

CHRISTINA ESTATES ADDITION NO. 1

A RE-DIVISION OF THE FOLLOWING: LOT 2 OF CERTIFIED SURVEY MAP NO. 2766; OUTLOT 2 OF CHRISTINA ESTATES - NORTH ADDITION; AND A VACATED PORTION OF GRACELAND BOULEVARD; BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.

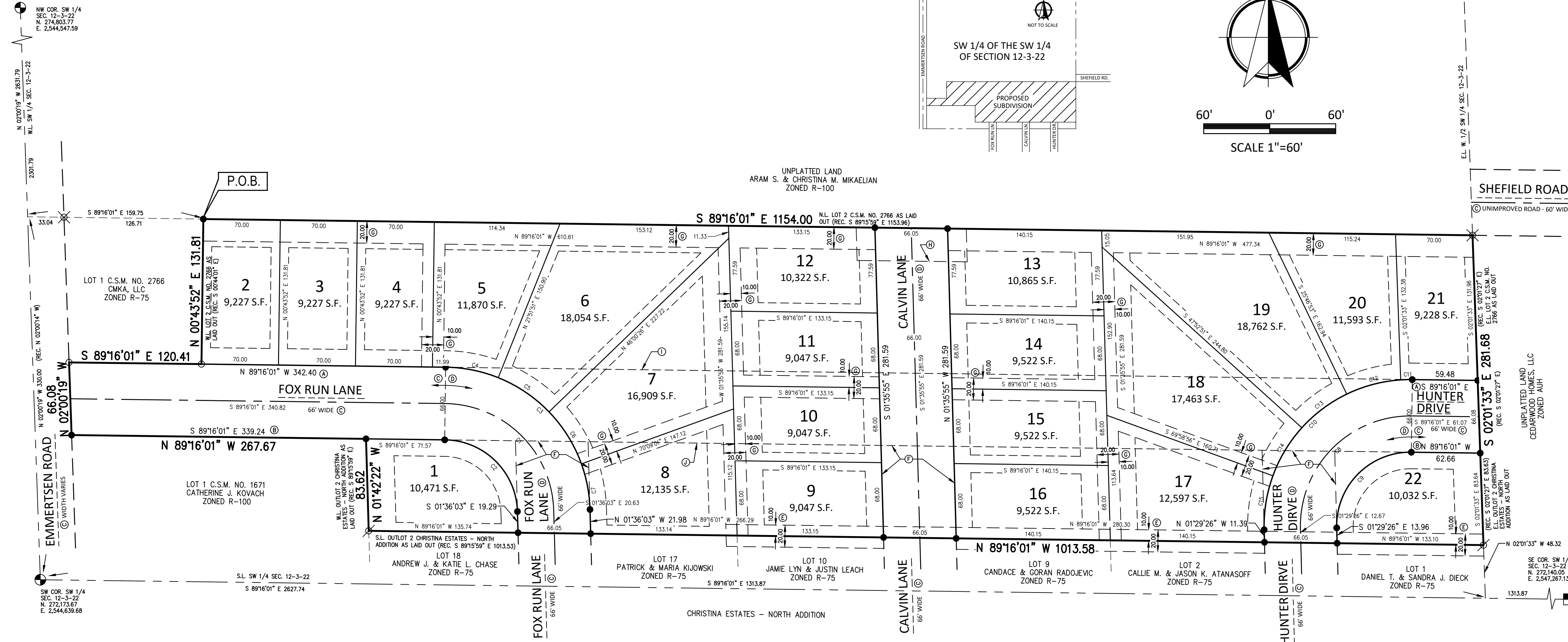
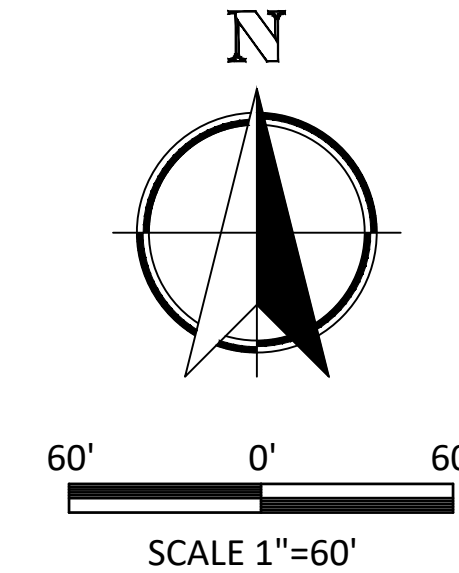
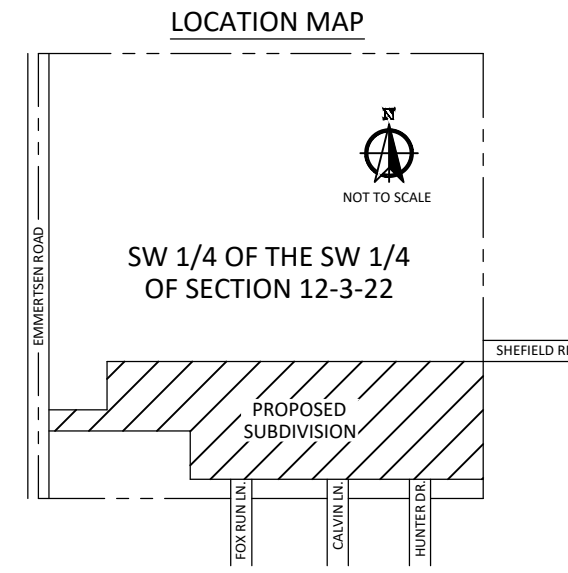
THIS FINAL PLAT IS COMPRISED OF THE LANDS PREVIOUSLY DESCRIBED AS: (1) LOT 2 OF CERTIFIED SURVEY MAP NO. 2766 (C.S.M. NO. 2766), A MAP RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON MARCH 01, 2006 AS DOCUMENT NO. 2074108; (2) OUTLOT 2 OF CHRISTINA ESTATES - NORTH ADDITION, A PLAT RECORDED IN SAID OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON JANUARY 01, 2007 AS DOCUMENT NO. 2115770; AND (3) A VACATED PORTION OF GRACELAND BOULEVARD ROAD RIGHT-OF-WAY (VACATED BY OTHER INSTRUMENT), AS PREVIOUSLY DEDICATED BY SAID C.S.M. NO. 2766 AND BY SAID CHRISTINA ESTATES - NORTH ADDITION.

