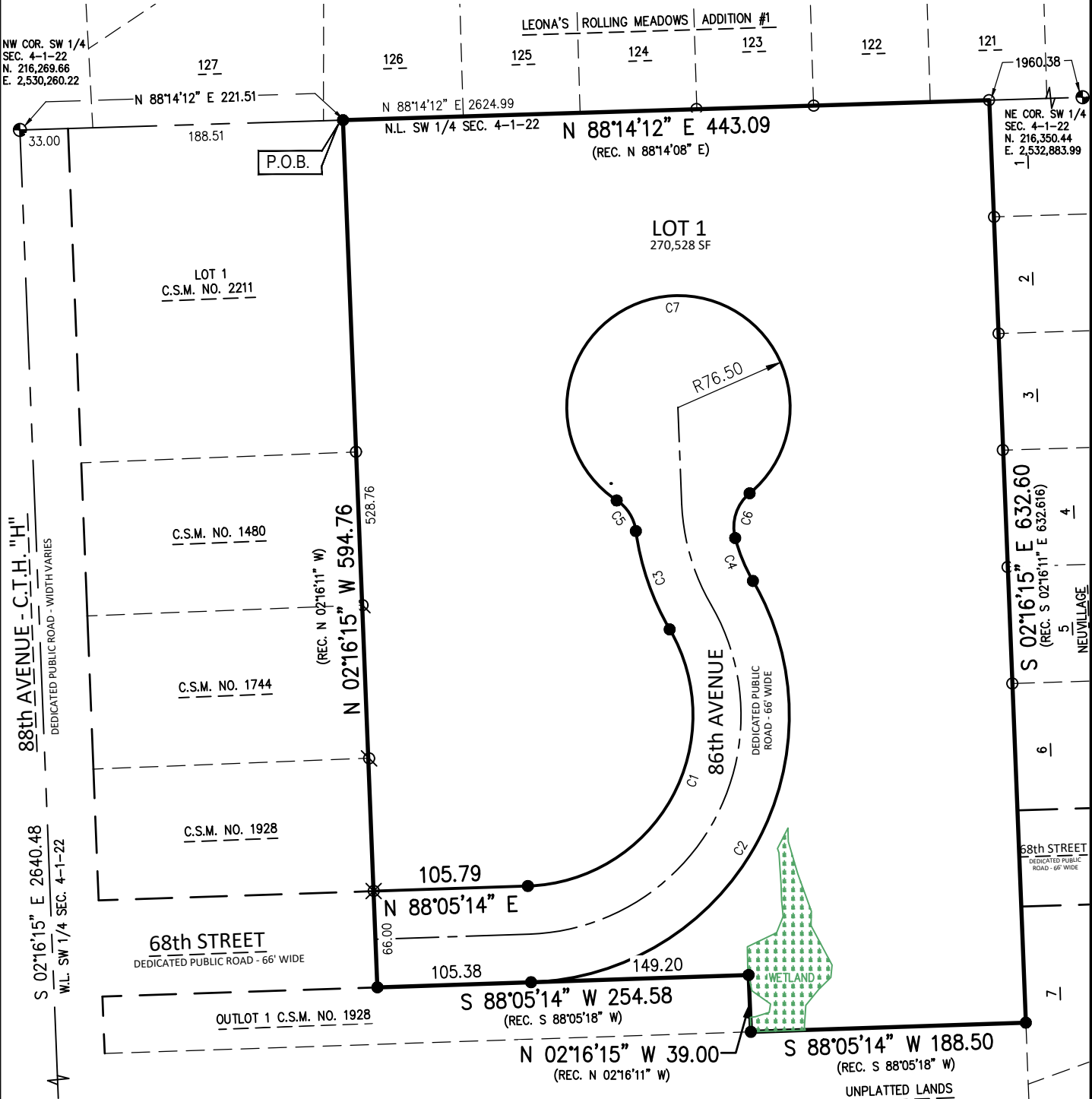
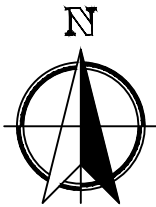
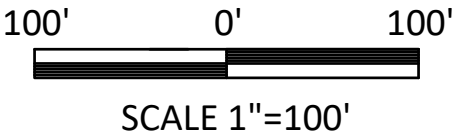


CERTIFIED SURVEY MAP NO. _____

RECORDING DATA

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.



SEE SHEET 2 FOR LOCATION MAP AND NOTES

SW COR. SW 1/4
SEC. 4-1-22
N. 213,631.23
E. 2,530,364.85

NOTE:

WETLANDS DELINEATED BY ERIC C. PARKER
OF HEARTLAND ECOLOGICAL GROUP, INC.
ON APRIL 25, 2025



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

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This Instrument was drafted by Mark R. Madsen May 7, 2025 Revised July 6, 2026



Mark R. Madsen

2018.0328.01.DWG
SHEET 1 OF 11 SHEETS

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

Curve Table							
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length	Tangent Bearing
C1	118°18'25"	117.00	241.59	195.91	N28° 56' 01"E	200.90	N88°05'14"E N30°13'11"W
C2	118°18'28"	183.00	377.87	306.42	N28° 56' 02"E	314.23	N88°05'14"E N30°13'11"W
C3	22°28'14"	183.00	71.77	36.35	S18° 59' 04"E	71.31	S07°44'54"E S30°13'11"E
C4	15°37'40"	117.00	31.91	16.06	S22° 24' 21"E	31.81	S14°35'31"E S30°13'11"E
C5	48°42'20"	30.00	25.50	13.58	N32° 06' 04"W	24.74	N07°44'54"W N56°27'15"W
C6	64°54'25"	30.00	33.99	19.08	S17° 51' 42"W	32.20	S50°18'54"W S14°35'31"E
C7	286°46'06"	76.50	382.89	56.85	S86° 55' 51"W	91.26	N50°18'54"E S56°27'12"E
C8	74°09'09"	183.00	236.84	138.28	N51° 00' 40"E	220.65	N88°05'14"E N13°56'05"E
C9	38°48'44"	183.00	123.96	64.47	N05° 28' 17"W	121.61	N13°56'05"E N24°52'39"W

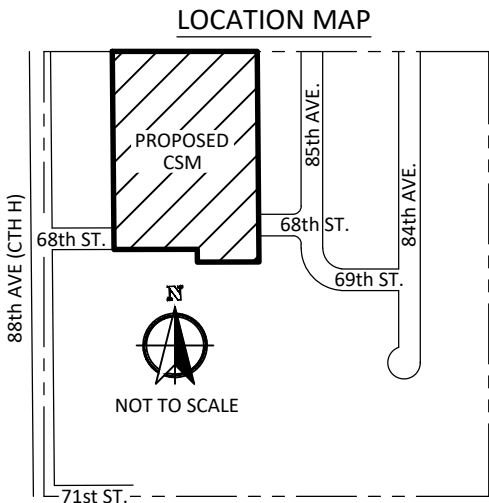
Easement Line Table		
Line #	Length	Direction
L1	153.48	N88° 14' 12"E
L2	140.61	S15° 43' 05"E
L3	249.95	S02° 16' 15"E
L4	172.17	S87° 44' 59"E
L5	299.82	N02° 16' 15"W
L6	170.24	S87° 56' 43"W
L7	105.38	N88° 05' 14"E
L8	32.35	S88° 23' 25"E

Wetland Line Table		
Line #	Length	Direction
L10	9.95	N02° 16' 15"W
L11	3.45	N83° 14' 44"E
L12	9.96	N72° 36' 28"E
L13	5.89	N09° 07' 26"E
L14	15.64	N54° 59' 53"W
L15	10.49	N12° 01' 42"W
L16	0.60	N02° 14' 23"W
L17	0.08	S88° 17' 28"W
L18	2.35	N11° 53' 46"W
L19	17.06	N01° 16' 01"W
L20	22.28	N64° 17' 51"E
L21	12.11	N21° 57' 33"E
L22	10.65	N05° 48' 17"W
L23	11.75	N01° 53' 54"W

Wetland Line Table		
Line #	Length	Direction
L24	21.25	N03° 49' 46"W
L25	3.01	N20° 34' 09"W
L27	15.74	N27° 12' 17"E
L28	9.19	S01° 49' 11"E
L29	23.02	S16° 19' 48"E
L30	27.33	S19° 53' 23"E
L31	9.83	S01° 27' 32"W
L32	30.57	S28° 07' 56"E
L33	8.54	S05° 35' 10"W
L34	11.87	S45° 04' 57"W
L35	13.82	S39° 18' 36"W
L36	15.15	S03° 37' 23"W
L37	1.98	S19° 19' 29"E
L38	37.32	S88° 05' 14"W



Mark R. Madsen



NW 1/4 OF THE SW 1/4 OF SECTION 4-1-22



Nielsen Madsen + Barber
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This Instrument was drafted by Mark R. Madsen May 7, 2025 Revised July 6, 2026

- LEGEND:
- DENOTES A SET 2.375" O.D. IRON PIPE STAKE, 18" IN LENGTH, WEIGHT OF 3.65 LBS. / LIN. FT. MIN.
 - DENOTES A FOUND 1-1/4" IRON PIPE
 - ⊗ DENOTES A FOUND 1" IRON PIPE
 - ⊘ DENOTES A FOUND ANGLE IRON
 - ⊙ DENOTES A FOUND CONCRETE MONUMENT WITH BRASS CAP
 - () RECORDED BEARING AND/OR DISTANCE

NOTES:
EXISTING ZONING: R4 - URBAN SINGLE FAMILY (UHO)
PROPOSED ZONING: R8 (PUD) - URBAN TWO-FAMILY RESIDENTIAL DISTRICT

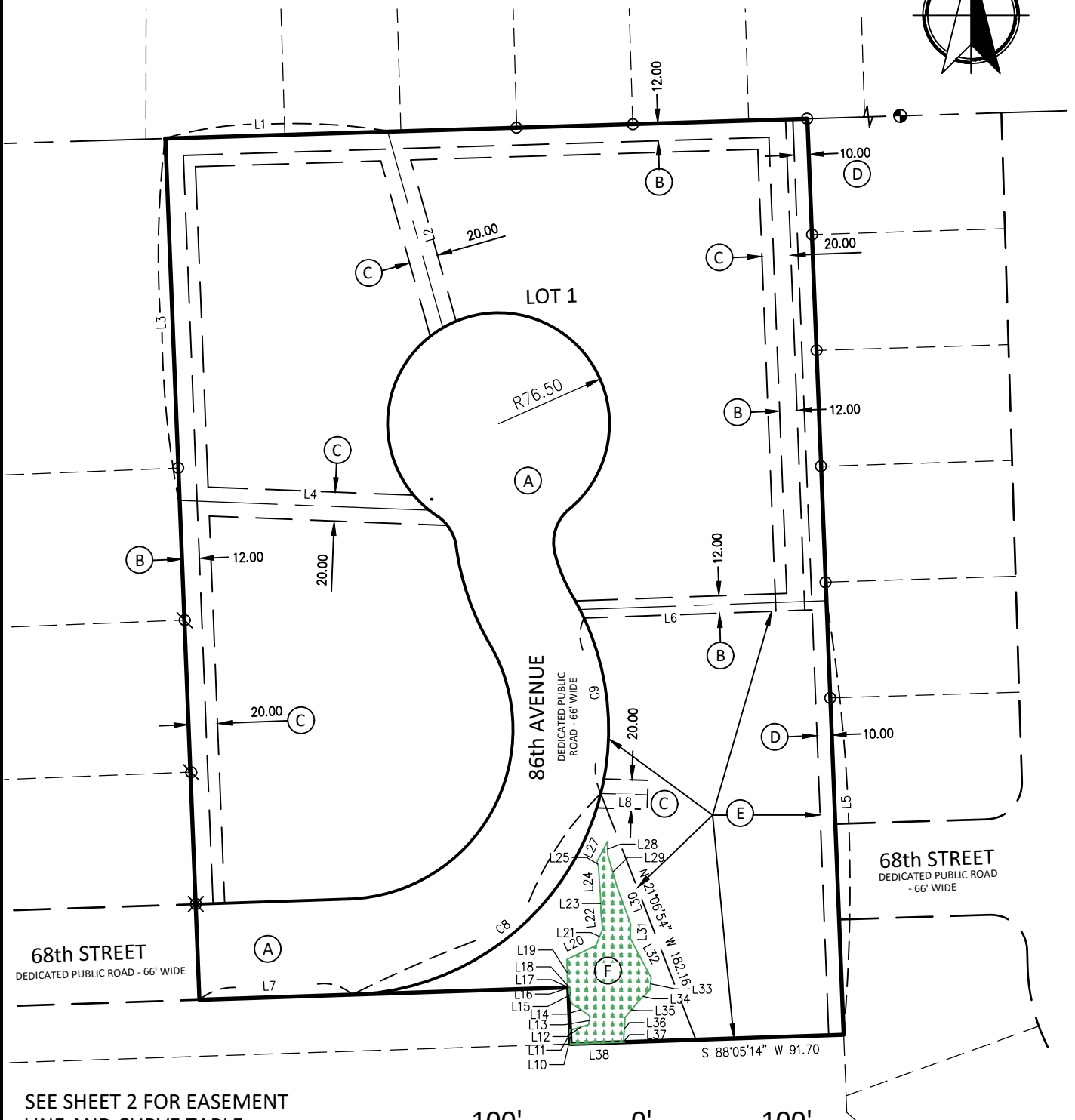
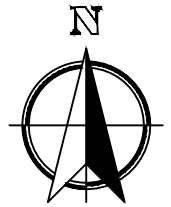
OWNER/LAND SPLITTER: WILLOW GROVE CONDOS, LLC
ADDRESS: 8501 75TH STREET, KENOSHA, WI 53142

