PLAT OF SURVEY

Conversion Table	
Decimal to Inches	Inches to Decimal
0.1' = 1 1/16"	1" = 0.083'
0.2' = 2 1/16"	2" = 0.166'
0.3' = 3 1/16"	3" = 0.250'
0.4' = 4 3/16"	4" = 0.333
0.5' = 6"	5" = 0.416'
0.6' = 7 1/4"	6" = 0.500'
0.7' = 8 1/16"	7" = 0.583'
0.8' = 9 1/16"	8" = 0.666'
0.9' = 10 1/16"	9" = 0.750'
1.0' = 12"	10" = 0.833'
	11" = 0.916'
	12" = 1.000'

Curve Data (1)
RAD.= 665.98' (M&R)
ARC = 64.60' (M)
CHD. = 64.57' (M)
BRG. = N 52°51'20" E (M)

Curve Data (2)
RAD.= 1357.40'
ARC = 95.69'
CHD. = 95.67'
BRG. = N 28°55'41" W

Curve Data (1A)
RAD.= 665.98' (M&R)
ARC = 4.04' (M&R)
CHD. = 4.04' (M&R)
BRG. = N 50°15'02" E (M)
BRG. = N 50°14'47" E (R)

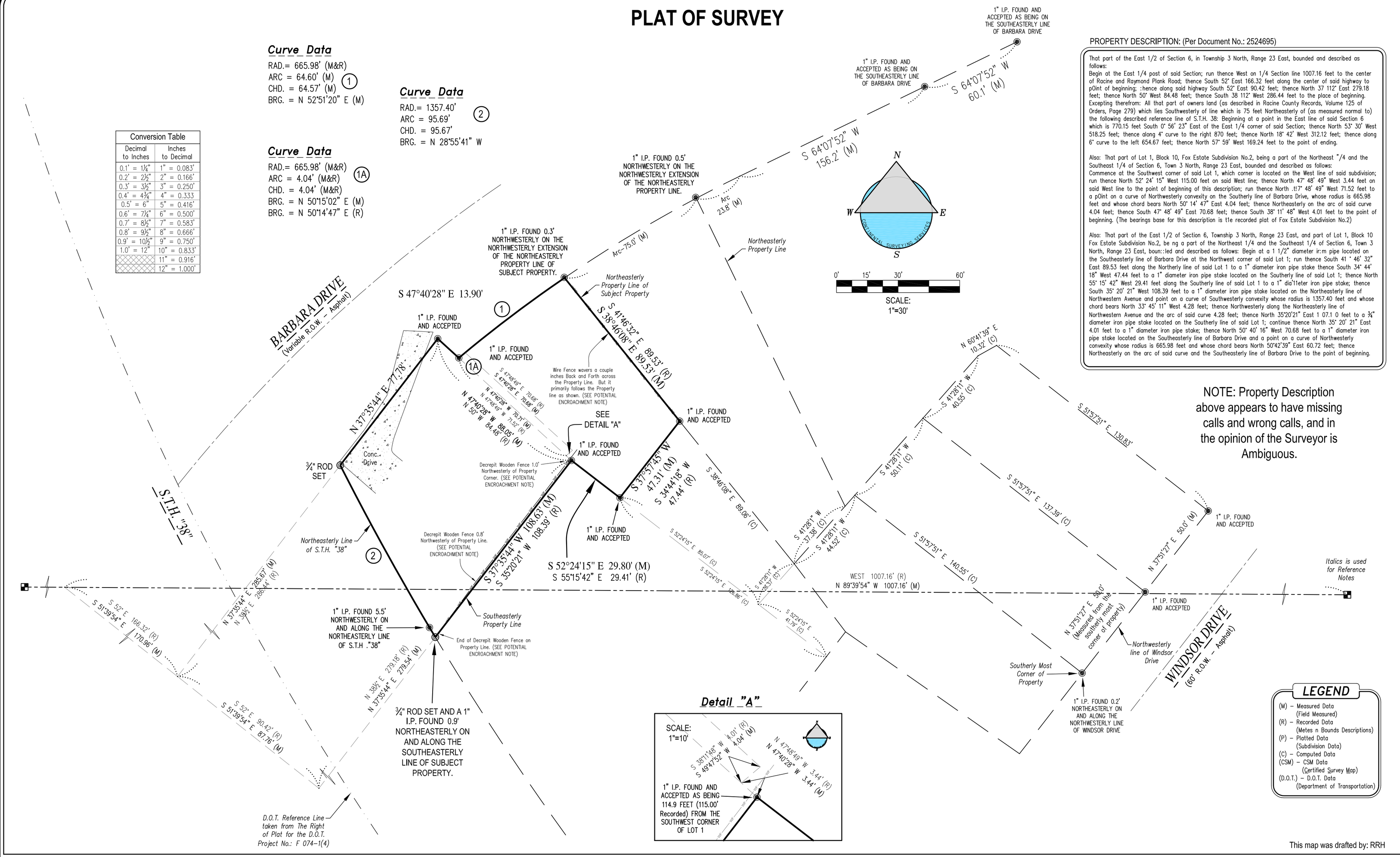
PROPERTY DESCRIPTION: (Per Document No.: 2524695)

That part of the East 1/2 of Section 6, in Township 3 North, Range 23 East, bounded and described as follows:
Begin at the East 1/4 post of said Section; run thence West on 1/4 Section line 1007.16 feet to the center of Racine and Raymond Plank Road; thence South 52° East 166.32 feet along the center of said highway to pOint of beginning; :hence along said highway South 52° East 90.42 feet; thence North 37 112° East 279.18 feet; thence North 50° West 84.48 feet; thence South 38 112° West 286.44 feet to the place of beginning. Excepting therefrom: All that part of owners land (as described in Racine County Records, Volume 125 of Orders, Page 279) which lies Southwesterly of line which is 75 feet Northeasterly of (as measured normal to) the following described reference line of S.T.H. 38: Beginning at a point in the East line of said Section 6 which is 770.15 feet South 0° 56' 23" East of the East 1/4 corner of said Section; thence North 53° 30' West 518.25 feet; thence along 4° curve to the right 870 feet; thence North 18° 42' West 312.12 feet; thence along 6° curve to the left 654.67 feet; thence North 57° 59' West 169.24 feet to the point of ending.

