

FINAL PLAT OF SHOREWOOD HILLS NORTHWEST

All located in Lots 8, 18, 19, 20, 21, and 22, Shorewood Hills North in Government Lots 1 and 2, in Section 10, T7N, R13E, Town of Lake Mills, Jefferson County Wisconsin

Owner: Kason, LLC, 8583 Finch Brothers Road, Lake Mills, WI 53551

Carlson Surveying, Div. of General Engineering, P O Box 340, Portage, WI, 53901
Phone (608) 742.2169

APPROVING AGENCIES:

- 1) Town of Lake Mills
- 2) Jefferson County
- 3) City of Lake Mills

OBJECTING AGENCIES:

- 1) Department of Administration

- ⊕ = Found government corner as shown
- ⊙ = Found iron pipe as shown
- = Found 1 1/2" round iron rod
- = Found 3/4" round iron rod
- = Set 1 1/2"x24" round iron rod weighing 4.17#/lin. ft.
- () = Recorded as

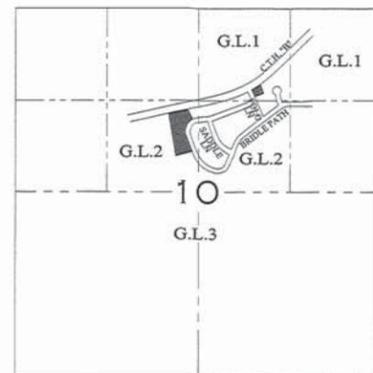
All other lot corners are set 3/4"x24" round iron rod weighing 1.5#/lin. ft.

All bearings are to nearest second.

Distances are to nearest hundredth of a foot.

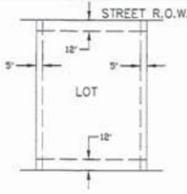
Distances along curves are arc lengths.

Bearings are referenced to west line of NW 1/4 of section 10, which is assumed to bear N0°46'24"E.



