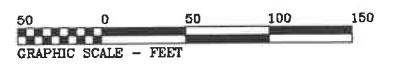


PARCEL A: PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 21 EAST, IN THE TOWN OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT A STANDARD RACINE COUNTY MONUMENT WITH A BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 12; RUN THENCE SOUTH 01 DEGREES 46 MINUTES 41 SECONDS EAST 895.19 FEET ON THE WEST LINE OF SAID SECTION; THENCE NORTH 88 DEGREES 13 MINUTES 19 SECONDS EAST 99.06 FEET TO A POINT 5 FEET WESTERLY OF AN EXISTING POND; THENCE SOUTH 37 DEGREES 02 MINUTES 03 SECONDS EAST 68.37 FEET; THENCE SOUTH 65 DEGREES 05 MINUTES 57 SECONDS EAST 57.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE SOUTH 25 DEGREES 18 MINUTES 50 SECONDS EAST 395.55 FEET TO A POINT ON A CURVE OF NORTHWESTERLY CONVEXITY WHOSE RADIUS IS 333.00 FEET AND WHOSE CHORD BEARS NORTH 56 DEGREES 00 MINUTES 56 SECONDS EAST 51.05 FEET; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE 51.16 FEET; THENCE NORTH 42 DEGREES 17 MINUTES 29 SECONDS EAST 76.66 FEET TO A POINT ON A CURVE OF SOUTHEASTERLY CONVEXITY WHOSE RADIUS IS 167.00 FEET AND WHOSE CHORD BEARS NORTH 37 DEGREES 17 MINUTES 29 SECONDS EAST 141.15 FEET; THENCE NORTHEASTERLY 145.73 FEET ON THE ARC OF SAID CURVE TO ITS POINT OF TANGENCY; THENCE NORTH 12 DEGREES 17 MINUTES 29 SECONDS EAST 103.91 FEET; THENCE NORTH 39 DEGREES 44 MINUTES 46 SECONDS WEST 210 FEET, MORE OR LESS, TO THE WATER'S EDGE OF AN EXISTING POND; RUN THENCE NORTHWESTERLY AND SOUTHERLY ALONG THE WATER'S EDGE OF SAID POND TO A POINT LOCATED NORTH 25 DEGREES 18 MINUTES 50 SECONDS WEST 5 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; RUN THENCE SOUTH 25 DEGREES 18 MINUTES 50 SECONDS EAST TO THE POINT OF BEGINNING.

PARCEL B: PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 21 EAST, IN THE TOWN OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT A STANDARD RACINE COUNTY MONUMENT WITH A BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 12; RUN THENCE SOUTH 01 DEGREES 46 MINUTES 41 SECONDS EAST 895.19 FEET ON THE WEST LINE OF SAID SECTION; THENCE NORTH 88 DEGREES 13 MINUTES 19 SECONDS EAST 99.06 FEET TO A POINT 5 FEET WESTERLY OF AN EXISTING POND; THENCE SOUTH 37 DEGREES 02 MINUTES 03 SECONDS EAST 68.37 FEET; THENCE SOUTH 65 DEGREES 05 MINUTES 57 SECONDS EAST 57.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE SOUTH 25 DEGREES 18 MINUTES 50 SECONDS EAST 395.55 FEET TO A POINT ON A CURVE IN THE SOUTH 01 DEGREES 46 MINUTES 41 SECONDS EAST 772.59 FEET TO A POINT ON A CURVE IN THE NORTH LINE OF S.T.H. #20 WHOSE RADIUS IS 3709.72 FEET AND WHOSE CHORD BEARS SOUTH NORTH 13 DEGREES 13 MINUTES 53 SECONDS EAST 9.79 FEET; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE 9.79 FEET; THENCE SOUTH 81 DEGREES 18 MINUTES 26 SECONDS EAST 142.75 FEET TO THE NORTH LINE OF S.T.H. #20; THENCE NORTH 01 DEGREES 46 MINUTES 41 SECONDS WEST 506.13 FEET; THENCE NORTH 25 DEGREES 18 MINUTES 50 SECONDS WEST 310.55 FEET MORE OR LESS, TO THE WATER'S EDGE OF AN EXISTING POND; THENCE NORTHWESTERLY ALONG THE SHORE OF SAID POND TO A POINT LOCATED NORTH 01 DEGREES 46 MINUTES 41 SECONDS WEST 5 FEET, MORE OR LESS, FROM THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 46 MINUTES 41 SECONDS EAST LESS, FROM THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 46 MINUTES 41 SECONDS EAST AND EGRESS TO THE POINT OF BEGINNING. RESERVING, HOWEVER, A RIGHT OF WAY FOR INGRESS AND EGRESS PURPOSES AND FOR SEWER AND UTILITIES ACROSS PARCEL 2 DESIGNATED ROADWAY ON A PROPOSED SUBDIVISION FOR REEVES AND YOCUM PREPARED BY NIKLSEN, MAJERSKI AND BARBER, JOB NO. #1001, DATED APRIL 7, 1982, AND IN ADDITION HERETO RESERVING FOR INGRESS AND EGRESS PURPOSES AND FOR SEWER AND UTILITIES PURPOSES A RIGHT OF WAY OF SUFFICIENT WIDTH ACROSS PARCEL 2 FROM SAID ROADWAY TO LOTS 1, 2, 15 AND 16 ON THE AFORESAID PROPOSED SUBDIVISION SURVEY.

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	233.00'	25.89'	51.15'	12°34'44"	51.05'	N 56°00'58" E
C2	167.00'	77.87'	145.73'	49°59'54"	141.15'	N 37°17'31" E
C3	3709.72'	4.90'	9.79'	0°09'04"	8.76'	S 81°13'59" E



STATE OF WISCONSIN
 COUNTY OF RACINE

I, PETE L. BAILEY, RLS. NO. 1398, A LICENSED SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, THE EXISTING BOUNDARIES, THE LOCATION OF ALL PERMANENT STRUCTURES AND ENCLOSURES OF ALL PERMANENT BUILT-UPON TERRACE, EXISTING FENCES, APPROVED EGRESS, INGRESS AND UTILITY ENCLOSURES, IF ANY.

THIS REPORT IS MADE FOR THE PRESENT OWNERS OF THE PROPERTY, AND HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF THE WISCONSIN SURVEYING ACT (1) YEAR FROM THE DATE THEREOF.

DATED AT: NORTH CAPE, THIS 19TH DAY OF AUGUST, 2015.

AMERICAN SURVEYING COMPANY, INC.
 PETE L. BAILEY, RLS. NO. 1398
 RECERIFIED this _____ day of _____, 2013.

RECEIVED
 JUN 20 2024
 RACINE COUNTY

AMERICAN SURVEYING COMPANY, INC.
 12207 C.T.H. "K" FRANKSVILLE, WISCONSIN 53126
 TEL. (262) 835-4774 FAX: (262) 835-2379
 beau.ford@baileyatmail.com

DRAWN BY:	PLB	REVISIONS:	DATE
CHECKED BY:	PLB		
PLOT SCALE:	1 = 50		
DATE:	08/19/2015		
JOB NO.:	20151113		
DWG. FILE:	JUN2015177A	CLIENT NO.:	01890

TOWN OF YORKVILLE

PROJECT:
PLAT OF SURVEY/BOUNDARY SURVEY

PREPARED FOR: **JEFF BRAUN REALTORS**

Sheet
1
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 1

WASHINGTON AVENUE
 S.T.H. 20