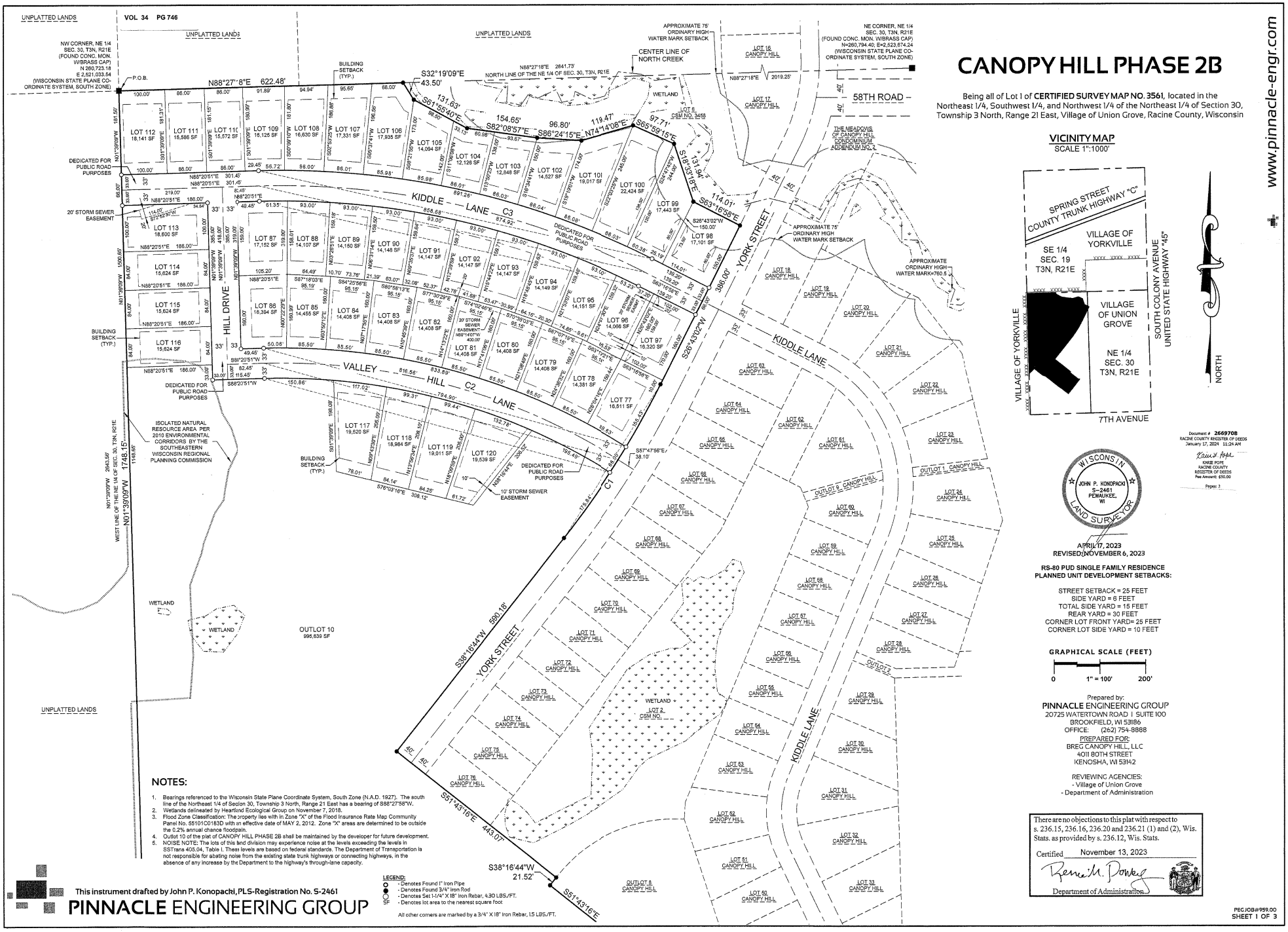


CANOPY HILL PHASE 2B

Being all of Lot 1 of **CERTIFIED SURVEY MAP NO. 3561**, located in the Northeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 30, Township 3 North, Range 21 East, Village of Union Grove, Racine County, Wisconsin

VICINITY MAP

SCALE 1":1000'

