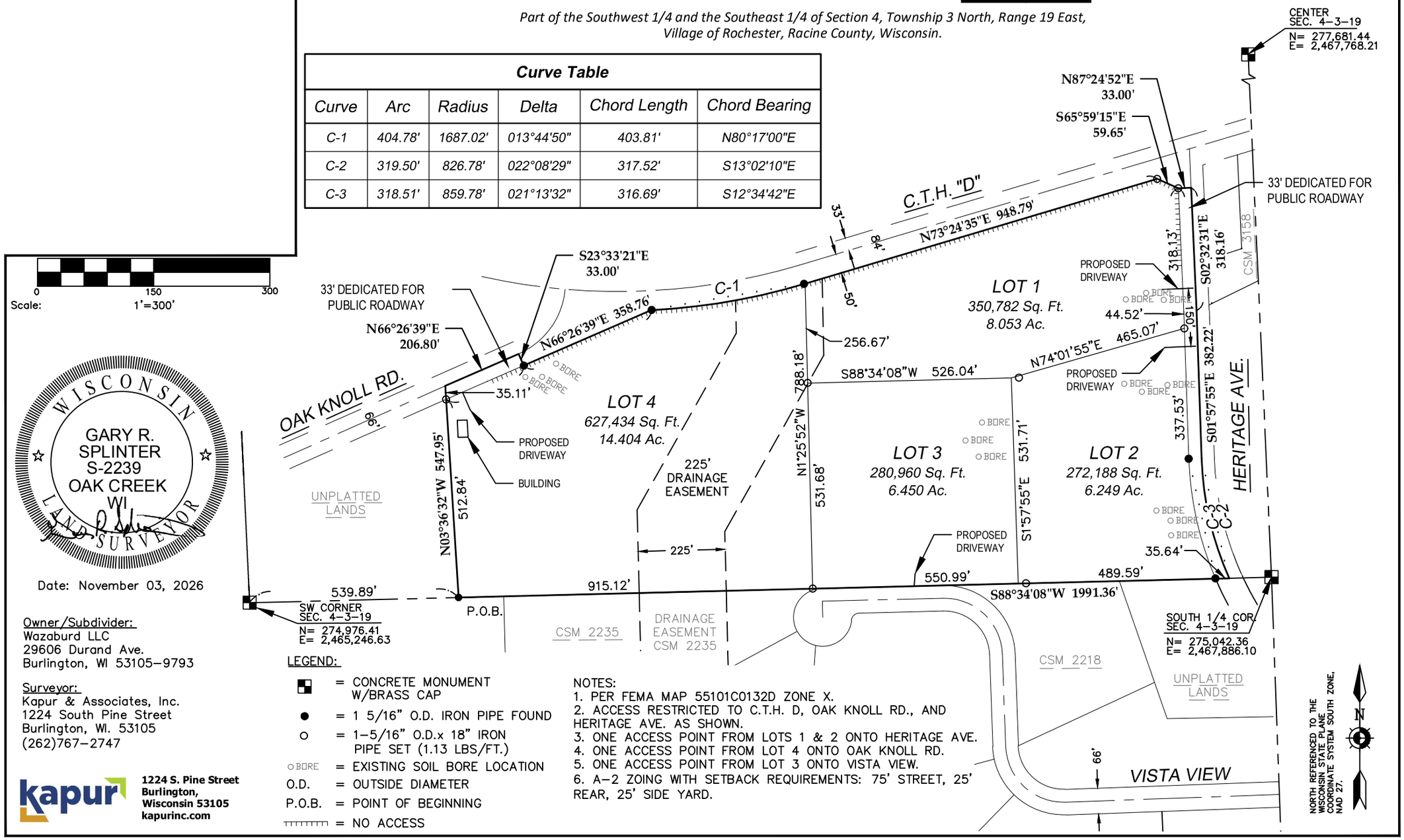
CERTIFIED SURVEY MAP NO ._____

Part of the Southwest 1/4 and the Southeast 1/4 of Section 4, Township 3 North, Range 19 East, Village of Rochester, Racine County, Wisconsin.

Curve Table

Curve	Arc	Radius	Delta	Chord Length	Chord Bearing
C-1	404.78'	1687.02'	013°44'50"	403.81'	N80°17'00"E
C-2	319.50'	826.78'	022°08'29"	317.52'	S13°02'10"E
C-3	318.51'	859.78'	021°13'32"	316.69'	S12°34'42"E



Scale: 0 150 300 1"=300'

WISCONSIN
GARY R. SPLINTER
S-2239
OAK CREEK
WI
LAND SURVEYOR

Date: November 03, 2026

Owner/Subdivider:
Wazaburd LLC
29606 Durand Ave.
Burlington, WI 53105–9793

Surveyor:
Kapur & Associates, Inc.
1224 South Pine Street
Burlington, WI. 53105
(262)767–2747

kapur
1224 S. Pine Street
Burlington,
Wisconsin 53105
kapurinc.com

LEGEND:

