

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF YORKVILLE, COUNTY OF RACINE AND STATE OF WISCONSIN.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 1; THENCE SOUTH 87°53'43" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 SECTION, 1135.69 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE SOUTH 87°53'43" WEST, ALONG SAID SOUTH LINE, 390.01 FEET; THENCE NORTH 01°39'28" WEST 352.53 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 195.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, CENTRAL ANGLE OF 15°18'44", AND WHOSE LONG CHORD BEARS NORTH 09°18'50" WEST 194.51 FEET, TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, CENTRAL ANGLE OF 30°37'28", AND WHOSE LONG CHORD BEARS NORTH 01°39'28" WEST 248.23 FEET, TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 195.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 730.00 FEET, CENTRAL ANGLE OF 15°18'44" AND WHOSE LONG CHORD BEARS NORTH 05°59'54" EAST 194.51 FEET; THENCE NORTH 01°39'28" WEST 186.68 FEET; THENCE NORTH 87°53'43" EAST 390.01 FEET; THENCE SOUTH 01°39'28" EAST 1173.00 FEET TO THE POINT OF BEGINNING. DEDICATING THE SOUTH 33 FEET THEREOF FOR PUBLIC ROAD PURPOSES (50th ROAD). CONTAINING 10.79 ACRES OF LAND.

SURVEYOR'S CERTIFICATE

I, THOMAS L. SATTER, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT, AT THE DIRECTION OF CHAD W. THUR AND AMY S. THUR, I HAVE SURVEYED THE LAND DESCRIBED HEREON AND THAT THE MAP SHOWN IS A CORRECT REPRESENTATION OF ITS EXTERIOR BOUNDARIES AND THE DIVISION THEREOF, AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND WITH THE LAND DIVISION ORDINANCE OF THE VILLAGE OF YORKVILLE.

OWNERS' CERTIFICATE

WE, CHAD W. THUR AND AMY S. THUR, AS OWNERS, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE VILLAGE OF YORKVILLE FOR APPROVAL.

CHAD W. THUR

DATED THIS _____ DAY OF DECEMBER, 2024.

AMY S. THUR

DATED THIS _____ DAY OF DECEMBER, 2024.

STATE OF WISCONSIN)
COUNTY OF RACINE) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF DECEMBER, 2024, THE ABOVE NAMED CHAD W. THUR AND AMY S. THUR, TO ME KNOWN TO BE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____

THOMAS L. SATTER S-2850
NOVEMBER 6, 2024 JOB NO. 082417

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

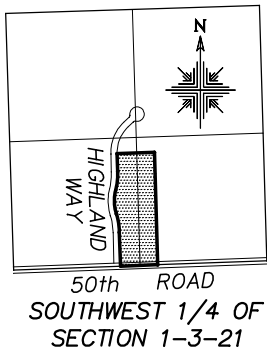
A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF YORKVILLE, COUNTY OF RACINE AND STATE OF WISCONSIN.

OWNER/SUBDIVIDER: CHAD W. THUR & AMY S. THUR
14700 50th ROAD
STURTEVANT, WI 53177

PREPARED BY: SATTER SURVEYING LLC
272 ORIGIN STREET
BURLINGTON, WI 53105

LOCATION MAP

SCALE: 1" = 2000'



CURVE DATA

C1

RADIUS = 730.00'
CENTRAL ANGLE = 15°18'44"
CHORD = 194.51'
CHORD BEARING = N09°18'50"W
TANGENT IN = N01°39'28"W
TANGENT OUT = N16°58'12"W