Document # **2669708**
RACINE COUNTY REGISTER OF DEEDS
January 17, 2024 11:24 AM
Karel Pope
KAREL POPE
RACINE COUNTY
REGISTER OF DEEDS
Fee Amount: $30.00
Pages: 3

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

APRIL 17, 2023
REVISED NOVEMBER 6, 2023

RS-80 PUD SINGLE FAMILY RESIDENCE PLANNED UNIT DEVELOPMENT SETBACKS:

STREET SETBACK = 25 FEET
SIDE YARD = 6 FEET
TOTAL SIDE YARD = 15 FEET
REAR YARD = 30 FEET
CORNER LOT FRONT YARD= 25 FEET
CORNER LOT SIDE YARD = 10 FEET

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

PREPARED FOR:
BREG CANOPY HILL, LLC
4011 80TH STREET
KENOSHA, WI 53142

REVIEWING AGENCIES:
- Village of Union Grove
- Department of Administration

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

Certified November 13, 2023

Department of Administration

NOTES:

1. Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Northeast 1/4 of Section 30, Township 3 North, Range 21 East has a bearing of S88°27'58"W.
2. Wetlands delineated by Heartland Ecological Group on November 7, 2018.
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0183D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Outlot 10 of the plat of CANOPY HILL PHASE 2B shall be maintained by the developer for future development.
5. NOISE NOTE: The lots of this land division may experience noise at the levels exceeding the levels in SSTrans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from the existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

LEGEND:
- ○ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- ○ - Denotes Set 1-1/4" X 18" Iron Rebar, 4.30 LBS./FT.
- SF - Denotes lot area to the nearest square foot

All other corners are marked by a 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

PEGJOB#959.00
SHEET 1 OF 3

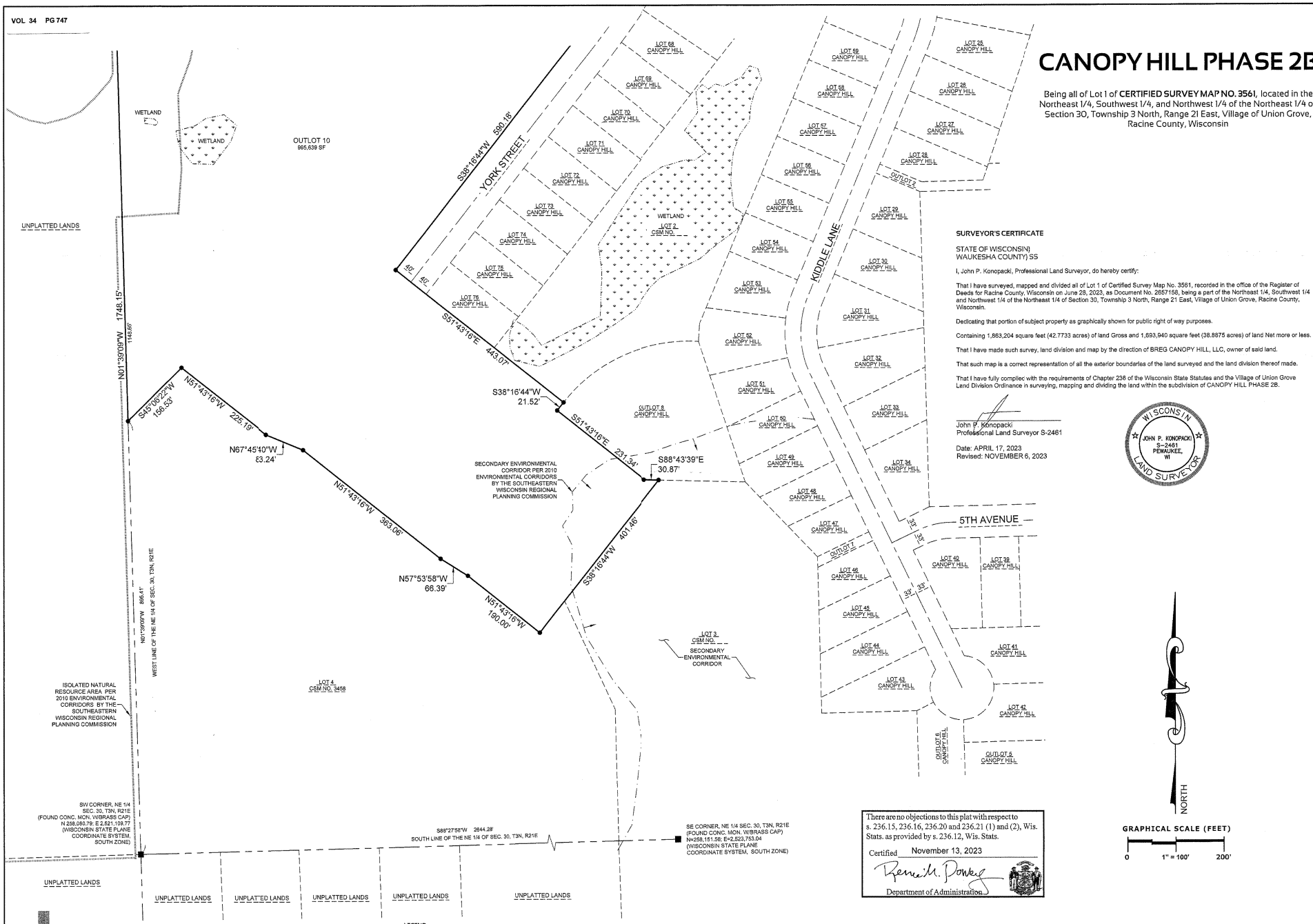
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VOL 34 PG 747