- ■ = CONCRETE MONUMENT W/BRASS CAP
- ● = 1 5/16" O.D. IRON PIPE FOUND
- ○ = 1–5/16" O.D.x 18" IRON PIPE SET (1.13 LBS/FT.)
- ○ BORE = EXISTING SOIL BORE LOCATION
- O.D. = OUTSIDE DIAMETER
- P.O.B. = POINT OF BEGINNING
- ⊤⊤⊤⊤⊤⊤⊤⊤ = NO ACCESS

NOTES:
1. PER FEMA MAP 55101C0132D ZONE X.
2. ACCESS RESTRICTED TO C.T.H. D, OAK KNOLL RD., AND HERITAGE AVE. AS SHOWN.
3. ONE ACCESS POINT FROM LOTS 1 & 2 ONTO HERITAGE AVE.
4. ONE ACCESS POINT FROM LOT 4 ONTO OAK KNOLL RD.
5. ONE ACCESS POINT FROM LOT 3 ONTO VISTA VIEW.
6. A–2 ZOING WITH SETBACK REQUIREMENTS: 75' STREET, 25' REAR, 25' SIDE YARD.

CERTIFIED SURVEY MAP NO ._____

Part of the Southwest 1/4 and the Southeast 1/4 of Section 4, Township 3 North, Range 19 East, Village of Rochester, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Gary Splinter, Professional Land Surveyor, hereby certify at the direction of Wazaburd LLC, a corporation, I have surveyed divided and mapped the described hereon and that the information shown hereon is a correct representation of all exterior boundaries of the land surveyed and land divsion thereof made that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 30 of the Village of Rochester ordinance said land being:
Part of the Southwest 1/4 and the Southeast 1/4 of Section 4, in Township 3 North, Range 19 East, Village of Rochester, Racine County, State of Wisconsin, bounded and described as follows.

Commencing at the Southwest corner of said south west 1/4; thence North 88°34'07" East along the south line of said Southwest 1/4 , 539.89 feet to the place of beginning; thence North 03°36'32" West 547.95 feet to the centerline of Oak Knoll Road; thence North 66°26'39" East along said centerline, 206.80 feet; thence South 23°33'21" East, 33.00 feet; thence North 66°26'39" East, 358.76 feet to the south line of C.T.H. "D" (a.k.a. Washington Avenue); thence Northeasterly along said south line 404.78 feet along the arc of a curve to the left whose radius is 1687.02 feet, whose central angle is 13°44'50", and whose long chord bears North 80°17'00" East, 403.81 feet; thence North 73°24'35" East along said south line, 948.79 feet; thence South 65°59'15" East, 59.65 feet; thence North 87°24'52" East, 33.00 feet to the centerline of Heritage Road; thence South 02°32'31" East along said centerline, 318.16 feet; thence South 01°57'55" East along said centerline, 382.22 feet; thence Southeasterly 319.50' along said centerline and the arc of a curve to the left whose radius is 826.78 feet; whose central angle is 22°08'29", and whose long chord bears South 13°02'10" East, 317.52 feet to the south line of said southwest 1/4; thence South 88°34'08" West along said south line, 1991.36 feet to the place of beginning. Containing 1,572,066 square feet, 36.090 acres, more or less.

Dated this ___ day of _____, 2026.

_____
Gary R. Splinter S–2239

OWNER'S CERTIFICATE OF DEDICATION

Wazaburd LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does I hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented hereon. Said corporation does further certify that this plat is required within section s.236.10 or s.236.12 of the Wisconsin Statutes in surveying to be submitted to the following for approval.

Village of Rochester Village Board

In witness the hand and seal of said corporation this _____ day of _____, 2026,

In the presence of:

_____ _____
Managing Member or President Secretary or Administration

STATE OF WISCONSIN)
RACINE COUNTY) SS
Personally came before me this _____ day of _____, 2026, the above named Managing Member or President and Secretary or Administration of the above named corporation, to me known to be the same persons who executed the foregoing instrument and acknowledge the same. .

_____
Notary Public , Wisconsin

My Commission (is permanent) (expires) _____.

VILLAGE OF ROCHESTER CERTIFICATE OF APPROVAL

STATE OF WISCONSIN)
WALWORTH COUNTY)

Resolve that this Certified Survey Map, in the Village of Rochester, is hereby approved by the Village Board of Rochester on the this __ day of _____, 2026.

_____ _____
Village Clerk Mayor

Owner/Subdivider:
Wazaburd LLC
29606 Durand Ave.
Burlington, WI 53105–9793

Surveyor:
Kapur & Associates, Inc.
1224 South Pine Street
Burlington, WI. 53105
(262)767–2747

WISCONSIN
GARY R.
SPLINTER
S-2239
OAK CREEK
WI
LAND SURVEYOR

Date: November 3, 2026

kapur
1224 S. Pine Street
Burlington,
Wisconsin 53105
kapurinc.com

D:\RACINE_CO\ROCHESTER_VILLAGE\PRIV\270044_32929 OAK KNOLL RD WANASEK\SURVEY\DWG\270044_SR_CSM 2026.DWG 11/16/2026 11:26 AM