

OUTDOOR VEHICLE PARKING - YORKVILLE
 CONCEPT PLAN
 DATED: MARCH 3, 2022

C-101

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
 Phone (262) 346-7800; www.quamengineering.com

CERTIFIED SURVEY MAP # _____

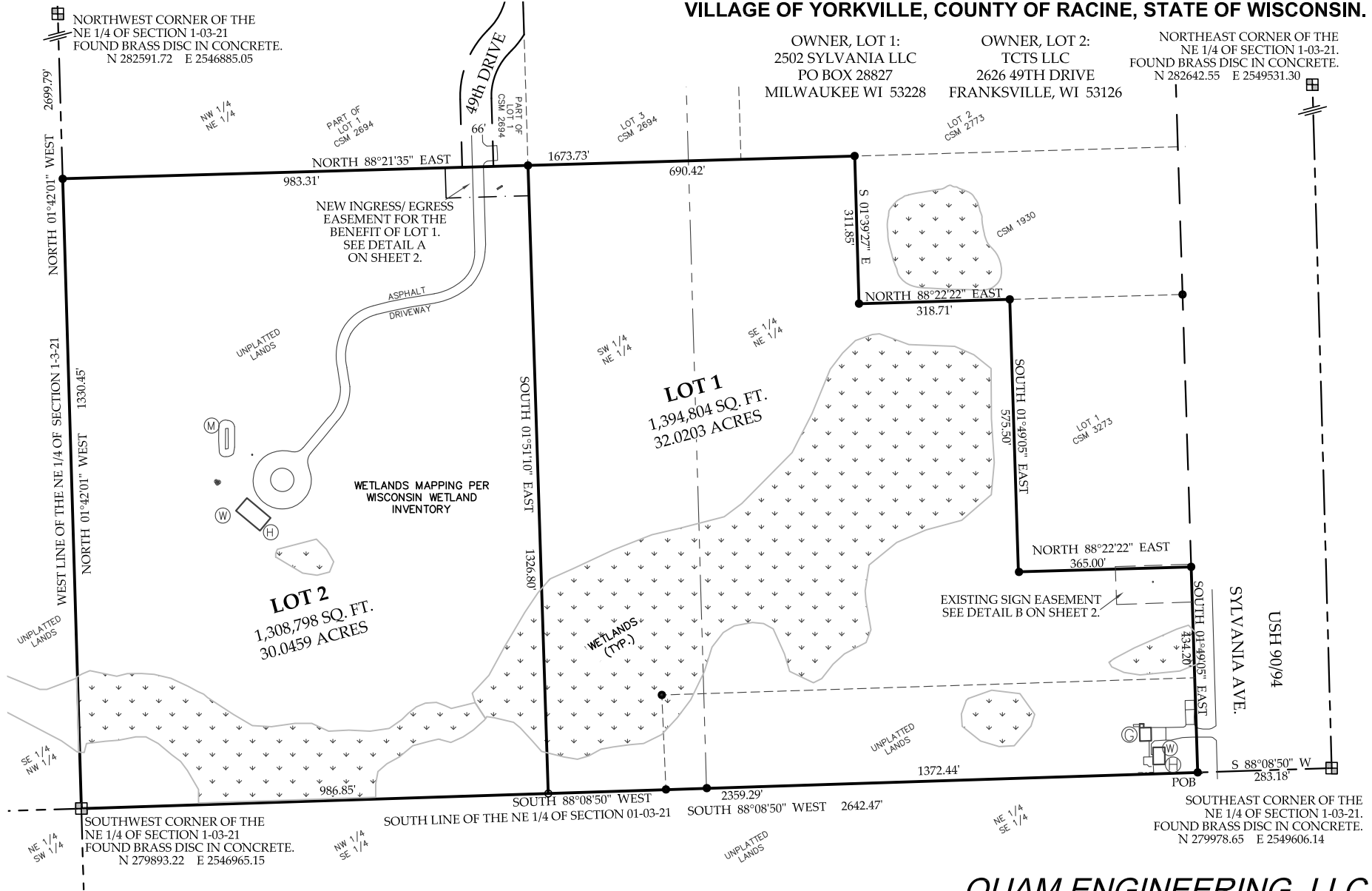
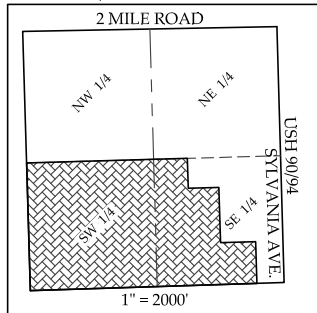
**THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 21 EAST,
VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.**

PRELIMINARY



BEARINGS ARE REFERENCED TO
THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE.
THE SOUTH LINE OF NE 1/4
OF SECTION 1-3-21
BEARS SOUTH 88°08'50" WEST.

VICINITY MAP
NE 1/4 SECTION 1-3-21
2 MILE ROAD



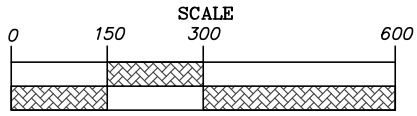
OWNER, LOT 1:
2502 SYLVANIA LLC
PO BOX 28827
MILWAUKEE WI 53228

OWNER, LOT 2:
TCTS LLC
2626 49TH DRIVE
FRANKSVILLE, WI 53126

NORTHEAST CORNER OF THE
NE 1/4 OF SECTION 1-03-21.
FOUND BRASS DISC IN CONCRETE.
N 282642.55 E 2549531.30

- ⊙ GARAGE
- ⊕ HOUSE
- ⊖ MOUND SYSTEM
- ⊗ WELL

- LEGEND**
- 1" IRON PIPE FOUND
 - 3/4"x18" REBAR WEIGHING 1.13 LBS./FOOT SET.



SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

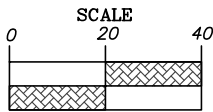
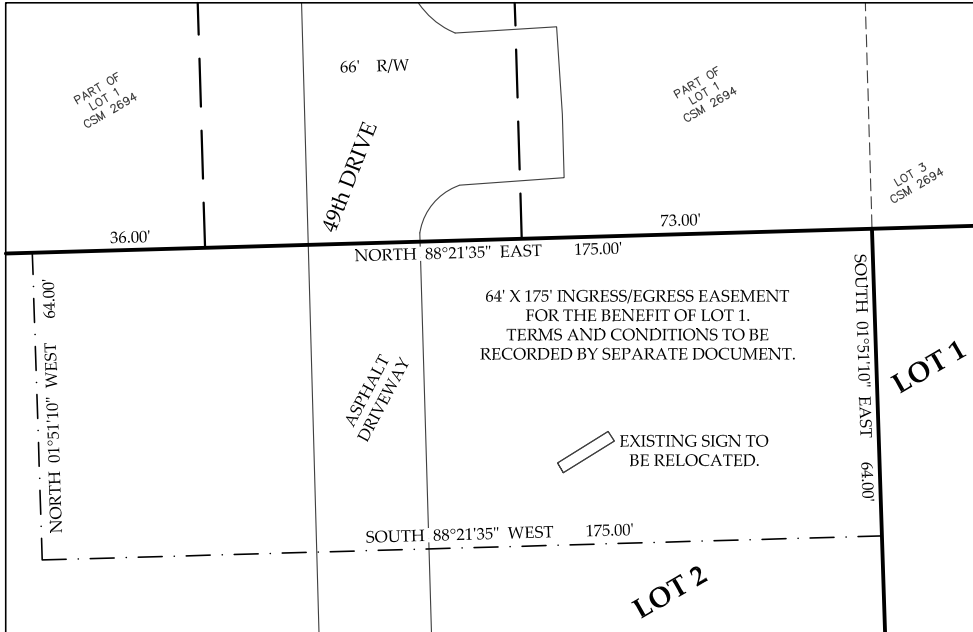
REVISED MARCH 2, 2022

