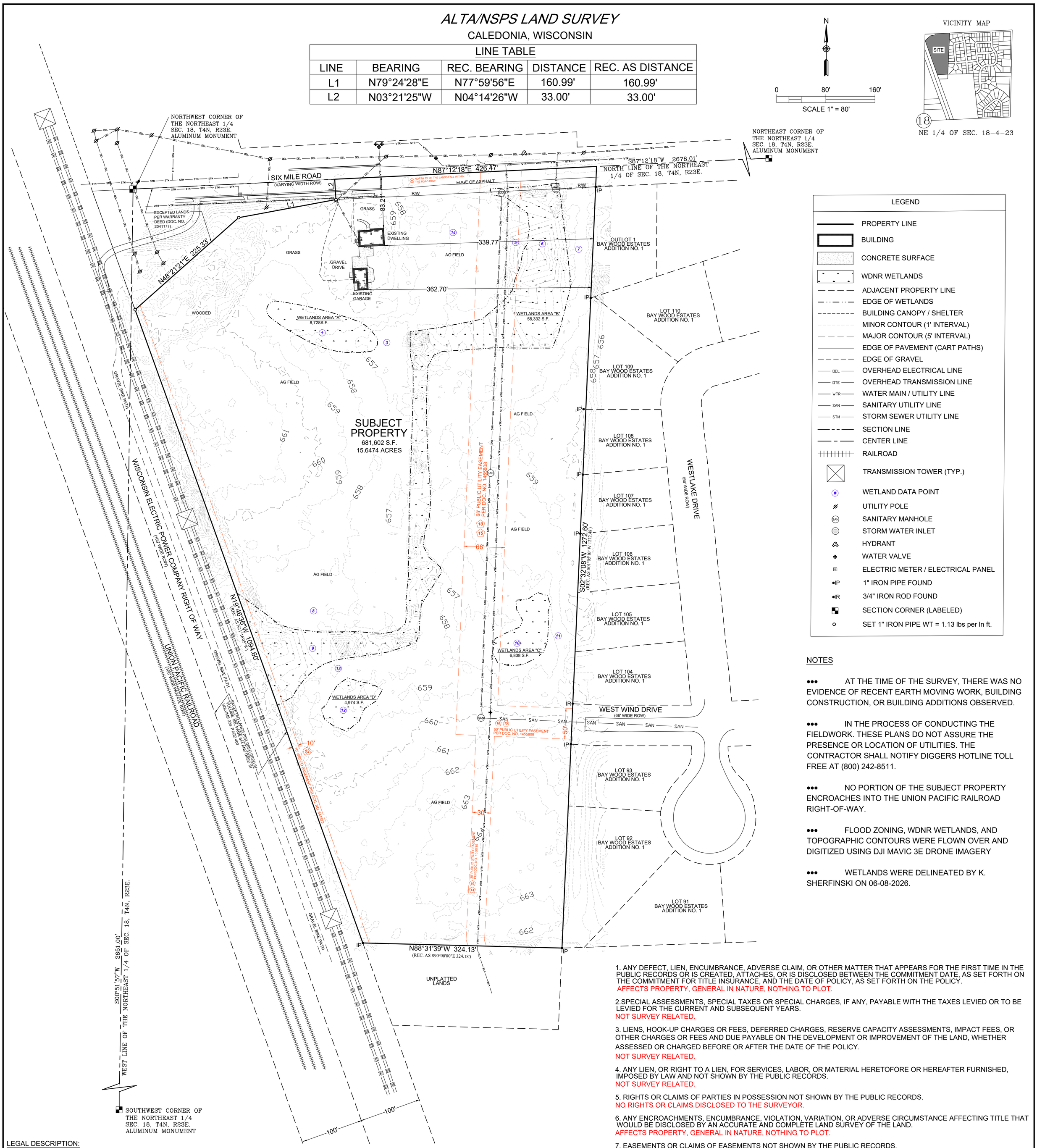
ALTA/NSPS LAND SURVEY

CALEDONIA, WISCONSIN

LINE TABLE				
LINE	BEARING	REC. BEARING	DISTANCE	REC. AS DISTANCE
L1	N79°24'28"E	N77°59'56"E	160.99'	160.99'
L2	N03°21'25"W	N04°14'26"W	33.00'	33.00'