BEARING BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1983 / 2011. THE NORTH LINE OF THE SW 1/4 SECTION 4-1-22 IS ASSUMED TO BEAR N 88°14'12" E.

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

EASEMENTS AND RESTRICTIONS



SEE SHEET 2 FOR EASEMENT
LINE AND CURVE TABLE

SCALE 1"=100'

- (A) DEDICATED PUBLIC ROAD.
 - (B) DEDICATED 12' PUBLIC UTILITY, ACCESS AND MAINTENANCE EASEMENT.
 - (C) DEDICATED 20' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT.
 - (D) DEDICATED 10' TREE PRESERVATION, ACCESS AND MAINTENANCE EASEMENT.
 - (E) DEDICATED STORM WATER, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT.
 - (F) DEDICATED WETLAND PROTECTION AND PRESERVATION, ACCESS AND MAINTENANCE EASEMENT.



Mark Madse

2018.0328.01.DWG
SHEET 3 OF 11 SHEETS



Nielsen Madsen + Barber
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CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

RESTRICTIVE COVENANTS

EASEMENT B - The Developer hereby covenants that the Association shall be responsible for the dedicated 12' public utility, access and maintenance easements granted by the Developer (as the "Grantor") to the Village and to We Energies, AT&T, Spectrum, Time Warner Cable, Inc. and other such Utilities' and their respective successors and assigns (collectively, the "Utility and Communication Grantees") as shown on the certified survey map. The developer hereby places restrictive covenants on the development due to the public utility, access, and maintenance easements, which were given, granted, and conveyed by the Developer to the Village and the Utility and Communication Grantees for public utility installation, maintenance, repair and replacement. There shall be no physical encroachments into the public utility, access and maintenance easement areas including: planting of trees or bushes; berming or stone filling; constructing or placing fences, slabs, driveways, decks, mechanical equipment, structures, architectural or roofline projections, fireplaces, gardens, or any permanent or temporary alteration of the grade, unless express written approval is granted by the Village and the Utility and Communication Grantees. The Association shall have the obligation of the above ground maintenance activities within the public utility, access and maintenance easement areas in a functional, neat, and nuisance free condition. Such maintenance shall include, without limitation, as needed and as directed by the Village, grading, seeding, or sodding, removing trash, debris, leaves and brush, clearing, mowing and weeding to prevent nuisance conditions. This covenant shall run with the land, shall be binding upon the Association, their successors, assigns, and successors-in-title and shall benefit and be enforceable by the Village.

EASEMENT C - The Developer hereby covenants that the Association shall have the responsibility and financial obligation of maintaining the dedicated 20' storm water drainage, access and maintenance easement areas granted by the Developer to the Village as shown on this certified survey map for storm water conveyance and drainage purposes, private and public drainage ways, and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance, and ingress and egress. Such maintenance shall include, as needed, grading, seeding, or sodding around the area of the drainage easements; re-grading and restoring drainage swales to the design elevations; removing trash, debris, leaves, and brush; mowing and weeding to prevent nuisance conditions. No buildings, pavements, driveways, fences, signage, or structures shall be constructed within the storm water drainage easement area, which blocks, diverts, or re-routes the drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any conditions as the Village may impose. For avoidance of doubt, the Village will not be responsible for maintaining, removing, and replacing any drainage storm pipe or drainage structures within the storm water drainage easement area.

This covenant shall run with the land, shall be binding upon the Developer, its successors, assigns, and successors-in-title of the property, in their capacity as Owners of such property, and shall benefit and be enforceable by the Village. The Developer or Association shall perform such maintenance without compensation, to the satisfaction of the Village.

