

#

CERTIFIED SURVEY MAP NO. _____.

BEING A PART OF THE NORTHWEST 1/4 OF THE
FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP
3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL
MERIDIAN IN THE VILLAGE OF YORKVILLE,
COUNTY OF RACINE AND STATE OF WISCONSIN.

OWNERS: DAVID A TIANEN & JULI A TIANEN
REVOCABLE LIVING TRUST DATED JANUARY 24, 2019
2801 53RD DR.
FRANKSVILLE, WI 53126

SURVEY BY: B.W. SURVEYING, INC.
412 N. PINE STREET
BURLINGTON, WI 53105
JOB NO. 10556-CSM

LEGAL DESCRIPTION:

BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 2, THENCE NORTH 88°50'44" EAST ALONG THE NORTH LINE OF SAID FRACTIONAL NORTHEAST 1/4 SECTION 380.01 FEET; THENCE SOUTH 01°31'38" EAST 1454.24 FEET; THENCE SOUTH 88°10'36" WEST 380.00 FEET TO A POINT ON THE WEST LINE OF SAID FRACTIONAL NORTHEAST 1/4 SECTION; THENCE NORTH 01°31'38" WEST ALONG SAID WEST LINE 1458.67 FEET TO THE PLACE OF BEGINNING. CONTAINING 22.71 ACRES OF LAND MORE OR LESS. SUBJECT TO RIGHTS OF THE PUBLIC OVER THE NORTH AND WEST 33.00 FEET THEREOF FOR PUBLIC ROAD PURPOSES (2 MILE ROAD AND 53RD DRIVE).

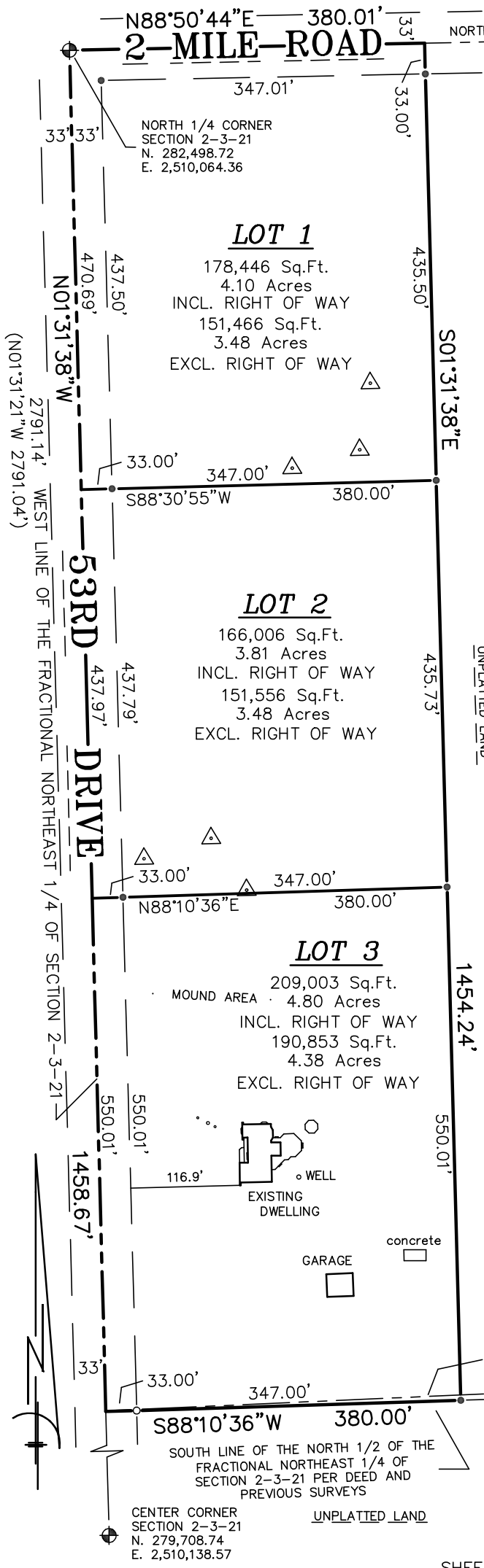
SURVEYOR'S CERTIFICATE:

I, ROBERT J. WETZEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF DAVID A & JULI A TIANEN, THAT I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ALL LOT LINES AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.24 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF YORKVILLE, RACINE COUNTY, WISCONSIN.

DATED THIS 13TH DAY OF OCTOBER, 2022.

ROBERT J. WETZEL

S-1778



CERTIFIED SURVEY
MAP NO. _____

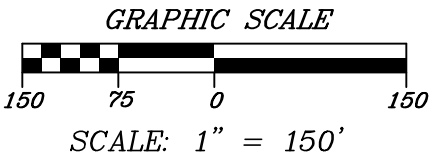
BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN.

OWNER/SUBDIVIDER: DAVID A TIANEN & JULI A TIANEN
 REVOCABLE LIVING TRUST
 DATED JANUARY 24, 2019
 2801 53RD DRIVE
 FRANKSVILLE, WI 53126

PREPARED BY: B.W. SURVEYING, INC.
 412 N. PINE STREET
 BURLINGTON, WI 53105
 (262)-767-0225
 JOB NO. 10556 CSM

ZONED: A-2
 STREET YARD = NOT LESS THAN 75 FEET
 SIDE YARD = NOT LESS THAN 25 FEET
 REAR YARD = NOT LESS THAN 25 FEET

BEARINGS HEREON RELATE TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 2-3-21; ASSUMED BEARING NORTH 88°50'44" EAST.



- LEGEND**
- FOUND 3/4" IRON ROD
 - SET 1-1/4" O.D. X 18" IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT.
 - ⊕ FOUND RACINE COUNTY MONUMENT (CAST IRON/CAP)
 - △ SOIL BORING

SOUTH LINE OF THE NORTH 1/2 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2-3-21 PER MATHEMATICAL SPLIT OF EXISTING RACINE COUNTY MONUMENTS

CENTER CORNER SECTION 2-3-21
 N. 279,708.74
 E. 2,510,138.57

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OWNERS CERTIFICATE:

WE, DAVID A AND JULI A TIANEN AS TRUSTEES OF THE DAVID A TIANEN & JULI A TIANEN REVOCABLE LIVING TRUST DATED JANUARY 24, 2019, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. DATED THIS _____ DAY OF _____, 202 .

DAVID A TIANEN

JULI A TIANEN

**STATE OF WISCONSIN)
RACINE COUNTY)SS**

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202 , THE ABOVE NAMED TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

VILLAGE OF YORKVILLE VILLAGE BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP APPROVED BY THE VILLAGE OF YORKVILLE VILLAGE BOARD ON THIS _____ DAY OF _____, 202 .

DOUGLAS NELSON PRESIDENT

MICHAEL McKINNEY CLERK

DATED THIS 13TH DAY OF OCTOBER, 2022.

ROBERT J. WETZEL S-1778