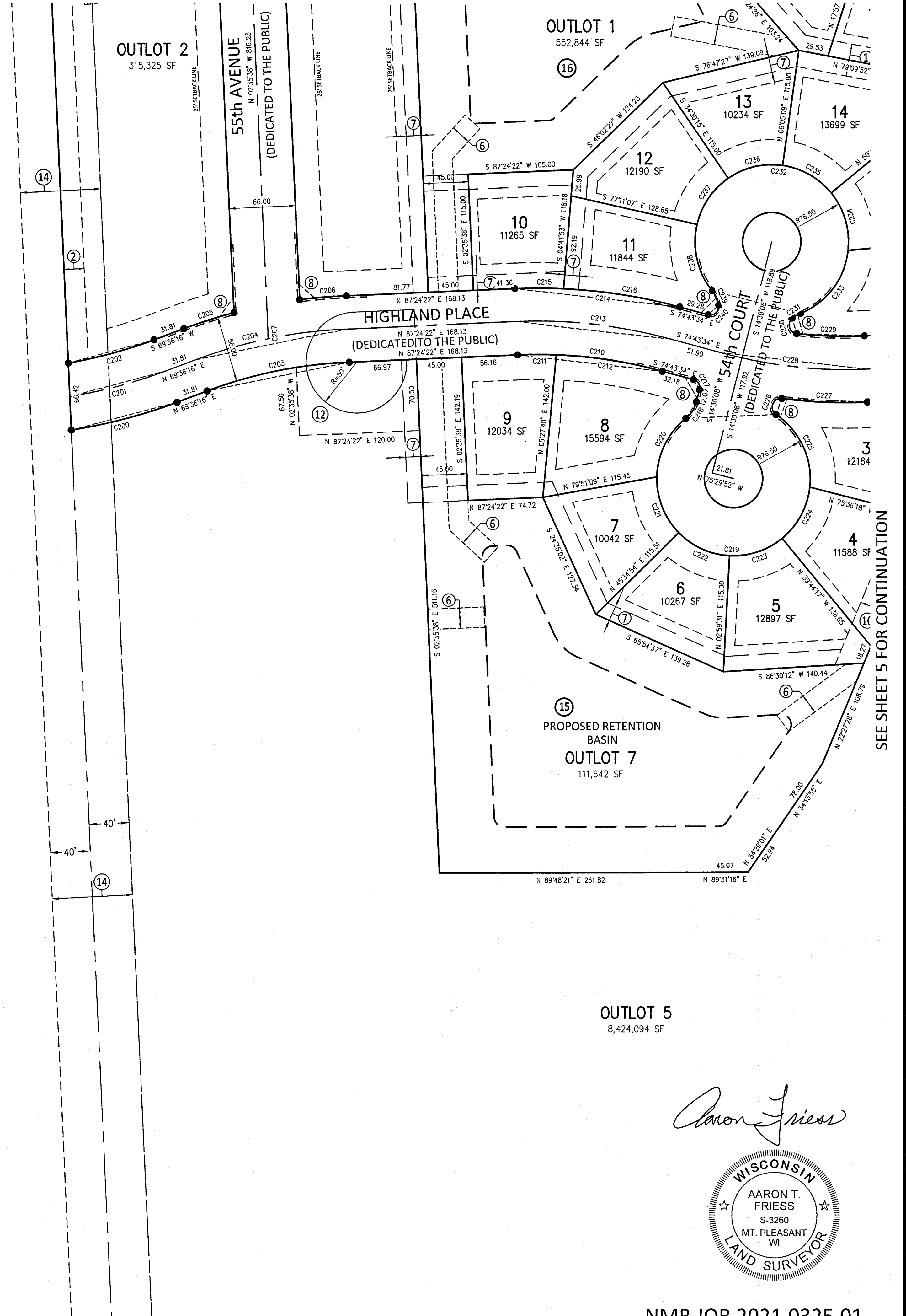
Aaron Friess



SEE SHEET 6 FOR CONTINUATION

Revised April 2, 2025
SEE SHEET 1 FOR LEGENDS, NOTES AND DETAILS

