

APPENDIX C

CERTIFIED SURVEY MAP APPLICATION

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW1/4 OF SECTION 32, T02N, R19E, TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN

P.O.B. FOR LOT 1

P.O.C. FOR LOT 2; LOT 3; EASEMENT

NW COR. OF THE NW 1/4 OF THE SW 1/4 OF SEC. 32-02-19 UNPLATTED LANDS, LININGER, DAVID
FND. 3.25" BRASS CAP
N:219509.41 E:2429967.96

NE COR. OF THE SW 1/4 SEC. 32-02-19
FND. 2" BRASS CAP
N:219576.33
E:2432611.98

N88°33'00"E 2644.86

ZONED A-1

WEST LINE OF THE NW 1/4 OF THE SW1/4

NORTH LINE OF THE SW1/4

66.00

392ND AVE
(EXISTING PUBLIC ROAD)

W 1/2 OF THE NW1/4 OF THE SW1/4 OF SEC. 32, T.02N, R.19E

LOT 1
976,528 S.F./22.418 ACRES LESS R.O.W.
1,008,611 S.F./23.155 ACRES TOTAL
PROPOSED ZONING: I-1

NE COR. OF THE WEST 13 ACRES,
FND. 1" IRON PIPE WITH NO CAP

E LINE OF THE W1/2 OF THE NW1/4 OF THE SW1/4

LOT 2
775,368 S.F./17.800 ACRES LESS EASEMENT
795,341 S.F./18.259 ACRES TOTAL
PROPOSED ZONING: I-1

UNPLATTED LANDS AMERICAN TRANSMISSION COMPANY

E LINE R.O.W. 392ND AVE

LOT 3

NE COR. CSM #3120 LOT 1

NE COR. CSM #3120 LOT 1

NW COR. CSM #3120 LOT 1

N LINE CSM #3120 LOT 1

L16

P.O.B. FOR LOT 2; EASEMENT

CSM #3120 KERKMAN IRREVOCABLE INCOME TRUST ONLY

ZONED A-1

E LINE CSM #3120 LOT 1

EASEMENT; 19,973 S.F. 0.459 ACRES TOTAL
S LINE OF THE NW1/4 OF THE SW1/4

W 13 ACRES OF THE E1/2 OF THE SW1/4 OF SEC. 32, T.02N, R.19E

P.O.B. FOR LOT 3
SE COR. CSM #3120 LOT 1
FND. 1" IRON PIPE

W LINE OF THE E1/2 OF THE SW1/4 OF THE SW1/4

UNPLATTED LANDS LGPS LLC
ZONED B-3

LOT 3

E1/2 OF THE SW1/4 OF SEC. 32, T.02N, R.19E

LOT 3
577,294 S.F./13.253 ACRES WITH EASEMENT
557,321 S.F./12.794 ACRES TOTAL
PROPOSED ZONING: I-1

E LINE OF THE WEST 13 ACRES

S00°39'16"E 2644.58

SW COR. OF THE SW 1/4 OF SEC. 32-02-19
FND. 3.25" ALUM CAP IN CONCRETE
N:216865.00 E:2429998.16

SE COR. OF THE SW 1/4 OF SEC. 32-02-19
FND. 3.25" ALUM CAP
N:216951.49 E:2432644.70
S88°07'41"W 2647.95

HIGHWAY 50
VARIABLE WIDTH ELECTRICAL TRANSMISSION LINE EASEMENT IN FAVOR OF AMERICAN TRANSMISSION COMPANY LLC PER INST 1811527

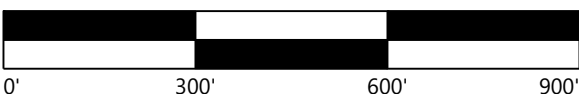
FND. 1" IRON PIPE, 22.5' NORTH OF SE COR. LOT 3

LEGEND:

● FND. MONUMENT (SEE LABEL)

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING



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THE WEST LINE OF THE SW1/4 OF SECTION 32 BEARS S00°39'16"E AS REFERENCED TO GRID NORTH NAD83 (2011 ADJ.) WISCONSIN STATE PLANES, SOUTH ZONE, US FOOT. DISTANCES ARE GRID. TO CONVERT TO GROUND MULTIPLY BY 1.00000338

