

*James A. Kindred*

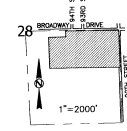
# CHICORY CREEK

BEING A PART OF THE NW 1/4 AND NE 1/4 OF THE SE. 1/4 OF SECTION 28,  
 T.3N., R.22E., VILLAGE OF STURTEVANT, RACINE COUNTY, WISCONSIN

**SURVEYOR:**  
 KEITH A. KINDRED, RLS S-2082  
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 (262) 646-6855

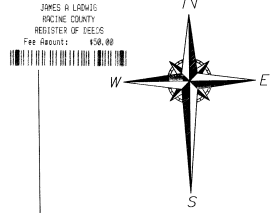
**SURVEY FOR:**  
 NEUMANN DEVELOPMENTS, INC.  
 N16 W24132 PRAIRIE CT., SUITE 220  
 WAUKESHA, WI 53188  
 (262) 542-9200

**LOCATION MAP**  
 SE. 1/4 SEC. 28-T3N-R22E



**LEGEND**

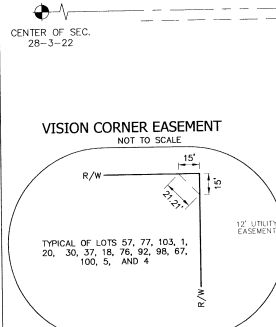
- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 1.315" x 18" IRON PIPE SET AT ALL OTHER LOT CORNERS, WT. = 1.68 LBS./LIN. FT.
- ⊙ - CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)



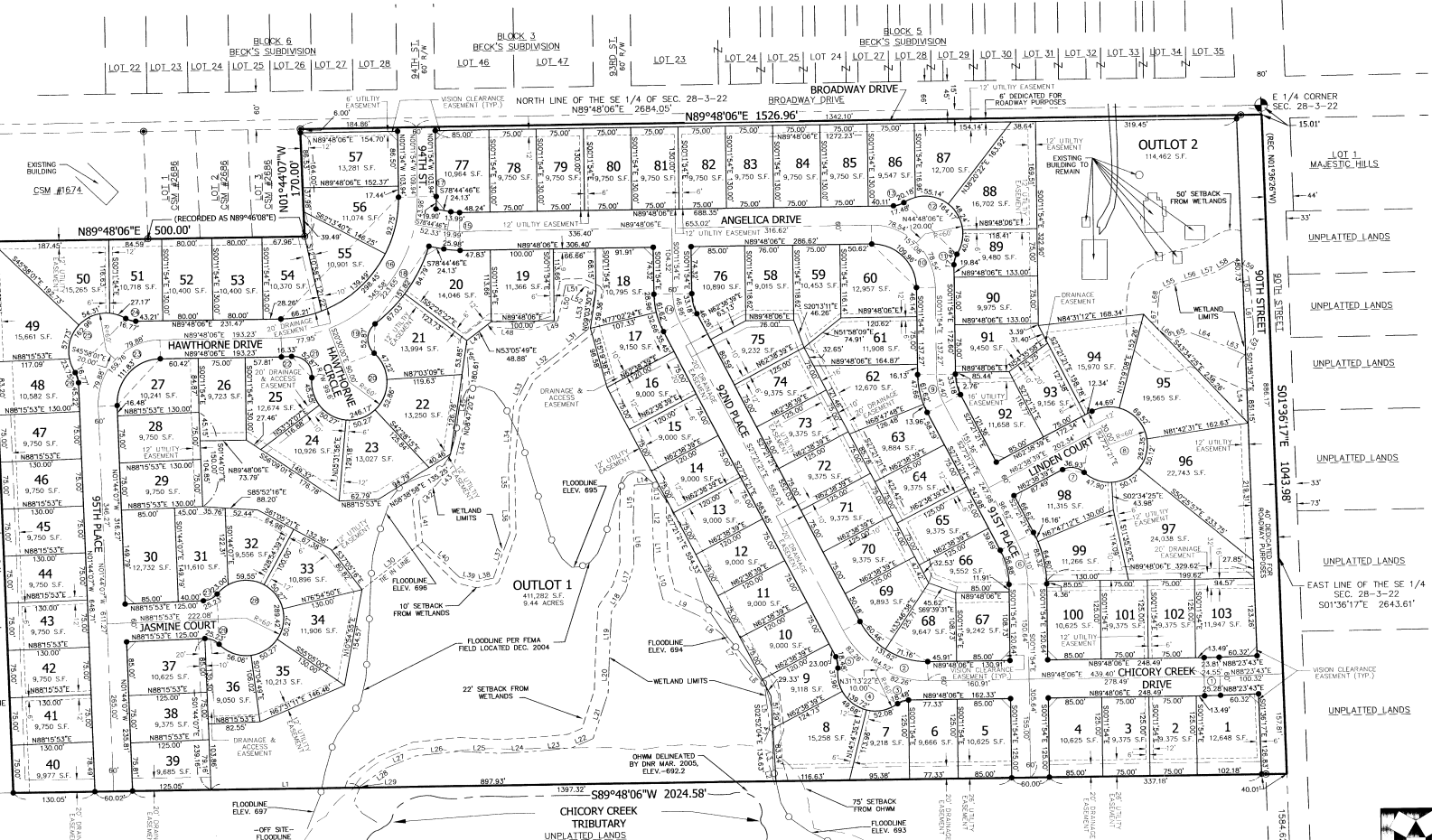
BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE EAST LINE OF THE SE 1/4 OF SECTION 28-3-22 AS S01°36'17"E.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00'00"0.5" AND MEASURED TO THE NEAREST 00'00"0.5"



