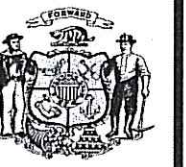


GRACEWOOD ESTATES KENOSHA

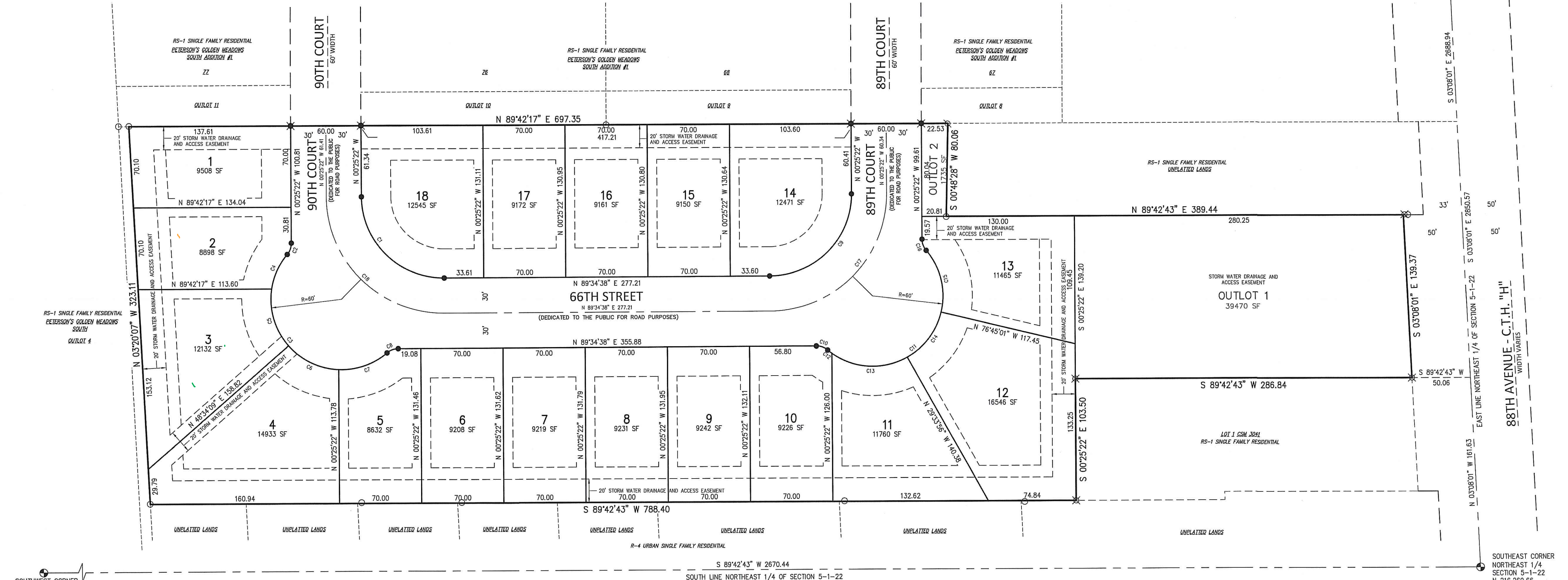
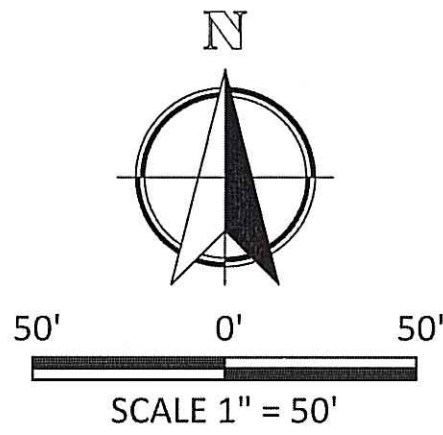
RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 3041 BEING PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN.

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 _____, 20____



Department of Administration



NOTES:

BEARINGS BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1983 / 2011. THE EAST LINE OF THE NE 1/4 OF SECTION 5-1-22 IS ASSUMED TO BEAR S 03°08'01" E.

ALL ELEVATIONS REFER TO NAVD 1988 (12).

ALL DISTANCES MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGLES TURNED TO THE NEAREST SECOND AND COMPUTED TO THE NEAREST HALF SECOND.

