

RESOLUTION NO. 2025-02

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

A RESOLUTION APPROVING A FINAL CERTIFIED SURVEY MAP TO ALLOW FOR THE DIVISION OF THE PARCEL LOCATED AT 14700 50TH ROAD INTO A 3.01-ACRE PARCEL, A 4.47-ACRE PARCEL, AND A 3.01-ACRE PARCEL, SEC. 01, T3N, R21E, VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN (PARCEL ID # 194-03-21-01-006-050); CHAD AND AMY THUR, OWNER; SATTER SURVEYING, LLC/THOMAS SATTER, APPLICANT/AGENT

THE VILLAGE BOARD OF THE VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN, RESOLVES AS FOLLOWS:

WHEREAS, Applicant/Agent submitted a final certified survey map request to allow for the division of the parcel located at 14700 50th Road into a 3.01-acre parcel, a 4.47-acre parcel, and a 3.01-acre parcel, in Sec. 01, T3N, R21E, Village of Yorkville, County of Racine, State of Wisconsin (Parcel ID # 194-03-21-01-006-050); and

WHEREAS, the Village of Yorkville Plan Commission recommended approval of this request, subject to the conditions attached hereto as Exhibit A and the waivers attached hereto as Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Yorkville, that the requested final certified survey map set forth above is hereby approved subject to the same conditions and waivers imposed by the Village of Yorkville Plan Commission.

This Resolution was adopted by the Village Board of the Village of Yorkville, County of Racine, State of Wisconsin, this 13th day of January, 2025.

VILLAGE OF YORKVILLE

Ayes: 5

By: /s/ Douglas Nelson
Douglas Nelson, President

Nays: 0

Attest: /s/ Janine Carls
Janine Carls, Clerk

Abstentions: 0

Absences: 0

EXHIBIT A - CONDITIONS

Chad and Amy Thur, Owner

Satter Surveying, LLC/Thomas Satter, Applicant/Agent

1. **Reimburse Village Costs.** Applicant shall reimburse the Village for all costs incurred by the Village for review of this request, including but not limited to engineering, legal and planning review.
2. **Drain Tile Acknowledgement.** The following language shall be added to the final certified survey map prior to its execution by the Village President and Village Clerk: “Per the land division ordinance of the Village of Yorkville, 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.”
3. **Storm Water Easement.** Twenty-foot-wide storm water easements that are centered on the known locations of drain tile lines on the parent parcel subject to this final certified survey map shall be depicted on the final certified survey map prior to its execution by the Village President and Village Clerk. Each easement shall include all land within ten feet of the location of each known drain tile line on the parent parcel subject to this final certified survey map. A legal description shall also be drafted describing the location of each storm water easement established by this condition.
4. **Storm Water Easement Agreement.** A storm water easement agreement addressing the above-described storm water easement(s) shall be approved by the Village Board and recorded with the Racine County Register of Deeds upon execution and recording of this final certified survey map with the Racine County Register of Deeds.

EXHIBIT B - WAIVERS

Chad and Amy Thur, Owner

Satter Surveying, LLC/Thomas Satter, Applicant/Agent

1. **No waivers required.**

RACINE COUNTY CERTIFIED SURVEY MAP NO. _____

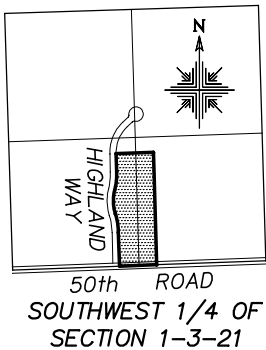
A PARCEL OF LAND BEING PART OF THE SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 21 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF YORKVILLE, COUNTY OF RACINE AND STATE OF WISCONSIN.

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

PREPARED BY: SATTER SURVEYING LLC
272 ORIGEN 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

