

Plat of Survey

Property Description for 1002 43rd Street:
Document No. 1717801

PART OF BLOCK 30 OF THE SOUTHEAST 1/4 OF SECTION 30 IN TOWNSHIP 2 NORTH, RANGE 23 EAST, IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN, VIZ: COMMENCING ON THE SOUTH LINE OF SAID BLOCK AT A POINT 24.87 RODS WEST OF THE SOUTHEAST CORNER OF SAID BLOCK; THENCE NORTH 140 FEET; THENCE EAST 2.22 RODS; THENCE SOUTH 140 FEET; THENCE WEST 2.22 RODS AND THE PLACE OF BEGINNING, EXCEPTING THEREFROM 5 FEET FROM AND OFF THE ENTIRE EAST SIDE. SAID LAND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

Property Description for 934 43rd Street:
Document No. 1776920

PART OF BLOCK 30 IN THE SOUTHEAST QUARTER OF SECTION 30, TOWN 2 NORTH, RANGE 23 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING ON THE SOUTH LINE OF SAID BLOCK AT A POINT 20.45 RODS WEST OF THE SOUTHEAST CORNER OF SAID BLOCK; THENCE NORTH 140 FEET; THENCE WEST ALONG AND UPON A LINE PARALLEL TO 42ND STREET 2.22 RODS; THENCE SOUTH 140 FEET TO THE SOUTH LINE OF SAID BLOCK; THENCE EAST ON THE SOUTH LINE OF SAID BLOCK 2.22 RODS TO THE PLACE OF BEGINNING, AND LYING AND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

Property Description for
Land to be Transferred:

COMMENCING AT THE SOUTHWEST CORNER OF LAND DESCRIBED IN DOCUMENT NUMBER 1717801; THENCE NORTH 88°30'47" EAST ALONG THE SOUTH LINE OF BLOCK 30, 30.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 01°37'47" WEST 140.00 FEET; THENCE NORTH 88°30'47" EAST 6.63 FEET; THENCE SOUTH 01°37'47" EAST 140.00 FEET TO A POINT ON SAID SOUTH BLOCK; THENCE SOUTH 88°30'47" WEST ALONG SAID SOUTH BLOCK 6.63 FEET TO THE POINT OF BEGINNING; SAID LAND BEING IN THE CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN.

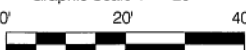
Property Description Document No. 1762216
recombine Exception Area Document No. 1717801

Part of block thirty (30), in the Southeast quarter of section thirty (30), in Town two (2) North, of Range twenty-three (23) East of the Fourth Principal Meridian, more particularly described as Commencing on the South line of said block at a point twenty and 45/100 (20.45) rods West of the Southeast corner of said block; thence North one hundred forty (140) feet; thence West along and upon a line parallel to 42nd Street two and 22/100 (2.22) rods. Thence South One Hundred Forty (140) feet to the South line of said block; thence East on South line of said block two and 22/100 (2.22) rods to the place of beginning, and lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin. EXCEPT THE WEST 31.63 FEET.

Notes:

- A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
- Outside diameter measured on all monuments. Set monuments are 1.50lbs/Lineal Foot.
- () Indicates recorded as bearings and dimensions.
- Field work completed on 11-12-25.

Graphic Scale 1" = 20'

