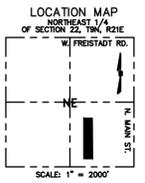


# ORCHARD STREET SUBDIVISION

Lot 1 of Certified Survey Map No. 3941, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin.  
 ALSO:  
 The South Sixty-Eight (68) feet of Lot 15 and all of Lots 16 and 17 in Block 2 in Village Heights, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin.

### LEGEND

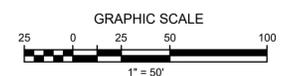
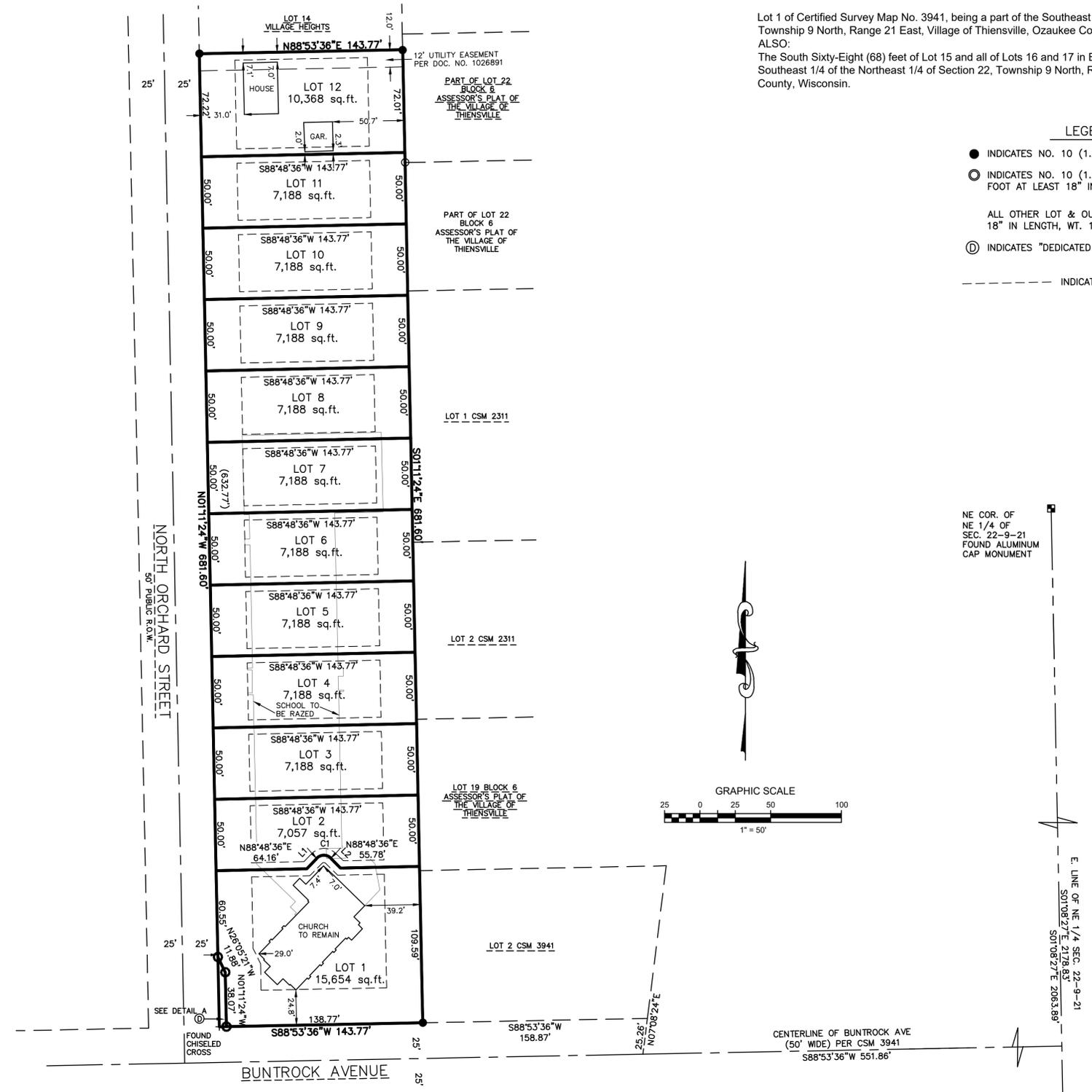
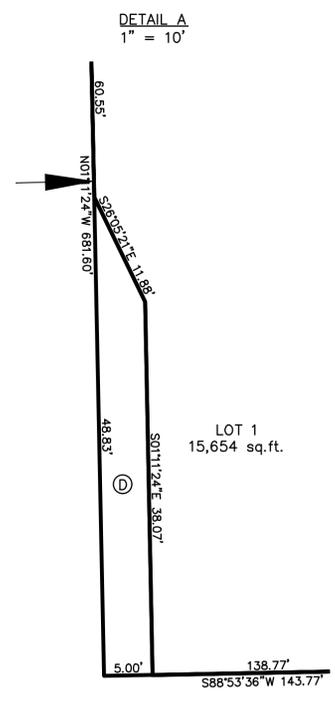
- INDICATES NO. 10 (1.27") REBAR, FOUND.
- INDICATES NO. 10 (1.27") REBAR, WT. 4.303 LBS PER LINEAL FOOT AT LEAST 18" IN LENGTH, SET. UNLESS NOTED.
- ALL OTHER LOT & OUTLOT CORNERS HAVE 1" O.D. IRON PIPE, 18" IN LENGTH, WT. 1.68 LBS. PER LINEAL FOOT, SET.
- Ⓧ INDICATES "DEDICATED TO THE PUBLIC FOR ROAD PURPOSES".
- INDICATES BUILDING SETBACK LINE