NMB JOB 2021.0325.01
SHEET 4 OF 16 SHEETS



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Certified April 22, 2025

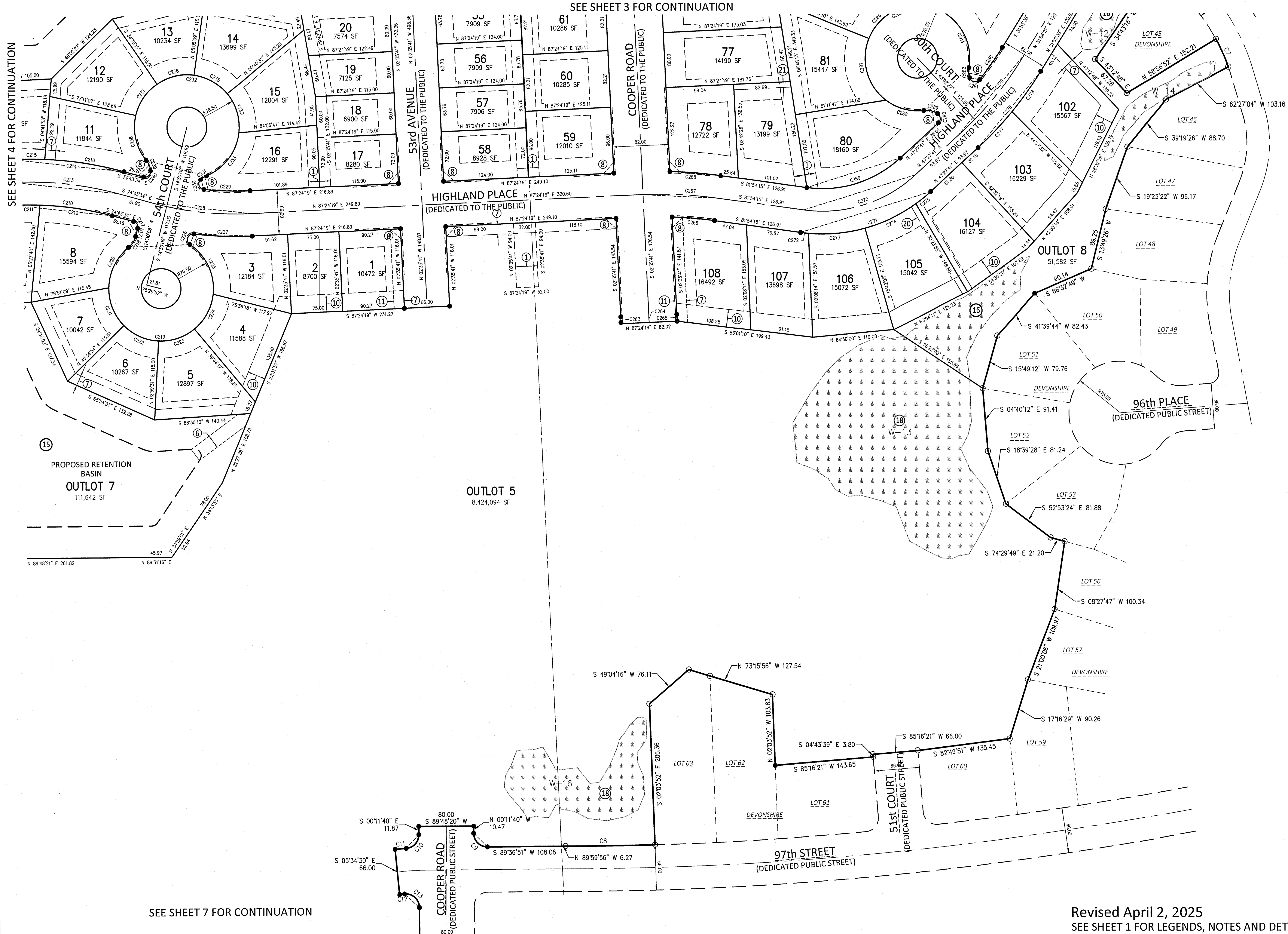
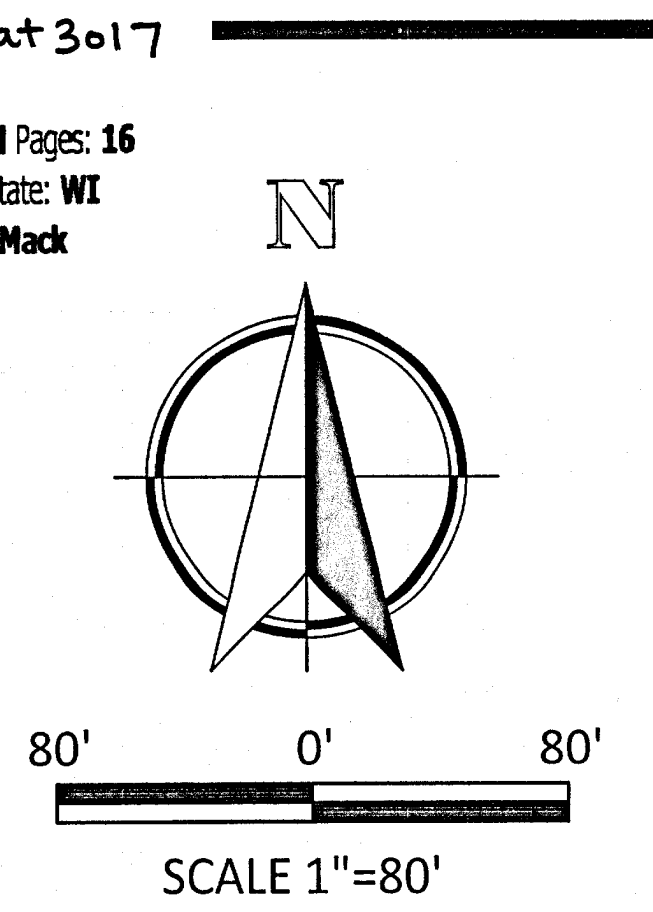
Don Jime
Department of Administration



