RECEIVED
APR 30 2026
RACINE COUNTY

N

120' 60' 0' 60' 120'

SCALE 1" = 60'

BEARINGS BASE: GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 1983/2011.

( ) RECORDED AS BEARINGS AND/OR DISTANCES

FIELD WORK: 7-27-2023 WJB / JME
8-8-2023 WJB

LEGEND

- 1" IRON PIPE FOUND
- 1-1/4" IRON PIPE FOUND
- 1-1/2" IRON PIPE FOUND
- CAPPED 2-1/4" IRON PIPE FOUND
- 3/4" REBAR SET
- PLSS MONUMENT

Description of Record per Warranty Deed Document No. 2618355

Parcel I:
That part of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 3 North, Range 21 East, bounded as follows: Beginning at the West 1/4 corner of Section 17, run thence South 0° 36' East 392 feet to the point of beginning of this description; thence North 89° 36' East 233.18 feet; thence South 0° 36' East 300 feet; thence North 89° 36' East 150 feet; thence South 0° 33' East 429.90 feet; thence South 89° 30' West 384.10 feet to the West line of said Section 17; thence North 0° 30' East 729.90 feet along the West line of said Section 17 to the place of beginning.

EXCEPTING THEREFROM the West 45.00 feet of the South 561.45 feet of the above described premises conveyed for highway purposes.

ALSO EXCEPTING THEREFROM land conveyed by Warranty Deed recorded February 22, 1971, in Volume 1078 of Records, Page 219, as Document No. 878927.

ALSO EXCEPTING THEREFROM lands conveyed in Warranty Deed recorded October 2, 2014, as Document No. 2391039.

Said land being in the Village of Yorkville, Racine County, Wisconsin.

Containing 132,664 square feet or 3.046 acres as surveyed.

Property Address: S. Colony Avenue, Union Grove, WI 53182
Parcel ID: 194-03-21-17-025-000

Parcel II:
That part of the West 1/2 of the Southwest 1/4 of Section 17, Township 3 North, Range 21 East; described as follows: Begin at the West 1/4 corner of said Section; run thence North 89° 36' East on the East and West 1/4 Section line, 820.40 feet; thence South 0° 33' East 692.70 feet to the place of beginning of land hereinafter described; thence South 0° 33' East 150.35 feet; thence South 89° 36' West 437.60 feet; thence North 0° 33' West 150.35 feet; thence North 89° 36' East 437.00 feet to the place of beginning.

Said land being in the Village of Yorkville, Racine County, Wisconsin.

Containing 65,456 square feet or 1.503 acres as surveyed.

Property Address: Log Cabin Drive, Union Grove, WI 53182
Parcel ID: 194-03-21-17-011-000

Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

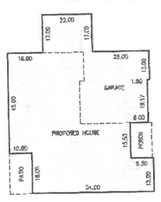
No title commitment or results of a title search were provided to this office pertaining to this survey. This Plat of Survey may not reflect easements of record, encumbrances, restrictions, ownership, title evidence, or other facts that a current and accurate title search may disclose.

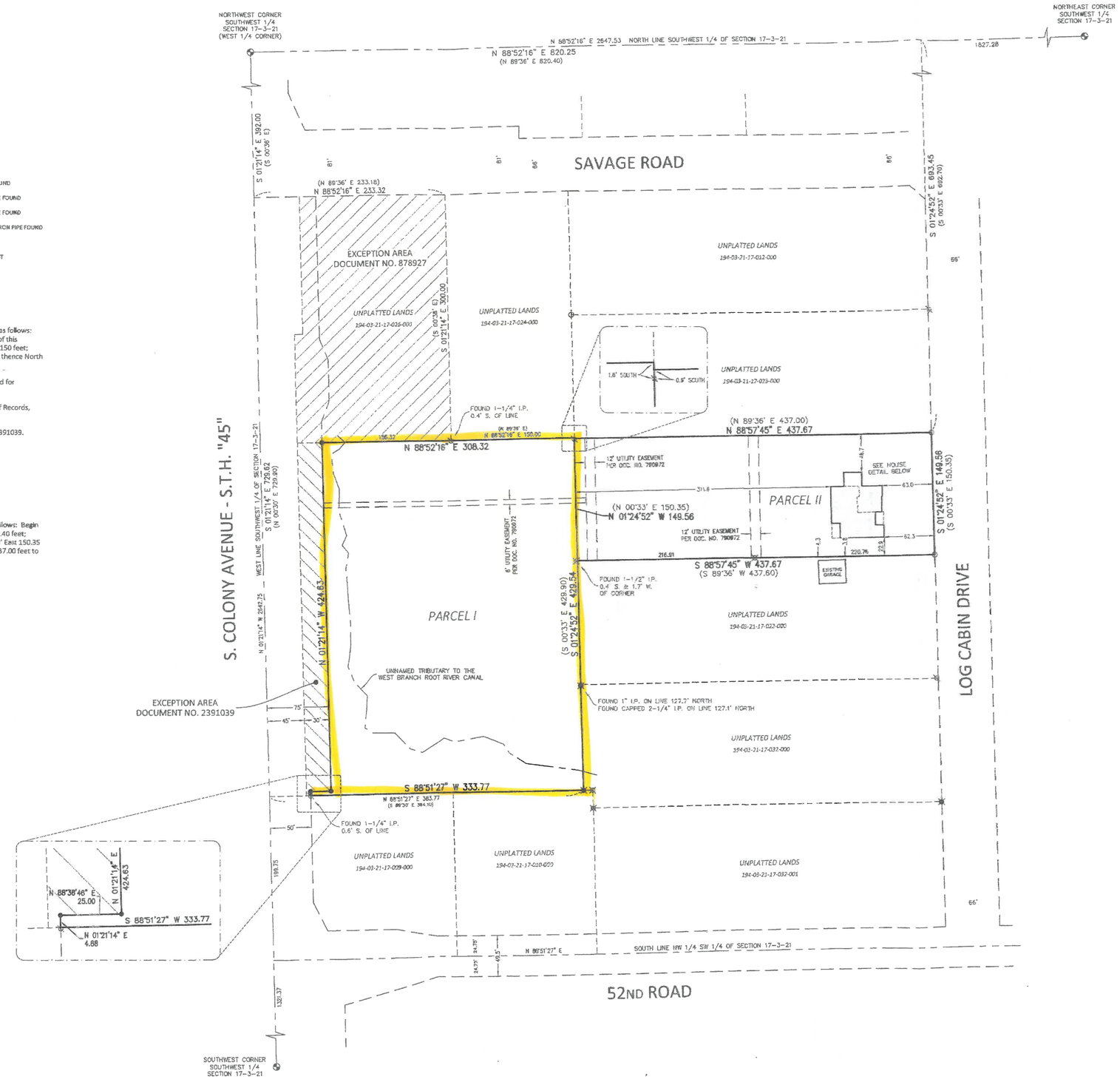
August 17, 2023

Mark R. Madsen

MARK R. MADSEN S-2271 RACINE, WI LAND SURVEYOR

PROPOSED HOUSE DETAIL





Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbsc.net

PART OF THE SOUTHWEST 1/4 SECTION 17 - 3 - 21

PLAT OF SURVEY
FOR
WAUSAU HOMES / AMANDA & JUSTIN THOMPSON
VILLAGE OF YORKVILLE, COUNTY OF RACINE, STATE OF WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MRM
DRAFTED: CRL / SCB
DATE: 8-17-2023
CHECKED: MRM
DATE: 8-17-2023

2023.0141.02

SHEET 1 OF 1

Thursday, August 17, 2023 11:09:48 AM