- GENERAL NOTES:**
- 1) ALL EASEMENTS ARE GRANTED TO THE MUNICIPALITY UNLESS OTHERWISE STATED.
  - 2) A) OUTLOT 1 IS TO BE OWNED BY THE HOMEOWNERS ASSOCIATION. OUTLOT 2 TO BE RETAINED BY RICHARD SORENSEN.
  - B) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVISIBLE FRACTIONAL OWNERSHIP IN OUTLOT 1; AND RACINE COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
  - 3) THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT OR OUTLOT TO BROADWAY DRIVE AND 90TH STREET WITH THE EXCEPTION OF OUTLOT 2.
  - 4) WETLAND LIMITS DELINEATED BY ALICE THOMPSON ON DEC 2004.
  - 5) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
  - 6) OUTLOT 1 IS ENTIRELY ENCOMPASSED BY A DRAINAGE EASEMENT.
  - 7) WITHIN THE AREA OF THE VISION CORNER EASEMENT, NO FENCE SCREENING, STRUCTURE, BUSH, TREE, BRANCHES OR MOUND SHALL BE ERRECTED, GROWN, PLACED OR MAINTAINED ON A CORNER LOT IN THE VILLAGE WHICH SHALL OBSTRUCT THE VISION BETWEEN 3' AND 6' ABOVE THE CURB LEVEL OR, IF NONE, THE STREET GRADE. (SEE DETAIL)
  - 8) THOSE LANDS BETWEEN THE EDGE OF WETLANDS AND WETLAND SETBACK ARE SUBJECT TO A WETLAND PROTECTION RESTRICTION THAT ANY IMPROVISED AREA CONSTRUCTED WITHIN THE SETBACK MUST DRAIN TOWARDS THE ROAD.
  - 9) ALL FULL EXPOSED BASEMENT ELEVATIONS SHALL BE AT LEAST 1 FOOT ABOVE THE 100 YEAR FLOOD ELEVATION. BASEMENT ELEVATIONS FOR LOTS 7-11 SHALL NOT BE BELOW 695.0. FOR LOTS 19-23 SHALL NOT BE BELOW 697.0 AND FOR LOTS 27-28 SHALL NOT BE BELOW 698.0.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis Stats.