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SEE SHEET 7 FOR CONTINUATION

Revised April 2, 2025
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NMB JOB 2021.0325.01
SHEET 5 OF 16 SHEETS



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Certified April 22, 2025

Don Hime
Department of Administration

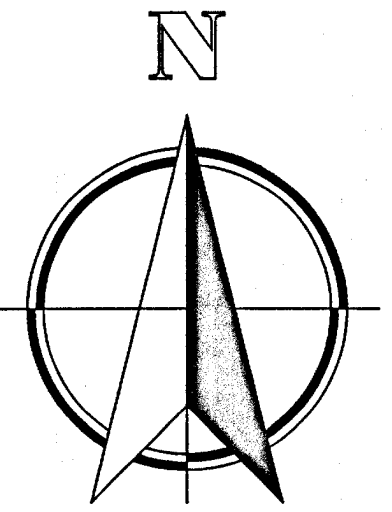


HIGHLAND ESTATES

A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2740 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN, ON DECEMBER 19, 2013 AS DOCUMENT NO. 1717999, LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST ALSO THAT PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

SEE SHEET 4 FOR CONTINUATION

Document #: 1984697
Date: 2025-07-24 Time: 2:40 PM Pages: 16
Fee: \$50.00 County: KENOSHA State: WI
REGISTER OF DEEDS: Jennifer A. Mack



80' 0' 80'
SCALE 1"=80'



