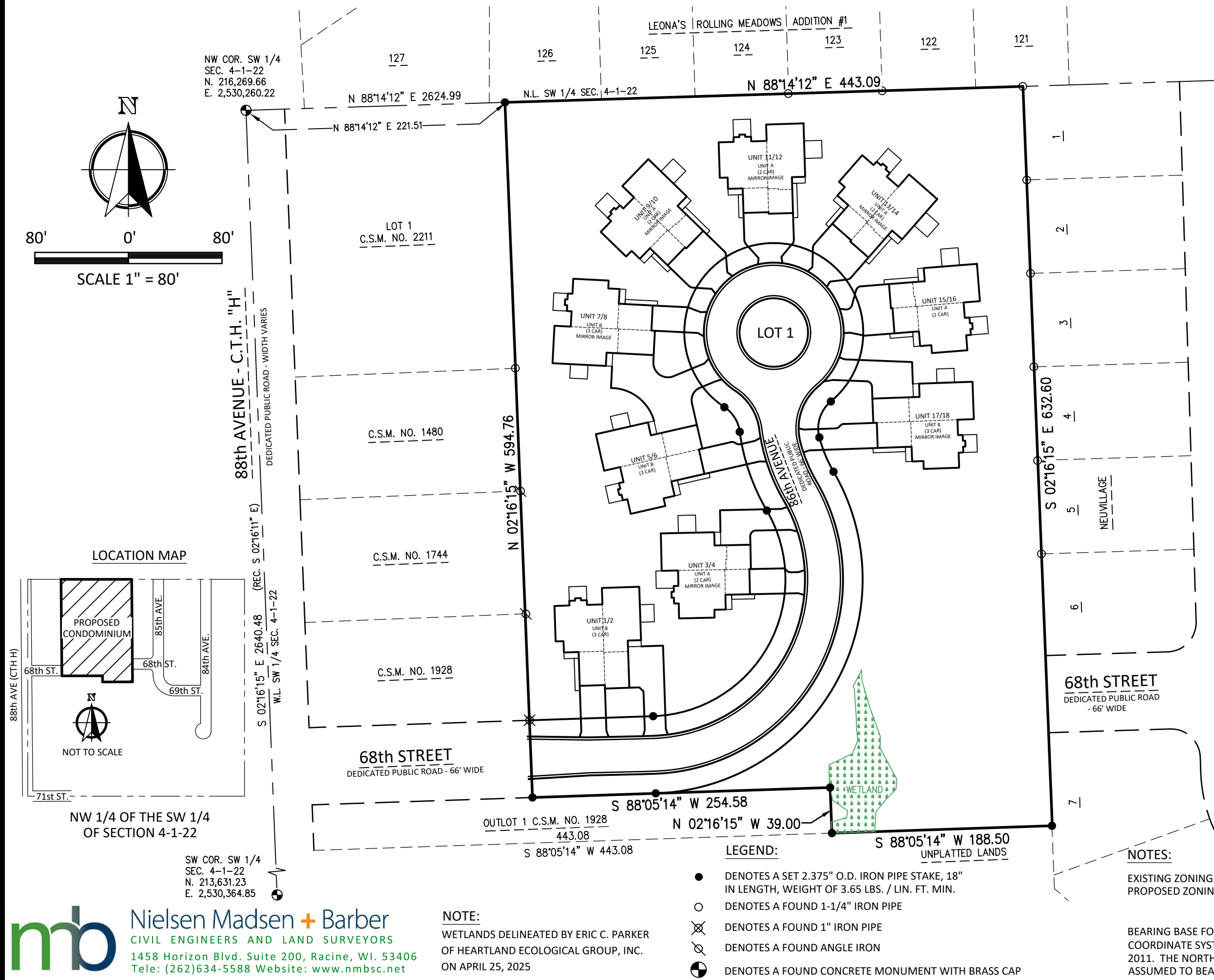


WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN
SITE SURVEY / BUILDING EXTERIOR



LEGAL DESCRIPTION
Lot 1 of Certified Survey Map No. _____, as recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on _____, 2026 as Document No. _____, being part of 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, County of Kenosha, State of Wisconsin. Excepting therefrom lands dedicated to public roadway purposes.