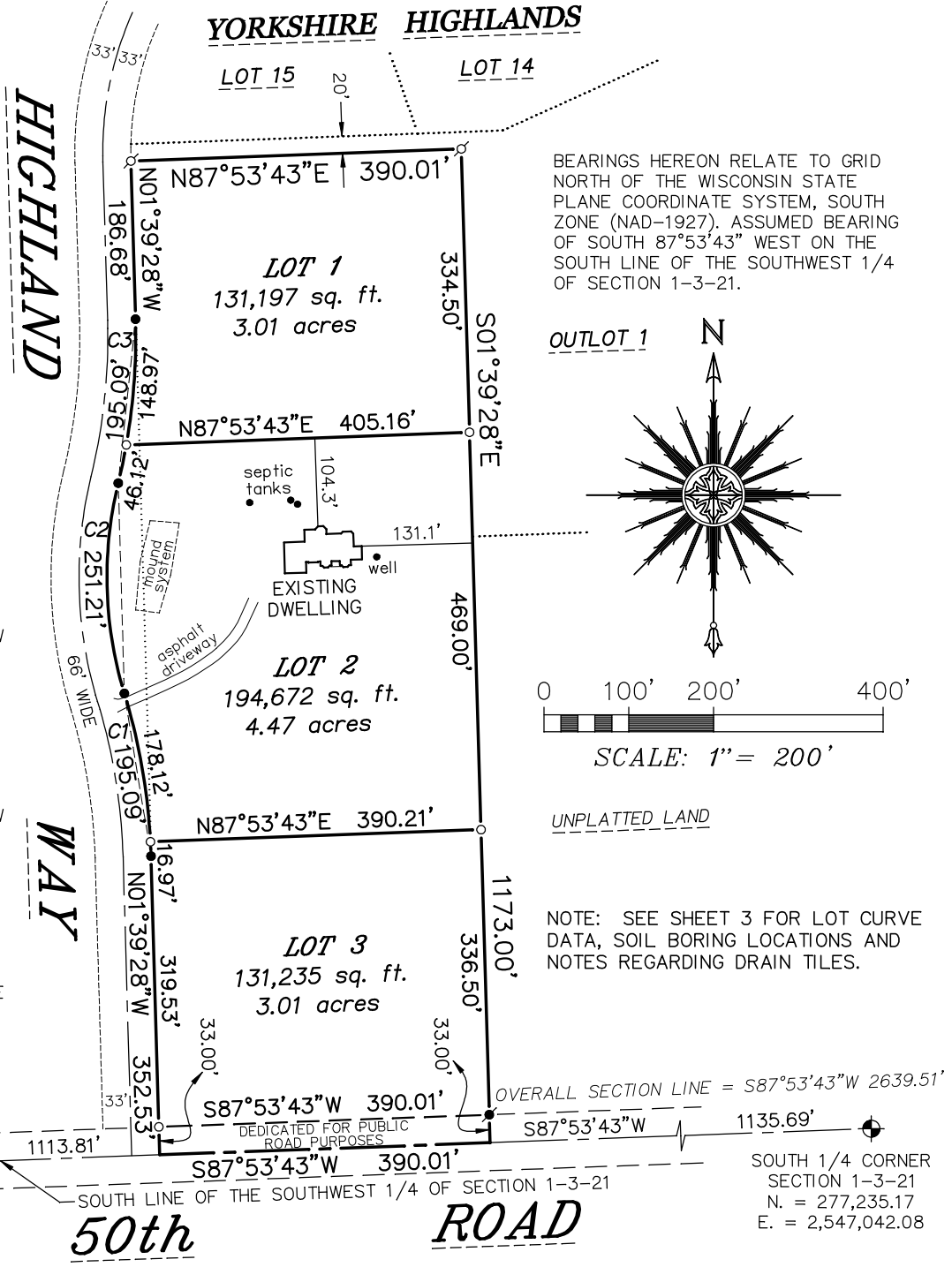
C2

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

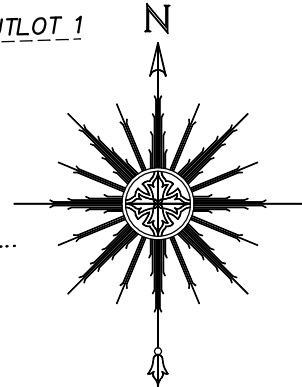
C3

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



BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-1927). ASSUMED BEARING OF SOUTH 87°53'43" WEST ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1-3-21.



SCALE: 1" = 200'

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

THOMAS L. SATTER S-2850
NOVEMBER 6, 2024 JOB NO. 082417
REVISED: JANUARY 11, 2025

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.

