#6

COPY

416326

FIRST ADDITION TO CHASEBURG HEIGHTS

LOCATED IN PART OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4, SECTION 28, T14N–R6W, VILLAGE OF CHASEBURG, VERNON COUNTY, WISCONSIN

NE – NE
SE – NE

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

J.B.D. Incorporated, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat.

"As owner I hereby resrict all lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of State Road "162" as shown on this land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Stats., and shall be enforceable by the department or its assigns."

J.B.D INC. does also certify that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:

Village of Chaseburg
Department of Transportation
Department of Administration (Plat Review)

IN WITNESS WHEREOF, the said J.B.D. INC. has caused these presents to be signed by John F. Dobberfin, its president, and by Barbara L. Dobberfin, its secretary, at _____, Wisconsin, on this _____ day of _____, 2004.
This corporation has no seal.

John F. Dobberfin, President

Barbara L. Dobberfin, Secretary

STATE OF WISCONSIN)
SS
COUNTY OF VERNON)

Personally came before me this_____day of _____, 2004 John F. Dobberfin, President and Barbara L. Dobberfin, Secretary of the above named corporation, to me known to be the be the persons who executed the foregoing instrument, and to me known to be the President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, _____, Wisconsin
My commission expires _____

VILLAGE BOARD RESOLUTION

Resolved that the plat of FIRST ADDITION TO CHASEBURG HEIGHTS in the Village of Chaseburg; J.B.D. INC. owner, is hereby approved by the Chaseburg Village Board.

Randy Lenser, Village President Date

CERTIFICATE OF VILLAGE TREASURER

STATE OF WISCONSIN)
SS
COUNTY OF VERNON)

I, Myrna J. Ostrem , being the duly elected, qualified and acting Treasurer for the Village of Chaseburg, hereby certify that the records in my office show no unpaid taxes or special assessments as of the_____ day of _____, 2004 on any of the land included in the plat of FIRST ADDITION TO CHASEBURG HEIGHTS.

Myrna J. Ostrem, Village Treasurer

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
SS
COUNTY OF VERNON)

I, Sandra Vold–Brudos, being the duly elected, qualified and acting Treasurer for the County of Vernon, do hereby certify that the records in my office show no unredeemed tax sales and no unredeemed special assessments as of this_____ day of _____, 2004 affecting the lands included in the plat of FIRST ADDITION TO CHASEBURG HEIGHTS.

Sandra Vold–Brudos, County Treasurer

CERTIFICATE OF REGISTER OF DEEDS

STATE OF WISCONSIN)
SS
COUNTY OF VERNON)

I, Betty J. Bolton, Register of Deeds, hereby certify that the plat of FIRST ADDITION TO CHASEBURG HEIGHTS was received for recording on this _____day of _____, 2004 at _____o'clock, __m.

Betty J. Bolton, Register of Deeds

SURVEYOR'S CERTIFICATE

I, Joshua K. Nave, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped First Addition To Chaseburg Heights, located in part of the SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4, Section 28, T14N–R4W, Village of Chaseburg, Vernon County, Wisconsin.

That I have made such survey, land–division, and plat at the direction of J.B.D. Incorporated, owner of said land, containing 10.78 acres, described as follows:

Commencing at the East 1/4 corner of said Section 28, thence, along the East line of the SE 1/4 of the NE 1/4, N 00°36'30" W 423.88 feet to the northerly right–of–way line of State Road "162" and the point of beginning of this description:

thence, along said right–of–way line, S 43°24'35" W 281.87 feet;
thence, continuing along said right–of–way line, on the arc of a 1494.89 foot curve, concave to the northwest, the chord of which bears S 49°53'54" W 337.86 feet;
thence, continuing along said right–of–way line, S 56°23'13" W 94.71 feet;
thence, continuing along said right–of–way line, on the arc of a 786.49 foot radius curve, concave to the northwest, the chord of which bears, S 59°43'50" W 91.74 feet;
thence N 21°53'56" W 108.39 feet;
thence, along the arc of a 732.68 foot radius curve, concave to the northwest, the chord of which bears, S 75°03'29" W 159.68 feet to the southeast corner of Lot 10, Chaseburg Heights, a plat;
thence, along the East line of said Lot 10, N 07°26'18" W 118.42 feet to the southerly right–of–way line of McCormick Place;
thence, along said right–of–way line, on the arc of a 619.75 foot radius curve, concave to the northwest, the chord of which bears N 80°24'46" E 46.46 feet to the intersection of said right–of–way line with the southeasterly prolongation of the East line of Lot 6, Chaseburg Heights;
thence, along said prolongation and the East line of said Lot 6, N 11°59'25" W 179.31 feet to the southerly right–of–way line of Gilbertson Street;
thence, along said right–of–way line, on the arc of a 423.52 foot radius curve, concave to the northwest, the chord of which bears, N 58°33'40" E 281.80 feet;
thence, continuing along said right of way line, N 39°07'45" E 74.19 feet to the southeasterly right–of–way line of Schlicht Road;
thence, along said right–of–way line, S 50°52'15" E 8.25 feet;
thence, along said right–of–way line, on the arc of a 832.40 foot curve, concave to the northwest, the chord of which bears, N 35°12'25" E 113.88 feet;
thence, continuing along said right–of–way line, N 31°17'05" E 227.02 feet;
thence, continuing along said right–of–way line, on the arc of a 1117.49 foot radius non–tangent curve, concave to the northwest, the chord of which bears, N 32°34'27" E 227.12 feet;
thence, continuing along said right–of–way line, N 30°05'37" E 195.84 feet;
thence, continuing along said right–of–way line, of the arc of a 1761.45 foot radius curve, concave to the northwest, the chord of which bears, N 27°41'03" E 148.45 feet;
thence, continuing along said right–of–way line, N 25°16'09" E 82.65 feet to the East line of said SE 1/4 of the NE 1/4;
thence S 00°36'30" E 892.83 feet to the point of beginning.

That such plat is a correct representation of all of the 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 the Village of Chaseburg in surveying, dividing, and mapping the same.

Dated this_____day of_____, 2004.
REVISED 06/02/2004

Joshua K. Nave
Registered Land Surveyor #2653

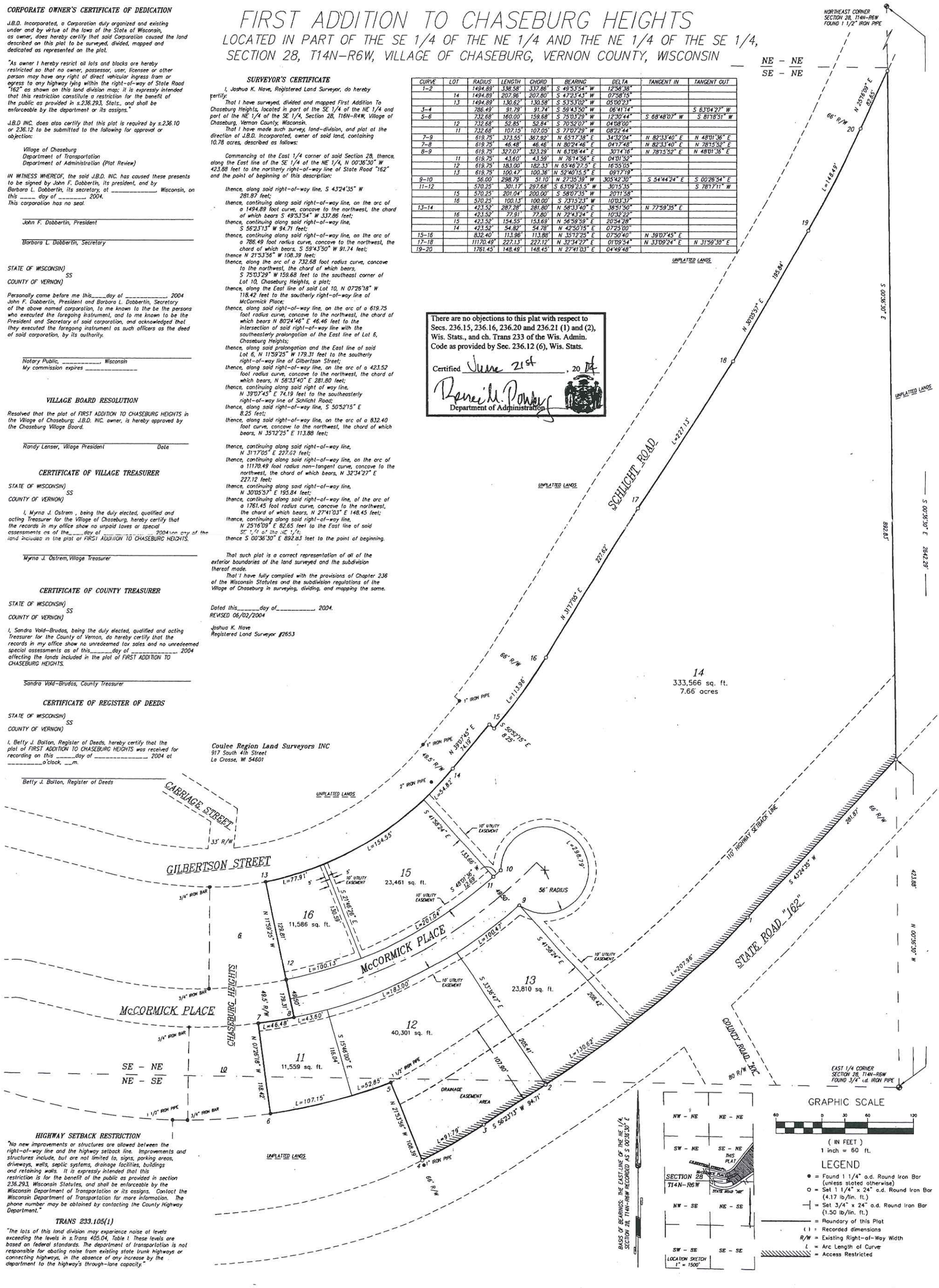
Coulee Region Land Surveyors INC
917 South 4th Street
La Crosse, WI 54601