CERTIFICATION
I, Mark R. Madsen, Wisconsin Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that this survey is an accurate representation of the exterior boundary lines and the location of the building and improvements constructed or to be constructed upon the property.

This plat is a correct representation of the Willow Grove Condominium as proposed at the date thereof, and the identification and location of each unit and the common elements can be determined from the plat.

The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium buildings and units contained in the plat and approximate dimensions and floor areas thereof.

The proposed floor plans, provided by Willow Grove Condos LLC, do not represent as-built conditions.

All areas not occupied by units or limited common elements are common elements.

Mark R. Madsen
Mark R. Madsen, S-2271 April 6, 2026
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd, Suite 200,
Racine WI 53406
(262) 634-5588



- 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

NOTES:

EXISTING ZONING: R4 - URBAN SINGLE FAMILY (UHO)
PROPOSED ZONING: R8 - URBAN TWO-FAMILY RESIDENTIAL DISTRICT
C-1 - LOWLAND RESOURCE CONSERVANCY DISTRICT
PUD - PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

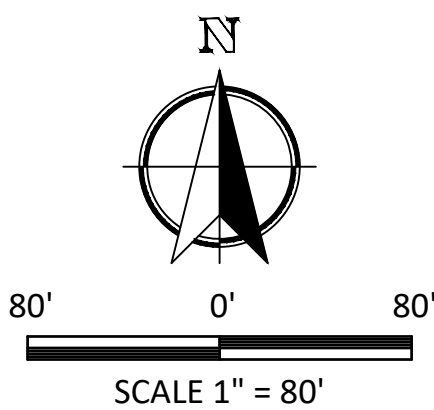
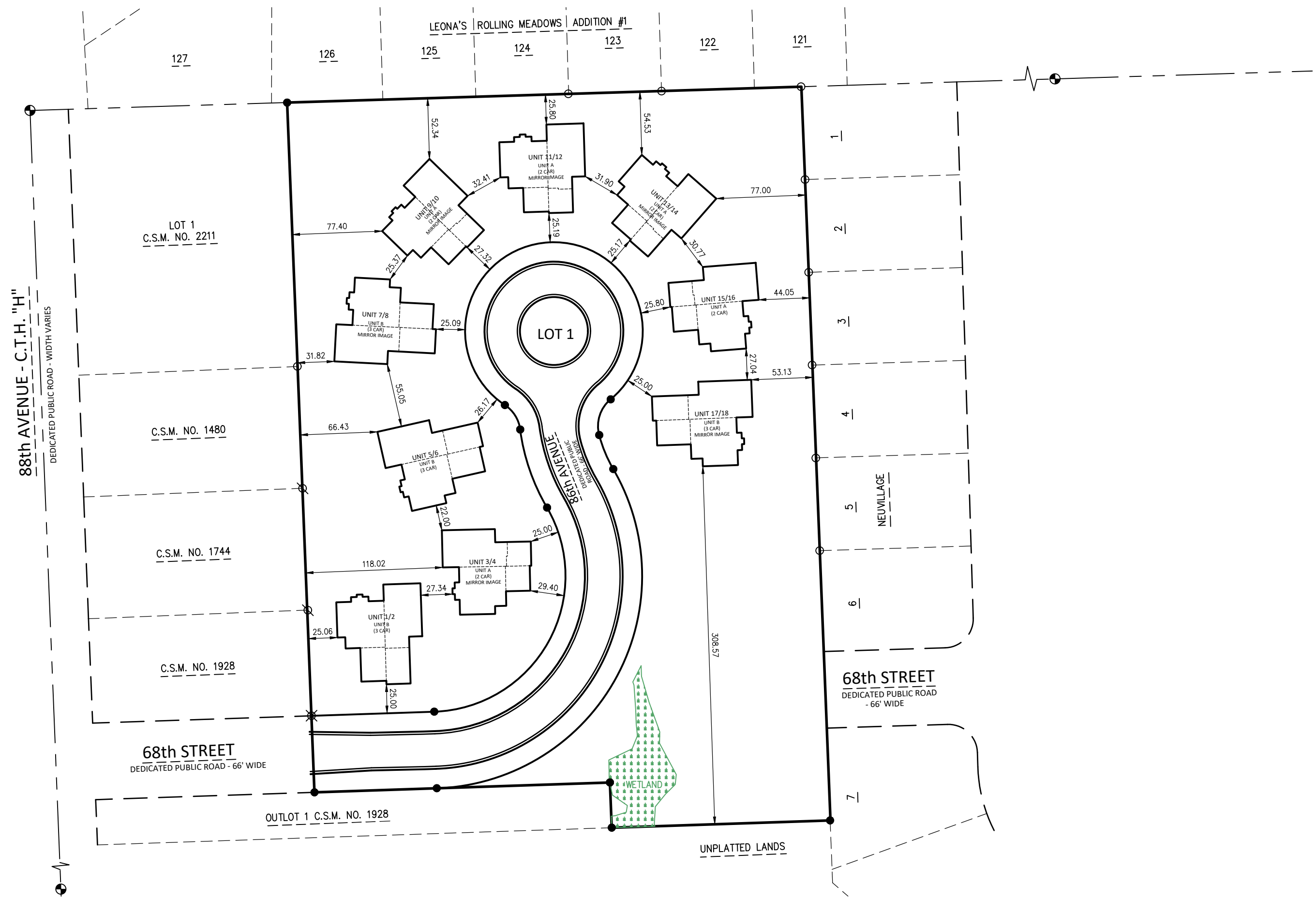
BEARING BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1983 / 2011. THE NORTH LINE OF THE SW 1/4 SEC. 4-1-22 IS ASSUMED TO BEAR N 88°14'12" E.