CANOPY HILL PHASE 2B

Being all of Lot 1 of **CERTIFIED SURVEY MAP NO. 3561**, located in the Northeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 30, Township 3 North, Range 21 East, Village of Union Grove, Racine County, Wisconsin

www.pinnacle-engr.com



SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lot 1 of Certified Survey Map No. 3561, recorded in the office of the Register of Deeds for Racine County, Wisconsin on June 28, 2023, as Document No. 2657158, being a part of the Northeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 30, Township 3 North, Range 21 East, Village of Union Grove, Racine County, Wisconsin.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 1,863,204 square feet (42.7733 acres) of land Gross and 1,693,940 square feet (38.8875 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of BREG CANOPY HILL, LLC, owner of said land.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Union Grove Land Division Ordinance in surveying, mapping and dividing the land within the subdivision of CANOPY HILL PHASE 2B.

John P. Konopacki
Professional Land Surveyor S-2461

Date: APRIL 17, 2023
Revised: NOVEMBER 6, 2023

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

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

Certified November 13, 2023

Department of Administration

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

LEGEND:
- O - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- ○ - Denotes Set 1/4" X 18" Iron Rebar, 4.30 LBS./FT.
- SF - Denotes lot area to the nearest square foot

All other corners are marked by a 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

PEG JOB#959.00
SHEET 2 OF 3

VOL 34 PG 748

FROM(ALL OF)	186-03-21-30-001-121

TO

LOT #	PARCEL #
77	186-03-21-30-001-477
78	186-03-21-30-001-478
79	186-03-21-30-001-479
80	186-03-21-30-001-480
81	186-03-21-30-001-481
82	186-03-21-30-001-482
83	186-03-21-30-001-483
84	186-03-21-30-001-484
85	186-03-21-30-001-485
86	186-03-21-30-001-486
87	186-03-21-30-001-487
88	186-03-21-30-001-488
89	186-03-21-30-001-489
90	186-03-21-30-001-490
91	186-03-21-30-001-491
92	186-03-21-30-001-492
93	186-03-21-30-001-493
94	186-03-21-30-001-494
95	186-03-21-30-001-495
96	186-03-21-30-001-496
97	186-03-21-30-001-497
98	186-03-21-30-001-498

LOT #	PARCEL #
98	186-03-21-30-001-498
99	186-03-21-30-001-499
100	186-03-21-30-001-500
101	186-03-21-30-001-501
102	186-03-21-30-001-502
103	186-03-21-30-001-503
104	186-03-21-30-001-504
105	186-03-21-30-001-505
106	186-03-21-30-001-506
107	186-03-21-30-001-507
108	186-03-21-30-001-508
109	186-03-21-30-001-509
110	186-03-21-30-001-510
111	186-03-21-30-001-511
112	186-03-21-30-001-512
113	186-03-21-30-001-513
114	186-03-21-30-001-514
115	186-03-21-30-001-515
116	186-03-21-30-001-516
117	186-03-21-30-001-517
118	186-03-21-30-001-518
119	186-03-21-30-001-519
120	186-03-21-30-001-520
OUTLOT 10	186-03-21-30-001-124

CANOPY HILL PHASE 2B

Being all of Lot 1 of **CERTIFIED SURVEY MAP NO. 3561**, located in the Northeast 1/4, Southwest 1/4, and Northwest 1/4 of the Northeast 1/4 of Section 30, Township 3 North, Range 21 East, Village of Union Grove, Racine County, Wisconsin

www.pinnacle-engr.com

OWNER'S CERTIFICATE OF DEDICATION

BREG CANOPY HILL LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat.