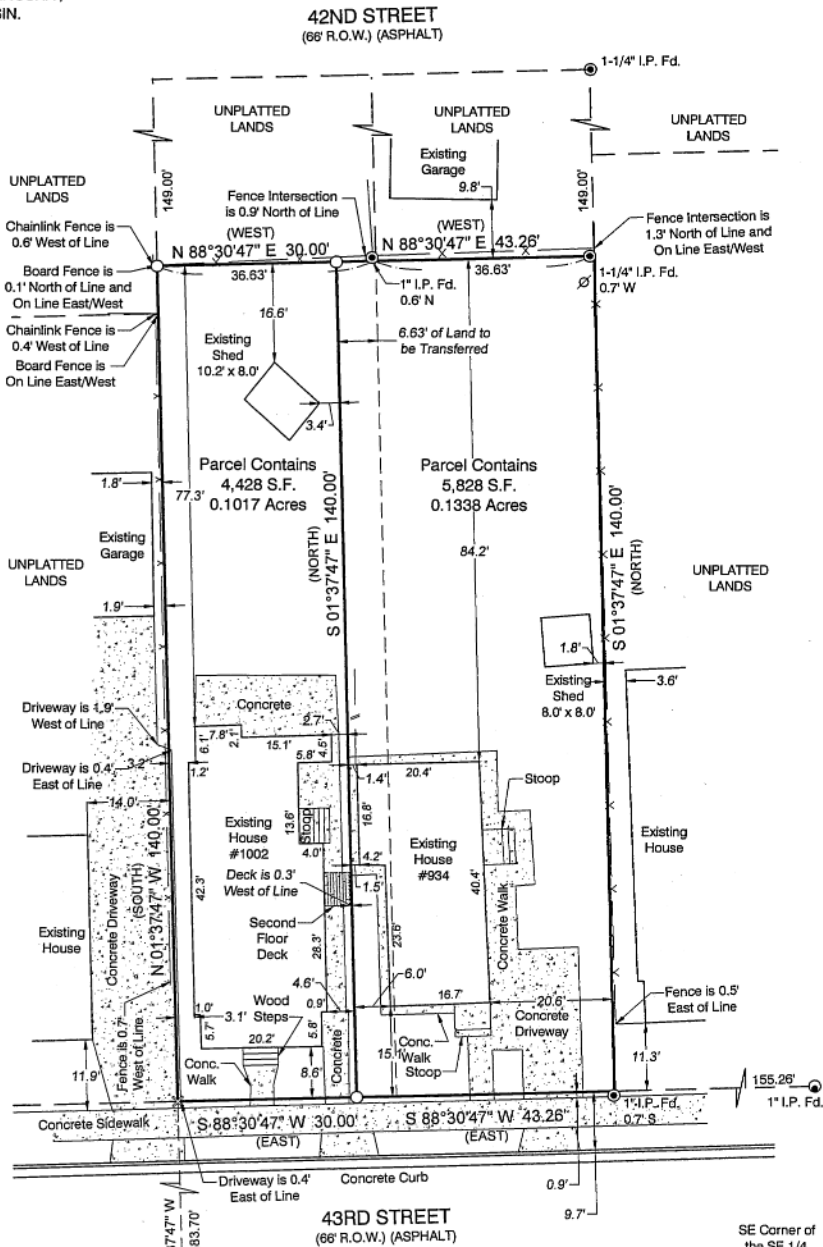


LEGEND

- Brass Disc in Conc.
- Monument Found as Noted
- Chiseled Cross Set
- 3/4"x18" Iron Rod Set
- Utility Pole
- Chain Link Fence
- Board Fence

LAND SURVEYS INC.

21005 Watertown Rd. Suite A2
Waukesha, WI 53186 (262) 312-1034
landsurveysinc.com



SW Corner of the SE 1/4, Sec. 30-2-23

348.29' N 88°34'29" E 2632.04' 2329.78' South Line of the SE 1/4, Sec. 30-2-23

SE Corner of the SE 1/4, Sec. 30-2-23

REVISIONS
12-16-12 Per City comments
07-09-26 Per City comments

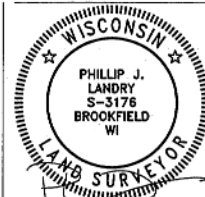
PREPARED FOR:
Al Salentine
1720 Main Street
Union Grove, Wisconsin 53182
JOB SITE:
934 and 1002 43rd Street
Kenosha, Wisconsin 53143

BEARINGS ARE REFERENCED TO
WI STATE PLANE COORD. SYS.
SOUTH ZONE NAD 83 (2011)
SOUTH LINE OF SE 1/4, SEC. 30-2-23
BEARS S 88°34'29" W

Drawn By: JC Job# 25540
Sheet 01 of 02

SURVEYORS CERTIFICATE

I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.