SEE SHEET 8 FOR CONTINUATION

Revised April 2, 2025
SEE SHEET 1 FOR LEGENDS, NOTES AND DETAILS

NMB JOB 2021.0325.01
SHEET 6 OF 16 SHEETS

Aaron Friess



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

Certified April 22, 2025

Don Jime
Department of Administration

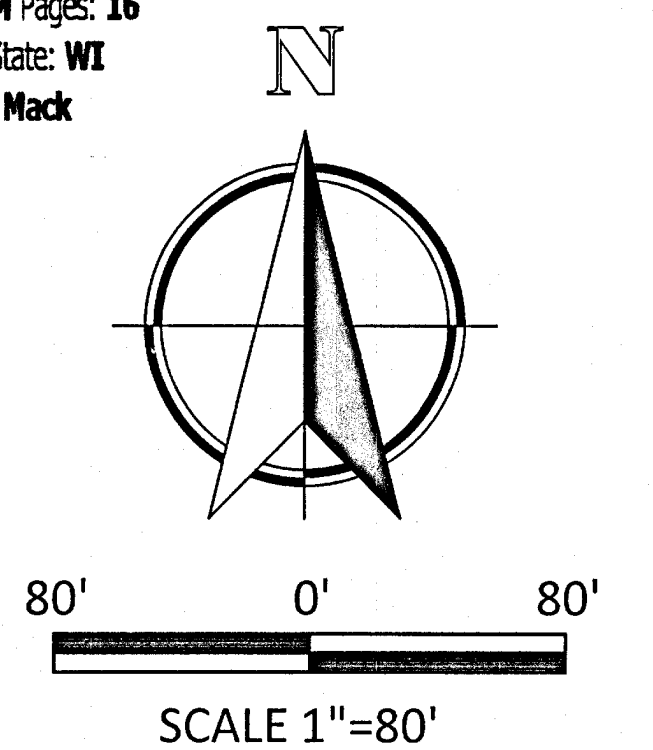


HIGHLAND ESTATES

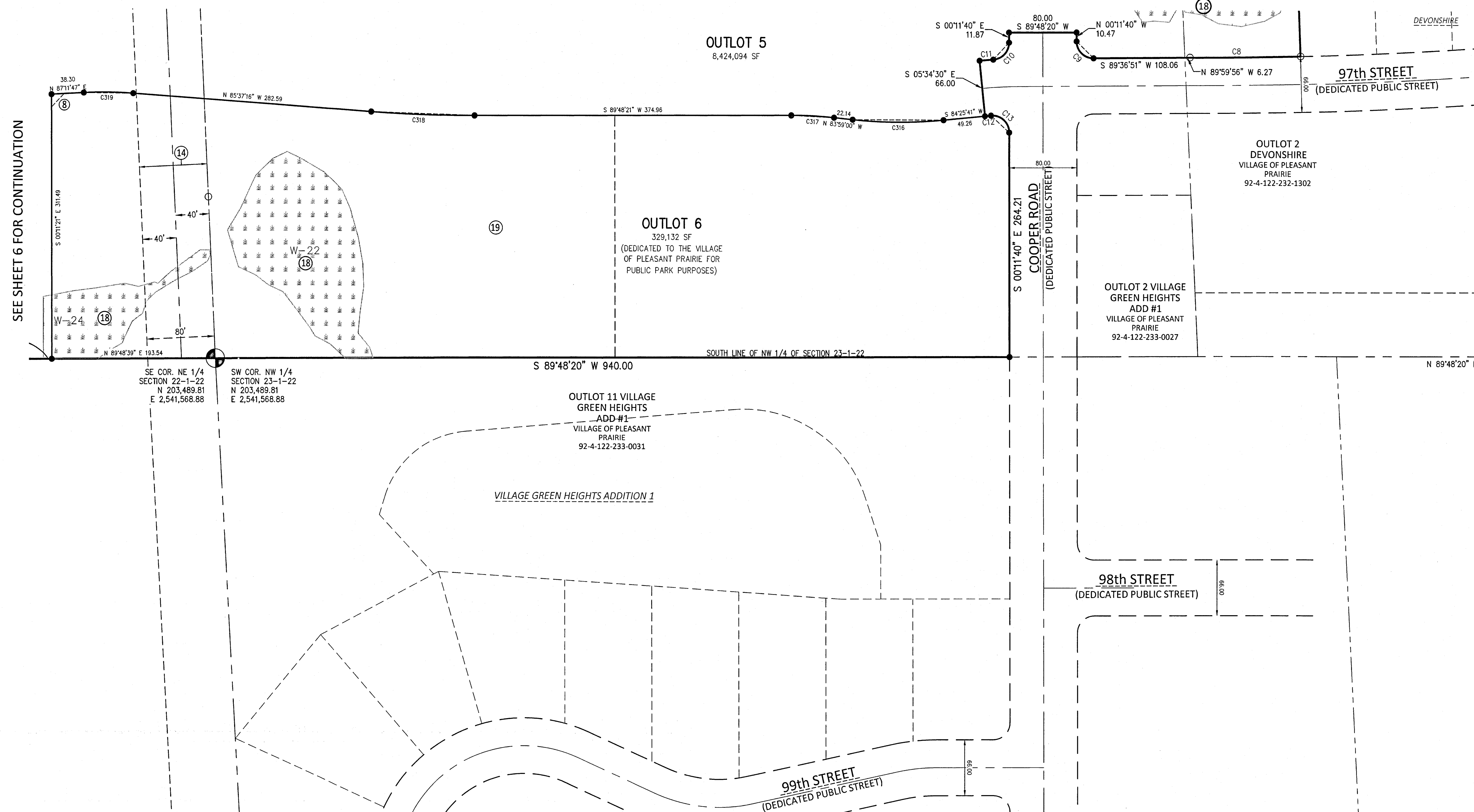
A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2740 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN, ON DECEMBER 19, 2013 AS DOCUMENT NO. 1717999, LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST ALSO THAT PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