To the extent that the Village performs any such storm water drainage maintenance activities, the Developer, or the Association shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Association as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin statutes or otherwise according to law. Unless the Village exercises its rights granted to it in the Dedication and Easement Provisions with respect to this easement, the Village shall have no obligation to do anything pursuant to its rights under this easement.

EASEMENT D - The Developer hereby covenants that the Association shall have the responsibility and financial obligation of maintaining the dedicated 10' tree preservation and protection, access, and maintenance easement areas shown on this certified survey map. There shall be no fences, structures, vehicles or equipment, stacks of wood or recreational equipment placed within the tree preservation and protection easement that damages or disturbs the trees. The tree preservation and maintenance shall include without limitation and as needed: pruning and removing dead, dying or decayed branches, trees or planting materials as required by the Association and removing trash and other debris in order to prevent a nuisance condition. There shall be no tree cutting of any trees larger than eight-inch (8") diameter unless written approval is granted by the Village. Replacement trees, as approved by the Association, shall be planted by the Association, for all trees that were removed from the easement area.



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CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

RESTRICTIVE COVENANTS

EASEMENT E - The Developer hereby covenants that the Association shall have the responsibility and financial obligation of maintaining the dedicated storm water, retention basin, access and maintenance easement areas as shown on this certified survey map in a functional, neat and nuisance free condition to accommodate storm water retention and water quality. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding; maintaining erosion control methods to protect the drainageways; ditching, excavation and/or dredging to re-establish design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing underdrains, pipes, and inlet and outlet structures; and mowing and weeding to prevent nuisance conditions. The developer further covenants that there shall be no structures, fences, gates, signs, berming, or altering of the grade of the land within the dedicated storm water retention basin, access and maintenance easement area which blocks, diverts, or re-routes the drainage flow or which might interfere with the storm water function and flow, unless express written approval is granted by the Village and subject to any such conditions as the village may impose. This covenant shall run with the land, shall be binding upon the condominium owners, their successors and assigns and successors-in-title of the land, in their capacity as the owners, and shall benefit and be enforceable by the village. To the extent that the village performs any such storm water retention basin, detention, water quality or drainage related maintenance activities, the Association shall be liable for any costs which may be incurred by the village, which the village may recover from such owner as special assessments or special charges under section 66.0627 (or successors or similar provisions) of the Wisconsin statutes or otherwise according to law. Unless the village exercises the rights granted to it in the dedication and easement provisions on this certified survey map, the village shall have no obligation to do anything pursuant to its rights under these easement dedications.

EASEMENT F - The Developer hereby covenants that the Association shall have the responsibility and financial obligation of maintaining the dedicated wetland protection and preservation, access and maintenance easement areas as shown on this certified survey map. These easement areas shall have the wetlands preserved and protected in accordance with all local, state and federal regulations. No filling or other such activity or condition detrimental to their function as a wetland preservation area shall occur or exist within such areas or on the surrounding lands without the written approval of the Developer and the Village. From time to time, in the Village's discretion, the Village shall have the right to inspect such areas.

The Developer hereby covenants that, after the Developer's Landscaping Warranty and Improvement Warranty Period have expired, as those terms are defined in the Development Agreement, and notwithstanding any requirements to the contrary in the Easements and Covenants, the Willow Grove Condominium Association (herein referred to as the "Association") shall have the obligation of maintaining the public street trees and mulch beds, including replanting dead trees, pruning, and watering and maintaining the public parkway terrace areas, including removing debris, mowing, watering, and weeding the lawn areas, all located within the public rights-of-ways.

To the extent that the Village of Pleasant Prairie (herein referred to as the "Village") performs any such public street tree or public parkway terrace area maintenance activities in the public rights-of-way, the Association shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Association as a special assessment or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin statutes or otherwise according to law.



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CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

RESTRICTIVE COVENANTS

The public streetlights are owned and operated by We Energies or their successors and assigns. The Developer hereby covenants that the Association shall be responsible for all financial costs associated with the payment of the We Energies (or its successors and assigns), public street light energy costs and facility use fees, maintenance charges, and all other subsequent street light related utility charges serving the development. These costs will be invoiced to the Association. To the extent that the Village undertakes this financial obligation on behalf of the Association, they shall be liable for any costs which may be incurred by the Village, which the Village may recover from the Association as a special assessment or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin statutes or otherwise according to law.