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

Nielsen Madsen + Barber
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WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN
SITE SURVEY / BUILDING EXTERIOR



Mark R. Madsen
Drafted on July 2, 2026

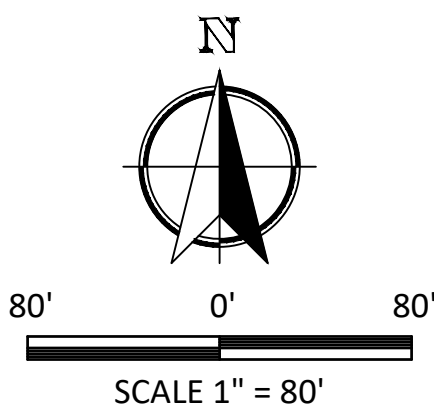
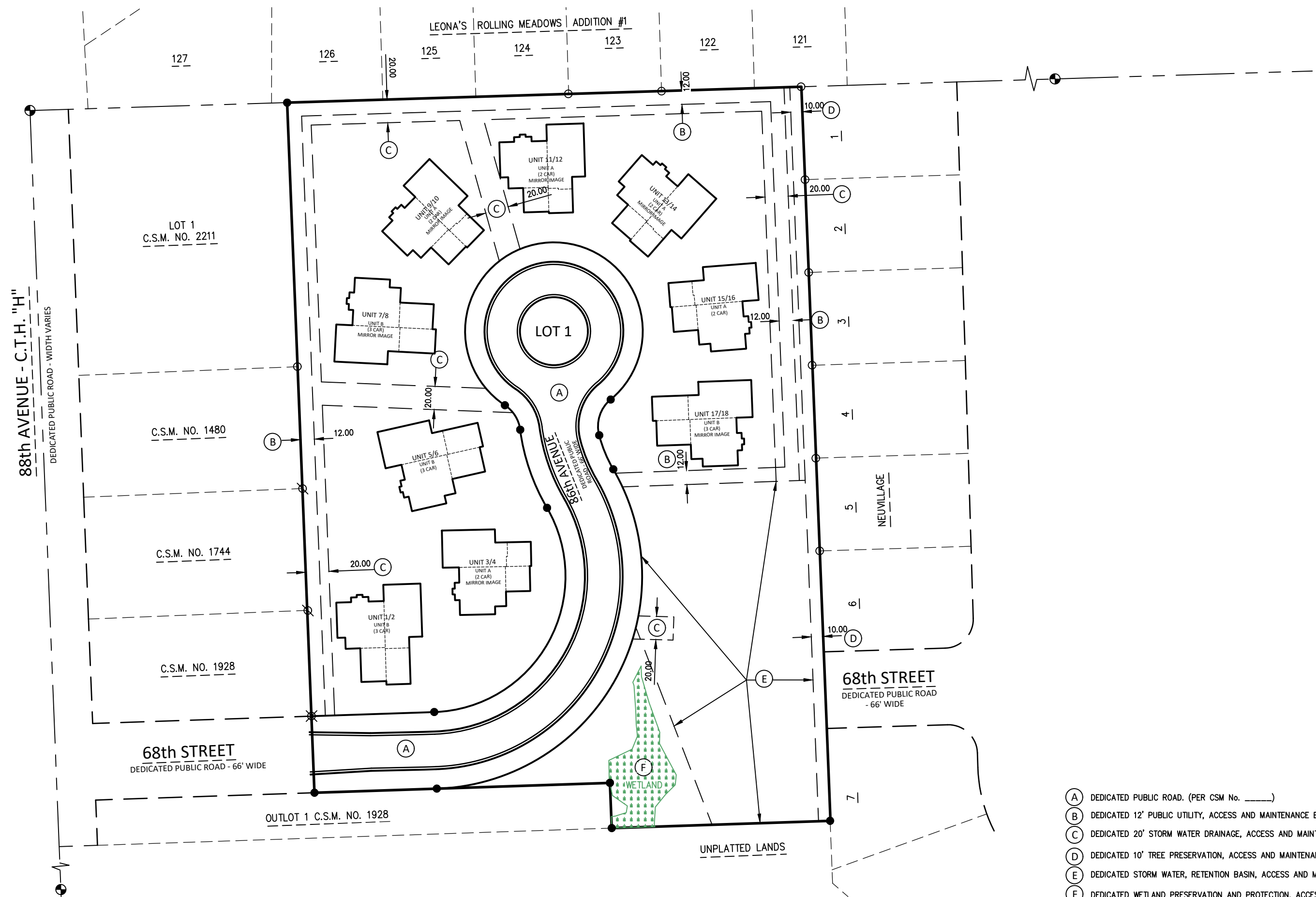
SHEET 2 OF 8

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2018.0328.01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN
EXISTING EASEMENTS



Mark R. Madsen

- (A) DEDICATED PUBLIC ROAD. (PER CSM No. _____)
- (B) DEDICATED 12' PUBLIC UTILITY, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)
- (C) DEDICATED 20' STORM WATER DRAINAGE, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)
- (D) DEDICATED 10' TREE PRESERVATION, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)