Certified June 7th 2015

*Benjamin D. Parker*  
 Department of Administration





CURVE TABLE

CURVE	LDT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN. BEARING 1	TAN. BEARING 2
1	C/L	1000.00'	1°24'23"	24.55'	24.55'	S 89°05'54.5" W	S 88°23'43" W	S 89°48'06" W
1	103.00'	970.00'	1°24'23"	23.81'	23.81'	S 89°05'54.5" W	S 88°23'43" W	S 89°48'06" W
1	1	1030.00'	1°24'23"	25.28'	25.28'	S 89°05'54.5" W	S 88°23'43" W	S 89°48'06" W
2	C/L	150.00'	62°50'33"	164.52'	156.40'	N 58°46'37.5" W	S 89°48'06" W	N 27°21'21" W
2	C/L	150.00'	31°25'17"	82.26'	81.23'	N 74°29'16" W	S 89°48'06" W	N 27°21'21" W
2	N	120.00'	62°50'33"	131.62'	125.12'	N 43°03'59.5" W	S 89°48'06" W	N 27°21'21" W
2	68	120.00'	28°52'01"	60.46'	59.82'	N 41°47'21.5" W	S 89°48'06" W	N 27°21'21" W
2	69	120.00'	35°17'19"	18.48'	18.19'	S 72°09'26.5" W	S 89°48'06" W	S 54°30'47" W
3	7	60.00'	133°25'11"	139.72'	110.22'	N 58°46'37.5" W	S 54°30'47" W	S 07°55'58" W
4	7	60.00'	49°43'48"	52.08'	50.46'	S 79°22'41" W	S 54°30'47" W	-
4	8	60.00'	47°26'22"	49.68'	48.27'	N 52°02'14" W	-	S 07°55'58" W
4	9	60.00'	36°15'01"	37.96'	37.33'	N 09°14'21.5" W	N 07°55'58" E	N 27°21'21" W
5	30.00'	35°17'19"	18.48'	18.19'	70.43'	N 13°46'37.5" W	N 00°11'54" W	N 27°21'21" W
6	C/L	150.00'	27°09'27"	56.88'	56.35'	N 13°46'37.5" W	N 00°11'54" W	N 27°21'21" W
6	W	120.00'	27°09'27"	71.07'	70.43'	N 13°46'37.5" W	N 00°11'54" W	N 27°21'21" W
6	E	100.00'	1°23'16"	3.66'	3.66'	N 00°53'32" W	N 00°11'54" W	-
6	100	100.00'	20°37'37"	64.80'	64.45'	N 11°53'58.5" W	-	-
6	98	180.00'	5°08'34"	16.16'	16.15'	N 24°47'04" W	-	-
7	98	30.00'	70°31'44"	36.93'	34.64'	S 82°05'29" E	N 62°38'39" E	S 46°49'37" E
8	60.00'	250°31'44"	262.35'	97.98'	97.98'	S 69°41'59.5" E	S 46°49'37" E	-
8	98	60.00'	45°44'45"	47.90'	46.64'	N 11°53'58.5" W	N 62°38'39" E	-
8	97	60.00'	47°51'35"	50.12'	48.67'	N 15°38'17" E	-	-
8	96	60.00'	47°51'35"	50.12'	48.67'	N 15°38'17" E	-	-
8	95	60.00'	66°23'23"	69.52'	65.70'	N 41°29'10" W	-	-
8	94	60.00'	42°40'29"	44.69'	43.66'	S 83°58'53.5" W	N 27°21'21" W	S 62°38'39" E
9	C/L	100.00'	27°09'27"	27.40'	27.40'	N 13°46'37.5" W	N 27°21'21" W	N 00°11'54" W
9	W	130.00'	27°09'27"	61.62'	61.04'	N 13°46'37.5" W	N 27°21'21" W	N 00°11'54" W
9	E	130.00'	27°09'27"	61.62'	61.04'	N 13°46'37.5" W	N 27°21'21" W	N 00°11'54" W
9	63	130.00'	67°09'09"	13.96'	13.95'	N 24°16'46.5" W	N 27°21'21" W	N 00°11'54" W
9	62	130.00'	21°00'18"	47.66'	47.39'	N 10°42'03" W	N 27°21'21" W	N 00°11'54" W
9	E	70.00'	27°09'27"	33.18'	32.87'	N 13°46'37.5" W	N 27°21'21" W	N 00°11'54" W
10	C/L	100.00'	90°00'00"	157.08'	141.42'	N 45°11'54" W	N 00°11'54" W	S 89°48'06" W
10	C/L	100.00'	45°00'00"	78.54'	76.54'	N 67°41'54" W	-	-
10	C/L	100.00'	45°00'00"	78.54'	76.54'	N 67°41'54" W	-	S 89°48'06" W
10	W	70.00'	90°00'00"	109.96'	98.99'	N 45°11'54" W	N 00°11'54" W	S 89°48'06" W
10	E	70.00'	33°23'15"	17.48'	17.24'	N 16°29'43.5" E	N 00°11'54" W	N 33°11'21" E
11	60.00'	156°46'30"	164.17'	117.54'	117.54'	N 45°11'54" W	N 33°11'21" E	S 56°24'51" W
12	89	60.00'	38°46'43"	40.16'	39.84'	N 13°47'59.5" E	N 33°11'21" E	-
12	88	60.00'	46°04'14"	48.24'	46.96'	N 28°37'29" W	-	-
12	87	60.00'	52°39'13"	55.14'	53.22'	N 77°59'12.5" W	-	-
12	86	60.00'	19°16'20"	20.18'	20.09'	S 66°03'01" W	-	S 56°24'51" W
13	86	30.00'	33°23'15"	17.48'	17.24'	S 73°06'58.5" W	S 56°24'51" W	S 89°48'06" W
14	C/L	100.00'	27°09'27"	47.40'	46.96'	N 13°46'37.5" W	N 27°21'21" W	N 00°11'54" W