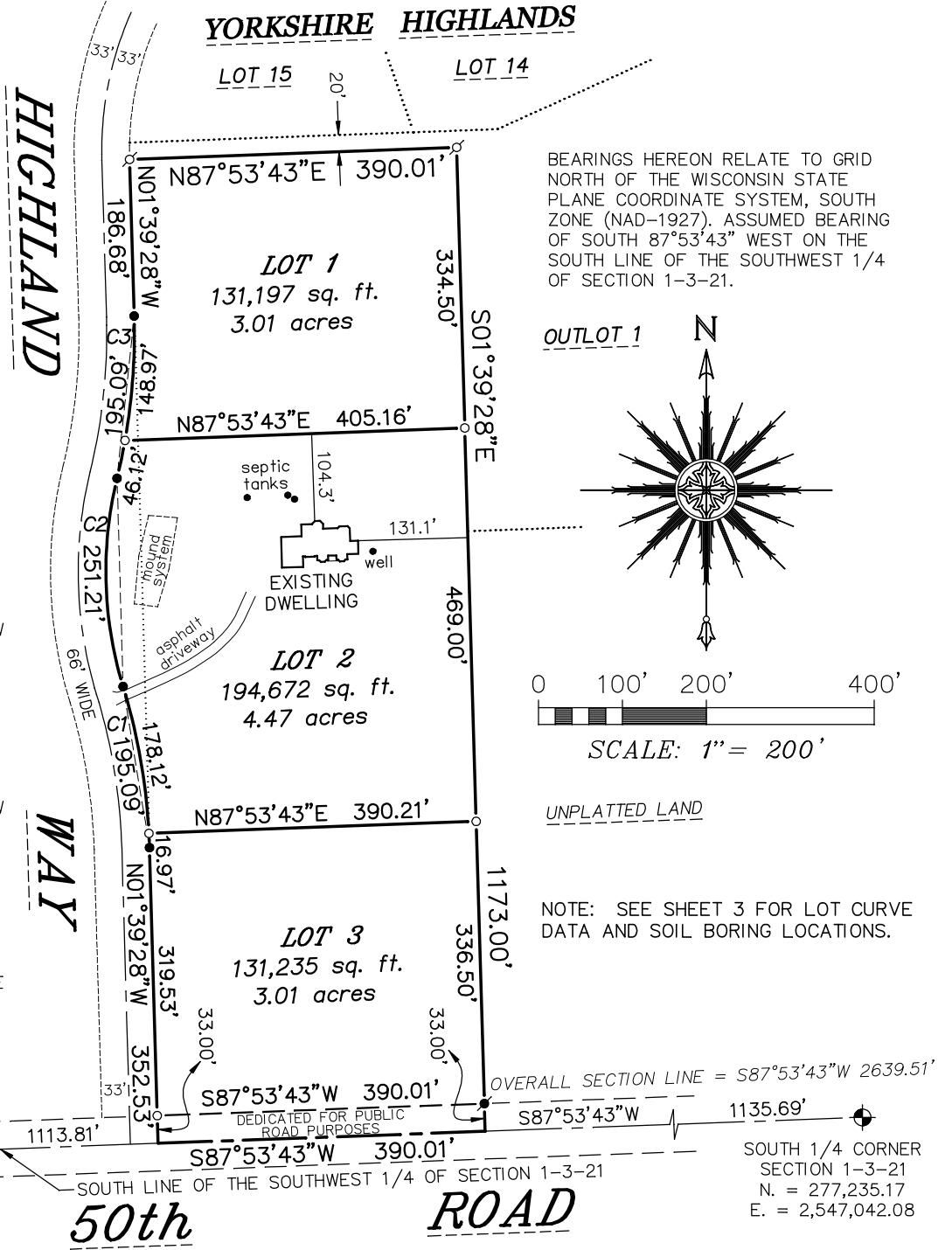
C2

RADIUS = 470.00'
CENTRAL ANGLE = 30°37'28"
CHORD = 248.23'
CHORD BEARING = N01°39'28"W
TANGENT IN = N16°58'12"W
TANGENT OUT = N13°39'16"E

C3

RADIUS = 730.00'
CENTRAL ANGLE = 15°18'44"
CHORD = 194.51'
CHORD BEARING = N05°59'54"E
TANGENT IN = N13°39'16"E
TANGENT OUT = N01°39'28"W