Dated this 12th Day of November, 2025: Phillip J. Landry S-3176

Plat of Survey

**LAND
SURVEYS
INC.**

21005 Wizerstown Rd., Suite A2
Waukegan, WI 53188 (262) 312-1024
landsurveysinc.com

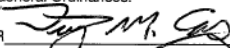
Proposed Legal Description for 1002 43rd Street, Tax Key 11-223-30-455-030
Reference to old Tax Keys 11-223-30-455-027 and 11-223-30-455-028

Part of Block 30 of the Southeast 1/4 of Section 30 in Township 2 North, Range 23 East, in the City of Kenosha, Kenosha County, Wisconsin, Commencing at the Southwest Corner of said 1/4 Section, thence N 88° 34' 29" E along the South line of said 1/4 Section, a distance of 348.29 feet to a point; then N 01° 37' 47" W, a distance of 683.70 feet to a chiseled "x", point being the Southwest corner of land described in Document No. 1717801, and the Point of Beginning; thence continuing N 01° 37' 47" W, a distance of 140.00 feet to a point and corner; thence N 88° 30' 47" E, a distance of 30.00 feet to a point and corner; thence S 01° 37' 47" E, a distance of 140.00 feet to a point and corner; thence S 88° 30' 47" W, a distance of 30.00 feet along the south line of said block to the Point of Beginning.

Proposed Legal Description for 934 43rd Street, Tax Key 11-223-30-455-018:

Part of Block 30 of the Southeast 1/4 of Section 30 in Township 2 North, Range 23 East, in the City of Kenosha, Kenosha County, Wisconsin, Commencing at the Southwest Corner of said 1/4 Section, thence N 88° 34' 29" E along the South line of said 1/4 Section, a distance of 348.29 feet to a point; then N 01° 37' 47" W, a distance of 683.70 feet to a chiseled "x", point being the Southwest corner of land described in Document No. 1717801; thence N 88° 30' 47" E along the south line of said block 30.00 feet, to a point and corner, being the Point of Beginning; thence N 01° 37' 47" W, a distance of 140.00 feet, to a point and corner; thence N 88° 30' 47" E, a distance of 43.26 feet to a point and corner; thence S 01° 37' 47" E, a distance of 140.00 feet to a point and corner, thence S 88° 30' 47" W, a distance of 43.26 feet along the south line of said block to the Point of Beginning.

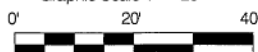
I hereby certify that this lot line adjustment survey is approved by the Department of City Development as being in compliance with Chapter 17 of the Code of General Ordinances.

CITY PLANNER 
TIMOTHY M. CASEY, DIRECTOR

DATE 8/17/2026



Graphic Scale 1" = 20'



REVISIONS

12-16-12 Per City comments
07-09-26 Per City comments

PREPARED FOR:

AJ Salentine
1720 Main Street
Union Grove, Wisconsin 53182

JOB SITE:

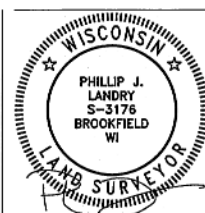
934 and 1002 43rd Street
Kenosha, Wisconsin 53143

BEARINGS ARE REFERENCED TO
WI STATE PLANE COORD. SYS.
SOUTH ZONE NAD 83 (2011)
SOUTH LINE OF SE 1/4, SEC. 30-2-23
BEARS S 88° 34' 22" W

Drawn By: JC Job# 25540
Sheet 02 of 02

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I hereby certify that we surveyed the property described above and that the map is a true representation thereof and shows the size and location of the property, its exterior boundaries. Said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (A-E7) and the map hereon is correct to the best of my knowledge and belief. This Survey is solely for the use of the present owners of the property at the date below.



Dated this 12th Day of November,
2025: Philip J. Landry S-3176