- Notes:**
- All bearings are referenced to the East line of the Northeast 1/4 of Section 9, Township 9 North, Range 21 East, which bears North 01° 08' 27" West and is referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD -27). All measurements were made to the nearest hundredth of a foot.
  - This development will be served by public sewers. Building permits shall not be issued without the availability of said public sewers.
  - Building setbacks are 25' front yard, 25' rear yard, 5' side yard.

**APPLICANT & OWNER**  
 Thiensville Enterprises LLC  
 Gregory Devorkin  
 11518 North Port Washington Road  
 Suite 103  
 Mequon, WI., 53092

**SURVEYOR**  
 R.A. Smith, Inc.  
 John P. Casucci  
 16745 West Bluemound Road  
 Brookfield, WI., 53005



Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C1	10.98	7.00	N89°15'47"E	9.89	N44°20'23"E	S45°48'49"E	89°50'48"

Line #	Direction	Length
L2	S45°48'49"E	9.71

*John P. Casucci*

WISCONSIN  
 JOHN P. CASUCCI  
 S-2055  
 OCONOMOWOC  
 WI  
 LAND SURVEYOR

DATE: 1/22/2020

**raSmith**  
 CREATIVITY BEYOND ENGINEERING  
 16745 W. Bluemound Road  
 Brookfield, WI 53005-5938  
 (262) 781-1000  
 rasmith.com

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

WITNESS MONUMENT FOR SE COR. OF NE 1/4 OF SEC. 22-9-21 FOUND BRASS CAP MONUMENT

SE COR. OF NE 1/4 OF SEC. 22-9-21 NO MONUMENT FOUND

# ORCHARD STREET SUBDIVISION

Lot 1 of Certified Survey Map No. 3941, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin.  
 ALSO:  
 The South Sixty-Eight (68) feet of Lot 15 and all of Lots 16 and 17 in Block 2 in Village Heights, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin.

## SURVEYOR'S CERTIFICATE

State of Wisconsin }  
 :SS  
 Waukesha County }

I, John P. Casucci, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped Lot 1 of Certified Survey Map No. 3941, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin.

