711434

# MANY WATERS FOURTH ADDITION

## FINAL PLAT

LOCATED IN THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 11 AND GOVERNMENT LOT 1, SECTION 14, TOWN 11 NORTH, RANGE 8 EAST, TOWNSHIP OF CALEDONIA, COLUMBIA COUNTY, WISCONSIN

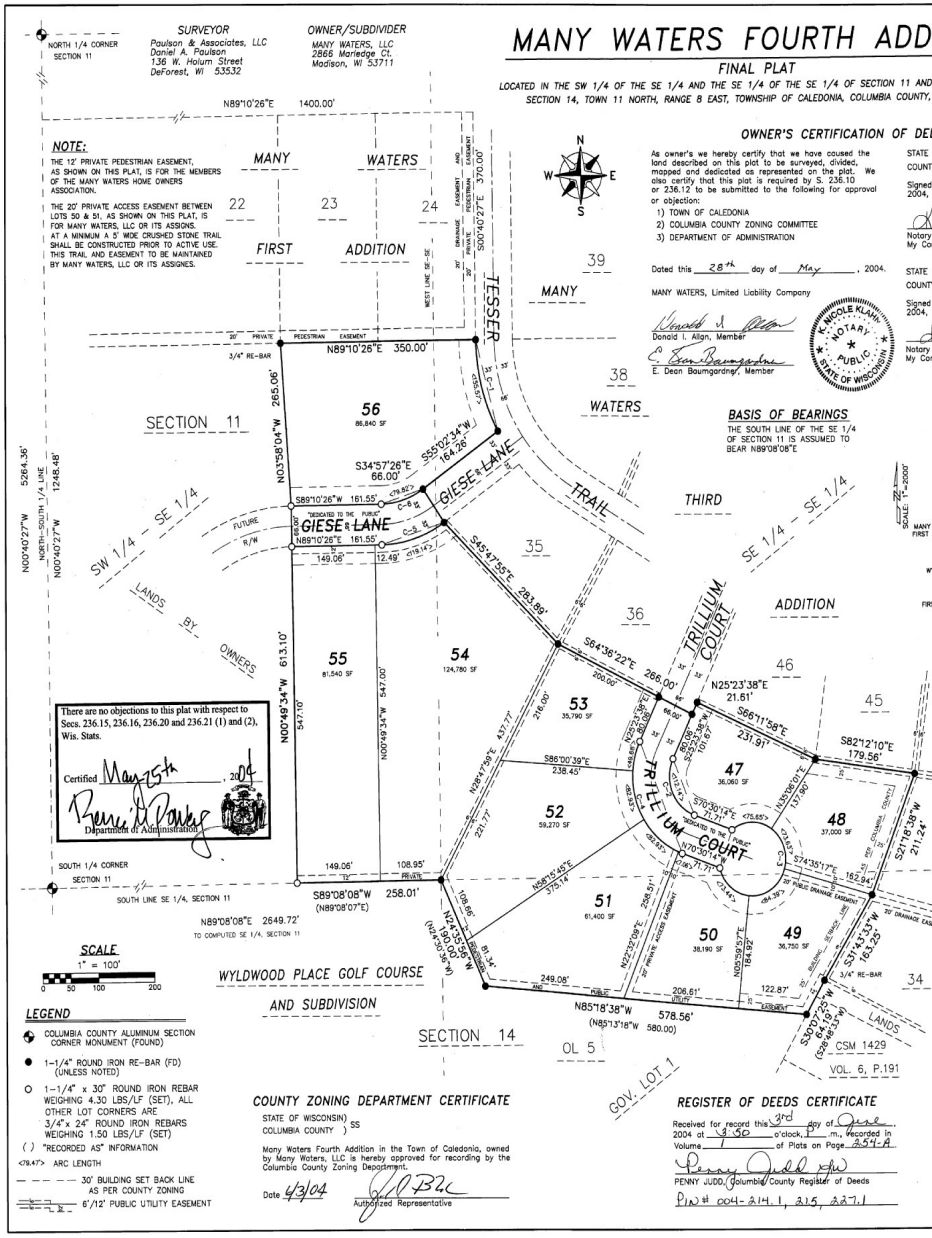

SURVEYOR
Paulson & Associates, LLC
Daniel A. Paulson
136 W. Holum Street
DeForest, WI 53532

OWNER/SUBDIVIDER
MANY WATERS, LLC
2866 Marledge Ct.
Madison, WI 53711


NOTE:

THE 12' PRIVATE PEDESTRIAN EASEMENT, AS SHOWN ON THIS PLAT, IS FOR THE MEMBERS OF THE MANY WATERS HOME OWNERS ASSOCIATION.