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW1/4 OF SECTION 32, T02N, R19E, TOWN
OF WHEATLAND, KENOSHA COUNTY, WISCONSIN

Line Table		
Line #	Direction	Length
L1	S00°39'16"E	972.29
L2	N88°20'20"E	33.01
L3	N00°39'16"W	236.72
L4	N88°20'20"E	628.54
L5	N00°40'37"W	147.05
L6	N88°20'20"E	881.61
L7	N00°32'07"W	582.85

Line Table		
Line #	Direction	Length
L8	S88°33'00"W	1544.22
L9	N88°20'20"E	628.63
L10	S00°40'37"E	350.00
L11	N88°20'20"E	879.80
L12	N00°32'07"W	733.81
L13	N88°20'20"E	20.00
L14	N00°40'37"W	370.00

Line Table		
Line #	Direction	Length
L15	S88°20'20"W	648.63
L16	S00°39'16"E	20.00
L17	S00°32'07"E	679.22
L18	N83°47'54"W	89.02
L19	N00°39'41"W	610.62

Curve Table					
Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	791.56	5729.58	007°54'56"	790.93	N 87°34'22" W

SURVEYOR'S CERTIFICATE

I, BENJAMIN LAWRENCE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A STRIP OF LAND CONTAINING 13 ACRES, MORE OR LESS, OFF THE WEST SIDE OF THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN BOUNDED AND DESCRIBED AS FOLLOWS:
TBPLS FIRM NO. 10074302

PARENT TRACT LEGAL DESCRIPTION:

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND A STRIP OF LAND CONTAINING 13 ACRES, MORE OR LESS, OFF THE WEST SIDE OF THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 32, TOWNSHIP 2 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN. EXCEPTING THEREFROM ALL LANDS LYING SOUTH OF THE RELOCATION OF HIGHWAY 50. SAID LAND BEING IN THE TOWN OF WHEATLAND, KENOSHA COUNTY, WISCONSIN.
PARCEL ID: 95-4-219-323-0205

LOT ONE LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 39 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 972.29 FEET, TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN IN THE CERTIFIED SURVEY MAP NUMBER 3120, RECORDED AS DOCUMENT NO. 1984778 WITH THE COUNTY OF KENOSHA; THENCE NORTH 88 DEGREES 20 MINUTES 20 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 33.01 FEET, TO THE EAST RIGHT OF WAY LINE FOR 392ND AVENUE; THENCE NORTH 00 DEGREES 39 MINUTES 16 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 236.72 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 628.54 FEET, TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 40 MINUTES 37 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 147.05 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 881.61 FEET, TO THE EAST LINE OF SAID WEST 13 ACRES; THENCE NORTH 00 DEGREES 32 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF SAID WEST 13 ACRES, A DISTANCE OF 582.85 FEET TO THE NORTHEAST CORNER OF SAID WEST 13 ACRES; THENCE SOUTH 88 DEGREES 33 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1544.22 FEET TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 1,008,611 SQUARE FEET OR 23.155 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

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SHEET 02 OF 04

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW1/4 OF SECTION 32, T02N, R19E, TOWN
OF WHEATLAND, KENOSHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

LOT TWO LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 39 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 972.29 FEET, TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN IN THE CERTIFIED SURVEY MAP NUMBER 3120 RECORDED AS DOCUMENT NO. 1984778 WITH THE COUNTY OF KENOSHA; THENCE NORTH 88 DEGREES 20 MINUTES 20 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 33.01 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 20 MINUTES 20 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 628.63 FEET, TO THE NORTHEAST CORNER OF LOT 1 AS SHOWN IN AFOREMENTIONED CERTIFIED SURVEY MAP NUMBER 3120; THENCE SOUTH 00 DEGREES 40 MINUTES 37 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 350.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 879.80 FEET, TO THE EAST LINE OF THE SAID WEST 13 ACRES; THENCE NORTH 00 DEGREES 32 MINUTES 07 SECONDS WEST, ALONG SAID EAST LINE OF THE WEST 13 ACRES, A DISTANCE OF 733.81 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 20 SECONDS WEST, A DISTANCE OF 881.61 FEET, TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 40 MINUTES 37 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 147.05 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 20 SECONDS WEST, A DISTANCE OF 628.54 FEET TO THE EASTERLY RIGHT OF WAY LINE FOR 392ND AVENUE; THENCE SOUTH 00 DEGREES 39 MINUTES 16 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 236.72 FEET TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 795,341 SQUARE FEET OR 18.259 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