LEGEND

- PROPERTY LINE
- BUILDING
- CONCRETE SURFACE
- WDNR WETLANDS
- ADJACENT PROPERTY LINE
- EDGE OF WETLANDS
- BUILDING CANOPY / SHELTER
- MINOR CONTOUR (1' INTERVAL)
- MAJOR CONTOUR (5' INTERVAL)
- EDGE OF PAVEMENT (CART PATHS)
- EDGE OF GRAVEL
- DEL — OVERHEAD ELECTRICAL LINE
- DTE — OVERHEAD TRANSMISSION LINE
- WTR — WATER MAIN / UTILITY LINE
- SAN — SANITARY UTILITY LINE
- STM — STORM SEWER UTILITY LINE
- SECTION LINE
- CENTER LINE
- RAILROAD
- TRANSMISSION TOWER (TYP.)
- # — WETLAND DATA POINT
- UTILITY POLE
- SAN — SANITARY MANHOLE
- STORM WATER INLET
- HYDRANT
- WATER VALVE
- E — ELECTRIC METER / ELECTRICAL PANEL
- IP — 1" IRON PIPE FOUND
- IR — 3/4" IRON ROD FOUND
- SECTION CORNER (LABELED)
- SET 1" IRON PIPE WT = 1.13 lbs per ln ft.

NOTES

●●● AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.

●●● IN THE PROCESS OF CONDUCTING THE FIELDWORK. THESE PLANS DO NOT ASSURE THE PRESENCE OR LOCATION OF UTILITIES. THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE TOLL FREE AT (800) 242-8511.

●●● NO PORTION OF THE SUBJECT PROPERTY ENCROACHES INTO THE UNION PACIFIC RAILROAD RIGHT-OF-WAY.

●●● FLOOD ZONING, WDNR WETLANDS, AND TOPOGRAPHIC CONTOURS WERE FLOWN OVER AND DIGITIZED USING DJI MAVIC 3E DRONE IMAGERY

●●● WETLANDS WERE DELINEATED BY K. SHERFINSKI ON 06-08-2026.

LEGAL DESCRIPTION:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 18, IN TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN, LYING EAST OF LAND OWNED BY THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY. **ALSO** THE WEST 20 ACRES OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, IN TOWNSHIP 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SECTION; SOUTH BY A LINE PARALLEL WITH AND 1402.5 FEET SOUTH THEREOF; ON THE WEST BY THE MILWAUKEE ELECTRIC RAILWAY AND LIGHT COMPANY AND THE WEST LINE OF SAID NORTHEAST 1/4. EXCEPTING THEREFROM THAT PART CONVEYED BY DEED IN VOLUME 106, PAGE 614 AND DEED IN VOLUME 230, PAGE 403. FURTHER EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE TOWN OF CALEDONIA IN WARRANTY DEED RECORDED JULY 29, 2005 AS DOCUMENT NO. 2041177.

A. BASIS OF BEARING:
BEARINGS ARE HEREIN REFERENCED TO RACINE COUNTY COORDINATE SYSTEM, IN WHICH THE NORTH LINE OF THE NE 1/4 OF SEC 18-4-23 IS ASSUMED TO BEAR S87°12'18"W. RECORDED BEARINGS ARE IN REFERENCE TO ALTA/ACSM SURVEY DONE BY RSV ENGINEERING (RANDAL WELTZIN S-1848) ON 01/06/2005.

B. TITLE COMMITMENT
INFORMATION PROVIDED BY KNIGHT BARRY TITLE, INC.
COMMITMENT NUMBER: 2391109
COMMITMENT DATE: MARCH 24, 2026

C. FLOOD NOTE
ACCORDING TO FLOOD INSURANCE RATE MAP OF THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN COMMUNITY PANEL(S) 55101C0104E & 55101C0112D, EFFECTIVE ON 1/11/2024 AND 5/2/2012 RESPECTIVELY, THIS SITE FALLS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

D. MUNICIPAL ZONING
ACCORDING TO THE VILLAGE OF CALEDONIA ZONING MAP THIS SITE IS ZONED R-7 (MULTI-FAMILY RESIDENTIAL DISTRICT.)

E. PARKING SPACES
THERE ARE NO DESIGNATED PARKING STALLS AND NO DESIGNATED ADA HANDICAP PARKING STALLS.

To: Jerome J. and Donna M. Ludwig Revocable Trust, Dated October 30, 2007
Knight Barry Title, Inc.
American Land Title Association

This is 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, 7(a), 7(b1), 8, 9, 16, and 19, of Table A thereof.

The field work was completed on August 8, 2026

SIGNED
marc Passarelli
MARC C. PASSARELLI
PROFESSIONAL LAND SURVEYOR S-2817

WISCONSIN LAND SURVEYOR
MARC C. PASSARELLI
S-2817
FRANKLIN, WI

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE, AS SET FORTH ON THE COMMITMENT FOR TITLE INSURANCE, AND THE DATE OF POLICY, AS SET FORTH ON THE POLICY.
AFFECTS PROPERTY, GENERAL IN NATURE, NOTHING TO PLOT.

2.SPECIAL ASSESSMENTS, SPECIAL TAXES OR SPECIAL CHARGES, IF ANY, PAYABLE WITH THE TAXES LEVIED OR TO BE LEVIED FOR THE CURRENT AND SUBSEQUENT YEARS.
NOT SURVEY RELATED.