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



Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length	Tangent Bearing
C1	87°39'58"	100.00	153.01	96.01	N45° 26' 02"W	138.51	N01°36'03"W N89°16'01"W
C2	87°39'58"	67.00	102.51	64.32	N45° 26' 02"W	92.80	N01°36'03"W N89°16'01"W
C3	87°39'58"	133.00	203.50	127.69	N45° 26' 02"W	184.22	N01°36'03"W N89°16'01"W
C4	21°07'52"	133.00	49.05	24.81	S78° 42' 05"E	48.77	S89°16'01"E S88°08'09"E
C5	24°08'35"	133.00	56.05	28.44	S66° 03' 52"E	55.63	S68°08'09"E S43°59'34"E
C6	24°08'35"	133.00	56.04	28.44	S31° 55' 17"E	55.63	S43°59'34"E S19°50'59"E
C7	18°14'56"	133.00	42.36	21.36	S10° 43' 31"E	42.18	S19°50'59"E S01°29'26"E
C8	92°13'25"	100.00	160.96	103.96	S44° 37' 16"W	144.14	N89°16'01"W S01°29'26"E
C9	92°13'25"	67.00	107.84	69.65	S44° 37' 16"W	96.57	N89°16'01"W S01°29'26"E
C10	92°13'25"	133.00	214.08	138.26	S44° 37' 16"W	191.70	N89°16'01"W S01°29'26"E
C11	4°31'46"	133.00	10.52	5.26	N88° 28' 06"E	10.51	N86°12'13"E S89°16'01"E
C12	21°59'06"	133.00	51.03	25.83	N75° 12' 40"E	50.72	N64°13'07"E N86°12'13"E
C13	22°05'58"	133.00	51.30	25.97	N53° 10' 08"E	50.98	N42°07'09"E N64°13'07"E
C14	22°06'05"	133.00	51.30	25.97	N31° 04' 06"E	50.99	N20°01'04"E N42°07'09"E
C15	21°30'30"	133.00	49.93	25.26	N09° 15' 49"E	49.63	N01°29'26"W N20°01'04"E

NOTES:

BEARINGS BASE FOR THIS PLAT IS GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE, BASED UPON NAD 1983 / 2011. THE WEST LINE OF THE SW 1/4 OF SECTION 12-3-22 IS ASSUMED TO BEAR N 02°00'19" W.

ALL DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT.

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

EXISTING ZONING OF PARCELS: R-60.
PROPOSED ZONING OF PARCELS: RL-1.

SETBACKS: 15' STREET; 25' REAR; 8' SIDEYARD.