QUAM ENGINEERING, LLC

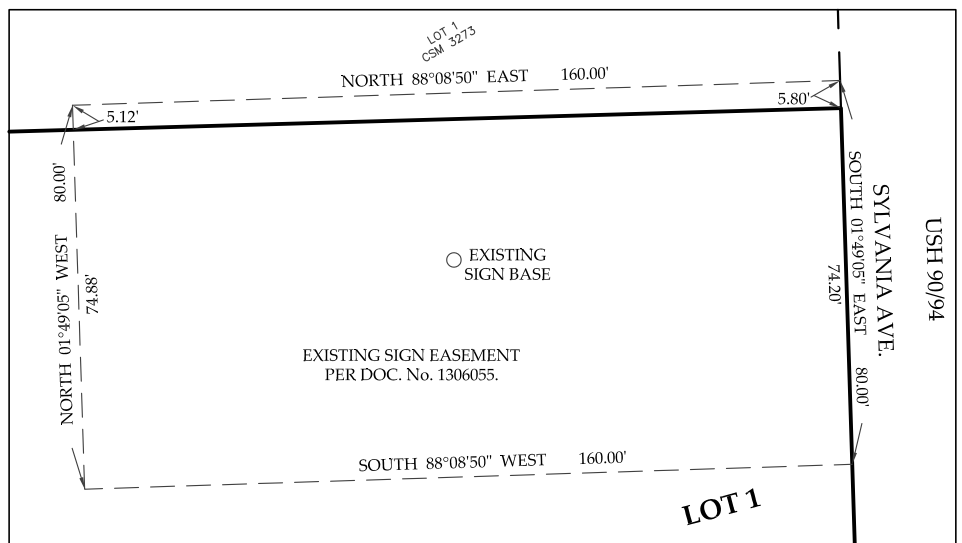
122 WISCONSIN ST., WEST BEND, WI, 53095
262-346-7800 www.quamengineering.com
PROJECT # DR-23-21 Date: 2/02/22

CERTIFIED SURVEY MAP # _____
THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 21 EAST,
VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.

DETAIL A



DETAIL B



QUAM ENGINEERING, LLC

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VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, 2502 SYLVANIA LLC, OWNER OF LOT 1; AND TCTS LLC, OWNER OF LOT 2:

THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 21 EAST, VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 1;
THENCE SOUTH 88°08'50" WEST, 283.18 FEET, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 TO THE WEST LINE OF SYLVANIA AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 88°08'50" WEST, 2359.29 FEET, ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4;
THENCE NORTH 01°42'01" WEST, 1330.45 FEET, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 2694;
THENCE NORTH 88°21'35" EAST, 1673.73 FEET, ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP 2694 AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF CERTIFIED SURVEY MAP 1930;
THENCE SOUTH 01°39'27" EAST, 311.85 FEET, ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP 1930;
THENCE NORTH 88°22'22" EAST, 318.71 FEET, ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP 1930 TO THE NORTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 3273;
THENCE SOUTH 01°49'05" EAST, 575.50 FEET, ALONG THE WEST LINE OF SAID LOT 1;
THENCE NORTH 88°22'22" EAST, 365.00 FEET, ALONG THE SOUTH LINE OF SAID LOT 1 TO SAID WEST LINE OF SYLVANIA AVENUE;
THENCE SOUTH 01°49'05" EAST, 434.20 FEET, ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING 2,703,602 SQUARE FEET // 62.0662 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF YORKVILLE SUBDIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495

OWNER'S CERTIFICATE – LOT 1

AS OWNER OF LOT 1, 2502 SYLVANIA LLC, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34, AND THE VILLAGE OF YORKVILLE LAND DIVISION ORDINANCE.

DRAGAN RADETA

STATE OF WISCONSIN
_____:SS

COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, _____,
TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

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OWNER'S CERTIFICATE – LOT 2

AS OWNER OF LOT 2, TCTS LLC, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34, AND THE VILLAGE OF YORKVILLE LAND DIVISION ORDINANCE.

STATE OF WISCONSIN
_____ COUNTY :SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, _____,
TO ME KNOWN AS THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

VILLAGE OF YORKVILLE PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF YORKVILLE PLAN COMMISSION ON THIS
_____ DAY OF _____, 2022.

DOUGLAS NELSON, CHAIRMAN

MICHAEL McKINNEY, VILLAGE CLERK

VILLAGE OF YORKVILLE VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF YORKVILLE VILLAGE BOARD ON THIS
_____ DAY OF _____, 2022.

DOUGLAS NELSON, VILLAGE PRESIDENT

MICHAEL McKINNEY, VILLAGE CLERK