ALSO:

The South Sixty-Eight (68) feet of Lot 15 and all of Lots 16 and 17 in Block 2 in Village Heights, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 21 East, Village of Thiensville, Ozaukee County, Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of the Northeast 1/4 of said Section 22; thence South 01° 08' 27" East along the East line of said 1/4 Section a distance of 2063.89 feet to a point; thence South 88° 53' 36" West 551.86 feet to a point; thence North 07° 08' 24" East 25.26 feet to a point; thence South 88° 53' 36" West 158.87 feet to the Southwest corner of Lot 2 of Certified Survey Map No. 3941, said point also the point of beginning of lands to be described; thence Continuing South 88° 53' 36" West along the North line of Buntrock Avenue 143.77 feet to a point in the East line of North Orchard Street; thence North 01° 11' 24" West along said East line 681.60 feet to the Southwest corner of Lot 14 in Village Heights Subdivision; thence North 88° 53' 36" East along the South line of said lot 143.77 feet to a point; thence South 01° 11' 24" East along the West line of Certified Survey Map 2311, 3941 and their extensions 681.60 feet to the point of beginning.

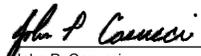
Said land contains 97,994 square feet or 2.2496 acres.

That I have made such survey, land division and plat by the direction of Thiensville Enterprises LLC, owner of said land.

That such plat 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 Wisconsin statutes and the subdivision regulations of the Village of Thiensville in surveying, dividing and mapping the same.

Date: 1/22/2020

  
 John P. Casucci  
 Professional Land Surveyor  
 Registration No. 2055

## CORPORATE OWNER'S CERTIFICATE

Thiensville Enterprises LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said company has caused the land described on this Plat to be surveyed, divided, dedicated and mapped as represented on this Plat.

Thiensville Enterprises LLC does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

Village of Thiensville  
 Wisconsin Department of Administration

IN Witness Whereof, Thiensville Enterprises LLC, has caused these presents to be signed by it's

Managing Member on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

By: \_\_\_\_\_

Gregory Devorkin

State of Wisconsin }  
 :SS  
 \_\_\_\_\_ County }

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, \_\_\_\_\_,

Gregory Devorkin, of Thiensville Enterprises LLC, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officers as the deed of Thiensville Enterprises LLC, by their authority.

\_\_\_\_\_  
 Notary Public, State of Wisconsin

My commission expires \_\_\_\_\_

## CONSENT OF CORPORATE MORTGAGEE

\_\_\_\_\_, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing, dedicating and mapping of the land described in the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said \_\_\_\_\_, has caused these presents to be signed by

\_\_\_\_\_, its \_\_\_\_\_, and by \_\_\_\_\_, its \_\_\_\_\_  
 (name) (title) (name) (title)

at \_\_\_\_\_, and its corporate seal to be hereunto affixed.

this \_\_\_ day of \_\_\_\_\_, 2020.

STATE OF \_\_\_\_\_ }  
 :SS  
 COUNTY OF \_\_\_\_\_ }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

\_\_\_\_\_, \_\_\_\_\_ and \_\_\_\_\_ of the  
 (name) (title) (name) (title)

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me

known to be the \_\_\_\_\_ and the \_\_\_\_\_ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

\_\_\_\_\_  
 (SEAL)

Notary Public, State of \_\_\_\_\_

My commission expires \_\_\_\_\_

## COUNTY TREASURER'S CERTIFICATE

State of Wisconsin }  
 :SS  
 Ozaukee County }

I, Joshua Morrison, being the duly elected, qualified and acting treasurer of the County of Ozaukee, do hereby certify that the records in my office show no unredeemed tax sales or unpaid special assessments as of \_\_\_\_\_, 2020, affecting the lands included in the Plat of Orchard Street Subdivision

Date: \_\_\_\_\_  
 Joshua Morrison, County Treasurer

## VILLAGE OF THIENSVILLE PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Village Planning Commission of the Village of Thiensville and adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_, VILLAGE PRESIDENT \_\_\_\_\_, VILLAGE CLERK

\_\_\_\_\_, VILLAGE ADMINISTRATOR

## VILLAGE OF THIENSVILLE BOARD APPROVAL

This Certified Survey Map is hereby approved by the Village Board of the Village of Thiensville and adopted on this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_, VILLAGE PRESIDENT \_\_\_\_\_, VILLAGE CLERK

\_\_\_\_\_, VILLAGE ADMINISTRATOR

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