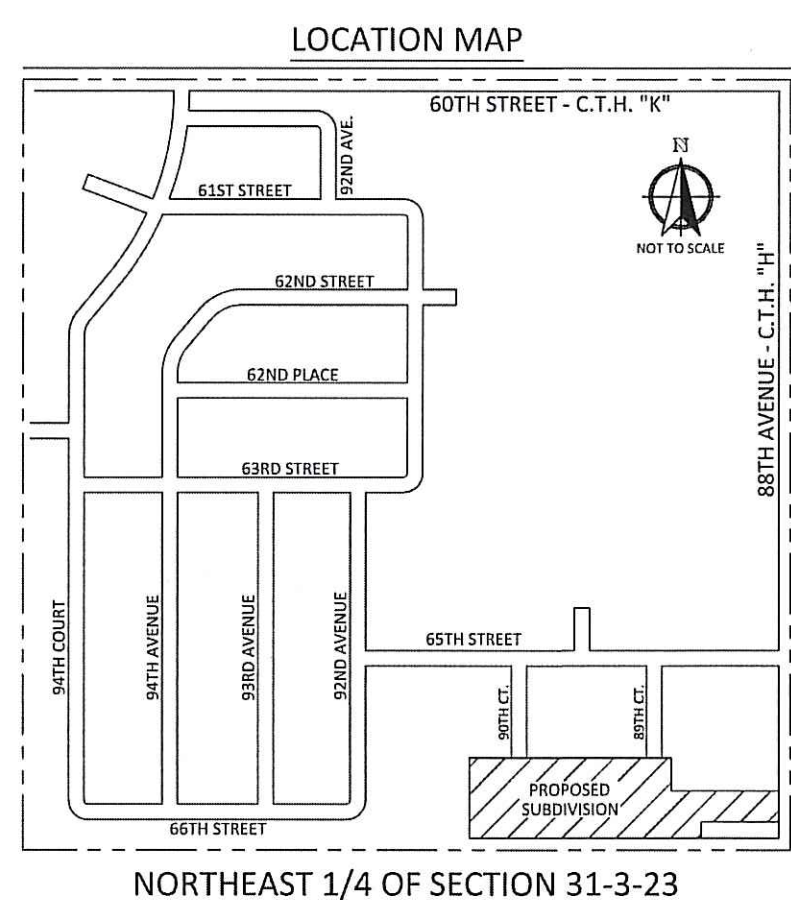
EXISTING ZONING OF PARCELS: RS-1 SINGLE FAMILY RESIDENTIAL.
PROPOSED ZONING OF PARCELS: RS-1 SINGLE FAMILY RESIDENTIAL.
SETBACKS: 25' STREET, 30' REAR YARD, 8' SIDE YARD, 12.5' STREET SIDE YARD

OWNER: CHI ALPHA PROPERTIES WI, LLC.
ADDRESS: 64 E. UWCHLAN AVENUE, SUITE 215, EXTON, PA 19341

DEVELOPER: CHI ALPHA PROPERTIES WI, LLC.
ADDRESS: 64 E. UWCHLAN AVENUE, SUITE 215, EXTON, PA 19341

SURVEYOR: MARK R. MADSEN, PLS
ADDRESS: NIELSEN, MADSEN & BARBER, 1458 HORIZON BOULEVARD,
SUITE 200, RACINE, WI 53406

LAND AREA: 287,869 SQUARE FEET OR 6.609 ACRES (233,703 SQUARE FEET OR 5.365 ACRES WHEN EXCLUDING 89TH CT., 90TH CT. AND 66TH STREET DEDICATION AREAS).



LEGEND:

- ✕ DENOTES A FOUND 1.250" O.D. REBAR STAKE.
- DENOTES A FOUND 1.660" O.D. IRON PIPE STAKE.
- ✕ DENOTES A FOUND 1.050" O.D. REBAR STAKE.
- ✕ DENOTES A FOUND 1.315" O.D. IRON PIPE STAKE.
- DENOTES A SET 2.375" O.D. IRON PIPE STAKE, 18" IN LENGTH, WEIGHT OF 3.65 LBS. / LIN. FT. ALL OTHER LOT CORNERS MARKED BY A SET 1.050" O.D. REBAR, 18" IN LENGTH, WEIGHT OF 1.50 LBS. / LIN. FT.
- ⊙ DENOTES A FOUND CAST IRON MONUMENT WITH BRASS CAP.
- DENOTES A FOUND CONCRETE MONUMENT WITH BRASS CAP.

Curve Table						
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length
C1	90°00'00"	70.00	109.96	70.00	S45°25'22"E	98.99
C2	40°01'55"	15.00	10.48	5.46	N19°36'33"E	10.27
C3	170°03'50"	60.00	178.09	690.24	S45°25'22"E	119.55
C4	31°19'07"	60.00	32.80	16.82	N23°57'00"E	32.39
C5	49°43'17"	60.00	52.07	27.80	N18°34'12"W	50.45
C6	46°25'53"	60.00	48.62	25.74	N64°38'47"W	47.30
C7	42°35'34"	60.00	44.60	23.39	S70°50'30"W	43.58
C8	40°01'55"	15.00	10.48	5.46	S69°33'40"W	10.27
C9	90°00'00"	70.00	109.96	70.00	N44°34'38"E	98.99
C10	40°01'55"	15.00	10.48	5.46	N70°24'24"W	10.27
C11	170°03'50"	60.00	178.09	690.24	N44°34'38"E	119.55
C12	4°18'11"	60.00	4.51	2.25	N52°32'32"W	4.51
C13	64°52'18"	60.00	67.93	38.13	N87°07'47"W	64.36
C14	47°11'05"	60.00	49.41	26.20	N36°50'31"E	48.03
C15	53°42'16"	60.00	56.24	30.38	N13°14'59"W	54.20
C16	40°01'55"	15.00	10.48	5.46	S20°26'20"E	10.27
C17	90°00'00"	100.00	157.08	100.00	N44°34'38"E	141.42
C18	90°00'00"	100.00	157.08	100.00	S45°25'22"E	141.42

NMB JOB 2021.0318.01

SHEET 1 OF 2