Document #: 1984697
Date: 2025-07-24 Time: 2:40 PM Pages: 16
Fee: \$50.00 County: KENOSHA State: WI
REGISTER OF DEEDS: Jennifer A. Mack

Plat 3017



SEE SHEET 5 FOR CONTINUATION



Aaron Friess



Revised April 2, 2025
SEE SHEET 1 FOR LEGENDS, NOTES AND DETAILS

NMB JOB 2021.0325.01
SHEET 7 OF 16 SHEETS

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

Certified April 22, 2025

Don Dime
Department of Administration

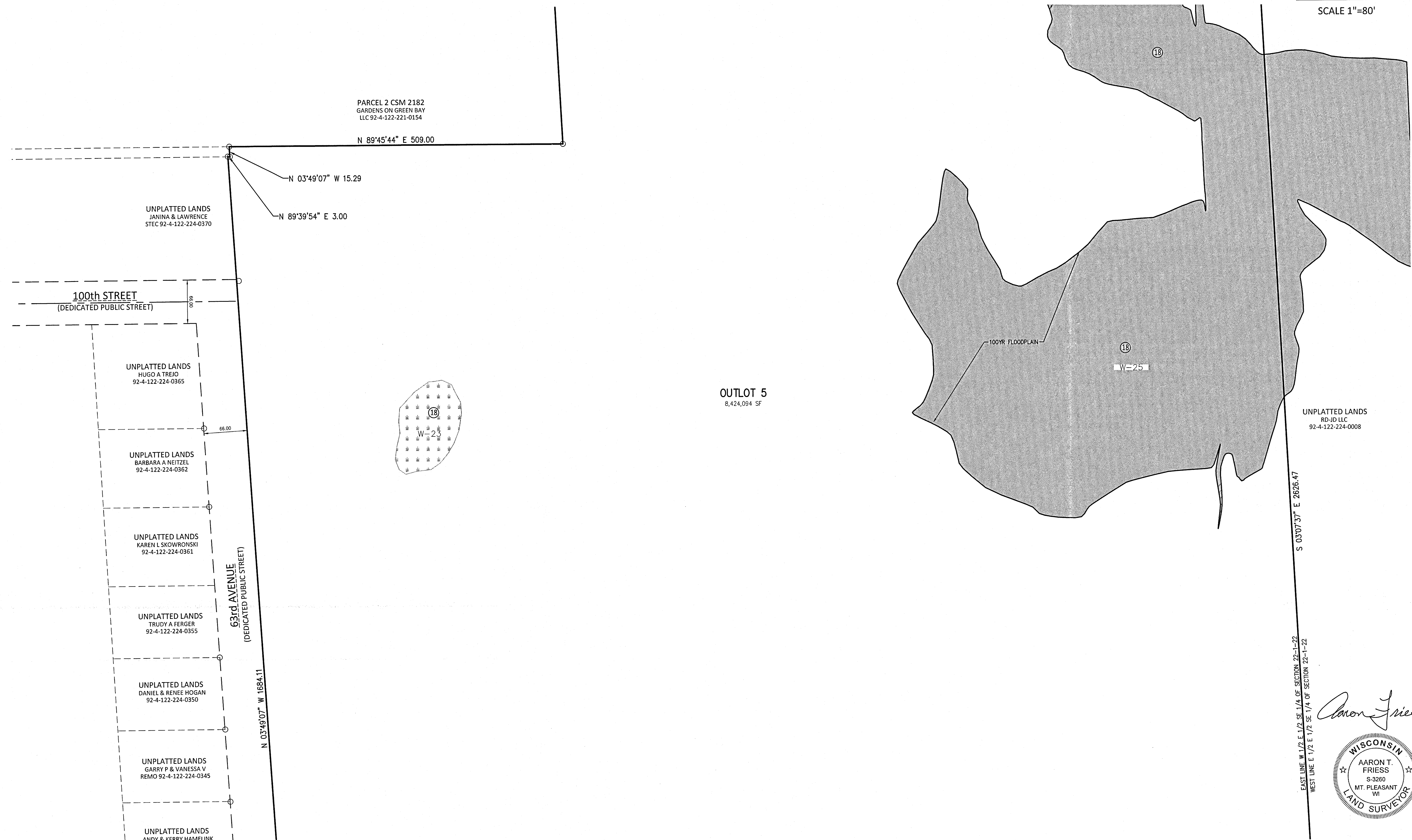
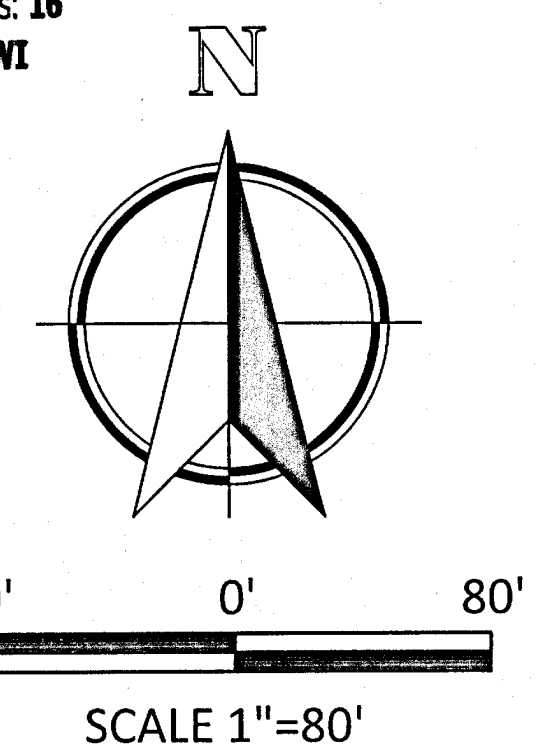