Also: That part of Lot 1, Block 10, Fox Estate Subdivision No.2, being a part of the Northeast "/4 and the Southeast 1/4 of Section 6, Town 3 North, Range 23 East, bounded and described as follows:
Commence at the Southwest corner of said Lot 1, which corner is located on the West line of said subdivision; run thence North 52° 24' 15" West 115.00 feet on said West line; thence North 47° 48' 49" West 3.44 feet on said West line to the point of beginning of this description; run thence North .t17° 48' 49" West 71.52 feet to a pOint on a curve of Northwesterly convexity on the Southerly line of Barbara Drive, whose radius is 665.98 feet and whose chord bears North 50° 14' 47" East 4.04 feet; thence Northeasterly on the arc of said curve 4.04 feet; thence South 47° 48' 49" East 70.68 feet; thence South 38° 11' 48" West 4.01 feet to the point of beginning. (The bearings base for this description is t1e recorded plat of Fox Estate Subdivision No.2)

Also: That part of the East 1/2 of Section 6, Township 3 North, Range 23 East, and part of Lot 1, Block 10 Fox Estate Subdivision No.2, be ng a part of the Northeast 1/4 and the Southeast 1/4 of Section 6, Town 3 North, Range 23 East, boun::led and described as follows: Begin at a 1 1/2" diameter ir:m pipe located on the Southeasterly line of Barbara Drive at the Northwest corner of said Lot 1; run thence South 41 ° 46' 32" East 89.53 feet along the Northerly line of said Lot 1 to a 1" diameter iron pipe stake thence South 34° 44' 18" West 47.44 feet to a 1" diameter iron pipe stake located on the Southerly line of said Lot 1; thence North 55° 15' 42" West 29.41 feet along the Southerly line of said Lot 1 to a 1" dia'11eter iron pipe stake; thence South 35° 20' 21" West 108.39 feet to a 1" diameter iron pipe stake located on the Northeasterly line of Northwestern Avenue and point on a curve of Southwesterly convexity whose radius is 1357.40 feet and whose chord bears North 33° 45' 11" West 4.28 feet; thence Northwesterly along the Northeasterly line of Northwestern Avenue and the arc of said curve 4.28 feet; thence North 35°20'21" East 1 07.1 0 feet to a ¾" diameter iron pipe stake located on the Southerly line of said Lot 1; continue thence North 35° 20' 21" East 4.01 feet to a 1" diameter iron pipe stake; thence North 50° 40' 16" West 70.68 feet to a 1" diameter iron pipe stake located on the Southeasterly line of Barbara Drive and a point on a curve of Northwesterly convexity whose radius is 665.98 feet and whose chord bears North 50°42'39" East 60.72 feet; thence Northeasterly on the arc of said curve and the Southeasterly line of Barbara Drive to the point of beginning.

NOTE: Property Description above appears to have missing calls and wrong calls, and in the opinion of the Surveyor is Ambiguous.



Detail "A"

LEGEND
(M) – Measured Data (Field Measured)
(R) – Recorded Data (Metes n Bounds Descriptions)
(P) – Platted Data (Subdivision Data)
(C) – Computed Data
(CSM) – CSM Data (Certified Survey Map)
(D.O.T.) – D.O.T. Data (Department of Transportation)

This map was drafted by: RRH

CONTINENTAL SURVEYING SERVICES LLC

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CLIENT:
Eric Pena
3243 Barbara Drive
Racine, WI 53404

PROPERTY ADDRESS:
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Racine,
Wisconsin 53404

PARCEL INFO:
TAX KEY NUMBER: 276-00-00-21-118-006
PROJECT NO.: 20200317_PLS0001
SERVICE PERFORMED: PLS

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP,CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

For questions regarding underground utilities please contact:
DIGGERS HOTLINE
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

NOTE: Underground Utilities
Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

NOTE: Guarantees and Title Policy
No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

Statement of Potential Encroachments:
At the time this survey was performed the surveyor visually inspected the subject property and at his discretion has measured and has now shown on the face of this map certain features that appear to be on, near, or along a property line and is shown in reference to a property line. Surveyor has not identified the ownership of said feature or features. Surveyor has identified its location and is shown hereon to the nearest 0.1 of a foot, and does not, nor will not guarantee an accuracy greater than 0.1 of a foot in regards to the location of said feature or features. These measurements may vary from future measurements due to equipment placement, backsight/baseline setup, the specific location of the shot, and the physical condition of respective feature. Therefore, it is possible that certain measurements **may** exceed tolerances greater than 0.1 of a foot for reasons mentioned. This includes any statements regarding distances for the location of any feature shown on this map.
PLEASE CALL WITH ANY CONCERNS REGARDING THIS STATEMENT.

WISCONSIN
RICK R. HILLMANN
S-3005
RICHFIELD, WI.
LAND SURVEYOR

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 31st Day of MARCH, 2020.

By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services