14	W	130.00'	27°09'27"	61.62'	61.04'	N 13°46'37.5" W	N 27°21'21" W	N 00°11'54" W
14	E	130.00'	27°09'27"	61.62'	61.04'	N 13°46'37.5" W	N 27°21'21" W	N 00°11'54" W
14	18	130.00'	14°23'45"	28.96'	28.90'	N 06°34'45" W	-	N 00°11'54" W
14	E	70.00'	27°09'27"	33.18'	32.87'	N 13°46'37.5" W	N 27°21'21" W	N 00°11'54" W
15	C/L	100.00'	11°27'08"	19.99'	19.95'	N 84°28'20" W	S 89°48'06" W	N 78°44'46" W
15	N	70.00'	11°27'08"	13.99'	13.97'	N 84°28'20" W	S 89°48'06" W	N 78°44'46" W
15	S	130.00'	11°27'08"	25.98'	25.94'	N 84°28'20" W	S 89°48'06" W	N 78°44'46" W
16	C/L	220.00'	90°00'00"	345.58'	313.13'	S 83°31'41" W	N 00°11'54" W	S 89°48'06" W
16	C/L	220.00'	11°27'10"	43.98'	42.90'	S 83°31'41" W	N 00°11'54" W	-
16	C/L	220.00'	58°14'44"	223.65'	214.44'	S 40°22'38" W	-	-
16	W	190.00'	90°00'00"	298.45'	268.70'	S 44°48'06" W	N 00°11'54" W	S 89°48'06" W
16	W	190.00'	27°58'14"	92.75'	91.84'	S 13°47'13" W	N 00°11'54" W	-
16	56	190.00'	42°03'52"	139.49'	136.38'	S 48°48'16" W	-	S 89°48'06" W
16	55	190.00'	19°57'54"	66.21'	65.87'	S 79°49'09" W	-	S 04°21'42" W
16	54	190.00'	41°33'36"	19.90'	19.89'	S 02°04'54" W	S 01°11'54" E	S 89°48'06" W
17	77	250.00'	34°47'41"	151.82'	149.50'	S 39°32'35.5" W	S 18°08'45" W	S 52°56'26" W
18	20	250.00'	19°25'54"	84.79'	84.38'	S 27°51'42" W	S 18°08'45" W	S 52°56'26" W
18	21	250.00'	15°21'47"	67.03'	66.83'	S 45°19'32.5" W	S 18°08'45" W	S 52°56'26" W
19	21	30.00'	100°59'50"	52.87'	52.87'	S 45°19'32.5" W	S 18°08'45" W	S 52°56'26" W
20	60.00'	235°04'47"	246.17'	106.40'	106.40'	S 69°29'59.5" W	S 48°02'24" E	N 07°02'23" E
20	21	60.00'	45°05'32"	47.22'	46.01'	S 25°29'38" E	S 48°02'24" E	-
20	22	60.00'	58°28'36"	52.86'	51.17'	S 22°17'26" W	-	-
20	23	60.00'	48°00'11"	50.27'	48.81'	S 71°31'49.5" W	-	-
20	24	60.00'	48°00'22"	50.27'	48.81'	N 60°27'54" W	-	N 07°02'23" E
20	25	60.00'	43°30'06"	45.55'	44.47'	N 14°42'40" W	-	N 07°02'23" E
21	25	30.00'	100°58'50"	52.87'	46.29'	N 43°27'02" W	N 07°02'23" E	S 66°03'33" W
22	25	250.00'	3°44'33"	16.32'	16.33'	S 87°53'49.5" W	S 86°03'33" W	S 89°48'06" W
23	C/L	100.00'	91°32'13"	159.76'	143.31'	S 44°01'59.5" W	S 89°48'06" W	S 01°44'07" E
23	C/L	100.00'	45°46'06"	79.88'	77.77'	S 21°08'56.5" W	-	S 01°44'07" E
23	C/L	100.00'	91°32'13"	111.83'	100.31'	S 44°01'59.5" W	S 89°48'06" W	S 01°44'07" E
24	51	30.00'	32°02'16"	16.77'	16.56'	N 74°10'46" W	S 89°48'06" W	N 58°09'38" W
24	50	60.00'	155°36'45"	162.96'	117.29'	S 44°01'59.5" W	N 58°09'38" W	S 33°46'23" E
25	51	60.00'	25°56'56"	27.17'	26.94'	N 71°08'06" W	N 58°09'38" W	-
25	50	60.00'	51°51'27"	54.31'	52.47'	S 69°57'42.5" W	-	-
25	49	60.00'	55°07'28"	57.73'	55.53'	S 16°28'15" W	-	S 33°46'23" E
25	48	60.00'	22°40'54"	23.75'	23.60'	S 22°25'56" E	-	S 01°44'07" E
26	48	30.00'	32°02'16"	16.77'	16.56'	S 17°45'15" E	S 33°46'23" E	N 01°44'07" E
27	31	30.00'	48°11'23"	25.23'	24.49'	N 64°10'11.5" E	N 88°15'53" E	N 04°04'30" E
28	31	30.00'	48°11'23"	25.23'	24.49'	N 64°10'11.5" E	N 88°15'53" E	N 04°04'30" E
28	30	60.00'	21°58'01"	23.00'	22.86'	S 01°44'07" E	N 40°04'30" E	N 43°32'44" W
28	29	60.00'	21°58'01"	23.00'	22.86'	S 01°44'07" E	N 40°04'30" E	-
28	32	60.00'	56°52'08"	59.55'	57.14'	S 89°31'25" E	-	-
28	33	60.00'	48°00'11"	50.27'	48.81'	S 37°05'15.5" E	-	-
28	34	60.00'	48°00'10"	50.27'	48.81'	S 10°54'55" W	-	-
28	35	60.00'	48°00'11"	50.27'	48.81'	S 37°05'15.5" E	-	N 43°32'44" W
28	36	60.00'	53°32'05"	56.06'	54.04'	N 70°18'46.5" W	-	-
29	36	30.00'	48°11'23"	25.23'	24.49'	N 67°38'25.5" W	N 43°32'44" W	S 88°15'53" W