- (E) DEDICATED STORM WATER, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)
- (F) DEDICATED WETLAND PRESERVATION AND PROTECTION, ACCESS AND MAINTENANCE EASEMENT. (PER CSM No. _____)

Drafted on July 2, 2026

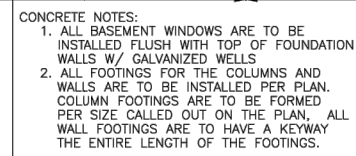
SHEET 3 OF 8

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2018.0328.01

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN
2 UNIT BUILDING "TYPE-A" (UNITS 3/4, 9/10, 11/12, 13/14 AND 15/16)

2 UNIT BUILDING "TYPE-A" (UNITS 3/4, 9/10, 11/12, 13/14 AND 15/16)



CONCRETE NOTES:

1. ALL BASEMENT WINDOWS ARE TO BE INSTALLED FLUSH WITH TOP OF FOUNDATION WALLS W/ GALVANIZED WELLS
2. ALL FOOTINGS FOR THE COLUMNS AND WALLS ARE TO BE INSTALLED PER PLAN. COLUMN FOOTINGS ARE TO BE FORMED PER SIZE CALLED OUT ON THE PLAN. ALL WALL FOOTINGS ARE TO HAVE A KEYWAY THE ENTIRE LENGTH OF THE FOOTINGS.