LEGEND

- ⌀ 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
- ▲ SOIL BORING

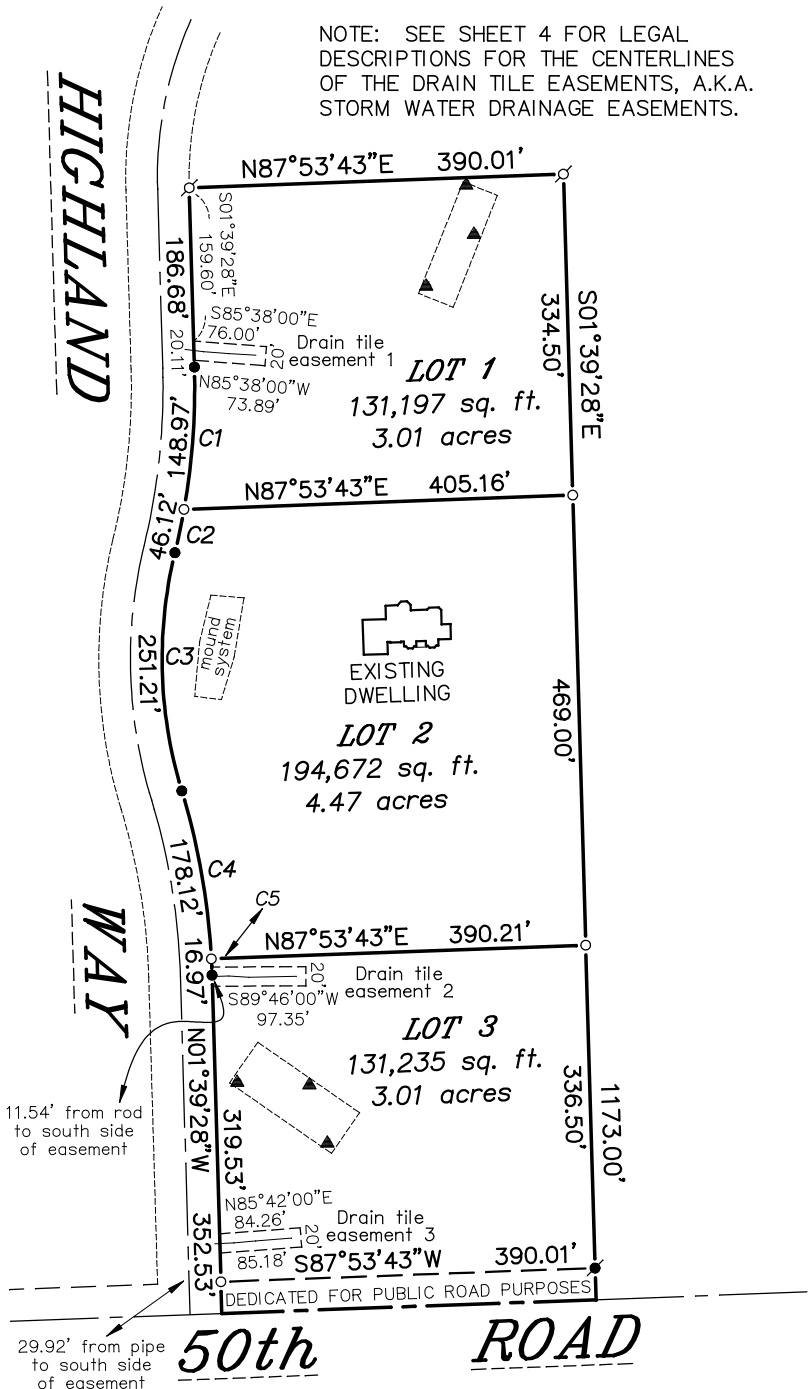
CURVE DATA

- 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: DRAIN TILES WERE TAKEN FROM A CAD FILE PROVIDED TO THIS OFFICE BY THE VILLAGE OF YORKVILLE IN WHICH AN EXISTING AGRICULTURAL DRAIN TILE INVESTIGATION PLAN WAS DRAWN BY HUDDLESTON McBRIDE PROFESSIONAL LAND DRAINAGE SERVICES. SAID DRAIN TILE LOCATION IS ONLY PARTIAL, AS THE DRAIN TILES WOULD CONTINUE TO THE EAST.

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

NOTE: SEE SHEET 4 FOR LEGAL DESCRIPTIONS FOR THE CENTERLINES OF THE DRAIN TILE EASEMENTS, A.K.A. STORM WATER DRAINAGE EASEMENTS.



NOTE: PER THE LAND DIVISION ORDINANCE OF THE VILLAGE OF YORKVILLE, 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.

THOMAS L. SATTER S-2850
 NOVEMBER 6, 2024 JOB NO. 082417
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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 DESCRIPTIONS FOR DRAIN TILE EASEMENTS

DRAIN TILE EASEMENT 1

A PARCEL OF LAND BEING A 20 FOOT WIDE DRAIN TILE EASEMENT AND 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 THE CENTERLINE OF SAID EASEMENT 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, 1525.70 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 251.21 FEET 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 17.02 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT; THENCE SOUTH 85°38'00" EAST 74.94 FEET TO THE POINT OF TERMINUS OF SAID EASEMENT.

DRAIN TILE EASEMENT 2

A PARCEL OF LAND BEING A 20 FOOT WIDE DRAIN TILE EASEMENT AND 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 THE CENTERLINE OF SAID EASEMENT 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, 1525.70 FEET; THENCE NORTH 01°39'28" WEST 351.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT; THENCE NORTH 89°46'00" EAST 97.60 FEET TO THE POINT OF TERMINUS OF SAID EASEMENT.

DRAIN TILE EASEMENT 3

A PARCEL OF LAND BEING A 20 FOOT WIDE DRAIN TILE EASEMENT AND 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 THE CENTERLINE OF SAID EASEMENT 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, 1525.70 FEET; THENCE NORTH 01°39'28" WEST 72.93 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT; THENCE NORTH 85°42'00" EAST 84.72 FEET TO THE POINT OF TERMINUS OF SAID EASEMENT.

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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 _____, 2025.

AUTHORIZED REPRESENTATIVE DATED THIS _____ DAY OF _____, 2025.

AUTHORIZED REPRESENTATIVE DATED THIS _____ DAY OF _____, 2025.

STATE OF WISCONSIN)
COUNTY OF RACINE) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, 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 _____, 2025.

DOUGLAS NELSON, VILLAGE PRESIDENT

JANINE CARLS, VILLAGE CLERK

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