FROM PART OF 181-03-22-28-100-003 26  
TO 181-03-22-28-100-026 54  
TO 181-03-22-28-100-027 55  
TO 181-03-22-28-100-028 56  
TO 181-03-22-28-100-029 57  
TO 181-03-22-28-100-030 58  
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TO 181-03-22-28-100-049 77  
TO 181-03-22-28-100-050 78  
TO 181-03-22-28-100-051 79  
TO 181-03-22-28-100-052 80  
TO 181-03-22-28-100-053 81

CHICORY CREEK

BEING A PART OF THE NW. 1/4 AND NE. 1/4 OF THE SE. 1/4 OF SECTION 28,  
T.3N., R.22E., VILLAGE OF STURTEVANT, RACINE COUNTY, WISCONSIN

WETLAND LINE TABLE

LINE	LENGTH	BEARING
L1	237.13	S89°48'06" W
L2	21.61	N55°45'43" N
L3	36.61	N18°16'39" W
L4	30.72	N23°17'33" E
L5	65.95	N66°29'39" W
L6	42.86	N44°53'06" W
L7	63.83	N34°21'01" W
L8	47.68	N50°02'52" W
L9	63.78	N55°00'55" W
L10	37.93	N13°08'00" W
L11	52.90	N01°45'48" W
L12	40.91	N00°44'40" W
L13	35.80	N00°51'52" W
L14	27.61	S86°37'23" W
L15	55.72	S00°22'04" W
L16	71.63	S00°16'49" E
L17	44.42	S17°57'39" W
L18	39.24	S30°06'25" W
L19	72.80	S03°17'11" W
L20	36.20	S02°31'37" W
L21		