3. LIENS, HOOK-UP CHARGES OR FEES, DEFERRED CHARGES, RESERVE CAPACITY ASSESSMENTS, IMPACT FEES, OR OTHER CHARGES OR FEES AND DUE PAYABLE ON THE DEVELOPMENT OR IMPROVEMENT OF THE LAND, WHETHER ASSESSED OR CHARGED BEFORE OR AFTER THE DATE OF THE POLICY.
NOT SURVEY RELATED.

4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
NOT SURVEY RELATED.

5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
NO RIGHTS OR CLAIMS DISCLOSED TO THE SURVEYOR.

6. ANY ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
AFFECTS PROPERTY, GENERAL IN NATURE, NOTHING TO PLOT.

7. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
NO EASEMENTS OR CLAIMS DISCLOSED TO THE SURVEYOR.

8. ANY CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT.
NO CLAIM OF ADVERSE POSSESSION OR PRESCRIPTIVE EASEMENT DISCLOSED TO THE SURVEYOR.

9. GENERAL TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE. IN THE EVENT THAT THE TRANSACTION TO BE INSURED UNDER THIS COMMITMENT OCCURS IN DECEMBER OF 2026 OR LATER, THEN PLEASE CONTACT THE COMPANY FOR AN UPDATE AS TO THE STATUS OF TAXES. FAILURE TO DO SO WILL RESULT IN THE FOLLOWING APPEARING AS AN EXCEPTION ON THE FINAL TITLE INSURANCE POLICY TO BE ISSUED PURSUANT TO THIS COMMITMENT: "GENERAL TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS."
NOT SURVEY RELATED.

10. STORM, SEWER, DRAINAGE, WATER UTILITY AND/OR SANITARY DISTRICT ASSESSMENTS, IF ANY.
AFFECTS PROPERTY, SHOWN.

11. PUBLIC OR PRIVATE RIGHTS, IF ANY, IN SUCH PORTION OF THE LAND AS MAY BE PRESENTLY USED, LAID OUT, OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY AND/OR ALLEY PURPOSES.
AFFECTS PROPERTY, SHOWN.

12. RIGHTS OF THE PUBLIC, THE UNITED STATES OF AMERICA, THE STATE OF WISCONSIN, THE MUNICIPALITY OF VILLAGE OF CALEDONIA, THE COUNTY OF RACINE, OR ANY OF THEIR AGENCIES, WITH RESPECT TO THE PORTION OF THE LAND LYING WITHIN OR ADJACENT TO THE DISCONTINUED RAILROAD RIGHT-OF-WAY, NOW KNOWN AS THE MRK TRAIL.
AFFECTS PROPERTY, SHOWN.

13. EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED MARCH 15, 1956 AS DOCUMENT NO. 644523.
AFFECTS PROPERTY, SHOWN.

14. GRANT OF EASEMENT GRANTED TO CRESTVIEW SANITARY DISTRICT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED SEPTEMBER 19, 1991 AS DOCUMENT NO. 1350789.
AFFECTS PROPERTY, SHOWN.

15. EASEMENT GRANTED TO CRESTVIEW SANITARY DISTRICT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED FEBRUARY 21, 1994 AS DOCUMENT NO. 1455808.
AFFECTS PROPERTY, SHOWN.

16. RESOLUTION CREATING CALEDONIA WATER UTILITY DISTRICT & CALEDONIA SEWER UTILITY DISTRICT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED OCTOBER 19, 2010 AS DOCUMENT NO. 2265167, CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED NOVEMBER 16, 2010 AS DOCUMENT NO. 2268473.
NOT SURVEY RELATED.

17. POSSIBLE HOMESTEAD AND MARITAL PROPERTY RIGHTS OF THE SPOUSE OF THE INSURED IF THE PROPOSED DEED IS TO RUN TO A MARRIED INDIVIDUAL.
NOT SURVEY RELATED.

18. JUDGMENTS AND/OR LIENS, IF ANY, DOCKETED OR FILED AGAINST THE PROSPECTIVE OWNER OF LAND. FURTHER REPORT WILL BE MADE AS TO SUCH JUDGMENTS AND LIENS WHEN THE COMPANY IS ADVISED AS TO THE NAME OF THE PROSPECTIVE OWNER.
NOT SURVEY RELATED.

DRAWN BY:	TJS
CHECKED BY:	NWD
APPROVED BY:	MCP
DATE:	8/19/2026
PROJECT NO.	1505-001
SHEET NO.	1

ALTA/NSPS LAND SURVEY

3725 6 MILE ROAD
CALEDONIA, WISCONSIN

Endpoint Solutions
6871 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200

REV:	DATE:	.
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