LOCATION MAP
Section 10, T7N, R13E
Scale 1" = 1/4 mile

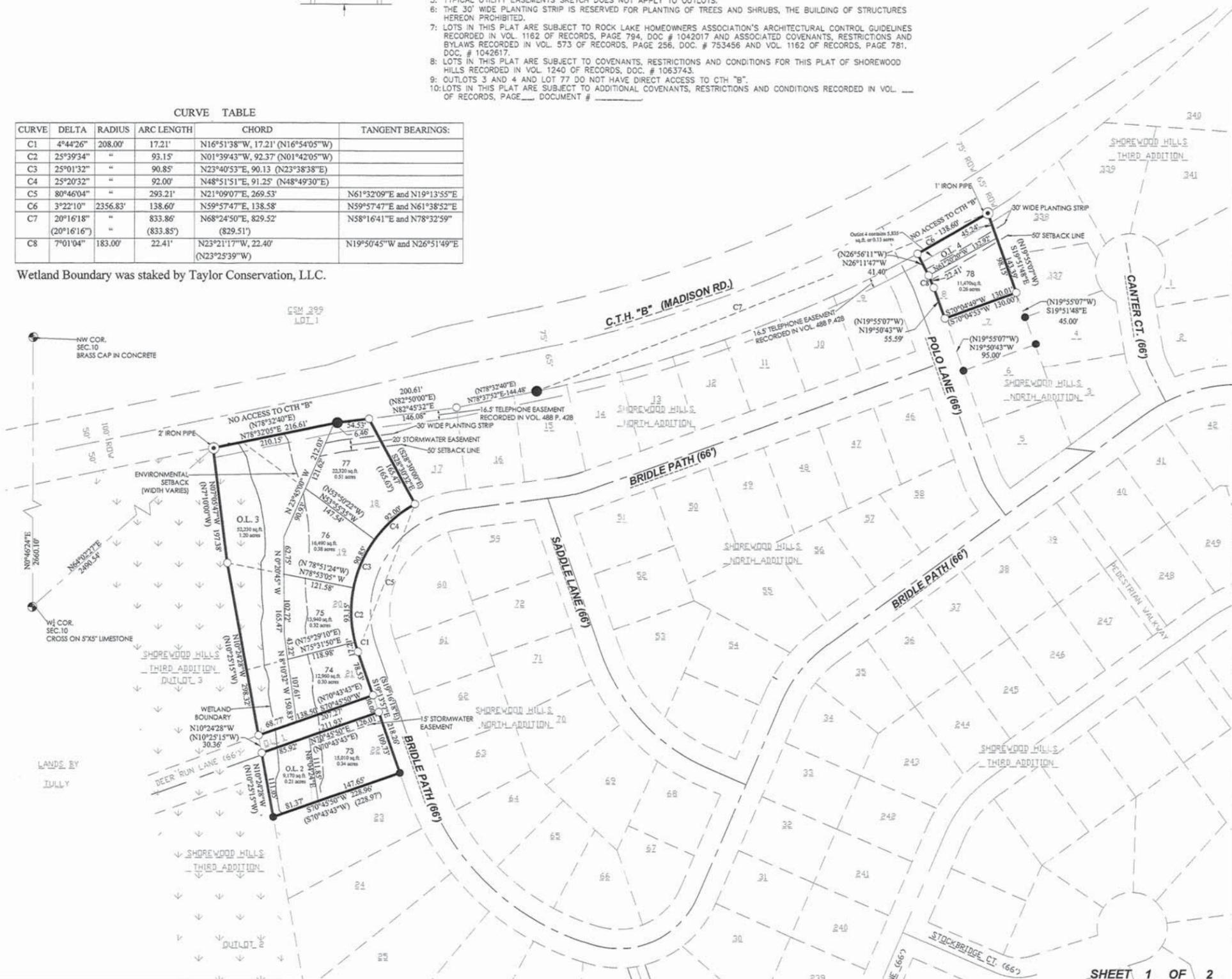
TYPICAL UTILITY EASEMENT SKETCH



- NOTES:
1. UTILITY EASEMENTS MAY BE USED FOR ANY REQUIRED UNDERGROUND UTILITY CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, STORM SEWER, STORMWATER DRAINAGE, SANITARY SEWER FACILITIES, ELECTRICAL, CABLE TV, TELEPHONE, GAS, ETC., AS WELL AS SURFACE WATER DRAINAGE.
 2. NO BUILDINGS MAY BE CONSTRUCTED WITHIN THE ENVIRONMENTAL SETBACK AREA. ANY LOTS WHICH CONTAIN WETLANDS ARE SUBJECT TO THE VARIOUS REGULATIONS GOVERNING SAME.
 3. ALL HOME OWNERS MUST MAINTAIN THE EROSION CONTROL DEVICES ON THEIR LOTS UNTIL VEGETATION IS ESTABLISHED.
 4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OR AGREEMENTS EITHER RECORDED OR UNRECORDED.
 5. TYPICAL UTILITY EASEMENTS SKETCH DOES NOT APPLY TO OUTLOTS.
 6. THE 30' WIDE PLANTING STRIP IS RESERVED FOR PLANTING OF TREES AND SHRUBS, THE BUILDING OF STRUCTURES HEREON PROHIBITED.
 7. LOTS IN THIS PLAT ARE SUBJECT TO ROCK LAKE HOMEOWNERS ASSOCIATION'S ARCHITECTURAL CONTROL GUIDELINES RECORDED IN VOL. 1162 OF RECORDS, PAGE 794, DOC. # 1042017 AND ASSOCIATED COVENANTS, RESTRICTIONS AND BYLAWS RECORDED IN VOL. 573 OF RECORDS, PAGE 256, DOC. # 753456 AND VOL. 1162 OF RECORDS, PAGE 781, DOC. # 1042617.
 8. LOTS IN THIS PLAT ARE SUBJECT TO COVENANTS, RESTRICTIONS AND CONDITIONS FOR THIS PLAT OF SHOREWOOD HILLS RECORDED IN VOL. 1240 OF RECORDS, DOC. # 1063743.
 9. OUTLOTS 3 AND 4 AND LOT 77 DO NOT HAVE DIRECT ACCESS TO CTH "B".
 10. LOTS IN THIS PLAT ARE SUBJECT TO ADDITIONAL COVENANTS, RESTRICTIONS AND CONDITIONS RECORDED IN VOL. ___ OF RECORDS, PAGE ___ DOCUMENT # _____.

