

VIRIDIAM

Stock No. 26273

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:

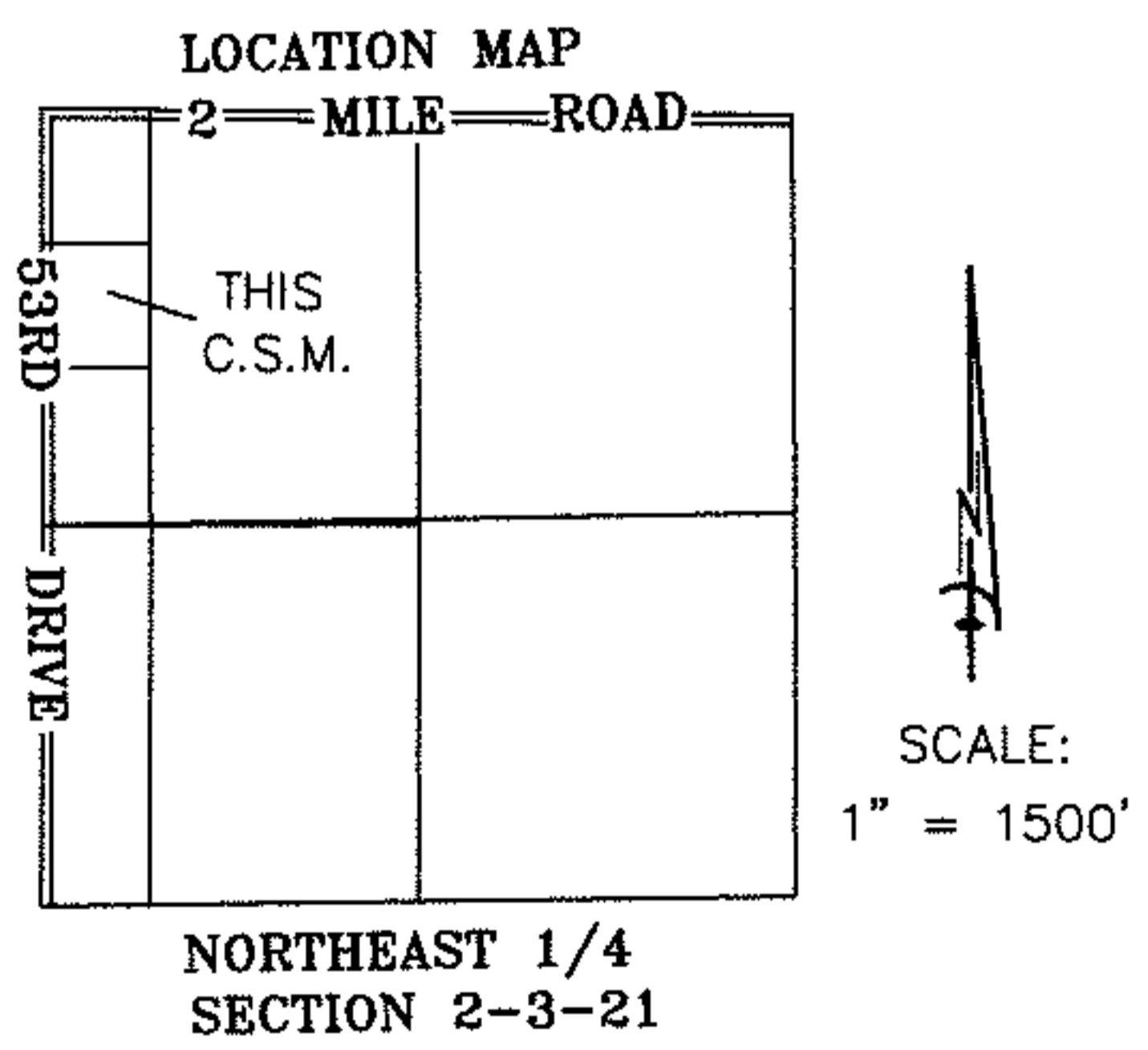
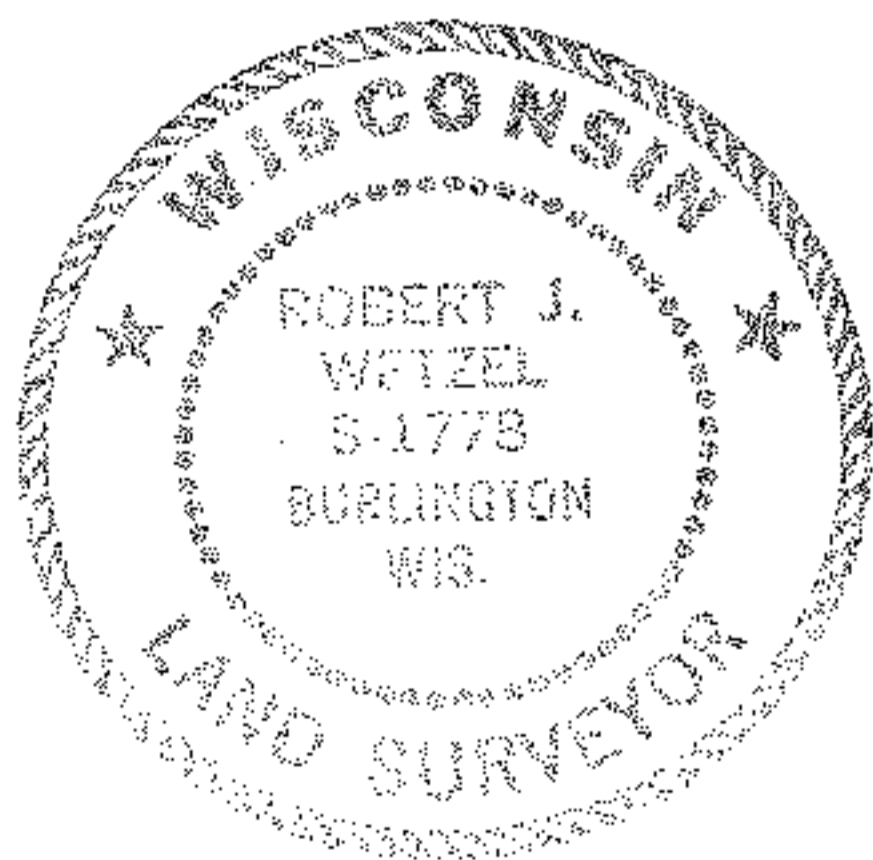
BEING PART OF THE NORTHWEST 1/4 OF THE FRACTIONAL NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTH 1/4 CORNER OF SAID SECTION 2, THENCE NORTH 88°50'47" EAST ALONG THE NORTH LINE OF SAID FRACTIONAL NORTHEAST 1/4 SECTION 380.01 FEET; THENCE SOUTH 01°31'35" EAST 1454.24 FEET; THENCE SOUTH 88°10'39" WEST 380.00 FEET TO A POINT ON THE WEST LINE OF SAID FRACTIONAL NORTHEAST 1/4 SECTION; THENCE NORTH 01°31'35" WEST (RECORDED AS NORTH 01°31'25" WEST) ALONG SAID WEST LINE 1458.67 FEET TO THE PLACE OF BEGINNING. CONTAINING 22.71 ACRES OF LAND MORE OR LESS.

