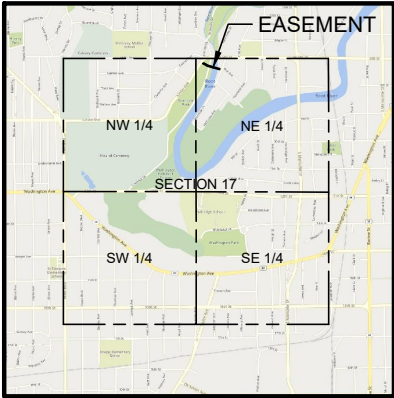
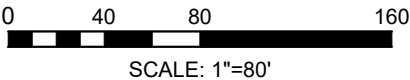


EASEMENT PLAT

LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST,
CITY OF RACINE, RACINE COUNTY, WISCONSIN



SECTION 17-3-23
NOT TO SCALE

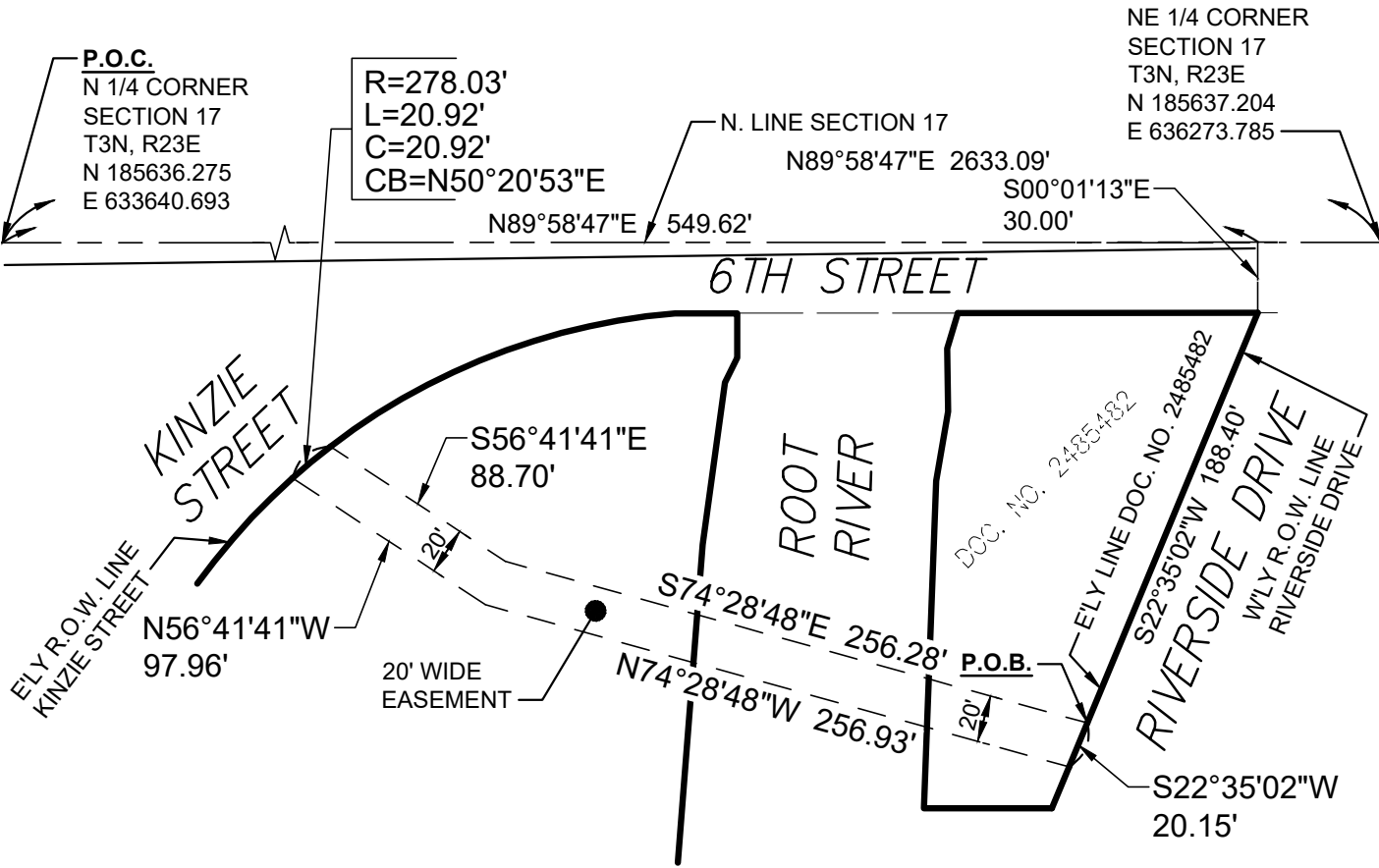


BASIS OF BEARING:
ALL BEARINGS REFER TO THE NORTH LINE
OF SECTION 17, T3N, R23E THAT BEARS
N89°58'47"E IN THE WISCONSIN COUNTY
COORDINATE REFERENCE SYSTEM:
RACINE COUNTY - US SURVEY FEET

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

SURVEYOR:
KENNETH J. SILVERTHORN
FARNSWORTH GROUP
100 WALNUT STREET, SUITE 200
PEORIA, IL 61602
309-689-9888



EASEMENT PLAT

LOCATED IN THE NE 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST,
CITY OF RACINE, RACINE COUNTY, WISCONSIN

LEGAL DESCRIPTION FOR 20 FOOT EASEMENT


BEING PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 23 EAST AND PART OF THE PROPERTY DESCRIBED IN DOCUMENT NUMBER 2485482 BEING IN CITY OF RACINE, COUNTY OF RACINE, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 17, THENCE NORTH 89 DEGREES 58 MINUTES 47 SECONDS EAST 549.62 FEET ALONG THE NORTH LINE OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 01 MINUTES 13 SECONDS EAST 30.00 FEET TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN SAID DOCUMENT NUMBER 2485482 ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE; THENCE SOUTH 22 DEGREES 35 MINUTES 