CURVE	LOT	RADIUS	LENGTH	CHORD	BEARING	DELTA	TANGENT IN	TANGENT OUT
1–2		1494.89'	338.58'	337.86'	S 49°53'54" W	12°58'38"		
	14	1494.89'	207.96'	207.80'	S 47°23'43" W	07°58'15"		
	13	1494.89'	130.62'	130.58'	S 53°53'02" W	05°00'23"		
3–4		786.49'	91.79'	91.74'	S 59°43'50" W	06°41'14"		S 63°04'27" W
5–6		732.68'	160.00'	159.68'	S 75°03'29" W	12°30'44"	S 68°48'07" W	S 81°18'51" W
	12	732.68'	52.85'	52.84'	S 70°52'07" W	04°08'00"		
	11	732.68'	107.15'	107.05'	S 77°07'29" W	08°22'44"		
7–9		619.75'	373.55'	367.92'	N 65°17'38" E	34°32'04"	N 82°33'40" E	N 48°01'36" E
7–8		619.75'	46.48'	46.46'	N 80°24'46" E	04°17'48"	N 82°33'40" E	N 78°15'52" E
8–9		619.75'	327.07'	323.29'	N 63°08'44" E	30°14'16"	N 78°15'52" E	N 48°01'36" E
	11	619.75'	43.60'	43.59'	N 76°14'56" E	04°01'52"		
	12	619.75'	183.00'	182.33'	N 65°46'27.5" E	16°55'05"		
	13	619.75'	100.47'	100.36'	N 52°40'15.5" E	09°17'19"		
9–10		56.00'	298.79'	51.10'	N 27°35'39" W	305°42'30"	S 54°44'24" E	S 00°26'54" E
11–12		570.25'	301.17'	297.68'	N 63°19'03.5" W	30°15'35"		S 78°17'11" W
	15	570.25'	201.04'	200.00'	S 58°07'35" W	20°11'58"		
	16	570.25'	100.13'	100.00'	S 73°15'23" W	10°03'37"		
13–14		423.52'	287.28'	281.80'	N 58°33'40" E	38°51'50"	N 77°59'35" E	
	16	423.52'	77.91'	77.80'	N 72°43'24" E	10°32'22"		
	15	423.52'	154.55'	153.69'	N 56°59'59" E	20°54'28"		
	14	423.52'	54.82'	54.78'	N 42°50'15" E	07°25'00"		
15–16		832.40'	113.98'	113.88'	N 35°12'25" E	07°50'40"	N 39°07'45" E	
17–18		1117.49'	227.13'	227.12'	N 32°34'27" E	01°09'54"	N 33°09'24" E	N 31°59'30" E
19–20		1761.45'	148.49'	148.45'	N 27°41'03" E	04°49'48"		

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., and ch. Trans 233 of the Wis. Admin. Code as provided by Sec. 236.12 (6), Wis. Stats.

Certified June 21st, 20 04

Department of Administration



HIGHWAY SETBACK RESTRICTION

"No new improvements or structures are allowed between the right–of–way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department."

TRANS 233.105(1)

"The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through–lane capacity."