UNEXCAVATED
GARAGE FLOOR AREA=417 SQ. FT.

UNEXCAVATED -
GARAGE FLOOR AREA=443 SQ

ANCHOR BOLT NOTE:
ANCHOR BOLTS IN GARAGE TO BE PLACED 3" FROM OUTSIDE EDGE. ALL ANCHOR BOLTS @ HOUSE FOUNDATION TO BE PLACED 3" FROM OUTSIDE EDGE. ANCHOR BOLTS @ GARAGE DOOR TO BE PLACED 6" FROM DROP FOR OVERHEAD DOOR. ALL ANCHOR BOLTS TO BE PLACED 2 1/2" FROM TOP OF FOUNDATION WALL & 6" FROM CORNERS.

ANCHOR BOLT NOTE:
ANCHOR BOLTS IN GARAGE TO BE PLACED 3"
OUTSIDE EDGE. ALL ANCHOR BOLTS @ HOUSE FOUNDATION
TO BE PLACED 3" FROM OUTSIDE EDGE. ANCHOR BOLTS @ G
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OF FOUNDATION WALL, & 6" FROM CORN



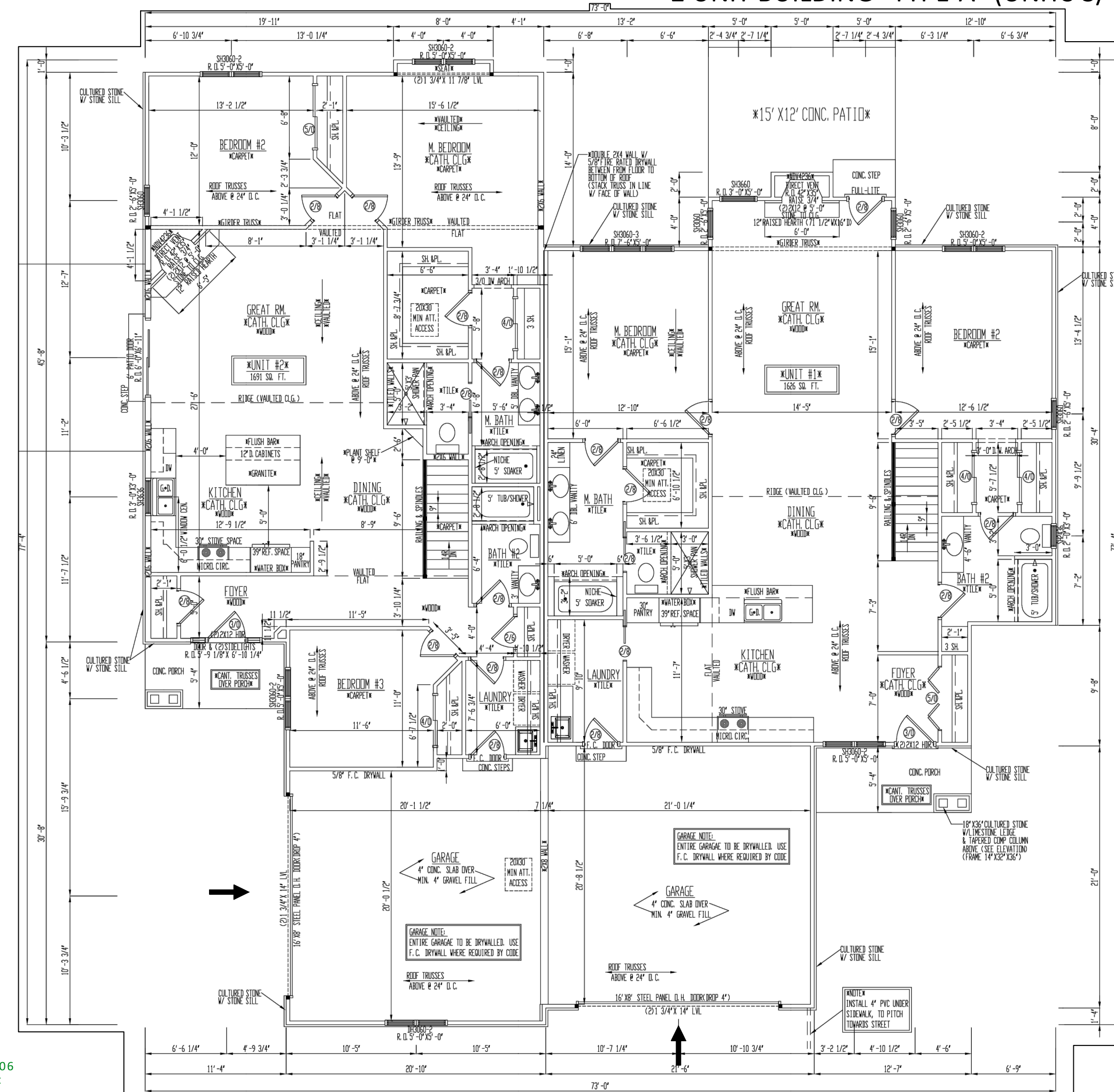
GARAGE DOORS FOR UNITS 9/10, 11/12,
13/14 AND 15/16 ARE FRONT FACING.