OWNER: GRACELAND, LLC
ADDRESS: 923 VILLAGE CENTER DRIVE #305, RACINE, WI 53406

DEVELOPER: GRACELAND, LLC
ADDRESS: 923 VILLAGE CENTER DRIVE #305, RACINE, WI 53406

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

LAND AREA: 321,720 SQUARE FEET OR 7.386 ACRES.

LEGEND:

- ⊖ N.L. GRACELAND BOULEVARD AS LAID OUT (REC. N 89°15'59" W).
- ⊖ S.L. GRACELAND BOULEVARD AS LAID OUT (REC. N 89°15'59" W).
- ⊖ EXISTING DEDICATED ROAD RIGHT-OF-WAY.
- ⊖ 66' WIDE ROAD RIGHT-OF-WAY HEREBY DEDICATED.
- ⊖ EXISTING 20' WIDE STORM SEWER EASEMENT PER CHRISTINA ESTATES - NORTH ADDITION.
- ⊖ EXISTING 66' WIDE UTILITY EASEMENT PER CHRISTINA ESTATES NORTH ADDITION - TO BE VACATED.
- ⊖ 20' WIDE DRAINAGE EASEMENT HEREBY DEDICATED.
- ⊖ 100'X30' TEMPORARY TURNAROUND TEE EASEMENT HEREBY DEDICATED.
- ⊖ S.L. LOT 2 C.S.M. NO. 2766.
- ⊖ N.L. OUTLOT 2 CHRISTINA ESTATES - NORTH ADDITION.

LEGEND:

- ⊘ DENOTES A FOUND 2" O.D. IRON PIPE STAKE.
- ⊙ DENOTES A FOUND 1-1/4" O.D. IRON PIPE STAKE.
- ⊗ DENOTES A FOUND REBAR WITH CAP.
- 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 3/4" O.D. REBAR, 18" IN LENGTH, WEIGHT OF 1.50 LBS. / LIN. FT.
- ⊕ DENOTES A FOUND CONCRETE MONUMENT WITH ALUMINUM.
- ⊕ DENOTES A FOUND CONCRETE MONUMENT WITH BRASS CAP.
- ⊖ DENOTES AN EASEMENT (SEE PLAT FOR DETAILS).


SHEET 1 OF 2 SHEETS

CHRISTINA ESTATES ADDITION NO. 1

A RE-DIVISION OF THE FOLLOWING: LOT 2 OF CERTIFIED SURVEY MAP NO. 2766; OUTLOT 2 OF CHRISTINA ESTATES - NORTH ADDITION; AND A VACATED PORTION OF GRACELAND BOULEVARD; BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND 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

SURVEYOR'S CERTIFICATE

State of Wisconsin)
) ss
 County of Racine)

I, Mark R. Madsen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped "Christina Estates Addition No. 1", being a re-division of the following: Lot 2 of Certified Survey Map No. 2766 (C.S.M. NO. 2766), a map recorded in the office of the Register of Deeds for Racine County, Wisconsin on March 01, 2006 as Document No. 2074108; Outlot 2 of Christina Estates - North Addition, a plat recorded in the office of the Register of Deeds for Racine County, Wisconsin on January 01, 2007 as Document No. 2115770; and a vacated portion of Graceland Boulevard road right-of-way, as previously dedicated by said C.S.M. No. 2766 and by said Christina Estates - North Addition; all together more particularly described as being: That part of the Southwest 1/4 of the Southwest 1/4 of Section 12, Township 3 North, Range 22 East of the Fourth Principal Meridian, bounded and described as follows: Commencing at the Southwest corner of the Southwest 1/4 of said Section 12; thence N02°00'19"W, 330.00 feet along the West line of the Southwest 1/4 of said Section 12 to the Northwest corner of said C.S.M. No. 2766 as laid out; thence S89°16'01"E, 159.75 feet parallel with the South line of the Southwest 1/4 of said Section 12 and along the North line of said C.S.M. No. 2766 as laid out to the Northwest corner of Lot 2 of said C.S.M. No. 2766 as laid out and the point of beginning of this description; continue thence S89°16'01"E, 1154.00 feet parallel with the South line of the Southwest 1/4 of said Section 12 and along the North line of Lot 2 of said C.S.M. No. 2766 as laid out to the Northeast corner of Lot 2 of said C.S.M. No. 2766 as laid out and a point on the East line of the West 1/2 of the Southwest 1/4 of said Section 12; thence S02°01'33"E, 281.68 feet along the East line of the West 1/2 of the Southwest 1/4 of said Section 12, the East line of Lot 2 of said C.S.M. No. 2766 as laid out and the East line of Outlot 2 of said Christina Estates - North Addition as laid out, to the Southeast corner of Outlot 2 of said Christina Estates - North Addition as laid out; thence N89°16'01"W, 1013.58 feet parallel with the South line of the Southwest 1/4 of said Section 12 and along the South line of Outlot 2 of said Christina Estates - North Addition as laid out; thence N01°42'22"W, 83.62 feet along the West line of Outlot 2 of said Christina Estates - North Addition as laid out to the Northwest corner of Outlot 2 of said Christina Estates - North Addition as laid out and a point on the South right-of-way line of Graceland Boulevard as laid out; thence N89°16'01"W, 267.67 feet parallel with the South line of the Southwest 1/4 of said Section 12 and along the South right-of-way line of said Graceland Boulevard as laid out to a point on the East right-of-way line of Emmertsen Road as laid out; thence N02°00'19"W, 66.08 feet parallel with the West line of the Southwest 1/4 of said Section 12 and along the East right-of-way line of said Emmertsen Road as laid out to a point on the North right-of-way line of said Graceland Boulevard as laid out; thence S89°16'01"E, 120.41 feet parallel with the South line of the Southwest 1/4 of said Section 12 and along the North right-of-way line of said Graceland Boulevard as laid out to the Southwest corner of Lot 2 of said C.S.M. No. 2766 as laid out; thence N00°43'52"E, 131.81 feet along the West line of Lot 2 of said C.S.M. No. 2766 as laid out to the Northwest corner of said Lot 2 of said C.S.M. No. 2766 as laid out and the point of beginning of this description. Said land being in the Village of Mt. Pleasant, County of Racine and State of Wisconsin. Containing 321,720 square feet (or 7.386 acres) more or less.