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.

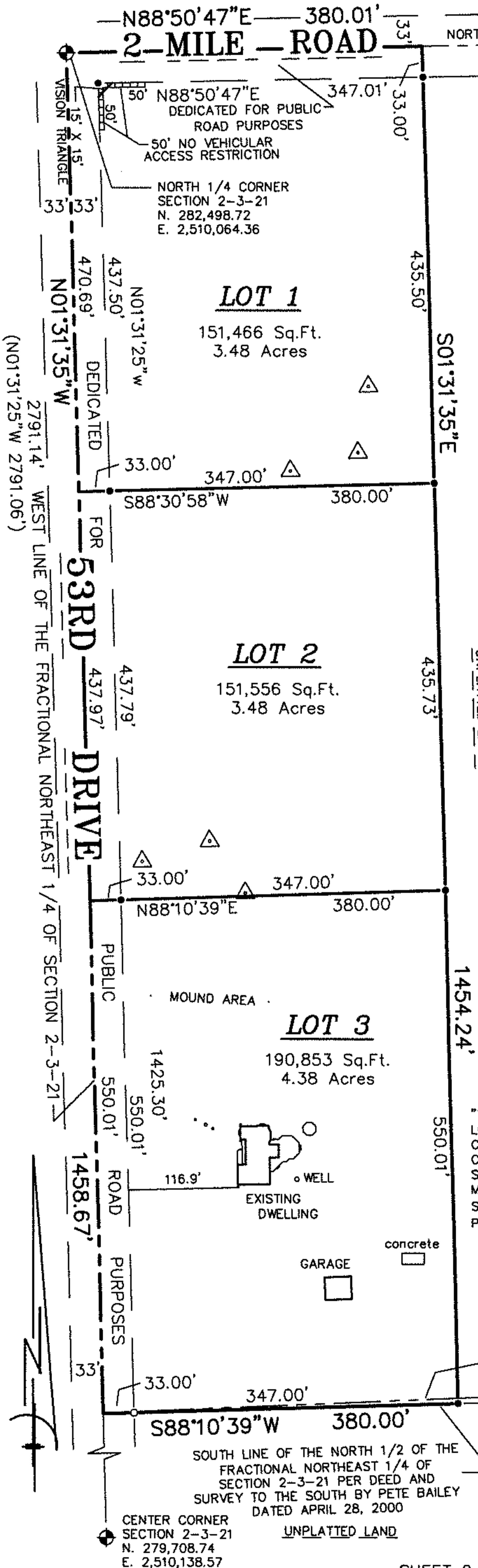
DATED THIS 13TH DAY OF OCTOBER, 2022.
REVISED THIS 21ST DAY OF DECEMBER, 2022

Robert J. Wetzel
ROBERT J. WETZEL S-1778



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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

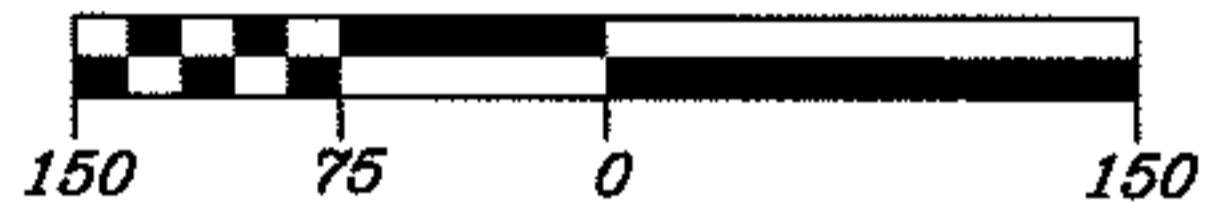
NOTE: NO OBSTRUCTIONS, SUCH AS STRUCTURES, PARKING OR VEGETATION, SHALL BE PERMITTED IN ANY DISTRICT BETWEEN THE HEIGHTS OF TWO AND ONE-HALF (2 1/2) FEET AND TEN (10) FEET ABOVE THE PLANE THROUGH THE MEAN CENTERLINE GRADES WITHIN THE TRIANGULAR SPACE FORMED BY ANY TWO (2) EXISTING OR PROPOSED INTERSECTING STREET OR ALLEY RIGHT-OF-WAY LINES AND A LINE JOINING POINTS ON SUCH LINES LOCATED A MINIMUM OF FIFTEEN (15) FEET FROM THEIR INTERSECTION.

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. NAD83(2011)

GRAPHIC SCALE



SCALE: 1" = 150'

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

"THE OWNER SHALL RECONSTRUCT, RELOCATE OR REPLACE ANY TILE LINE WHICH MAY BE DISTURBED BY THE DEVELOPMENT OF A LOT CREATED BY A MINOR SUBDIVISION SO AS TO PROVIDE FOR THE CONTINUED OPERATION OF SUCH TILE LINE AS BEFORE DEVELOPMENT OF SUCH LOT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE FUTURE MAINTENANCE, OPERATION, AND REPLACEMENT OF ALL PRIVATE STORM/SURFACE WATER FACILITIES, INCLUDING DRAIN TILES WHETHER PREVIOUSLY MAPPED OR SUBSEQUENTLY DISCOVERED."

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



Robert J. Wetzel
ROBERT J. WETZEL S-1778
OCTOBER 13, 2022

REVISED: DECEMBER 21, 2022

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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 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.
REVISED THIS 21ST DAY OF DECEMBER, 2022

Robert J. Wetzel

ROBERT J. WETZEL S-1778