SUBJECT TO AN EASEMENT AREA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 39 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 972.29 FEET, TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN IN THE CERTIFIED SURVEY MAP NUMBER 3120 RECORDED AS DOCUMENT NO. 1984778 WITH THE COUNTY OF KENOSHA; THENCE NORTH 88 DEGREES 20 MINUTES 20 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 33.01 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 20 MINUTES 20 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 628.63 FEET, TO THE NORTHEAST CORNER OF LOT 1 AS SHOWN IN AFOREMENTIONED CERTIFIED SURVEY MAP NUMBER 3120; THENCE SOUTH 00 DEGREES 40 MINUTES 37 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 350.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 88 DEGREES 20 MINUTES 20 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 37 WEST, A DISTANCE OF 370.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 20 SECONDS WEST, A DISTANCE OF 648.63 FEET, TO THE EASTERLY RIGHT OF WAY LINE FOR 392ND AVENUE; THENCE SOUTH 00 DEGREES 39 MINUTES 16 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 19,973 SQUARE FEET OR 0.459 ACRES, MORE OR LESS.

LOT THREE LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 39 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 972.29 FEET, TO THE NORTHWEST CORNER OF LOT 1 AS SHOWN IN THE CERTIFIED SURVEY MAP NUMBER 3120 RECORDED AS DOCUMENT NO. 1984778 WITH THE COUNTY OF KENOSHA; THENCE NORTH 88 DEGREES 20 MINUTES 20 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 661.64 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 40 MINUTES 37 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 879.80 FEET, TO THE SAID EAST LINE OF THE WEST 13 ACRES; THEN SOUTH 00 DEGREES 32 MINUTES 07 SECONDS EAST, ALONG SAID EAST LINE OF THE WEST 13 ACRES, A DISTANCE OF 679.22 FEET, TO THE NORTH RIGHT OF WAY LINE OF HIGHWAY 50; THENCE NORTH 83 DEGREES 47 MINUTES 54 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 89.02 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG A CURVE, WHICH FOLLOWS THE SAID NORTH RIGHT OF WAY LINE, WITH A RADIUS OF 5729.58 FEET, A CHORD BEARING OF NORTH 87 DEGREES 34 MINUTES 22 SECONDS WEST, A CHORD LENGTH OF 790.93 FEET, AN INTERIOR ANGLE OF 7 DEGREES 54 MINUTES 56 SECONDS, AND AN ARC LENGTH OF 791.56 FEET, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH 00 DEGREES 39 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE, BEING NON-TANGENTIAL TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 610.62 FEET, TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 557,321 SQUARE FEET OR 12.794 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY.

TOGETHER WITH THE ABOVE DESCRIBED EASEMENT AREA

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF CATHERINE H. KERKMAN, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF WHEATLAND AND KENOSHA COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2025

BENJAMIN LAWRENCE PLS S-3275-8

DRAFT

Westwood

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SHEET 03 OF 04

CERTIFIED SURVEY MAP NO. _____

PART OF THE SW1/4 OF SECTION 32, T02N, R19E, TOWN
OF WHEATLAND, KENOSHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

I, Catherine H. Kerkman, owner, do hereby certify that I caused the land described to be surveyed, divided, mapped and dedicated as represented on this map. I also certify that this map is required to be submitted to the Town of Wheatland, and the Kenosha County Planning Agency for approval.

_____ Dated this _____ day of _____, 2024
Catherine H. Kerkman

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

Personally came before me this _____ day of _____, 2024, the above named _____ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

_____ Notary Public, _____, WI
My Commission Expires _____

TOWN OF WHEATLAND CERTIFICATE

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

I certify that this Certified Survey Map, Catherine H. Kerkman, owner, was approved by the Town Board of the Town of Wheatland on the _____ day of _____, 2024.

_____ Town Chairman _____ Town Clerk

KENOSHA COUNTY PLANNING AGENCY

STATE OF WISCONSIN)
KENOSHA COUNTY) SS

Approved in accordance with the Kenosha County Subdivision Control Ordinance this _____ day of _____, 2024.

_____ County Planner

DRAFT

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