HIGHLAND ESTATES

A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2740 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN, ON DECEMBER 19, 2013 AS DOCUMENT NO. 1717999, LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST ALSO THAT PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

SEE SHEET 6 FOR CONTINUATION

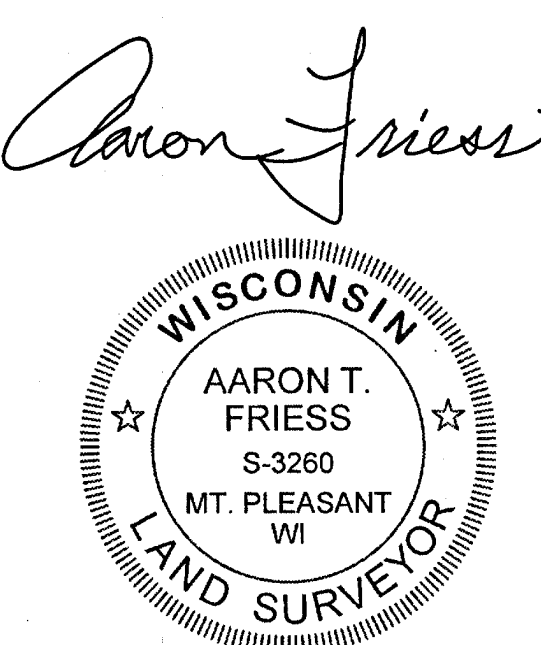
Document #: 1984697
Date: 2025-07-24 Time: 2:40 PM Pages: 16
Fee: \$50.00 County: KENOSHA State: WI
REGISTER OF DEEDS: Jennifer A. Mack



SEE SHEET 9 FOR CONTINUATION

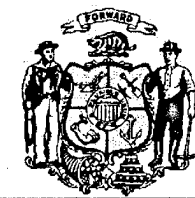
Revised April 2, 2025
SEE SHEET 1 FOR LEGENDS, NOTES AND DETAILS

NMB JOB 2021.0325.01
SHEET 8 OF 16 SHEETS



Certified May 04, 2025

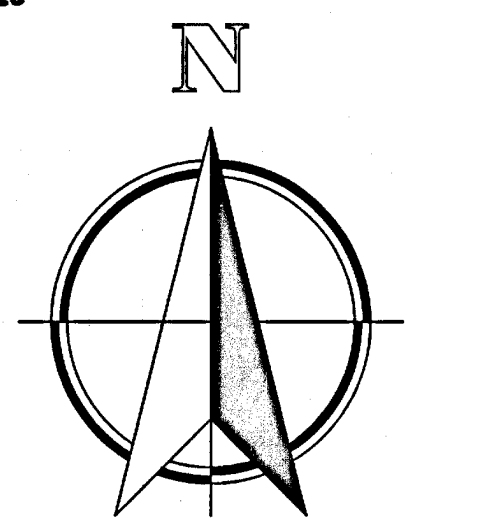
Don Sims
Department of Administration



A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2740 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN, ON DECEMBER 19, 2013 AS DOCUMENT NO. 1717999, LOCATED IN A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 23, TOWNSHIP 1 NORTH, RANGE 22 EAST ALSO THAT PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