That I have made such Survey, land division and map by the direction of Graceland, LLC, Owner of said lands.

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 provisions of Chapter 236 of the Statutes of the State of Wisconsin and the subdivision regulations, Chapter 74 of the Village of Mt. Pleasant Municipal Codes in surveying, dividing, mapping and dedicating the same.

February 26, 2021

Mark R. Madsen, S-2271
 Nielsen Madsen & Barber, S.C.
 1458 Horizon Blvd., Suite 200
 Racine, WI 53406
 (262) 634-5588

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Graceland, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said Graceland, LLC caused the land described on the this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Graceland, LLC, does further certify that this plat is required to be submitted to the following for approval: Village of Mt. Pleasant, and the Wisconsin Department of Administration.

IN WITNESS WHEREOF the said Graceland, LLC has caused these presents to be signed by _____ at _____, Wisconsin, and its seal affixed hereunto this _____ day of _____, 2021 In the presence of:

Graceland, LLC

WITNESS: _____

 Print Name _____, Member

STATE OF WISCONSIN)
) ss
 COUNTY OF RACINE)

Personally came before me this _____ day of _____, 2021, _____, Member of the above-named Graceland, LLC, to me known to be the person who executed the foregoing and acknowledged the same.

Signed: _____

 Print Name

Notary Public, State of Wisconsin
 My commission expires/is permanent: _____

S E A L

VILLAGE BOARD CERTIFICATE

We hereby certify that the final plat of Christina Estates Addition No. 1, in the Village of Mt. Pleasant, submitted for approval by Graceland, LLC, Owner of said lands, was approved by the Village Board of the Village of Mt. Pleasant on _____ by Resolution No. _____, and that any and all conditions of such approval have been satisfied.

By: _____
 Dave DeGroot, Village President

Attested By: _____
 Stephanie Kohlhagen, Village Clerk and Treasurer

STATE OF WISCONSIN)
) ss
 COUNTY OF RACINE)

Personally came before me this _____ day of _____, 2021, Dave DeGroot, Village President, and Stephanie Kohlhagen, Village Clerk and Treasurer, and acknowledged that they executed the foregoing instrument as Village President and Village Clerk and Treasurer of the Village of Mt. Pleasant and by its authority.

Signed: _____

Notary Public, State of Wisconsin
 My commission expires/is permanent: _____

COUNTY TREASURER'S CERTIFICATE

I, Jeff Latus, being the duly elected, qualified and acting Racine County Treasurer, do hereby certify that the records of my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____, affecting the lands included in the plat of Christina Estates Addition No. 1.

By: _____
 Jeff Latus, Racine County Treasurer

VILLAGE CLERK AND TREASURER'S CERTIFICATE

I, Stephanie Kohlhagen, being the duly qualified and acting Village Clerk and Treasurer of the Village of Mt. Pleasant, do hereby certify that the records of my office show no unpaid taxes or special assessments as of _____, affecting the lands included in this plat of Christina Estates Addition No. 1.

By: _____
 Stephanie Kohlhagen, Village Clerk and Treasurer