Drafted on July 2, 2026

SHEET 4 OF 8

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN
2 UNIT BUILDING "TYPE-A" (UNITS 3/4, 9/10, 11/12, 13/14 AND 15/16)



Mark R. Madsen

NOTE:
GARAGE DOORS FOR UNITS 9/10, 11/12,
13/14 AND 15/16 ARE FRONT FACING.

1ST FLOOR PLAN

Drafted on July 2, 2026

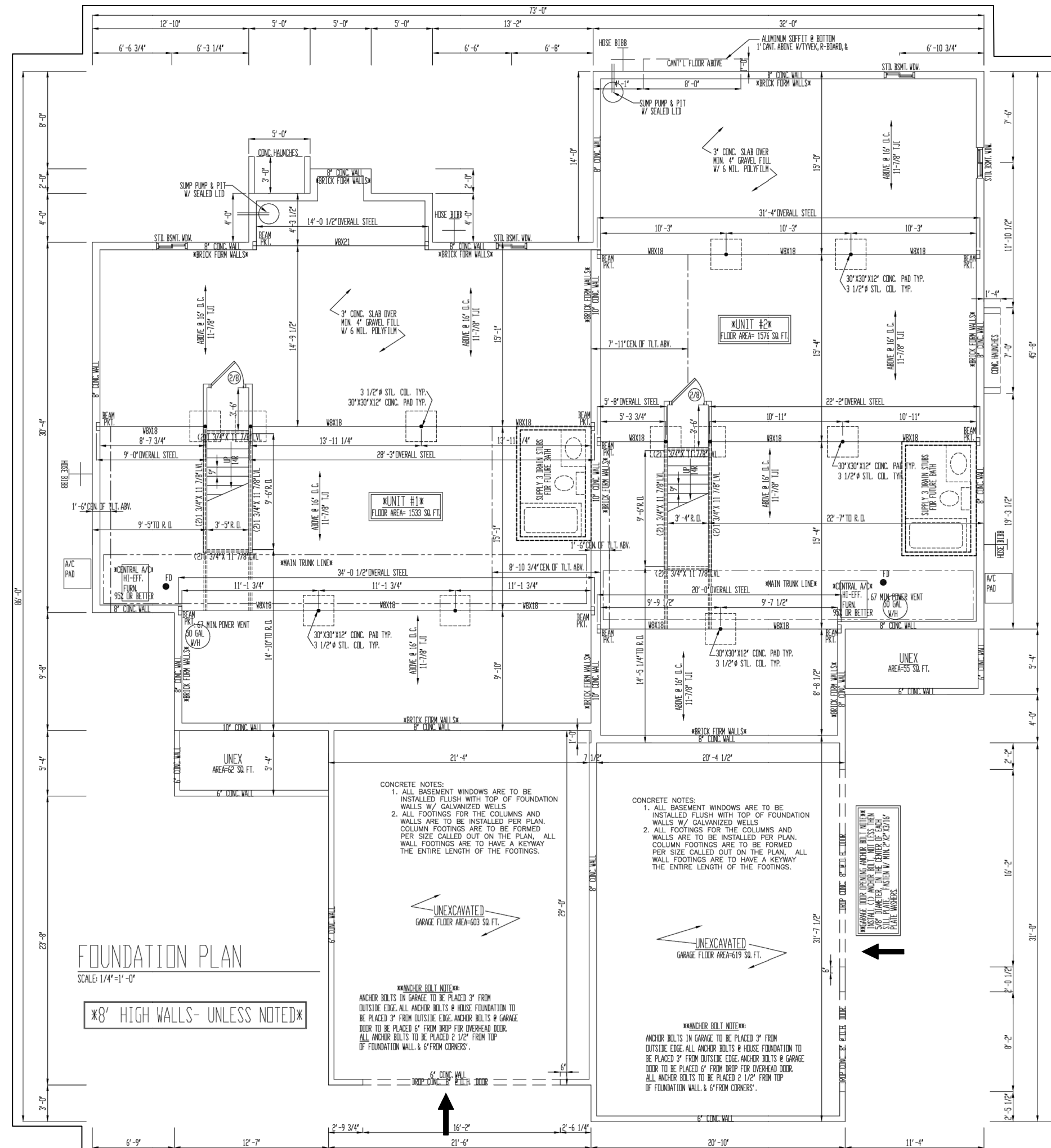
SHEET 5 OF 8

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2018.0328.01

WILLOW GROVE CONDOMINIUM

VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN
2 UNIT BUILDING "TYPE-B" (UNITS 1/2, 5/6, 7/8 AND 17/18)