BREG CANOPY HILL LLC, as owner, does further certify that this plat is required by s.236.10 or s. 236.12 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Union Grove
2. Racine County
3. Department of Administration

IN WITNESS WHEREOF, the said BREG CANOPY HILL LLC, has caused these presents to be signed by (name - print) Stephen R. Mills (title) Authorized Member, at (city) Kenosha, Kenosha County, Wisconsin, on this 27th day of November, 2023.

In the presence of: BREG CANOPY HILL LLC

Name(s) (signature) Title

STATE OF WISCONSIN)
Kenosha COUNTY) SS

Personally came before me this 27th day of November, 2023, (name) Stephen R. Mills, (title) Authorized Member of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such Authorized Member (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: Sara Trongeau
State of Wisconsin
My Commission Expires: 8/25/25

SARA TRONGEAU NOTARY PUBLIC STATE OF WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

Newport Group, Ltd, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said Newport Group, Ltd has caused these presents to be signed by Raymond C. Leffler, its President, and its corporate seal to be hereunto affixed this 28th day of November, 2023.

11-28-2023
Date

Raymond C. Leffler
President

STATE OF WISCONSIN)
Racine COUNTY) SS

Personally came before me this 28th day of November, 2023, Raymond C. Leffler, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: Sara Trongeau
State of Wisconsin
My Commission Expires: 8/25/25

SARA TRONGEAU NOTARY PUBLIC STATE OF WISCONSIN

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Union Grove on this 7th day of August, 2023.

8-7-23
Date

Chairman

8-7-23
Date

Secretary

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Union Grove, Wisconsin, on this 11th day of September, 2023.

9-11-23
Date

Steve Wisland, Village President

9-11-23
Date

Sara Spencer, Village Clerk

VILLAGE OF UNION GROVE CERTIFICATE OF TREASURER

I, Roberta Campbell, being the duly elected, qualified and acting Village of Union Grove Treasurer, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this 5th day of December, 2023, on any of the lands in the subdivision plat of CANOPY HILL PHASE 2B.

12-8-23
Date

Roberta Campbell, Village Treasurer

RACINE COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
RACINE COUNTY) SS

I, Jeff Latus, being duly elected, qualified and acting Treasurer of Racine County, do hereby certify in accordance with the records in my office, there are no unpaid taxes or special assessments as of 1/16 day of January, 2024 on any of the lands in the subdivision plat of CANOPY HILL PHASE 2B.