02 SECONDS WEST 188.40 FEET ALONG THE EASTERLY LINE OF SAID PROPERTY DESCRIBED IN SAID DOCUMENT NUMBER 2485482 AND SAID WESTERLY RIGHT-OF-WAY LINE OF SAID RIVERSIDE DRIVE TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE CONTINUING SOUTH 22 DEGREES 35 MINUTES 02 SECONDS WEST 20.15 FEET; THENCE NORTH 74 DEGREES 28 MINUTES 48 SECONDS WEST 256.93 FEET; THENCE NORTH 56 DEGREES 41 MINUTES 41 SECONDS WEST 97.96 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF KINZIE STREET AS ESTABLISHED BY AYERS ASSOCIATES ON A PLAT OF RIGHT OF WAY FOR WEST 6TH STREET DATED 9-14-2020; THENCE NORTHEAST 20.92 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS IS 278.03 FEET AND WHOSE CHORD BEARS NORTH 50 DEGREES 20 MINUTES 53 SECONDS EAST 20.92 FEET; THENCE SOUTH 56 DEGREES 41 MINUTES 41 SECONDS EAST 88.70 FEET; THENCE SOUTH 74 DEGREES 28 MINUTES 48 SECONDS EAST 256.28 FEET TO THE POINT OF BEGINNING, CONTAINING 7,001 SQUARE FEET OR 0.161 ACRE, MORE OR LESS. EXCEPTING THEREFROM THAT PORTION LYING IN THE ROOT RIVER.

SURVEYOR'S CERTIFICATE

I, KENNETH J. SILVERTHORN, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS EASEMENT PLAT.

I FURTHER CERTIFY THAT I HAVE MADE SAID EASEMENT PLAT AT THE REQUEST OF AT&T WISCONSIN, FOR ITS USE ONLY AS AN EASEMENT EXHIBIT.
DATED THIS 26TH DAY OF JANUARY 26, 2021


KENNETH J. SILVERTHORN
PROFESSIONAL LAND SURVEYOR NUMBER S-3178