YORKSHIRE HIGHLANDS



SOUTHWEST CORNER SECTION 1-3-21
N. = 277,138.24
E. = 2,544,404.45

SOUTH 1/4 CORNER SECTION 1-3-21
N. = 277,235.17
E. = 2,547,042.08

LEGEND

- ⊕ FOUND BRASS CAPPED CAST IRON MONUMENT
- ⊘ FOUND 1-5/16" O.D. IRON PIPE
- FOUND 1-1/4" DIA. IRON ROD
- ⦿ FOUND 5/8" DIA. IRON ROD
- SET 1-5/16" O.D. x 18" LONG IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT

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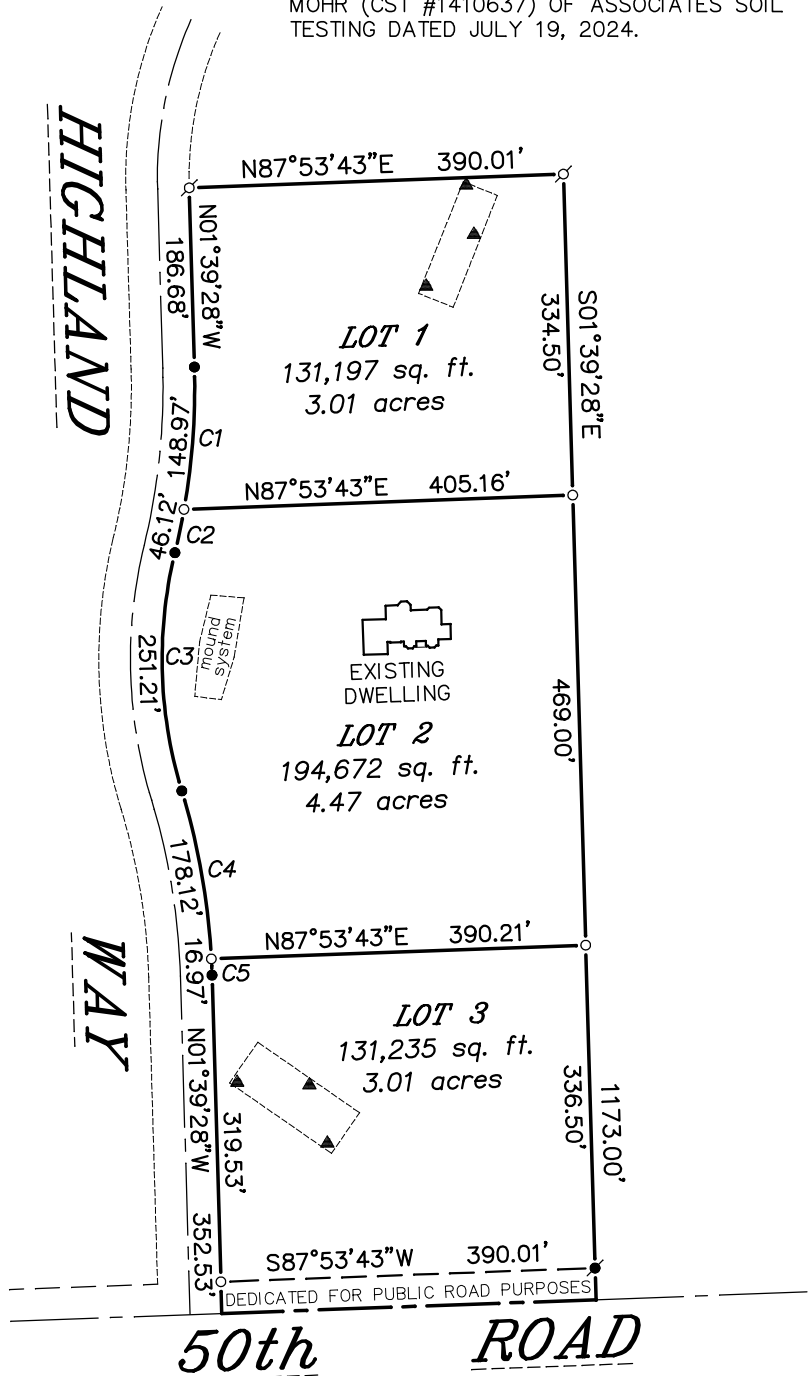
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- SET 1-5/16" O.D. x 18" LONG IRON PIPE WEIGHING NOT LESS THAN 1.68 POUNDS PER LINEAL FOOT
- ▲ SOIL BORING