THE 20' PRIVATE ACCESS EASEMENT BETWEEN LOTS 50 & 51, AS SHOWN ON THIS PLAT, IS FOR MANY WATERS, LLC OR ITS ASSIGNS. AT A MINIMUM A 5' WIDE CRUSHED STONE TRAIL SHALL BE CONSTRUCTED PRIOR TO ACTIVE USE. THIS TRAIL AND EASEMENT TO BE MAINTAINED BY MANY WATERS, LLC OR ITS ASSIGNES.




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.

Certified May 25th, 2004

Department of Administration

### OWNER'S CERTIFICATION OF DEDICATION

As owner's we hereby certify that we have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by S. 236.10 or 236.12 to be submitted to the following for approval or objection:

1) TOWN OF CALEDONIA
2) COLUMBIA COUNTY ZONING COMMITTEE
3) DEPARTMENT OF ADMINISTRATION

Dated this 28th day of May, 2004.

MANY WATERS, Limited Liability Company

Donald I. Allan, Member

E. Dean Baumgardner, Member

STATE OF WISCONSIN )
COUNTY OF Columbia ) SS

Signed before me on this 28 day of May, 2004, by Donald I. Allan.

Notary Public
My Commission Expires April 27, 2008

STATE OF WISCONSIN )
COUNTY OF Columbia ) SS

Signed before me on this 28 day of May, 2004, by E. Dean Baumgardner.

Notary Public
My Commission Expires April 27, 2008

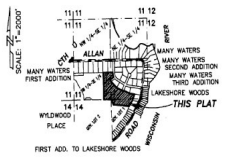
K. NICOLE KLAHN NOTARY PUBLIC STATE OF WISCONSIN

### BASIS OF BEARINGS

THE SOUTH LINE OF THE SE 1/4 OF SECTION 11 IS ASSUMED TO BEAR N89°08'08"E

### LOCATION MAP

SE 1/4, SECTION 11
GL LOT 1, SECTION 14
T 11 N - R 8 E




### SURVEYOR'S CERTIFICATE

I, Daniel A. Paulson, Registered Land Surveyor do hereby certify that by the direction of E. Dean Baumgardner, Member of Many Waters Limited Liability Company, I have surveyed, divided, monumented and mapped Many Waters Fourth Addition, located in the SW 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 11, and Government Lot 1, Section 14, T11N, R8E, Town of Caledonia, Columbia County, Wisconsin, described as follows:

Commencing at the S 1/4 corner of said Section 11;
thence N0°40'27"W along the North-South Quarter line of said Section 11, 1248.48 feet;
thence N89°10'26"E, 1400.00 feet to the northeast corner of Many Waters First Addition;
thence S0°40'27"E, 370.00 feet to a point of curvature and the POINT OF BEGINNING;
thence along the arc of said curve to the left with a central angle of 28°17'16", a radius of 315.09 feet and a long chord of S14°49'05"E, 153.99 feet;
thence S55°02'34"W, 164.26 feet;
thence S34°57'26"E, 66.00 feet;
thence S45°47'55"E, 283.89 feet;
thence S64°36'22"E, 266.00 feet;
thence N25°23'38"E, 21.61 feet;
thence S66°11'58"E, 231.91 feet;
thence S82°12'10"E, 179.56 feet;
thence S21°18'38"W, 211.24 feet;
thence S31°43'33"W, 163.25 feet;
thence S30°07'25"W (recorded as S28°48'33"W), 64.19 feet;
thence N85°18'38"W, 578.56 feet (recorded as N85°13'18"W, 580.00 feet);
thence N24°35'56"W (recorded as N24°30'36"W), 190.00 feet;
thence S89°08'08"W (recorded as S89°08'10"W), 258.01 feet;
thence N00°49'34"W, 613.10 feet;
thence N03°58'04"W, 265.06 feet;
thence N89°10'26"E, 350.00 feet to the POINT OF BEGINNING;
Containing 644,780 Square Feet (14.80 Acres) more or less.

I do further certify that this survey is a correct representation of the exterior boundaries of land surveyed and the subdivision of it, and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, Title 16, Chapter 2 of the Columbia County Code of Ordinances and the Town of Caledonia Subdivision Ordinance in surveying, dividing and mapping the same.

DANIEL A. PAULSON
Registered Land Surveyor No. S-1699
Dated this 19th day of May, 2004.