1/16/24
Date

Jeff Latus, Racine County Treasurer

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

Certified November 13, 2023

Department of Administration

WISCONSIN JOHN P. KONOPACKI S-2461 PEWAUKEE, WI LAND SURVEYOR

APRIL 17, 2023
REVISED: NOVEMBER 6, 2023

CURVE TABLE								
CURVE NO.	CENTER LINE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	BOUNDARY	397.28'	1968.77'	011°33'42"	S32°29'53"W	396.60'	S26°43'02"W	S38°16'44"W
	LOT 77	155.43'	1968.77'	004°31'24"	S28°58'44"W	155.39'		
	ROW	66.00'	1968.77'	001°55'15"	S32°11'35"W	66.00'		
	OUTLOT 10	175.85'	1968.77'	005°07'03"	S35°43'13"W	175.79'		
C2	CENTERLINE	816.56'	1382.00'	033°51'13"	N74°43'33"W	804.74'	S88°20'51"W	N57°47'56"W
	ROW SOUTH	794.90'	1349.00'	033°45'41"	N74°46'18"W	783.44'	S88°20'51"W	N57°53'28"W
	OUTLOT 10	195.49'	1349.00'	008°18'11"	N62°02'33"W	195.32'		
	LOT 120	132.78'	1349.00'	005°38'22"	N69°00'50"W	132.73'		
	LOT 119	99.44'	1349.00'	004°13'25"	N73°56'44"W	99.42'		
	LOT 118	99.31'	1349.00'	004°13'04"	N78°09'58"W	99.28'		
	LOT 117	117.02'	1349.00'	004°58'12"	N82°45'36"W	116.98'		
	OUTLOT 10	150.86'	1349.00'	006°24'27"	N88°26'56"W	150.78'		
	ROW NORTH	833.89'	1415.00'	033°45'57"	N74°46'11"W	821.88'	S88°20'51"W	N57°53'12"W
	LOT 77	99.83'	1415.00'	004°02'32"	N59°54'28"W	99.81'		
	LOT 78	85.50'	1415.00'	003°27'43"	N63°39'36"W	85.49'		
	LOT 79	85.50'	1415.00'	003°27'43"	N67°07'19"W	85.49'		
	LOT 80	85.50'	1415.00'	003°27'43"	N70°35'03"W	85.49'		
	LOT 81	85.50'	1415.00'	003°27'43"	N74°02'46"W	85.49'		
	LOT 82	85.50'	1415.00'	003°27'43"	N77°30'29"W	85.49'		
	LOT 83	85.50'	1415.00'	003°27'43"	N80°58'13"W	85.49'		
	LOT 84	85.50'	1415.00'	003°27'43"	N84°25'56"W	85.49'		
	LOT 85	85.50'	1415.00'	003°27'43"	N87°53'40"W	85.49'		
	LOT 86	50.06'	1415.00'	002°01'38"	S89°21'40"W	50.06'		
C3	CENTERLINE	874.92'	1767.00'	028°22'11"	N77°28'03"W	866.01'	N63°16'58"W	S88°20'51"W
	ROW SOUTH	858.58'	1734.00'	028°22'11"	N77°28'03"W	849.84'		
	LOT 87	61.35'	1734.00'	002°01'38"	N89°21'40"E	61.35'		
	LOT 88	93.00'	1734.00'	003°04'23"	S88°05'20"E	92.99'		
	LOT 89	93.00'	1734.00'	003°04'23"	S85°00'57"E	92.99'		
	LOT 90	93.00'	1734.00'	003°04'23"	S81°56'35"E	92.99'		
	LOT 91	93.00'	1734.00'	003°04'23"	S78°52'12"E	92.99'		
	LOT 92	93.00'	1734.00'	003°04'23"	S75°47'49"E	92.99'		
	LOT 93	93.00'	1734.00'	003°04'23"	S72°43'27"E	92.99'		
	LOT 94	93.00'	1734.00'	003°04'23"	S69°39'04"E	92.99'		
	LOT 95	93.00'	1734.00'	003°04'23"	S66°34'41"E	92.99'		
	LOT 96	53.23'	1734.00'	001°45'32"	S64°09'44"E	53.23'		
	ROW NORTH	891.26'	1800.00'	028°22'11"	S77°28'03"E	882.18'		
	LOT 109	56.72'	1800.00'	001°48'19"	N89°15'01"E	56.72'		
	LOT 108	86.00'	1800.00'	002°44'15"	S88°28'42"E	85.99'		
	LOT 107	86.01'	1800.00'	002°44'16"	S85°44'27"E	86.00'		
	LOT 106	85.98'	1800.00'	002°44'13"	S83°00'12"E	85.98'		
	LOT 105	85.98'	1800.00'	002°44'13"	S80°15'59"E	85.97'		
	LOT 104	86.01'	1800.00'	002°44'16"	S77°31'45"E	86.00'		
	LOT 103	86.03'	1800.00'	002°44'18"	S74°47'28"E	86.02'		
	LOT 102	86.04'	1800.00'	002°44'20"	S72°03'09"E	86.03'		
	LOT 101	86.08'	1800.00'	002°44'24"	S69°18'47"E	86.08'		
	LOT 100	86.03'	1800.00'	002°44'18"	S66°34'26"E	86.02'		
	LOT 99	60.38'	1800.00'	001°55'19"	S64°14'37"E	60.37'		

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461

PINNACLE ENGINEERING GROUP

PEG JOB#959.00
SHEET 3 OF 3