NOTE: SOIL BORING AND PROPOSED MOUND AREAS WERE TAKEN FROM MAPS BY LOGAN MOHR (CST #1410637) OF ASSOCIATES SOIL TESTING DATED JULY 19, 2024.

CURVE DATA

- C1
 RADIUS = 730.00'
 CENTRAL ANGLE = 11°41'32.5"
 CHORD = 148.71'
 CHORD BEARING = N04°11'18"E
- C2
 RADIUS = 730.00'
 CENTRAL ANGLE = 03°37'11.5"
 CHORD = 46.11'
 CHORD BEARING = N11°50'40"E
- C3
 RADIUS = 470.00'
 CENTRAL ANGLE = 30°37'28"
 CHORD = 248.23'
 CHORD BEARING = N01°39'28"W
- C4
 RADIUS = 730.00'
 CENTRAL ANGLE = 13°58'48.5"
 CHORD = 177.68'
 CHORD BEARING = N09°58'48"W
- C5
 RADIUS = 730.00'
 CENTRAL ANGLE = 01°19'55.5"
 CHORD = 16.97'
 CHORD BEARING = N02°19'26"E



NOTE: FARM FIELD DRAIN TILES MAY EXIST ON THESE LOTS. IF SAID TILES ARE ENCOUNTERED OR DAMAGED DURING ANY CONSTRUCTION ACTIVITY, SAID TILES MUST BE REPAIRED AND/OR RE-ROUTED PER STATE STATUTES. ALSO, FARM FIELD DRAIN TILES THAT EXIST WITHIN THE LIMITS OF THIS MAP AND SERVE ABUTTING PARCELS, THE OWNERS OF THE ABUTTING PARCELS HAVE THE RIGHT OF ENTRY AND ACCESS TO REPAIR AND MAINTAIN THE EXISTING FARM FIELD DRAIN TILES IF THE PROPERTY OWNER DOES NOT, PER STATE STATUTE.

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CONSENT OF CORPORATE MORTGAGEE

TRI CITY NATIONAL BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE HEREIN DESCRIBED LANDS, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING AS DESCRIBED AND REPRESENTED ON THIS MAP, AND DOES CONSENT TO THE CERTIFICATE OF CHAD W. THUR AND AMY S. THUR, OWNERS OF SAID LAND.

IN WITNESS WHEREOF, THE SAID TRI CITY NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AN AUTHORIZED REPRESENTATIVE, AND COUNTERSIGNED BY _____, AN AUTHORIZED REPRESENTATIVE, AT _____, WISCONSIN AND ITS CORPORATE SEAL TO BE AFFIXED HEREON THIS _____ DAY OF DECEMBER, 2024.

AUTHORIZED REPRESENTATIVE DATED THIS _____ DAY OF DECEMBER, 2024.

AUTHORIZED REPRESENTATIVE DATED THIS _____ DAY OF DECEMBER, 2024.

STATE OF WISCONSIN)
COUNTY OF RACINE) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF DECEMBER, 2024, THE ABOVE NAMED _____, AND _____, AUTHORIZED REPRESENTATIVES OF TRI CITY NATIONAL BANK, TO ME KNOWN TO BE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

VILLAGE BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE OF YORKVILLE VILLAGE BOARD ON THIS _____ DAY OF DECEMBER, 2024.

DOUGLAS NELSON, VILLAGE PRESIDENT

JANINE CARLS, VILLAGE CLERK

THOMAS L. SATTER S-2850
NOVEMBER 6, 2024 JOB NO. 082417