WISCONSIN DANIEL A. PAULSON S-1699 DEFOREST, WI LAND SURVEYOR

### TOWN TREASURER CERTIFICATE

STATE OF WISCONSIN) SS
COLUMBIA COUNTY )

I, MARDELL KRESCHIK, being duly qualified and acting Town Treasurer of the Town of Caledonia, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of May 28, 2004 affecting the lands included in MANY WATERS FOURTH ADDITION.

Date 5/28/04 Mardell Kreschik
Town Treasurer

### COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN) SS
COLUMBIA COUNTY )

I, Deborah Raimer, being duly elected, qualified, and acting treasurer of Columbia County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of June 2, 2004, 2004 affecting the lands included in MANY WATERS FOURTH ADDITION.

Date 6/2/04 Deborah Raimer

### TOWN BOARD RESOLUTION

Be it resolved, that MANY WATERS FOURTH ADDITION subdivision in the Town of Caledonia, owned by Many Waters, LLC is hereby approved by the Caledonia Town Board.

Date 5-29-04 Caledonia Town Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Town of Caledonia Board on 5-29-04, 2004.

Caledonia Town Clerk

### LEGEND

- COLUMBIA COUNTY ALUMINUM SECTION CORNER MONUMENT (FOUND)
- ● 1-1/4" ROUND IRON RE-BAR (FD) (UNLESS NOTED)
- O 1-1/4" x 30" ROUND IRON REBAR WEIGHING 4.30 LBS/LF (SET), ALL OTHER LOT CORNERS ARE 3/4"x 24" ROUND IRON REBARS WEIGHING 1.50 LBS/LF (SET)
- ( ) "RECORDED AS" INFORMATION
- <79.47'> ARC LENGTH
- 30' BUILDING SET BACK LINE AS PER COUNTY ZONING
- 6'/12' PUBLIC UTILITY EASEMENT

### COUNTY ZONING DEPARTMENT CERTIFICATE

STATE OF WISCONSIN) SS
COLUMBIA COUNTY )

Many Waters Fourth Addition in the Town of Caledonia, owned by Many Waters, LLC is hereby approved for recording by the Columbia County Zoning Department.

Date 6/3/04 Authorized Representative

### REGISTER OF DEEDS CERTIFICATE

Received for record this 3rd day of June, 2004 at 9:50 o'clock, P m., recorded in Volume 1 of Plats on Page 251-A.

PENNY JUDD, Columbia County Register of Deeds

PIN # 004-214.1, 215, 227.1

### CURVE DATA TABLE

| NUMBER | LOT NO. | CENTRAL ANGLE | RADIUS | CHORD BEARING | CHORD LENGTH | ARC LENGTH | TANGENT BEARING |
|---|---|---|---|---|---|---|---|
| C-1 | | 28°17'16" | 315.09 | S14°49'05"E | 153.99 | 155.57 | S28°57'43"E |
| C-2 | | 95°53'52" | 67.00 | S22°33'18"E | 99.50 | 112.14 | N52°51'47"E |
| C-3 | | 293°15'58" | 60.00 | S19°29'45"W | 66.00 | 307.11 | |
| | 47 | 72°14'14" | 60.00 | N88°58'54"E | 70.74 | 75.65 | S54°53'59"E |
| | 48 | 70°18'42" | 60.00 | S19°44'38"E | 69.10 | 73.63 | S15°24'43"W |
| | 49 | 80°35'14" | 60.00 | S55°42'20"W | 77.60 | 84.39 | N80°00'03"W |
| | 50 | 70°07'48" | 60.00 | N48°56'09"W | 68.94 | 73.44 | N13°52'15"W |
| C-4 | | 95°53'52" | 133.00 | N22°33'18"W | 197.52 | 222.61 | |
| | 50 | 03°02'22" | 133.00 | N68°59'03"W | 7.06 | 7.06 | N67°27'52"W |
| | 51 | 35°43'36" | 133.00 | N49°36'04"W | 81.60 | 82.93 | N31°44'16"W |
| | 52 | 35°43'36" | 133.00 | N13°52'28"W | 81.60 | 82.93 | N03°52'20"E |
| | 53 | 21°24'18" | 133.00 | N14°41'29"E | 49.40 | 49.69 | |
| C-5 | | 34°07'52" | 200.00 | S72°06'30"W | 117.39 | 119.14 | N55°02'34"E |
| C-6 | | 34°07'52" | 134.00 | N72°06'30"E | 78.65 | 79.82 | |

FILE NO. 93-64 SHEET 1 OF 1 SHEETS