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	TANGENT BEARINGS:
C1	4°44'26"	208.00'	17.21'	N16°51'38"W, 17.21' (N16°54'05"W)	
C2	25°39'34"	"	93.15'	N01°39'43"W, 92.37' (N01°42'05"W)	
C3	25°01'32"	"	90.85'	N23°40'53"E, 90.13' (N23°38'38"E)	
C4	25°20'32"	"	92.00'	N48°51'51"E, 91.25' (N48°49'30"E)	
C5	80°46'04"	"	293.21'	N21°09'07"E, 269.53'	N61°32'09"E and N19°13'55"E
C6	3°22'10"	2356.83'	138.60'	N59°57'47"E, 138.58'	N59°57'47"E and N61°38'52"E
C7	20°16'18"	"	833.86'	N68°24'50"E, 829.52' (829.51')	N58°16'41"E and N78°32'59"
C8	7°01'04"	183.00'	22.41'	N23°21'17"W, 22.40' (N23°25'39"W)	N19°50'45"W and N26°51'49"E

Wetland Boundary was staked by Taylor Conservation, LLC.



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SURVEYOR'S CERTIFICATE:

I, Mark C. Carlson, Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land located in Lots 8, 18, 19, 20, 21, and 22, Shorewood Hills North, Government Lots 1 and 2, Section 10, T7N, R13E, Town of Lake Mills, Jefferson County Wisconsin, bounded by the following described line:

Commencing at the W $\frac{1}{2}$ corner of said section 10; thence N64°02'27"E 2490.54 feet to point of beginning and the northwest corner of said Lot 19; thence N78°32'05"E along south line of C.T.H. "O" and north line of said Lots 18 and 19, 216.61 feet; thence N82°45'32"E along north line of said Lot 18 and south line of C.T.H. "O", 200.61 feet; thence N78°37'52"E along south line of C.T.H. "O", 144.48 feet; thence Northeasterly along the south line of C.T.H. "O" on a curve to the left, radius 2356.83 feet, whose chord bears N68°24'50"E, 829.52 feet to the northeast corner of said Lot 8; thence S19°51'48"E along east line of said Lot 8, 143.39 feet to southeast corner of said Lot 8; thence S70°04'49"W along south line of said Lot 8, 130.01 feet to southwest corner of said Lot 8; thence N19°50'43"W along the west line of said Lot 8, 55.59 feet; thence Northwesterly on a curve to the left along west line of said Lot 8, radius 183.00 feet, whose chord bears N23°21'17"W, 22.40 feet; thence N26°11'47"W along west line of said Lot 8, 41.40 feet to northwest corner of said Lot 8; thence Northeasterly on a curve to the left along north line of said Lot 8, radius 2356.83 feet, whose chord bears N59°57'47"E, 138.58 feet to the northeast corner of said Lot 8; thence Southwesterly along the south line of C.T.H. "O" on a curve to the right, radius 2356.83 feet, whose chord bears S68°24'50"W, 829.52 feet; thence S78°37'52"W along south line of C.T.H. "O", 144.48 feet; thence S82°45'32"W along south line of C.T.H. "O", 146.08 feet to northeast corner of said Lot 18; thence S28°30'32"E along east line of said Lot 18, 165.47 feet to southeast corner of said Lot 18; thence Southwesterly along the west line of Bridle Path on a curve to left, radius 208.00 feet, whose chord bears S21°09'07"W, 269.53 feet; thence S19°13'57"E along said west line, 218.26 feet to southeast corner of said Lot 22; thence S70°45'50"W along south line of said Lot 22, 228.96 feet to southwest corner of said Lot 22; thence N10°24'28"W along west line of said Lot 22, 111.05 feet to northwest corner of said Lot 22; thence N70°45'50"E along north line of said Lot 22, 211.93 feet to the northeast corner of said Lot 22; thence N19°13'57"W along west line of Bridle Path, 30.00 feet to southeast corner of said Lot 21; thence S70°45'50"W along south line of said Lot 21, 207.27 feet to southwest corner of said Lot 21; thence N10°24'28"W along west line of said Lot 21 and 20, 298.32 feet to northwest corner of said Lot 20; thence N7°05'47"W along west line of said Lot 19, 197.38 feet to point of beginning.