The Developer hereby covenants that the Association shall have the obligation of replacing, replanting, and maintaining the landscaping in the public roadway cul-de-sac island area within the 86th/ Avenue cul-de-sac as shown on this certified survey map in accordance with the development's master landscaping plan, as prepared by the Developer and approved by the Village. Maintenance shall include without limitation, watering, mowing grass, weeding, removing trash and debris, installing, and replacing mulch, trimming trees and shrubs, replacing dead, or dying trees and planting materials and repairing or replacing lighting, if applicable, in accordance with the approved master landscaping plan.

To the extent that the Village performs any maintenance activities as set forth in these restrictive covenants, the Association shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Association as a special assessment or special charges under section 66.0627 (or successors or similar provisions) of the Wisconsin statutes or otherwise according to law. Unless the Village exercises its rights granted to it in the dedication and easement provisions herein with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.



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This Instrument was drafted by Mark R. Madsen May 7, 2025 Revised July 6, 2026



2018.0328.01.DWG
SHEET 6 OF 11 SHEETS

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

DEDICATED PUBLIC STREET (A)

The fee interest in the areas shown as a Dedicated Public Street on this CSM (86th Avenue) are being dedicated, given, granted and conveyed by Willow Grove LLC (hereinafter referred to as the "Association") to the Village of Pleasant Prairie, its successors and assigns (hereinafter referred to as the "Village") for the inspection, construction, installation, repair, alteration, replacement, and maintenance of public street improvements, uses and purposes, including, without limitation, street pavement, curbs and gutters, sidewalks (if required by the Village), street signs, street lights, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, street terrace grading, placing topsoil and seeding, street trees and other landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting, maintenance, and access activities. Such fee interest is subject to the following: (1) a nonexclusive easement coextensive with the Dedicated Public Street areas shown on this CSM granted to the Association for street terrace grading, placing topsoil and seeding, street trees, Cul-de-sac landscaping and maintenance and other landscaping planting and the snow clearance, maintenance, repair and replacement of driveways in the area between the roadway and their properties as approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions); and (2) a nonexclusive easement coextensive with the Dedicated Public Street areas shown on this CSM granted to the Association for the planting and maintenance of grass and street trees, Cul-de-sac landscaping and maintenance and for the snow removal and construction, installation, repair, replacement, maintenance and use of such driveways in the area between the public roadway and the adjacent properties as approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village, but not the obligation to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions unless such costs are assessed to the abutting properties). In the event of any conflict between the rights of the Village under its fee interest in the Dedicated Public Streets, or the Association, or of the Owners, pursuant to the easements retained herein, the rights of the Village shall be deemed to be superior.

12' PUBLIC UTILITY, ACCESS AND MAINTENANCE EASEMENT (B)

Easements coextensive with the areas shown as 12' dedicated utility easement areas on this csm are hereby dedicated, given, granted and conveyed by the developer ("the grantor") to we energies f/k/a Wisconsin electric power company, sbc f/k/a Wisconsin bell, inc. d/b/a Ameritech- Wisconsin and time warner cable inc. and their respective successors and assigns (collectively, the "utility and communications grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the lots or outlots (or portions thereof) shown on this csm and for any related ingress and egress. these easements shall also include the right to trim or cut down trees, bushes, branches, and roots as reasonably required so as not to interfere with the utility and communication grantees use of the easement areas. to the extent possible, all such utility and communications lines and facilities shall be installed underground. upon the installation of the utility cables and related appurtenances, the elevation of the existing ground surface within the easement areas shall not be altered by more that four (4) inches of final grade without the written approval of the utility and communications grantees. the grantor shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the condition existing prior to installing such utilities within the communication easement areas on which such easements are located as does not interfere with the purposes of the utility and communications easements and the use of such easements by the utility and communications grantees unless a separate agreement is entered into between the grantor and grantees regarding the transfer of the restoration and maintenance responsibilities to the grantees. no buildings, fences, or structures of any kind shall be placed within the utility and communications easement areas without the prior written approval of the utility and communication grantees.

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

20' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENTS (C)

Perpetual nonexclusive easement coextensive with the areas shown as Dedicated Stormwater Drainage, Access and Maintenance Easement areas on this CSM are hereby given, granted and conveyed by the Land Divider to the Village for public storm sewer purposes, drainage ways, and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance, ingress and egress. The Dedicated Stormwater Drainage, Access and Maintenance Easement areas shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof, (2) such above ground use, planting, care and maintenance responsibility of the easement areas, which shall be required by the Owners of the Lot on which such easement is located as will not interfere with the improvements, uses and purposes of the Village as they relate to the Easement areas and (3) such future driveways, curbs and gutters, sidewalk-if required, landscaping, street trees, or other uses of the Easement areas as may be approved by the Village. In the event of any conflicts between the rights of the Village pursuant to the Dedicated Stormwater, Drainage, Access and Maintenance Easement areas and the rights of any other persons or entities with respect to the Easement areas, the Village's rights under these Easement areas shall be deemed to be superior.

10' TREE PRESERVATION AND PROTECTION, ACCESS AND MAINTENANCE EASEMENT (D)

Perpetual nonexclusive easement coextensive with the area shown as 10' tree preservation and protection, access and maintenance easement on lot 1 of this csm are hereby dedicated, given, granted, and conveyed by the developer to the lot 1 owners for tree and bush preservation and protection, tree planting, pruning, watering and removing of dead or dying trees or tree limbs and for all related ingress and egress, these tree preservation and protection, access and maintenance easement areas shall be exclusive, except for: (1) such other easements as may be dedicated on this csm with respect to the same area or any portion thereof; (2) such use, planting, care and maintenance of the trees and bushes within the easement areas by the lot owners which such easements are located as will not interfere with the improvements, uses and purposes of the lot owners ; and (3) such other uses of the easement areas as may be approved by the lot owners and subject to any restrictions or conditions that the lot owners may impose.

DEDICATED STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT (E)

A perpetual nonexclusive easement coextensive with the area shown as a Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement within Lot 1 of this CSM is hereby dedicated, given, granted and conveyed by the Developer to the Lot 1 Owners, its successors and assigns and its successors-in-title and to the Village of Pleasant Prairie for storm water conveyance and management purposes including but not limited to all related ingress and egress, construction, installation, repair, replacement, landscaping, and maintenance activities. This Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement shall be exclusive except for: (1) such other easements conveyed herein within respect to the same area or any portion thereof; (2) such use, planting, care and maintenance responsibilities of the easement areas which shall be required by the Lot 1 Owners as it will not interfere with the improvements, uses and purpose of the Village. In the event of any conflict between the easement rights of the Developer; The easement rights of any other persons or entities; and the easement rights of the Village with respect the Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement, the Village's rights under this Easement shall be deemed to be superior. Lot 1 Owners shall be subject to the Stormwater Management Facilities and Maintenance Agreement and any amendments thereof, recorded under separate document at the Register of Deeds for Kenosha County.



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This Instrument was drafted by Mark R. Madsen May 7, 2025 Revised July 6, 2026



Mark R. Madsen

2018.0328.01.DWG
SHEET 8 OF 11 SHEETS

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

DEDICATED WETLAND PRESERVATION AND PROTECTION, ACCESS AND MAINTENANCE EASEMENT (F)

Nonexclusive easements coextensive within the areas shown on this CSM as Dedicated Wetland Preservation and Protection, Access and Maintenance Easement areas is hereby dedicated, given, granted and conveyed by the Developer to the Village for wetland conservancy preservation, protection, and maintenance purposes and uses and for related ingress and egress. The Lot 1 Owner is hereby obligated to undertake wetland conservancy - preservation, protection, and maintenance of the designated wetland areas on their respective lot. Unless the Village exercises the rights granted to it pursuant to this Easement, the Village shall have no obligation to do anything related to its rights under this Easement.

DESCRIPTION OF WETLAND PRESERVATION AND PROTECTION, ACCESS AND MAINTENANCE EASEMENT

Part of Lot 2 of Certified Survey Map 2211 as recorded in the office of the Register of Deeds of Kenosha County, Wisconsin, a recorded plat in the Northwest 1/4 of the Southwest 1/4 of Section 4 Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin described as follows: Commence at the Westerly Southeast corner of said Lot 2; run thence N02°16'15"W, 9.95 feet along the Southerly line of said Lot 2, thence N83°14'44"E, 3.45 feet; thence N72°36'28"E, 9.96 feet; thence N09°07'26"E, 5.89 feet, thence N54°59'53"W, 15.64 feet; thence N12°01'42"W, 10.49 feet to the Southerly line of said Lot 2; thence N02°14'23"W, 0.60 feet along said Southerly line; thence S88°17'28"W, 0.08 feet along said Southerly line; thence N11°53'46"W, 2.35 feet; thence N01°16'01"W, 17.06 feet; thence N64°17'51"E, 22.28 feet; thence N21°57'33"E, 12.11 feet; thence N05°48'17"W, 10.65 feet; thence N01°53'54"W, 11.75 feet; thence N03°49'46"W, 21.25 feet; thence N20°34'09"W, 3.01 feet; thence N27°12'17"E, 15.74 feet; thence S01°49'11"E, 9.19 feet; thence S16°19'48"E, 23.02 feet; thence S19°53'23"E, 27.33 feet; thence S01°27'32"W, 9.83 feet; thence S28°07'56"E, 30.57 feet; thence S05°35'10"W, 8.54 feet; thence S45°04'57"W, 11.87 feet; thence S39°18'36"W, 13.82 feet, thence S03°37'23"W, 15.15 feet; thence S19°19'29"E, 1.98 feet to the Southerly line of said Lot 2; thence S88°05'14"W, 37.32 feet along said Southerly line to the point of beginning. Containing 3,862 s.f. or 0.089 acres.



Mark R. Madsen



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

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2211 IN THE NW 1/4 OF THE SW 1/4 SECTION 4, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, MARK R. MADSEN, Professional Land Surveyor, hereby certify:
THAT I have prepared this Certified Survey Map at the direction of the Willow Grove LLC; THAT the exterior boundaries are described as Lot 2 of Certified Survey Map 2211 as recorded in the office of the Register of Deeds of Kenosha County, Wisconsin, a recorded plat in the Northwest 1/4 of the Southwest 1/4 of Section 4 Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin described as follows: Commence at the Northwest corner of the Southwest 1/4 of said Section 4; thence N88°14'12"E 221.51 feet to the Northwest corner of said Lot 2 and the point of beginning of this description; continue thence N88°14'12"E 443.09 feet along North line of the Southwest 1/4 of said Section 4 and the North line of said Lot 2 to the East line of said Lot 2; thence S02°16'15"E 632.60 feet along said East line and parallel to the West line of Southwest 1/4 of said Section 4 to the South line of said Lot 2; thence S88°05'14"W 188.50 feet along said South line; thence N02°16'15"W 39.00 feet along said South line; thence S88°05'14"W 254.58 feet along said South line to the West line of said Lot 2; thence N02°16'15"W 594.76 feet parallel to West line of the Southwest 1/4 of said Section 4 and along the West line of said Lot 2 to the North line of said Lot 2, the North line of the Southwest 1/4 of said Section 4 and the point of beginning. Containing 270,616 square feet or 6.212 acres, after road dedication containing 220,426 square feet or 5.060 acres.

THAT said Certified Survey Map is a correct representation of all of the exterior boundaries of the land surveyed and I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Village of Pleasant Prairie Land Division and Development Control Ordinance.

July 6, 2026



Mark R. Madsen, S-2271
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd., Suite 200
Racine, WI 53406
(262) 634-5588



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OWNER'S CERTIFICATE OF DEDICATION

WILLOW GROVE CONDOS LLC, as Owner does hereby certify that it caused the land described on this Certified Survey Map to be surveyed, mapped and dedicated as represented on this Certified Survey Map and does further certify that this Certified Survey Map is required by s.236.34 to be submitted to the following for approval or objection: Village of Pleasant Prairie.

WILLOW GROVE CONDOS LLC

Signed: _____

Print Name: _____, Willow Grove Condos LLC Member

IN WITNESS WHEREOF, this _____ day of _____, 2026.

Witness: _____

STATE OF _____)
) ss.
COUNTY OF _____)

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

My Commission Expires: _____

VILLAGE PLAN COMMISSION APPROVAL

Approved by the Village Plan Commission, Village of Pleasant Prairie on this ____ day of _____, 2026.

Michael R. Pollocoff, Chairman

VILLAGE BOARD APPROVAL

Approved by the Village Board, Village of Pleasant Prairie on this ____ day of _____, 2026.

David J. Klimisch, Village President

Attest:

Jane C. Snell, Village Clerk



Nielsen Madsen + Barber

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2018.0328.01.DWG
SHEET 11 OF 11 SHEETS

This Instrument was drafted by Mark R. Madsen May 7, 2025 Revised July 6, 2026