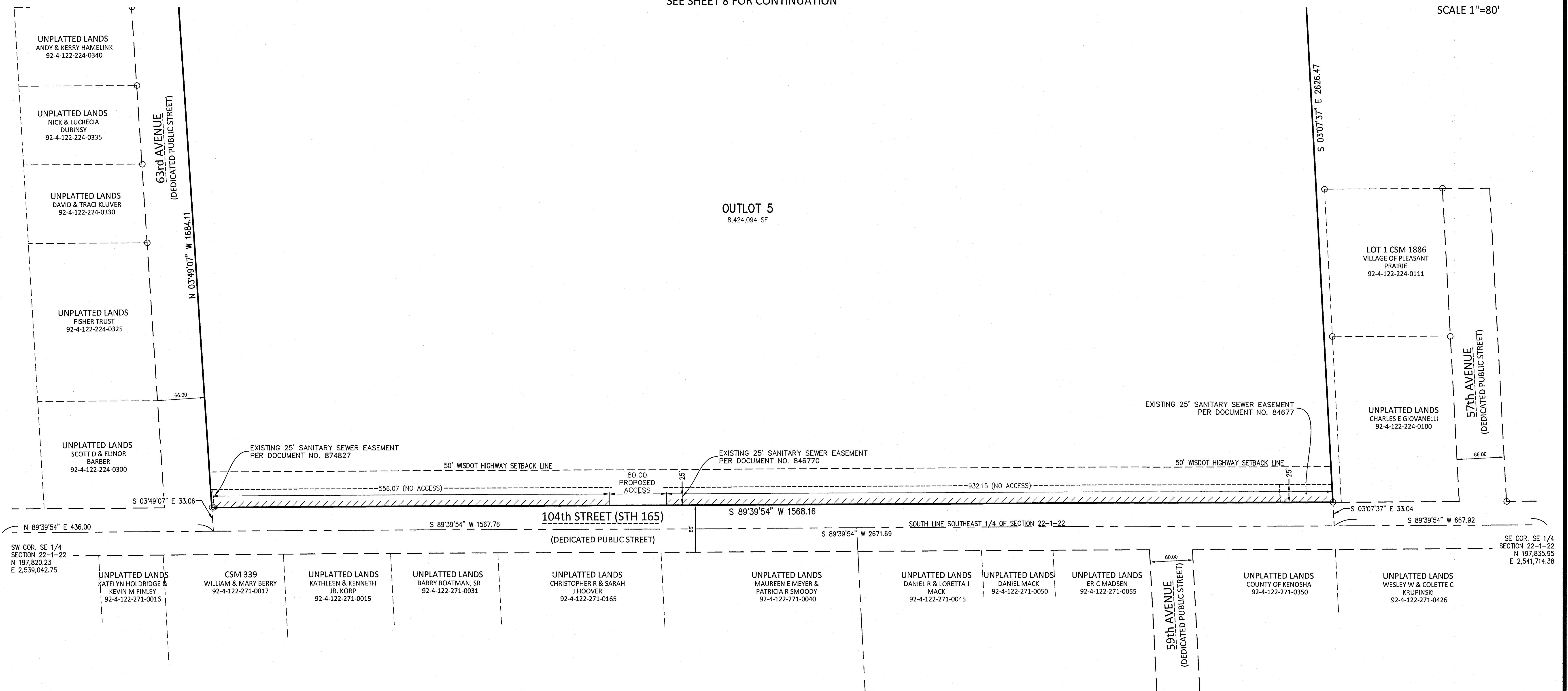
SEE SHEET 8 FOR CONTINUATION

Document #: **1984697** Plat 3017
Date: **2025-07-24** Time: **2:40 PM** Pages: **16**
Fee: **\$50.00** County: **KENOSHA** State: **WI**
REGISTER OF DEEDS: **Jennifer A. Mack**



80' 0' 80'

SCALE 1"=80'



Setback Note:

There shall be no improvements or structures placed between the highway and the setback line without a Special Exception from the Department of Transportation. This shall be a restriction for the benefit of the public under §236.293, Stats., and shall be enforceable by the Department of Transportation.

Access Note:

§236.05(1) As owner I hereby restrict all lots and blocks (~~except Lot Block~~), in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with ~~(USA)~~ (STH) 165 or 101st St, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to §236.293, Stats., and shall be enforceable by the Department of Transportation.

Noise Note:

The lots of this land division may experience noise at the levels exceeding the levels in §Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

Revised April 29, 2025
Revised April 2, 2025
SEE SHEET 1 FOR LEGENDS, NOTES AND DETAILS

NMB JOB 2021.0325.01
SHEET 9 OF 16 SHEETS

Caron Friess