Martin Madse

FOUNDATION PLAN

Drafted on July 2, 2026

SHEET 6 OF 8

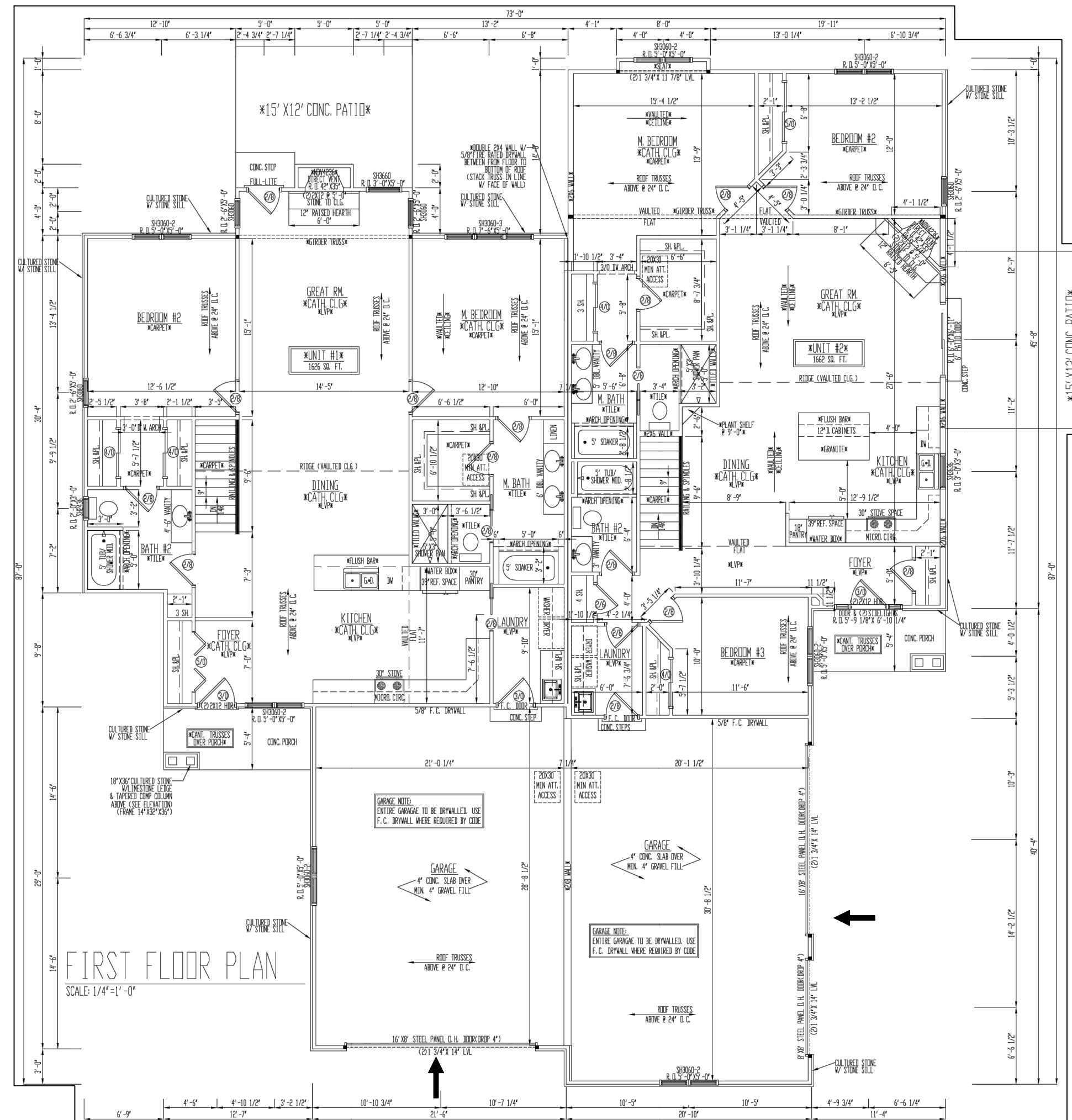


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WILLOW GROVE CONDOMINIUM

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2 UNIT BUILDING "TYPE-B" (UNITS 1/2, 5/6, 7/8 AND 17/18)



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Mark R. Madsen

1ST FLOOR PLAN
Drafted on July 2, 2026

SHEET 7 OF 8

2018.0328.01

WILLOW GROVE CONDOMINIUM
VILLAGE OF PLEASANT PRAIRIE, COUNTY OF KENOSHA AND STATE OF WISCONSIN
SIGNATURES

OWNER'S CERTIFICATE
As an Agent of Willow Grove Condos LLC, Owner, I hereby certify that we have caused the land described on this map to be surveyed, divided and mapped as represented on this Plat. We also do further certify that this Plat is required to be submitted to the following for approval or objection: The Village of Pleasant Prairie.

Dated on this day of , 2026.

Agent

STATE OF WISCONSIN } S.S.
COUNTY OF KENOSHA }

Personally came before me this day of , 2026,
Agent of , to me known to be the person who executed the foregoing instrument and acknowledged the same.

Signature:

Print Name:

Notary Public, , Wisconsin

My Commission Expires:

SEAL

VILLAGE BOARD CERTIFICATE
We hereby certify that the condominium plat of WILLOW GROVE CONDOMINIUM in the Village of Pleasant Prairie submitted for approval by Willow Grove Condos LLC,, developer of said lands, was approved by the Village Board of the Village of Pleasant Prairie on by Resolution No. and that any and all conditions of such approval have been satisfied.

By:
David J. Klimish, Village President

Attested By:
Jane C. Snell, Village Clerk

STATE OF WISCONSIN } S.S.
COUNTY OF KENOSHA }

Personally came before me this day of , 2026, David J. Klimish, 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:

Notary Public, Kenosha County, State of Wisconsin

My commission expires/is permanent:

COUNTY TREASURER'S CERTIFICATE
I, Teri M. 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 affecting the lands included in the plat of WILLOW GROVE CONDOMINIUM.

By:
Teri M. Jacobson, County Treasurer

VILLAGE TREASURER'S CERTIFICATE
I, Kathleen M. Goessl, 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 , affecting the lands included in this plat of WILLOW GROVE CONDOMINIUM.

By:
Kathleen M. Goessl, Village Treasurer



Handwritten signature of Mark R. Madsen.

Drafted on July 2, 2026

SHEET 8 OF 8