Said parcel contains 3.65 acres and is subject to easements on face of plat and other easements of record.

That I have made such land division and plat by the direction of Jason Forest.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of Jefferson County in surveying, dividing and mapping the same.



CONSENT OF CORPORATE MORTGAGEE

Bank of Lake Mills, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Plat and does hereby consent to the above certificate of said owner.

IN WITNESS WHEREOF, the Bank of Lake Mills has caused these presents to be signed by _____ its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20____.

STATE OF WISCONSIN)
SS)
JEFFERSON COUNTY)

Personally came before me this _____ day of _____, 20____, _____ of the above named corporation to be such _____ of said corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation by its authority.

My Commission Expires: _____ Notary Public, Jefferson County, WI

OWNERS' CERTIFICATE OF DEDICATION

As Owner, KASON, L.L.C. hereby certifies that they caused the land on this plat to be surveyed, divided, mapped and outlots & easements dedicated as represented on this plat. They further certify that this plat is required by Statutes 236.10 or 236.12 to be submitted to the following for approval or objection:

1. Town of Lake Mills
2. City of Lake Mills
3. County of Jefferson
4. Department of Administration

Witness the hand and seal of said Owner this _____ day of _____, 20____.

KASON, L.L.C.
By JASON FOREST

STATE OF WISCONSIN)
SS)
COUNTY OF JEFFERSON)

Personally came before me this _____ day of _____, 20____, the above named Jason Forest to me known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public
Jefferson County, Wisconsin

My commission expires: _____

CERTIFICATE OF TOWN TREASURER

STATE OF WISCONSIN)
SS)
COUNTY OF JEFFERSON)

I, _____, Treasurer, being duly elected, qualified and acting Treasurer of the Town of Lake Mills, do hereby certify that in accordance with the records in my office there are no unpaid taxes or unpaid special assessments as of _____, 20____ affecting the lands included in the plat of Shorewood Hills Northwest.

Town of Lake Mills, Treasurer

Dated

TOWN BOARD APPROVAL

Resolved that this plat, known as Shorewood Hills Northwest in the Town of Lake Mills, Jefferson County, Wisconsin, which has been duly filed for approval with the Town Board, be and the same is hereby approved as required by Chapter 236 of the Wisconsin Statutes.

I hereby certify that the foregoing is a copy of a Resolution adopted by the Town Board of the Town of Lake Mills.

Dated this the _____ day of _____, 20____.

Town of Lake Mills, Clerk

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
SS)
COUNTY OF JEFFERSON)

I, _____, County Treasurer, being duly elected, qualified and acting Treasurer of the County of Jefferson, do hereby certify that in accordance with the records in my tax office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of _____, 20____ affecting the lands included in the plat of Shorewood Hills Northwest.

Jefferson County Treasurer

CERTIFICATE OF COUNTY REGISTER OF DEEDS

Received for record this _____ day of _____, 20____, at _____ o'clock _____ M. and recorded in Volume _____ of Plats on Pages _____ as Document Number _____.

Jefferson County Register of Deeds

Dated

CERTIFICATE OF COUNTY PLANNING AND ZONING

Approved by the Planning and Zoning Committee of Jefferson County.

Date _____ Administrator _____

CERTIFICATE OF CITY OF LAKE MILLS

Approved by the City of Lake Mills.

Date _____ Authorized Signature _____

INSTRUMENT DRAFTED BY: GENERAL ENGINEERING CO., INC.
FILE NO. 0500-44

LAST REVISED: